

**BEFORE THE NATIONAL GREEN TRIBUNAL SITTING  
AT PUNE  
EXECUTION APPLICATION NO. 2 OF 2023  
IN  
ORIGINAL APPLICATION NO. 05 OF 2021 (West Zone)**

Santosh Patil & Anr ... Applicants

Vs.

Member-Secretary, State Level  
Environment Impact & Ors. ... Respondents

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**Santosh Patil & Another**

**...Applicants**

**Versus**

**Member-Secretary, State Level**

**...Respondents**

**Environment Impact & Others**

**AFFIDAVIT OF RESPONDENT NO. 4**

I, Vijay More, being an adult, Indian inhabitant and authorised signatory of Skylark Buildcon Private Limited i.e. Respondent No.4, having office at 54-B, 402, Sagar Avenue, 5<sup>th</sup> Floor, Junction of SV Road, Lallubhai Park Road, Andheri (W), Mumbai 400 058, do hereby solemnly affirm and state as follows:

1. I say that I am the authorized representative of Respondent No. 4. I am conversant with the facts and circumstances of the present case, and therefore competent to depose thereto. I say that by and under an Order dated 25<sup>th</sup> February, 2026, Respondent No. 4 was permitted to file an Affidavit in the captioned matter.
2. At the outset, I say that Respondent No. 4 had filed an Affidavit in Reply dated 19<sup>th</sup> July, 2023 and an Affidavit dated 11<sup>th</sup> January, 2025 (“**said Affidavits**”) in the captioned



2 matter, I repeat and reiterate the contents of the said Affidavits and the contents thereof shall be treated as if they have been reproduced herein verbatim and be treated as incorporated herein by reference. I deny each and every allegation, averment, insinuation and contention raised in the captioned Application which is contrary to and / or inconsistent with what has been set out herein below and nothing contained therein is or should be deemed to be admitted by Respondent No. 4 for want of specific traverse or otherwise. I say that this Respondent has already explained that the Order of this Hon'ble Tribunal dated 2<sup>nd</sup> February, 2022 in Original Application No. 5 of 2021 has been duly complied with. The necessary facts demonstrating this position have been set out along with the relevant documents in paragraphs 3 to 6 of the Additional Affidavit dated 11<sup>th</sup> January, 2025 filed by this Respondent.

3. I am filing this affidavit inter-alia in response to the photographs submitted by the Applicants on 25<sup>th</sup> February, 2026 (“**said Photographs**”) in the captioned matter.
4. The brief facts in relation to the captioned matter are set out in the paragraph 5 below. I say that the facts as set out in the paragraphs 5(a) to 5(v)(xii) are repeated from the said Affidavits for the sake of completeness.
5. Following are the pertinent facts:
  - (a) Slum Rehabilitation Authority (“**SRA**”) issued various permissions / sanctions from time to time in favour of



inter-alia Respondent No. 4 for implementation of slum rehabilitation scheme of various pieces and parcels of lands situated at Sai Sunder Nagar, Worli, Mumbai which were occupied by slum dwellers being members of various societies (“**said Scheme**”). The area of land for which the said Scheme was sanctioned was originally 17,120.55 square meters. Thereafter, the area of the land under the said Scheme kept on increasing from time to time in view of the addition of parcels of lands over time, as briefly setout hereinbelow.

- (b) Thereafter, Respondent No. 4 submitted proposals for additional lands to be included in the said Scheme, which alongwith the existing land for which said Scheme was sanctioned, aggregated to an area of 38,857.50 square meters.
- (c) By and under a Letter dated 23<sup>rd</sup> March, 2009 addressed by the Secretary (Environment), Government of Maharashtra to Respondent No. 4 (“**2009 EC**”), the Secretary (Environment), Government of Maharashtra issued environmental clearance to the implementation / development of portions of land admeasuring 39,701 square meters. It is pertinent to note that the 2009 EC does not impose any condition to provide parking spaces to the slum dwellers who were to be rehabilitated. Thus, it is clear that the slum dwellers forming part of the said Scheme



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at the time of issuance of the 2009 EC were not entitled to be provided with parking spaces. In relation to the 2009 EC, the following are pertinent facts:

- (i) Though the 2009 EC was taken for an area of 39,701 square meters, at the time of the sanction thereof, SRA (being the planning authority for the said Scheme) of which the Respondent No. 2 is the Chief Executive Officer, had issued Letter of Intent dated 7<sup>th</sup> November, 2007 in favour of, inter alia, Respondent No. 4 for land admeasuring 28,013.24 square meters and for balance portion of the said Scheme Letter of Intent was in the process of being sanctioned.
- (ii) Further, at the time of issuance of the aforesaid Letter of Intent dated 7<sup>th</sup> November, 2007, there was no requirement for any parking to be provided to any slum dwellers as per the then prevailing norms. This is evident from the plain reading of the Letter of Intent dated 7<sup>th</sup> November, 2007 and the 2009 EC.

A copy of the 2009 EC is annexed hereto and marked as **Exhibit "A"**.

- (d) Thereafter, the SRA issued a Circular bearing No. 104 dated 10<sup>th</sup> November, 2009 ("**Car Parking Circular**"), whereby for the first time it was provided that for slum rehabilitation schemes submitted after



12<sup>th</sup> August, 2009 (“Cut Off Date”), 1 (one) parking space for every 8 (eight) rehab tenements is to be provided. A copy of the Car Parking Circular is annexed hereto and marked as **Exhibit “B”**.

(e) Subsequently, SRA issued the Letters of Intent dated 25<sup>th</sup> August, 2009 and 21<sup>st</sup> December, 2010 in favour of, inter alia, Respondent No. 4 whereby the area of the said Scheme was increased to 38,857.50 square meters. However, since the proposal for the aforesaid land admeasuring 38,857.50 square meters were submitted prior to the Cut Off Date (as stated above), there was no requirement of giving any car parking spaces for rehab tenements to be constructed for the slum dwellers of aforesaid land admeasuring 38,857.50 square meters. I crave leave to refer to and rely upon the Letters of Intent dated 25<sup>th</sup> August, 2009 and 21<sup>st</sup> December, 2010 in favour of, inter alia, Respondent No. 4, and other relevant documents as and when necessary.

(f) By and under a Letter dated 6<sup>th</sup> March, 2012 addressed by the Secretary (Environment Department), Government of Maharashtra to Respondent No. 4 (“**2012 EC**”), the Secretary (Environment Department), Government of Maharashtra revised the 2009 EC and issued environmental clearance to the implementation / development of the said Scheme on the aforesaid land admeasuring 38,857.50 square



meters (“2012 EC Land”) by, inter alia, constructing a total of 14 rehab buildings providing for 2,435 rehab tenements towards the rehab component (“2012 Rehab Tenements”). It is pertinent to note that the 2012 EC does not impose any condition to provide parking spaces to the slum dwellers who were to be rehabilitated. Thus, it is clear that the slum dwellers forming part of the said Scheme at the time of issuance of the 2012 EC were also not entitled to be provided with parking spaces. A copy of the 2012 EC is annexed hereto and marked as **Exhibit “C”**.

- (g) It is pertinent to note that as per the then permissions granted, the 2012 Rehab Tenements were provided in Rehab Building Nos. 1 to 14. The Occupation Certificate for the 2012 Rehab Tenements have duly been obtained and the slum dwellers thereof have been duly rehabilitated.
- (h) SRA issued a Letter of Intent dated 3<sup>rd</sup> May, 2014 (“2014 LOI”) in favour of, inter alia, Respondent No.4 whereby the area of land, for which the said Scheme was sanctioned, increased to 48,777.06 square meters (“2014 LOI Land”). A copy of the 2014 LOI is annexed hereto and marked as **Exhibit “D”**.
- (i) Under the 2014 LOI, 571 additional rehab tenements were to be constructed (over and above the 2012





Rehab Tenements). As per the Car Parking Circular, 89 (eighty nine) car parking spaces are to be provided for these additional rehab tenements. These 571 additional rehab tenements were then proposed to be constructed (and are now constructed) in the aforesaid 14 rehab buildings (“**the said 14 Buildings**”). Since the work for the said 14 Buildings was already underway and substantial progress was already made, it was proposed that the aforesaid 89 car parking spaces shall be provided in the rehab buildings to be constructed in future as a part of the said Scheme and the same was duly accepted by the SRA and was approved by Respondent No. 2. I crave leave to refer to and rely upon the documents in this regard, as and when produced.

- (j) As the Respondent No. 4 was required to obtain revised Environmental Clearance for the said Scheme, the Respondent No. 4 applied for the same. In this regard, it is pertinent to note that the 2014 LOI was issued only for an area of land admeasuring 48,777.06 square meters. However, as the Respondent No. 4 was desirous of and expecting amalgamating further portions of land occupied by additional slum dwellers in the said Scheme, the Respondent No. 4 applied for Environmental Clearance of an area of land admeasuring 83,853.83 square meters (“**Larger Land**”), though the actual development permission for the same were not issued by the competent authority



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being the SRA.

- (k) Accordingly, the State Level Environment Impact Assessment Authority granted revised Environmental Clearance on 28<sup>th</sup> January, 2016 (“**2016 EC**”) with respect to the implementation of the said Scheme on the Larger Land admeasuring 83,853.83 square meters which, inter alia, contemplated construction of 4,770 tenements in the rehab component and the construction of 500 car parking spaces.
- (l) In relation to the 2016 EC, following are pertinent facts:
- (i) Construction of the said 14 Buildings was already commenced and occupation certificate in respect of 6 (six) of those buildings was already issued. Towards the said 14 Buildings, only 89 car parking spaces were required to be constructed, which were approved by the authorities to be constructed in future in the further buildings on account of the peculiar circumstances in the facts of the present matter.
- (ii) The balance 411 car parking spaces (“**Balance Car Parking Spaces**”) which were proposed to be constructed under the 2016 EC are for use and consumption of the occupants of the additional tenements which are yet to be



constructed for the occupants of the balance portion of the Larger Land (i.e. land other than the 2014 LOI Land) (“**Balance Occupants**”) who are yet to be rehabilitated. Hence, even if the Balance Car Parking Spaces i.e. 411 car parking spaces are constructed, till the time the additional tenements are constructed and the occupants of the same are rehabilitated in the same, the Balance Car Parking Spaces even if constructed would remain unutilized and are not to be allowed to be used by the occupants of the 14 buildings already constructed. A copy of the 2016 EC is annexed hereto and marked as **Exhibit “E”**.

- (m) Accordingly, Respondent No. 4 has completed the construction of the said 14 Buildings.
- (n) In 2021, the Applicants filed Original Application No. 5 of 2021 seeking directions against Respondent No. 4 to provide 500 car parking spaces without examining the actual factual position and the permissions being granted by the SRA from time to time. It is apparent from the aforesaid factual position that the time to provide the afore-mentioned car parking spaces, either the 89 spaces or the 411 spaces, had not arisen at the time of filing of the Application in 2021, as the implementation of the Scheme was underway as an ongoing scheme.



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- (o) By and under an Order 2<sup>nd</sup> February, 2022 passed by this Hon'ble Tribunal in Original Application No. 05 of 2021 (West Zone) ("**said Order**"), this Hon'ble Tribunal directed Slum Rehabilitation Authority, State Level Environment Impact Assessment Authority ("**SEIAA**") and SPCB, Maharashtra, referred to in the said Order dated 2<sup>nd</sup> February 2022 as "*the joint committee*", to hold joint meetings and take '*remedial action inter-alia by restraining the PP from further alienation till EC condition is complied with or till the joint committee finds compliance*'.
- (p) By and under a Letter dated 23<sup>rd</sup> March, 2022 addressed by the SRA to Respondent No. 4, the SRA referred to the said Order which provides for '*restraining Respondent No. 4 from further alienation till EC condition is complied with or till the joint committee finds compliance*' and directed Respondent No. 4 not to create third party rights. A copy of the Letter dated 23<sup>rd</sup> March, 2022 addressed by the SRA to Respondent No. 4 is annexed hereto and marked as **Exhibit "F"**.
- (q) Pursuant to passing of the said Order by this Hon'ble Tribunal, various steps and actions have been undertaken by the concerned Respondents including the joint committee constituted by virtue of the said Order passed by this Hon'ble Tribunal (hereinafter collectively referred to as "**Joint Committee**") comprising of the SRA, SEIAA and Maharashtra



Pollution Control Board (“MPCB”) for the purposes of implementing the directions granted vide the said Order.

(r) Respondent No. 4 identified land parcels where the 502 car parking spaces are to be provided and submitted a proposal of the timelines within which such car parking spaces shall be provided. The Respondent No. 4 also obtained sanctioned plans of the Parking Towers 1, 2 and 3 (“**the said Parking Towers**”) on 19<sup>th</sup> May, 2022 for the purposes of providing the 502 parking spaces (“**the said Plans**”). However, the land parcels were affected by a nalla which had to be diverted and construction of Worli-Sewree elevated corridor to be undertaken by the Mumbai Metropolitan Region Development Authority (“**MMRDA**”) and thereafter the said Parking Towers were to be constructed. Copies of the Letters both dated 19<sup>th</sup> May, 2022 whereby SRA has sanctioned the plans of, inter-alia, the said Parking Towers are annexed hereto and marked as **Exhibit “G”**. I crave leave to refer and rely upon the said Plans as and when necessary.

(s) Thereafter, by and under the Report of the Joint Committee dated 2<sup>nd</sup> June, 2022 (“**Joint Committee Report**”), Joint Committee duly accepted and confirmed the proposal submitted by the Respondent No. 4 for providing of the 502 car parking spaces as



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well as the said Plans. The Joint Committee Report envisaged that SRA (Respondent No. 2 herein), a member of the Joint Committee and the planning authority for the Project, would ensure regular follow-up and compliance with the parking condition. The recommendations of the Joint Committee are being duly complied with. A copy of the Report of the Joint Committee is annexed hereto and marked as **Exhibit “H”**.

- (t) In pursuance of the Joint Committee Report, the SRA addressed a Letter dated 29<sup>th</sup> June, 2022 to Respondent No. 4, inter alia, withdrawing the direction restraining Respondent No. 4 from creating third party rights. A copy of the Letter dated 29<sup>th</sup> June, 2022 to Respondent No. 4 is annexed hereto and marked as **Exhibit “I”**.
- (u) There is a nalla passing through the land identified for providing 502 car parking spaces. To make space for the said Parking Towers, the nalla is required to be diverted below the proposed 22.80 meters wide road for the commencement of the physical construction of the said Parking Towers. In addition, an elevated corridor i.e. Sewree Worli Elevated Corridor (“SWEC”) being constructed by the MMRDA, which is being constructed over the proposed 22.80 meters wide road.
- (v) The events which have followed the sanction of the



said Plans are as follows:

- (i) In or around May, 2022, MMRDA took over the site for carrying out piling work for the SWEC. Respondent No. 4 was informed that piling work for SWEC would be completed expeditiously and site would be handed over for constructing the nalla.
- (ii) Respondent No. 4 requested that it be permitted to do box culvert work for nalla, however, MMRDA informed Respondent No. 4 that the construction of box culvert work for nalla would result in excavation of the main approach road due to which SWEC piling work and pile cap would be adversely affected.
- (iii) From May, 2022 till January, 2024 i.e. a period of 19 months, the site was in the possession of MMRDA, who through its contractor was carrying out piling work for the SWEC.
- (iv) In or around January, 2024, the site was handed over to Respondent No. 4 by MMRDA for constructing nalla. The aforesaid fact is corroborated by Letter dated 13<sup>th</sup> March, 2024 addressed by Respondent No. 4 to Executive Engineer, Storm Water Drain (Construction City), a copy whereof is annexed hereto and



marked as **Exhibit "J"**.

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- (v) However, 2 beam girders were left uninstalled by the contractor for MMRDA near the triple barrel nalla, which was obstructing the piling work of the nalla.
- (vi) On 1<sup>st</sup> February, 2024 inspection was carried out by Brihanmumbai Municipal Corporation ("**BMC**") at the site in the presence of the contractor for MMRDA, at which time MMRDA's contractor assured Respondent No. 4 and the BMC that it would shift and install the 2 beam girders prior to 9<sup>th</sup> February, 2024, however, the contractor of MMRDA failed to remove the 2 beam girders.
- (vii) By and under a Letter dated 9<sup>th</sup> February, 2024 addressed by Respondent No. 4 to MMRDA, Respondent No. 4 informed MMRDA that the 2 beams lying at the site were obstructing the piling work required for construction of nalla and requested MMRDA to instruct its contractor to shift the 2 beams to enable Respondent No. 4 to the piling work of the nalla. A copy of the Letter dated 9<sup>th</sup> February, 2024 addressed by Respondent No. 4 to MMRDA is annexed hereto and marked as **Exhibit "K"**.



(viii) However, the contractor of MMRDA failed to shift the 2 beams obstructing the piling work and Respondent No. 4 requested the BMC to take requisite action. Accordingly, on 4<sup>th</sup> March, 2024 inspection was carried out by BMC at the site in the presence of the contractor for MMRDA, at which time MMRDA's contractor once again assured Respondent No. 4 and the BMC that it would shift the 2 beam girders prior to 15<sup>th</sup> March, 2024.

(ix) Despite the same, the contractor of MMRDA failed to shift the 2 (two) beam girders obstructing the nalla. In view thereof, by and under a Letter dated 2<sup>nd</sup> April, 2024 addressed by BMC to Executive Engineer, MMRDA, the BMC stated that (i) during site visit by BMC on 1<sup>st</sup> February, 2024, MMRDA's contractor had assured that the 2 beams would be shifted prior to 10<sup>th</sup> February, 2024, however, the same was not done, (ii) during site visit by BMC on 4<sup>th</sup> March, 2024, MMRDA's contractor had assured that the 2 beams would be shifted prior to 15<sup>th</sup> March, 2024, however, the same was also not done, and (iii) the 2 beams were lying at the site. Further, the BMC requested MMRDA to direct the concerned person to remove the beams lying at the site. A copy of the Letter dated 2<sup>nd</sup> April, 2024 is annexed hereto and



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marked as **Exhibit "L"**.

- (x) Thereafter, only on or around May, 2024, the contractor for MMRDA shifted the 2 beam girders and Respondent No. 4 was able to continue the construction of nalla work.
- (xi) In view of the aforesaid and on account of events beyond the control of Respondent No. 4, Respondent No. 4 could not commence construction of the said Parking Towers and accordingly Respondent No. 4 addressed a Letter dated 5<sup>th</sup> November, 2024 to Respondent No. 2 i.e. Chief Executive Officer, SRA, inter alia, (i) placing on record the events that had occurred and caused delay in the diversion of nalla and in turn caused delay in the construction of the said Parking Towers, and (ii) stated that Respondent No. 4 expects that (a) the construction / diversion of the nalla would be completed by March, 2025, and (b) construction of said Parking Towers would be completed within 3 years from the construction / diversion of the nalla i.e. by March, 2028. Further, Respondent No. 4 submitted a bar chart for completion of said Parking Towers within 3 years from the construction / diversion of the nalla and requested Respondent No. 2 to approve the revised schedule for completion of



the said Parking Towers. A copy of the Letter dated 5<sup>th</sup> November, 2024 addressed by Respondent No. 4 to Respondent No. 2 (SRA) is annexed hereto and marked as **Exhibit "M"**.

- (xii) By and under a Letter dated 22<sup>nd</sup> November, 2024, addressed by the SRA to SEIAA and MPCB, the SRA informed the SEIAA and MPCB that Respondent No. 4 had applied for extending the timelines for constructing the said Parking Towers and the same was considered and approved by Respondent No. 2 (SRA), the Planning Authority for the Project, and the revised timelines were as under:

Tower No.	Nos. of car parks	Revised schedule of completion
2	90	To be completed by November, 2026
1	240	To be completed by October, 2027
3	172	To be completed by January, 2028

A copy of the Letter dated 22<sup>nd</sup> November, 2024, addressed by the SRA to SEIAA and MPCB is annexed hereto and marked as **Exhibit "N"**.



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(w) Upon learning of the sanction of plans of the Parking Towers 1, 2 and 3 (“**the said Parking Towers**”) for the purposes of providing the car parking spaces for rehab (“**the said Plans**”), the Societies formed by the Balance Occupants viz. Shree Mumbadevi SRA Co-operative Housing Society (Proposed), Shree Vighnarajendra SRA Co-operative Housing Society (Proposed), Omkar SRA Co-operative Housing Society (Proposed), Shree Vighnaharta SRA Co-operative Housing Society (Proposed), Shree Ganesh SRA Housing Society (Proposed) (“**Balance Occupants Societies**”) addressed letters to Respondent No. 2 (received by it on 25<sup>th</sup> September, 2024) with copies marked to Respondent No. 4, inter alia, stating that the since the car parking spaces are proposed for the benefit of their members, they should not be provided in the said Parking Towers as the same are not only inconvenient for their members / slum dwellers but also their maintenance cannot be undertaken by their members / slum dwellers. Further, they requested Respondent No. 2 to make arrangements for providing parking in the basement / stilt in the future rehab towers where they were to be rehabilitated and direct Respondent No. 4 to change the said Plans. Copies of the Letters addressed by the Balance Occupant Societies to the Respondent No. 2 with copies marked to Respondent No. 4 (along with their translations) are annexed hereto and marked as



**Exhibit “O”.**

- (x) From time to time, the members of the Balance Occupant Societies approached the representatives of Respondent No. 4 and requested them to amend the said Plans and provide car parking spaces to the Balance Occupants in the basements / stilt of the buildings to be constructed for their rehabilitation. Due to the planning constraints Respondent No. 4 found the same to be difficult. However, in the interest of slum dwellers and to ensure they are not inconvenienced, Respondent No. 4 agreed to the same to the extent as may be possible.
- (y) Accordingly, based on the request of the members of the Balance Occupant Societies, the Respondent No. 4 submitted an application for sanction of revised plans for development of the rehab buildings by providing for (i) part of the parking in basements / stilt to be constructed on a portion of land and (ii) part of the parking spaces in one car parking tower of ground + 29 floors (“**Revised Plans**”). This was undertaken for the benefit of the residents who are eligible to utilize the car parking spaces and the entire exercise is done to ensure that they are provided with car parks where they want. This will also reduce the environmental impact as there will be lesser commute as the parkings will be in the building they are residing and they will not have to traverse an additional distance to get to the parking spaces. The Revised Plans were sanctioned by



Respondent No. 2 on 26<sup>th</sup> August, 2025. Copies of the Letters dated 26<sup>th</sup> August, 2025 issued by Respondent No. 2 granting approval to the revised plans are annexed hereto and marked as **Exhibit "P"**. I crave leave to refer and rely upon the Revised Plans as and when necessary.

(z) Further, as set out hereinabove, the land parcels where the said Parking Towers were proposed was affected by nalla which was to be diverted below the proposed SWEC. In that regard, the following are the additional facts:

(i) From May, 2024 to 30<sup>th</sup> October, 2025, Respondent No. 4 undertook the work of construction / diversion of the nalla. However, part of the work wherein columns were being erected by the contractor of MMRDA for the SWEC could be commenced only on 31<sup>st</sup> October, 2025 due to the ongoing work of the SWEC. Accordingly, Respondent No. 4 addressed a Letter dated 31<sup>st</sup> October, 2025 to the MMRDA, inter alia, stating that it was commencing work constructing box drain at site wherein column No. P85 and P86 were erected and work of its contractor was ongoing for column No. P87 and P88. A copy of the Letter dated 31<sup>st</sup> October, 2025 is annexed hereto and marked as **Exhibit "Q"**.



(ii) By and under a Letter dated 17<sup>th</sup> November, 2025 addressed by MMRDA to BMC with copies marked to, inter alia, Respondent No. 4, MMRDA, inter alia, stated that the SWEC has to be constructed within 12 months as per the instructions of the Chief Minister during war room meeting dated 3<sup>rd</sup> November, 2025, hence, the nalla work needs to be stopped in the manner as set out therein. A copy of the Letter dated 17<sup>th</sup> November, 2025 is annexed hereto and marked as **Exhibit "R"**.

(iii) Accordingly, the construction / diversion of nalla work is hampered. From time to time, Respondent No. 4 was being obstructed from undertaking development of the said Parking Towers on account of development of the SWEC, as such the change of location for constructing the car parking spaces as per the Revised Plans is also streamlining the construction of the car parking spaces, as the land parcel for construction of the same as per the Revised Plans are not likely to be affected by SWEC.

(aa) In any event, the land parcels wherein the car parking spaces were to be constructed either as per the said Plans or as per the Revised Plans were encroached by



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slum dwellers. In this regard, the following facts in relation to the land parcels wherein the car parking spaces are to be constructed as per the Revised Plans are relevant:

- (i) Since the land was occupied / encroached by slum dwellers, Respondent No. 4 had called upon them to vacate their structures to enable Respondent No. 4 to enable it to commence construction.
- (ii) However, the slum dwellers / occupiers on those land parcels refused to vacate their respective structures.
- (iii) Accordingly, on or around on 31<sup>st</sup> October, 2025, Respondent No. 4 had filed applications under Sections 33 and 38 of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("**Slum Act**"), seeking forceful eviction of the non-cooperative occupants / slum dwellers. I crave leave to refer to and rely upon the applications filed by Respondent No. 4, as and when necessary.
- (iv) Thereafter, from time to time hearings were held before the officials of the SRA. I crave leave to refer to and rely upon the notices issued by the SRA in this regard.
- (v) By and under an Order dated 5<sup>th</sup> March, 2026 passed by the SRA, SRA directed non



cooperative occupants/ slum dwellers to vacate their respective structures and handover the same to Respondent No. 4. Further, the aforesaid Order also recorded that in case the non-cooperative occupants/ slum dwellers failed to handover their respective structures action for forceful eviction would be undertaken. A copy of the Order dated 5<sup>th</sup> March, 2026 is annexed hereto and marked as **Exhibit "S"**.

(vi) Despite the order of eviction, as aforesaid, the non-cooperative slum dwellers / occupiers on those land parcels refused to vacate their respective structures. Accordingly, the SRA addressed a Letter dated 30<sup>th</sup> March, 2026 to slum dwellers / occupiers on those land parcels, inter alia, stating that the non-cooperative occupants/ slum dwellers had failed to comply with the Orders passed and calling upon them to vacate their respective structures at the earliest, failing which on and from 8<sup>th</sup> April, 2026 action will be initiated to forcefully vacate them and demolish their structures. A copy of the letter dated 30<sup>th</sup> March, 2026 is annexed hereto and marked as **Exhibit "T"**.

(vii) Accordingly, on and from 8<sup>th</sup> April, 2026, forceful evictions have been initiated and several structures / hutments have been demolished.



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Copies of the photographs reflecting the demolitions of structures are annexed hereto and **Exhibit “U”**.

- (bb) Further and in any event, a revised Environmental Clearance dated 26<sup>th</sup> November, 2025 has been issued in favour of Respondent No. 4 with respect to the development of the land. A copy of the Environmental Clearance dated 26<sup>th</sup> November, 2025 is annexed hereto and marked as **Exhibit “V”**.
- (cc) It is thus crystal clear that the parking provision in the previous Environmental Clearance dated 28<sup>th</sup> January, 2016 has been substituted in its entirety in the new Environmental Clearance dated 26<sup>th</sup> November, 2025. Hence, the present Execution Application No. 2 of 2023 has become infructuous on account of the substratum of the Order dated 2<sup>nd</sup> February, 2022 being the Environmental Clearance dated 28<sup>th</sup> January, 2016 itself having being substituted with Environmental Clearance dated 26<sup>th</sup> November, 2025.
6. In view of all that is stated hereinabove the said Photographs do not reflect the true and correct facts and therefore cannot be accepted. Without prejudice to the fact that the captioned Execution Application is not maintainable and /or it has become infructuous, it is submitted that in any event the timelines as set out in the Letter dated 22<sup>nd</sup> November, 2024 have not yet lapsed and the Execution Application is premature and ought to be dismissed.



Solemnly affirmed at Mumbai )

This 16<sup>th</sup> day of April, 2026 )

10 APR 2026

*[Handwritten Signature]*

Before Me,

For Wadia Ghandy & Co.

*[Handwritten Signature]*

Partner

Advocates for Respondent No. 4

**BEFORE ME**  
*S. Cardozo*  
**SHANE CARDOZ**  
Advocate & Notary (Govt. of India)  
Reg. No. 16388 B.com, A.L.B.  
G-3, Clifford House, Kadeshwari Mandir Road,  
Next to Ganesh Mandir Chowk, Bandra (W),  
Mumbai - 400 050. Mob. 9820519020  
Reg. No. MAH / 3457 / 2002 Mum;

Notary Register Serial No.	1529 / 26
Date:	16 APR 2026

ORIGINAL SEEN & VERIFIED						
AADHR	PAN	ELECTION ID	DRING. LICENSE	PASSPORT	POA	OTHER
683649558916						



## GOVERNMENT OF MAHARASHTRA

No. MoEF-21-72/2008-IA-III/TCI  
Environment Department,  
Room No. 217, 2nd floor,  
Mantralaya Annexe,  
Mumbai - 400 032,  
Dated: 23.03.2009

To:

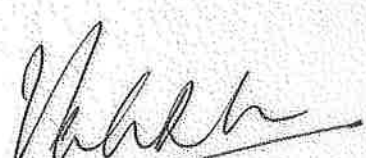
M/s. Skylark Build  
402, 54 - B, Sagar Avenue,  
4th floor, Junction of S.V. Road & Lalubhai Park Road,  
Andheri (w), Mumbai-400 058

**Subject: Environmental Clearance for "Skylark Heights" Amalgamated SRA Scheme at C.S. NO. 286 (pt) FP No. 1076 & 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai - 400 025, State - Maharashtra.**

Dear Sir,

1. I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz. Form I, Form IA, Conceptual Plan and the additional clarifications furnished in response to the observations of the State Level Environment Impact Assessment Authority (SEIAA) in its 7<sup>th</sup> meeting held on 18th March, 2009. The project details are as per **Annexure - I**

2. The SEIAA after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Department hereby accords necessary environmental clearance for the project under category 8 (a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned in **Annexure - II**.

  
(Valsa Nair-Singh)  
Secretary, (Environment)



## ANNEXURE I

## Project Details:

1. The project proponent is proposing to development of "Skylark Heights" by Skylark Build (Amalgamated SRA Scheme) located at C.S. NO. 286 (pt) FP No. 1076 & 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai at a cost of Rs.717 crore. Total plot area is 39,701 sq. m. The total proposed built up area is 264770.33 sq. m. Or as actually approved by Municipal Corporation Greater Mumbai (MCGM) considering height restriction if any by the Civil Aviation department.
2. Total water requirement during construction phase shall be 121 M<sup>3</sup>/Day and in operational phase water requirement shall be 2713 m<sup>3</sup>/day out of that 1643 m<sup>3</sup>/day of wastewater shall be generated.
3. Generated Sewage shall be treated in sewage treatment plant (STP) having Capacity of 1400 m<sup>3</sup>/day for Rehab building and 300 m<sup>3</sup>/day capacity for Sale Building. The wastewater quality of treated water shall be BOD 20 mg/L, COD 50 mg/L among other parameters as agreed. Treated wastewater shall be utilized for gardening, flushing and cooling tower make up. And their will not be any discharge into MCGM sewer line.
4. Solid waste (Dry garbage) generated shall be 2779 Kg/Day and Wet garbage generated shall be 4090 Kg/Day. Dry waste segregated into Recyclable and Non-recyclable waste and disposed through recycling of recyclable dry waste through contractors. Wet waste disposed to MCGM or treated in Organic Waste Converter System.
5. E- waste and STP sludge around 250 Kg/day shall be disposed off through the authorized Waste Management Agencies approved by MPCB.
6. Rainwater shall be collected from rooftop. Rainwater shall be collected and stored in 2 Nos. of rainwater collection tank of capacity 193 M<sup>3</sup>, and surplus rainwater shall be recharge through recharge pits and 4 Nos. of Infiltration wells (3 m dia x 3 m depth).
7. Area under green belt shall be 4165 m<sup>2</sup> and 234 Nos. of trees of indigenous varieties shall be planted.
8. As per existing DC Rule 548 car parking shall be provided. However, actually car parking shall be as permitted by MCGM as per relevant Provision.



9. Power Requirement for Rehab Building shall be 3814 KW and for Sale building 9233 KW. D.G. Set of 1000 KVA for Rehab Building and 5 sets of 2500 KVA each for Sale Building along with energy conservation devices i.e. CFL, HVAC, sensors, etc for saving up to 47.02,885 units/year shall be provided.
10. The cost of Environment Management Plan during Construction phase shall be Rs.11.66 Lakh. And During operation phase EMP capital cost shall be Rs.1671.01 Lakhs and Operation and maintenances cost shall be Rs. 1063.78 lakhs /annum. For Sale Building, a corpus fund of Rs. 320 Lakhs shall be provided and handed over to environmental management facility. For Rehab building project proponent shall operate and maintain all facilities up to 10 years from the issue of occupation certificate.

11. Energy conservation measures:

- Building automation system to monitor and control HVAC and electrical equipment.
- Low IKW/TR Centrifugal chillers for HVAC.
- Variable speed pumping system for chilled water secondary pumping for HVAC.
- Highly efficient motors.
- Capacitor banks to improve power factor.
- Use of compact fluorescent lamps.
- Capacitor banks to improve power factor.
- Use of energy efficient CFL/T5 Lamps in common area lightning, podium lightening & street lighting.
- Use of programmable timers for switching ON/OFF of common area lightning, podium lightening & street lighting.
- Designing Alternate circuits for lighting.
- Use of group controls in case of elevators.
- Use of thermal insulation for roofs to reduce air conditioning loads and thereby conserving energy.
- Use of low SHGC double-glazing to reduce air conditioning loads and thereby conserving energy.



## PART A- SPECIFIC CONDITIONS

I. Construction Phase

- (i) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry before start of any construction work at the site.
- (ii) All required sanitary and hygiene measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) A First Aid Room will be provided in the project both during construction and operation of the project.
- (iv) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (v) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vi) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (vii) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (viii) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (ix) Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (x) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

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*(Handwritten Signature)*

- (xi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- (xii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xiii) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xiv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xv) Ready mixed concrete must be used in building construction.
- (xvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xviii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xix) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xx) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxi) Use of glass may be reduced upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxiii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is

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- 31
- vi) Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the monsoon period.
  - vii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts above the highest ground water table.
  - viii) The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
  - ix) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
  - x) A Report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc. and submit to the Ministry in three months time.
  - xi) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
  - xii) Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
  - xiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

#### PART - B. GENERAL CONDITIONS

- 1 Six monthly monitoring reports should be submitted to the Department and MPCB
2. Officials from the MPCB who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to Department should be forwarded to the MPCB

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*[Handwritten Signature]*

3. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

4. The Department reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

5. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

Member Secretary, SEIAA,  
Maharashtra State.

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra.
2. The CCF, Regional Office, Ministry of Environment and Forest,  
(Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link  
Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
3. Guard file.

-----  
TRUE COPY

  
Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 623.

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EXHIBIT - 'B'

Circular No. 104

**C I R C U L A R**

- Sub : a) Parking requirement for S.R. Scheme submitted prior to 12-8-2009.  
b) Regularisation of Transit Camp.  
c) Security Deposit for basement proposed for storage in S.R. Scheme.  
d) Submission of separate P.R. Card in words.

\*\*\*\*\*

C.E.O. (SRA) after careful consideration has approved the following guidelines for approval of S.R. Schemes.

- a) **Parking requirement for S.R. Scheme submitted prior to 12-8-09.**

In the S.R. Schemes submitted prior to 12-8-2009, the parking requirements shall be insisted as per the provision of Clause 36 (2) Table 15 of DCR 1991 as per the provisions approved under Notification TPB.4387/716/UD-11 (RDP) Dated 12<sup>th</sup> June 1990.

However, in respect of the proposals submitted after 12/8/2009, the parking requirements shall be insisted as per the modified Clause 36 (2) Table 15 of DCR 1991 approved under Notification u/No. TPB/4308/507/CR-76/08/UD-11 dtd. 12-8-09.

- b) **Regularization of works which are allowed free of F.S.I.**

In S.R scheme the penalty for work which are allowed free of F.S.I as per various provision of D.C. Regulation 1991 and carried out without approval / commencement certificate shall be recovered as per following guidelines.

- i) Transit camp, foundation work of bldg., staircase room, lift machine room, overhead tank, swimming pool and electric sub station, etc. is to be charged @ 4% of ready reckoner, subject to minimum of Rs. 20,000/- on similar guidelines adopted by MCGM vide Circular u/No. CHE/DP/493/GEN dtd. 6-6-08 .
- ii) Basement, stilt, podium, staircase, lift area and refuge area etc. is to be charged on similar guidelines adopted by MCGM vide Circular issued u/No. CHE/77/DPC/ GEN dtd. 7-6-2004.
- iii) The penalties of regularization for commercial users will be double that of residential users and for industrial users it will be 1.5 times that of residential users.



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c) Security Deposit for basement **627** proposed for storage.

Security deposit for Basement area proposed for Storage shall be insisted @ 10% of Normal deposit . i.e.

Basement deposit in S.R. Scheme = Carpet area of basement in sq.m X 25% of Ready Reckoner rate as per main user X 10%

d) Submission of separate P.R. Card in words.

- i) While submission of the proposal if the area in the P.R. Card of CTS nos. are not in words, the permissible limit while approving the plans shall be restricted maximum to 75% of total BUA permissible insitu. Of the said 75% permissible BUA, initially 100% built up area for rehab building shall be allowed and then only, balance shall be utilized for sale component:
- ii) After approval of layout and obtaining demarcation of plot boundary from competent authority with area confirmation by Architect/developér, the approval of plans shall be extended upto 90% of total BUA.
- iii) After submission of separate P.R. Card in words as per the layout for the sub divided plot, the approval of plans shall be considered for 100% of total BUA.

The orders issued under this Circular shall be scrupulously observed. This Circular is made effective from the date of issue.

  
Dy.Ch.Eng.(S.R.A.)

Copy to :

Secretary (SRA)

Dy. Collector (SRA)

A.R.S. (SRA)

F.C. (SRA)

E.E. (SRA)

A.E. (SRA)

S.E. (SRA)

P.A. to C.E.O. (SRA)

A.O. (SRA)

I.T. (S.R.A.)

**TRUE COPY**

  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.



Government of Maharashtra

No. SEIAA-2011/4868/CR-107/2011  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai 400 032  
Date: 6<sup>th</sup> March, 2012

To,  
M/s. Skylark Buildcon Pvt. Ltd.  
402, 54-B, Sagar Avenue, 4th Floor,  
Junction of SV Road, & Lalubhai Park Road,  
Andheri (W), Mumbai - 400 058  
Telephone No. 022 - 6675 3911/66842500

**Subject: Modification in EC for "Skylark Heights" amalgamated SRA scheme at CS No. 286 (pt), FP No. 1076 and 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai by M/s. Skylark Build.**

Reference- 1. Even number Environment Clearance letter dated 23<sup>rd</sup> March, 2009  
2. Minutes of 43<sup>rd</sup> meeting of SEIAA held on 12<sup>th</sup>/13<sup>th</sup> January, 2012

Sir,

This has reference to your communication on the above mentioned subject.

2. Project information from documents submitted by you & considered by SEAC & SEIAA was summarized in even number environment clearance letter dated 23<sup>rd</sup> March, 2009.

**Brief Information of the project is summarized as below:**

<b>Project Proponent</b>	: M/s. Skylark Build
<b>Location of the project</b>	: CS No. 286 (pt), FP No. 1076 and 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai
<b>Type of Project</b>	: Construction project - SRA
<b>Building configuration</b>	: <b>Rehab:</b> <ul style="list-style-type: none"><li>• 14 buildings with G + 10-22 floors; Flats: 2228 nos., shops: 140 nos., balwadi / welfare centre; 67 nos.</li></ul> <b>Site:</b> <ul style="list-style-type: none"><li>• Tower A: 3 basement+LG+UG+4Podium+1st to 57th floors; flat: 30 nos.</li><li>• Tower : 3 basement+LG+UG+4Podium+1st to 11th floors with commercial area, shopping and food court</li></ul>
<b>Plot area</b>	: 38,857.50 sq. m.
<b>Built up area</b>	: <ul style="list-style-type: none"><li>• FSI Area: 1, 41, 518.10 Sq. m.</li><li>• Proposed Total Built-up Area (FSI &amp; Non-FSI) : 2,64,770.33</li></ul>

- 1 -

*(Signature)*



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		Sq. mt.
Estimated cost of the project	:	Rs. 717 Crores
Rain Water Harvesting (RWH)	:	2 nos. of rain water harvesting tanks of capacity 190 m <sup>3</sup> each Recharge pits and 4 nos. infiltration wells
Total Water Requirement	:	<ul style="list-style-type: none"> <li>• Fresh Water: 1152 m<sup>3</sup>/day</li> <li>• Recycled Water: 1561 m<sup>3</sup>/day</li> <li>• Sewage generation Total Sewage: 1643 m<sup>3</sup>/day (For Rehabilitation: 1367 m<sup>3</sup>/day and For Sale: 276 m<sup>3</sup>/day)</li> <li>• STP technology: SAFF</li> <li>• Capacity of STP: For Rehabilitation : 1400m<sup>3</sup></li> <li>• For Sale Building: 300 m<sup>3</sup></li> </ul>
Solid waste management	:	<ul style="list-style-type: none"> <li>• Dry quantity :- 2779 kg/day</li> <li>• Wet quantity :- 4090 kg/day</li> <li>• E-Waste &amp; Hazardous waste: 241 kg/Annum</li> <li>• STP Sludge (Dry sludge): 250 Kg/day</li> </ul> Mode of Disposal: <ul style="list-style-type: none"> <li>• Wet garbage will be treated in an Organic Waste Converter (OWC)</li> <li>• Dry garbage shall be handed over to the authorized recycler.</li> <li>• E-Waste will be handed over to the authorized recycler.</li> <li>• Waste oil which is generated due to usage of DG sets shall be stored and subsequently given to the authorized hazardous waste management agencies recognized by SPCB.</li> <li>• Dried sludge from STP will be used as manure.</li> </ul>
Green Belt Development	:	R. G. Area: 4164.17 Sq. mt. Inside the plot: - 234 Nos.
Traffic Management	:	parking spaces : 1432 nos.
Energy	:	DG sets • 1No. of D.G. Set of capacity 1000 kVA for rehabilitation building. • Total 5 nos. D.G. Sets of capacity 2500 KVA each for sale building. Energy requirement Maximum Demand : Rehabilitation: 3830 KW and Sale: 9233 KW Energy conservation <ul style="list-style-type: none"> <li>• Building automation system to monitor and control HVAC and electrical equipment.</li> <li>• Low IKW / TR Centrifugal chillers for HVAC.</li> <li>• Variable speed pumping system for chilled water secondary pumping for HVAC.</li> <li>• Highly efficient motors.</li> <li>• Capacitor banks to improve power factor.</li> <li>• Compact fluorescent lamps.</li> <li>• Use of thermal insulation for roofs to reduce air conditioning loads and thereby conserves energy.</li> <li>• Use of low SGSH glazing to reduce air conditioning loads and thereby conserves energy.</li> <li>• Use of Solar water heater for all sale residential apartments</li> </ul>



- 2 -

**Environmental  
Management plan**

thereby conserves energy.

- Use of exhaust air heat recovery wheel.
- Use of solar CFL fixtures for office apartment.
- 28% energy shall be saved per year by using all energy saving methods.

Construction phase: Rs. 11.66 lakhs

• Operation Phase: Rs. 1671.01 lakhs

Operational & Maintenance Cost: Rs. 1063.78 lakhs/annum

3. Modifications in Environmental Clearance are subject to the condition that STP for the occupied rehabilitation component and development of green plot should be definitely completed before 30<sup>th</sup> June 2012. Terms and conditions stipulated in even number environment clearance letter dated 23<sup>rd</sup> March, 2009 remains the same.




(Valsa R. Nair Singh)  
Secretary, Environment  
Department & MS. SEIAA

**Copy to:**

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Yugnu' Kottaram Road, Calicut- 673 006 Kerala.
2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram - Ambattur Road, Chennai - 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai.
8. Commissioner, Brihan Mumbai Municipal Corporation, Mumbai.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).

**TRUE COPY**

  
Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.



## SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/219/GS/ML&amp;PL/LOI

Date: -3 MAY 2014

To

1. **Lic. Surveyor:** Shri Vilas P Kharche,  
of M/s. Catapult Realty Consultants,  
203/204, 2<sup>nd</sup> floor, Orbit Plaza,  
New Prabhadevi Road, Prabhadevi,  
Mumbai - 400 025.

2. **Developers :** M/s. Skylark Buildcon Pvt. Ltd.  
& Vrunda Enterprises, (Jointly)  
54-B, 402, Sagar Avenue,  
5<sup>th</sup> Floor, Jn. of S.V. Road &  
Lallubhai Park Road,  
Andheri (W), Mumbai - 400 058.

3. **Society :** Shree Sai Sunder Nagar CHS Ltd.,  
Balkrishna Gawde SRA CHS Ltd.  
Gomata Nagar CHS Ltd., &  
Nehru Nagar CHS Ltd.

**Subject:** Proposed Revised LOI of S.R. Scheme of Phase I & II of Sai-Sunder Nagar CHS Ltd. on plot bearing F.P. No.1076, 1077, 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt)& 912 of Lower Parel Division and clubbed schemes of Gomata Nagar CHS Ltd. on plot bearing C.S. No.438 & 1/268 of Lower Parel Division & Nehru Nagar CHS Ltd. on C.S. No.268(pt), 286(pt), 437 (pt) of Lower Parel Division and with amalgamation of proposed S.R. scheme of Balkrishna Gawade CHS Ltd. situated on plot bearing C.S. no.912 & C.S. no.286 (pt) and amalgamation with proposed S.R. scheme of Mumbadevi Prabhadevi CHS (prop.) situated on plot of C.S. no.911(pt.) & C.S. no.2A/911 of Lower Parel Division.

**Ref:** No. SRA/ENG/219/GS/ML&PL/LOI

Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.S. No.286 (pt) of Lower Parel Division, F.P.No. 1076, 1077 & 1078 of TPS-IV of Mahim Division for Phase - I and Phase - II and with its following clubbing and amalgamation i.e.



**Clubbing**

- 39
- a) S.R. Scheme of Shree Gomata Nagar CHS Ltd. on plot bearing C.S. No.438 & 1/268 of Lower Parel Division.
  - b) S.R. Scheme of Nehru Nagar CHS Ltd. on C.S. No.268(pt), 286(pt), 437 (pt) of Lower Parel Division.
  - c) by shifting 221 Rehab tenements (i.e. 16849.56 sqmtr rehab component) from Shree Sai Sundar CHS Ltd. to Gomata Nagar CHS Ltd. And by exchanging sale BUA admeasuring 12637.17 sq.mt. from Gomata Nagar CHS Ltd. to Shree Sai Sundar Nagar CHS Ltd.
  - d) by shifting 29 Rehab tenements (i.e. 2744.65 sqmtr rehab component) from Shree Sai Sundar CHS Ltd. to Nehru Nagar CHS Ltd. And by exchanging sale BUA admeasuring 2085.49 sq.mt. from Nehru Nagar CHS Ltd. to Shree Sai Sundar Nagar CHS Ltd.

**Amalgamation**

- a) S.R. scheme of Balkrishna Gawade CHS Ltd. situated on plot bearing C.S. no.912 & C.S. no.286 (pt) and
- b) S.R. scheme of Mumbadevi Prabhadevi CHS (prop.) situated on plot of C.S. no.911(pt.) & C.S. no.2A/911 of Lower Parel Division.

This office is pleased to inform you that this **Revised Letter of Intent** is considered and approved in accordance with Clause 7.8 of Appendix-IV of D.C. Reg.33(10) subject to

- A) Restricting in-situ FSI Consumption as under-
- 1) upto 2.50 in S.R. Scheme of Gomata Nagar CHS Ltd. for portion of land where rehab buildings are already constructed & FSI consumption upto 3.00 for portion of land where rehab buildings are to be constructed.
  - 2) upto 2.50 for Nehru Nagar CHS Ltd.
  - 3) upto 4.00 for S.R. Scheme of Sai Sunder Nagar for portion of land admeasuring 30114.01 sq.mt. & 3.00 FSI for remaining area in S.R. Scheme of Shree Sai Sundar Nagar CHS Ltd.,

B) And subject to the following conditions:

1. This LOI supersedes the earlier revised LOI issued vide u/No. SRA/ENG/219/GS/ML&PL/LOI dated. 21/12/2010.
2. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the following S.R. scheme parameters.



Sr. No.	Description	As per Revised layout		For Gomata Nagar		For Nehru Nagar	Total
		Sq.Mts.		Sq.Mts.		Sq.Mts.	Sq.Mts.
		(a)	(b)	(c)			
1	Area of Plot As per Combined Certified Slum Plan	44248.50		--	--		---
2	Area of the Plot Considerd For the earlier LOI	38857.50		--	--		---
3	Area of Plot as considered for Revised LOI {(44248.50 -945.75-1168.98 +5161.04+1482.25)}	48777.06		4198.01	825.50		53800.57
4	Less: Deduction for						
	i) Set.back of Road (7085.36+3179.93)	10265.29		NIL	NIL		10265.29
	ii) D.P Road in Shri Mumbadevi prabhadevi CHS	5161.04					5161.04
	iii) Aarea under pvt. Plot	NIL		NIL	7.00		7.00
	iv) R.G. Reservation	4000.03		NIL	NIL		4000.03
	TOTAL (i+ii+iii+iv)	19426.36		0.00	7.00		19433.36
5.	Net area of plot (3 - 4)	29350.70		4198.01	818.50		34367.21
6.	Deduction for 15% R.G. (if applicable)	Nil		Nil	Nil		Nil
7.	Addition for F.S.I. purpose						
	i) 100% Set back of Road	10265.29		NIL	NIL		10265.29
	ii) Area as per C.T Survey demarcation	NIL		NIL	NIL		NIL
	iii) 100% D.P. RG	NIL		NIL	NIL		NIL
	iv) D.P Road in Shri Mumbadevi prabhadevi CHS	5161.04		NIL	NIL		5161.04
8.	Plot Area for F.S.I. (5 + 6 + 7)	44777.03		4198.01	818.50		49793.54
8A	Restricted (8 -3276.27*) *[(1- 2 = 5391.00 - (945.75 + 1168.98)]	41500.76		4198.01	818.50		46517.27
8B	As per notionally subdivided Area	11386.75	30114.01	2429.07	1768.94	818.50	46517.27
9.	Permissible F.S.I.	3.00	4.00	2.50	3.00	2.50	---



SRA/ENG/219/GS/ML&amp;PL/LOI

10.	Max. B.U.A. permissible on plot	34160.25	120456.04	6072.68	5306.82	2046.25	168042.04
11.	<b>Total area permissible</b>		<b>154616.29</b>		<b>11379.50</b>	<b>2046.25</b>	<b>168042.04</b>
12.	Proposed Rehab B.U.A in situ		70038.75		5833.60	1347.25	77219.60
13.	Rehab BUA area due to transfer to Gomata Nagar & Nehru Nagar from Sai Sunder Nagar.				5545.85	697.68	6243.53
14.	Total Rehab BUA in situ proposed (12 + 13)		<b>70038.75</b>		<b>11379.45</b>	<b>2044.93</b>	<b>83463.13</b>
15.	In-situ Rehab component.		93681.22		8637.82	1808.24	<b>104127.28</b>
16.	Rehab component due to transfer to Gomata Nagar & Nehru Nagar from Sai Sunder Nagar.				8211.74	936.41	<b>9148.15</b>
17.	Total Rehab Component proposed		<b>93681.22</b>		<b>16849.56</b>	<b>2744.65</b>	<b>113275.43</b>
18.	Sale component permissible (17 X 75%)		70260.92		12637.17	2058.49	<b>84956.57</b>
19.	Sale at Sai sunder Nagar + Sale transfer from Gomata Nagar + Sale transfer from Nehru Nagar.		84956.57 (70260.92 + 12637.17 + 2058.49)		---	---	<b>84956.57</b>
20.	Total B.U.A. Permissible for the project (14+18) with proposed amalgamation.		140299.67		24016.62	4103.42	<b>168419.71</b>
21.	Total Sale Built-up area permissible (11-14) in situ.		84577.54		--	--	84577.54
22.	Total Sale Built-up area Proposed.		84208.83		--	--	84208.83
23.	Total Built-up are proposed in situ (14 + 22)		154247.58		11379.45	2044.93	167671.96
24.	F.S.I. consumed on site (23/8A)		3.71		2.71	2.50	--
25.	T.D.R available for scheme (19-22)		Nil		Nil	Nil	747.74
26.	Reliab Tenements		1896		435	85	2416
27.	No. of Balwadi, WC & Society Offices proposed		72		15		90
28.	Provisional PAP		571		Nil	Nil	571



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11/05/24/3  
3775/17

3. That this Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents. In the event of change of any of the above parameters, during actual site survey by the City Survey Officer and or change in plan parameters as revealed during IOA, then the sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. as mentioned above.
4. That the conditions mentioned in all certified Annexure-II issued by competent authority shall be complied and compliances thereof shall be submitted to this office.
5. The Developer/Society shall pay premium at the rate of 25% in terms of Stamp Duty Ready Reckoner rate as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. झोपुयो २००८/प्र.क्र.२३६/झोपसू-१ दिनांक ०२/०७/२०१० and as per Circular no.114 dated 19/07/2010.
6. That you shall submit **phasewise programme along with Bar-Chart** for development of scheme, infrastructural works, reservations, amenities etc. in the layout and same shall be developed accordingly. This shall be submitted along with revised layout plan before issue of C.C. for 1<sup>st</sup> Rehab Bldg. or IOA of 2<sup>nd</sup> building whichever is earlier. A registered undertaking to that effect shall be submitted.
7. That you shall pay total amount of Rs. 6,09,40,000/- towards Maintenance Deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the Authority and total amount of Rs. 8,91,86,500/- {i.e. @ Rs. 840/- (City) per sq.mt.} towards Infrastructural Development charges as per Circular no. 7 dated 25/11/1997.
8. That the Amenity Tenements i.e. 30 nos. of Balwadi shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per the directions given by the Additional Chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 18.10.2011 as per Circular No. 129 and further the amenity tenements i.e. 30 nos Welfare Centre, 30 nos. of Society Office shall be handed over to the slum dwellers society to use for specific purpose only within 30 days from the date of issue of OCC of Rehab/Composite bldg. Handing over / Taking over receipt shall be submitted to SRA.
9. That you shall submit a Registered Undertaking that the certified Annexure-II for the slum dwellers to be rehabilitated 571 nos. Provisional PAP t/s. shall be obtained before shifting the slum dwellers in the provisional PAP tenements approved. In case of the



SRA/ENG/219/GS/ML&amp;PL/LOI

eligible slum dwellers as per the Annexure-II are found to be less than the Provisional PAP t/s. approved the same shall be handed over to SRA & the revised LOI by considering the remaining no of provisional PAP in sale BUA would be obtained.

10. The Developer will not claim any benefit for the the land reserved for R.G. in the form of FSI/TDR till the decision in W.P.No.1152 of 2002 is taken by Hon'ble High Court.
11. That the free sale component can be developed by the developer on its own or Developer shall be entitled to assign or transfer the same to third party or may undertake the same in joint venture or through any office nominees as may deem fit by the Developer. The Developer can also create mortgage on the same.
12. That all the conditions of Annexure - A attached herewith shall be complied at the relevant stages indicated therein.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned.

*Sd/- [Signature]*  
**Chief Executive Officer**  
**Slum Rehabilitation Authority**

Note: The draft LOI approved by Hon. CEO(SRA) dtd 23/04/2014.



TRUE COPY

*(M)*  
 Partner  
 Wadia Ghandy & Co.  
 Advocates, Solicitors & Notaries  
 N. M. Wadia Building,  
 123, Mahatma Gandhi Road,  
 Fort, Mumbai - 400 023.

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EXHIBIT - E

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2013/CR-135 (I)/C-1  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai- 400 032.  
Dated: 28 January, 2016..

To,  
M/s. Skylark Height  
At- TPS Mahim Division,  
Dr. Annie Besant Road, Worli,  
Mumbai

Subject: Environment clearance for mixed use (Hotel & residential) project at CTS No. 286 (pt) 912, 911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai by M/s. Skylark Height.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 29<sup>th</sup> meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 77<sup>th</sup> & 92<sup>nd</sup> meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) B1 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of the Project	Skylark Height
Name of the Proponent	Mr. Dinesh Naik
Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd.
Type of Project:	SRA scheme with Residential and Hotel building
Location of the project	Plot bearing F.P. No.1076, 1077, 1078 of TPS-IV of Mahim division, C.S. No. 286(pt)& 912 of Lower Parel division and clubbed schemes of Gomata Nagar CHS Ltd. On plot bearing C.S. No.438 & 1/268 of Lower Parel division & Nehru Nagar CHS Ltd. On part C.S. No.268(pt), 286(pt), 437(pt) of Lower Parel division and with amalgamation of proposed S.R. Scheme of Balkrishna Gawade CHS Ltd. Situated on plot of C.S. No.912 & C.S. No.286 (pt) and proposed S.R. Scheme of Mumbadevi Prabhadevi CHS (prop.) Situated on plot of No. 911(pt.) & C.S. No.2a/911 of Lower Parel division.
Whether in Corporation/ municipal/other area	MCGM
Applicability of the DCR	DCR of 1991 & Modified DC Regulation 1991



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Note on the initiated work (if applicable)	Out of 14 Rehab buildings, Occupancy Certificate is issued to 6 buildings.
LOI/NOC from MHADA / other approvals (If Applicable)	
Total plot area (Sq.m.) Deductions Net Plot Area	Total Plot Area : 83853.83 Deductions Road:27100 Sq.mt RG: 4000 Sq.mt Net Plot Area : 52753.83 Sq.mt
Permissible FSI (including TDR etc.)	357347.88 Sqmt
Proposed Built Up Area	Rehab = 193000.00 Sale = 450000.00 Total = 643000.00 Sqmt (Construction area)
Ground Coverage Area (percentage of plot not open to sky)	16514.67 sqmt
Number of Buildings & configuration(s)	Rehab – 25 buildings with G+30 floors. Flats – 4502, Shops – 141 Balwadi + Welfare centre + Society office = 127  Sale building – <u>Tower B</u> (Residential) = 3 basement+LG+UG+4 podiums to 89 floors. Total flats = 260 <u>Tower A</u> (Hotel+Residential) = 3 basement+LG+UG+ 4 podiums to 31 <sup>st</sup> floors of hotel with 250 rooms + 32 <sup>nd</sup> to 65 <sup>th</sup> residential floor with 56 flats + Roof top Helipad
Number of tenants and shops	Rehab – Flats – 4502, Shops – 141 Balwadi + Welfare centre + Society office = 127  Sale building – <u>Tower B</u> (Residential) Total flats = 260 <u>Tower A</u> (Hotel+Residential) with 250 hotel rooms & 56 flats
Number of expected residents/users	Rehab – 23173 No's Sale – 2580 No's
Tenant density per hector	643 Tenements / Hectare
Height of Building(s)	Tower B (Residential) = 260 m (AGL) Tower A (Hotel + Residential) = 365 (AGL)
Right of way	Existing 36.6 m wide Dr. Annie Besant Road, Worli
Turning radius	9m
Existing Development	Out of 14 Rehab buildings, Occupancy Certificate is issued to 6 buildings.
Details of the demolition with disposal (If applicable)	NA
Total Water Requirement	Domestic water Requirement :Rehab: 3093 m <sup>3</sup> /day; Sale:651 m <sup>3</sup> /day Recycled Water : Rehab:1060 m <sup>3</sup> /day; Sale 175 m <sup>3</sup> /day  Total Water Requirement : Rehab : 3093 m <sup>3</sup> /day; Sale :651 m <sup>3</sup> /day
Rain Water Harvesting (RWH)	Rehab building –Recharge pits provided. Sale building - 2 tanks with 190 m <sup>3</sup> capacity along with recharge Pits



UGT tanks	Water storage will be done in the underground tanks
Storm water drainage	Remarks for the entire layout are obtained from MCGM. The storm water drain is made with the RCC wall. All the natural slopes are taken into consideration.
Sewage & Waste Water	<p>Sewage generation: Rehab : 2800 m<sup>3</sup>/day ; Sale : 595 m<sup>3</sup>/day  STP Technology: MBR – Moving Bed Reactor  Capacity of STP (Rehab buildings) : Rehab : 2800 m<sup>3</sup>/day ;  Sale (Tower B) (Residential Building): 460 m<sup>3</sup>/day  Tower A (Hotel + Residential Building): 580 m<sup>3</sup>/day  Recycled water for flushing  Rehab: 1017 m<sup>3</sup>/day  Sale building: 145 m<sup>3</sup>/day  Location of the STP-Basement Level  STP capacity: Rehab: 2800 m<sup>3</sup>/day; Sale: Tower A is 580 KLD and Tower B is 460 KLD</p> <p>Budgetary allocation (capacity cost and O&amp;M cost):  For STP  Capital cost : 3.18 Crores  O &amp; M Cost : 45 Lakhs / annum</p>
Solid Waste Management	<p>Operation Phase:  Two Bin System for Wet and Dry waste.  Solid waste from proposed project will be segregated in the Segregation room.  <i>Bio-degradable waste management.</i>  Segregated Bio-degradable waste will be treated in Organic Waste Converter (OWC)  OWC output to be handled by trained staff.</p> <p><i>Non-biodegradable waste management</i>  Segregated inorganic waste will be handed over to local Recyclers/vendors.</p> <p>Rehab building  Total Solid waste = 11438 Kg/day  Biodegradable = 6822 Kg/day  Non-biodegradable = 4616 Kg/day</p> <p>Sale building  Total Solid waste = 1140 Kg /Day  Biodegradable = 647 Kg/day  Non-biodegradable = 494 Kg/Day</p>
Green Belt Development	<p>RG. area admeasuring 8000 sqmtr  For Landscaping :  Capital Cost: Rs. 50 Lakh  O &amp; M Cost:Rs.5 Lakhs/ annum</p>
Energy	<p>Natural daylight access for more than 90% of habitable floor area reducing artificial lighting consumption.  High performance single glazed unit with low SHGC entailing reduced heat gain through glazed surfaces  Energy efficient lighting fixtures such as T5, LEDs, CFLs with</p>



	<p>electronic ballast Energy equipment such as pumps, motors etc. with 80-90% efficiency All lifts, Ventilation fans shall run on VFT drives which results in energy saving by adjusting speed of the motor &amp; delivering only required amount of power.</p> <p>Total Energy Consumption for Sale building – 12024 KW/day Total Energy Consumption for Rehab building – 4250 KW/day.</p>																												
Environmental Management plan (Budgetary Allocation)	<p>Construction phase (with Break – up) – Capital cost O &amp; M cost (please ensure manpower and other details)</p> <p>Operation Phase (with Break-up)- Capital cost O &amp; M cost (please ensure manpower and other details)</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Setting-up Cost (in Lakhs)</th> <th>Annual O &amp; M Cost (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>RWH</td> <td>12</td> <td>0.2</td> </tr> <tr> <td>2.</td> <td>MSW</td> <td>44</td> <td>4</td> </tr> <tr> <td>3.</td> <td>STP</td> <td>318</td> <td>45</td> </tr> <tr> <td>4.</td> <td>Energy Efficient</td> <td>45</td> <td>0.2</td> </tr> <tr> <td>5.</td> <td>Landscaping</td> <td>50</td> <td>2</td> </tr> <tr> <td></td> <td>Total Cost</td> <td>519</td> <td>51.4</td> </tr> </tbody> </table> <p>Quantum and generation of Corpus fund and commitment Responsibility for further O &amp; M</p> <p>After occupancy, Co-Op societies will be formed. The societies will form a federation. The Operation and Maintenance of Environmental management facilities (EMF) shall be taken care by the developers for first three years. Afterwards, EMF shall be handed over to society/ federation. Funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement</p>	Sr. No.	Particulars	Setting-up Cost (in Lakhs)	Annual O & M Cost (in Lakhs)	1.	RWH	12	0.2	2.	MSW	44	4	3.	STP	318	45	4.	Energy Efficient	45	0.2	5.	Landscaping	50	2		Total Cost	519	51.4
Sr. No.	Particulars	Setting-up Cost (in Lakhs)	Annual O & M Cost (in Lakhs)																										
1.	RWH	12	0.2																										
2.	MSW	44	4																										
3.	STP	318	45																										
4.	Energy Efficient	45	0.2																										
5.	Landscaping	50	2																										
	Total Cost	519	51.4																										
Traffic Management	<p>E.E.T.C remarks obtained for the existing layout.</p> <p>Parking for Existing and Proposed Development(Sale Building) : 1726 No's Rehab : 500 No's</p>																												
CRZ/RRZ Clearance obtain, if any	NA																												
Distance from Protected Area/Critically Polluted area/Eco-sensitive areas	NA																												



/inter-State boundaries			
	Status of the Approval	Name of the competent Authority	Date of issued letter
CFO NOC for the above said building structure(s)	Approved	Chief Fire officer	17 <sup>th</sup> April 2010
HRC NOC for the above said building structure(s) (if applicable)	Approved	HRC committee – MCGM	8 <sup>th</sup> July 2010
NOC for the above said building structure(s) from the aviation authority (if applicable)	Approved	Airport Authority of India	25 <sup>th</sup> August 2011
Consent for the water for the above said detail(s)	Will be initiated	MCGM	
Consent for the drainage for the above said detail(s)	Will be initiated	MCGM	
Consent for the electric supply for the proposed demand	Electric Substation will be provided	BEST	
Precertification for Green Building from Indian Green Building Council and other recognized institutes (if applicable)	Registered and approved for Pre Certification is expected anytime	USGBC – Gold & Platinum	
Court Order (if applicable)	NA	NA	NA
Other approvals (If any) Mangroves presence NOC from collectors office Mumbai and revenue & forest dept. Mumbai	NA	NA	NA

Following changes in the proposed expansion with reference to earlier EC accorded to the project:

Sr.No.	Details	EC Received as on 6 <sup>th</sup> March 2012 (No.SEIAA-2011/4868/CR-107/2011)	Proposed Amendment for EC	Remarks
1.	Plot Area (sq.mt.)	38,857.00	83,853.83	Due to amalgamation of new plots
2.	Built-up area as per FSI (sq.mt.)	141,518.10	FSI for Rehab = 154301.73 FSI for Sale building = 203046.14 (including Fungible) Total = 357,347.88	



3.	Non FSI area (sq.mt.)	123,252.23	Rehab = 38698.27 Sale building = 246953.85 Total = 285,652.12	
4.	Total Construction built-up area (sq.mt.)	264,770.33	Rehab = 193000 Sale = 450000 Total = 643,000.00	
5.	Ground coverage area (sq.mt.)	9,772.34	16,514.67	

Sr.No.	Details	EC Received as on 6 <sup>th</sup> March 2012 (No.SEIAA-2011/4868/CR-107/2011)	Proposed Amendment for EC	Remarks
6.	Building details	Rehabilitation: 14 buildings with G+ 10-22 floors Flats = 2228 Nos. Shops=140 Nos. Balwadi + Welfare Centre + Society Office = 67 Nos.	Rehabilitation: 25 buildings with G + 30 floors Flats = 4502 Nos. Shops=141 Nos. Balwadi + Welfare Centre + Society Office =127 Nos.	11 buildings added.
		Sale: 2 Towers i. e Tower A & Tower B Tower A: 3 basement + LG +UG+ 4 podiums + 1 to 57 <sup>th</sup> floor. Flats = 30 Nos. Tower B: 3 basement + LG + UG + . 4 podiums + 1 to 11 floor	Sale: 2 Towers ie Tower A & Tower B Tower A : 3 Basement + LG + UG + 4 podium to 89 Floors (Residential). Flats = 260 Nos. (Note – This tower is now named as Tower B) Tower B: 3 Basement + LG + UG. + 4 podium to 31 Floor (Hotel) + Floor 32 to Floor 65 (Residential) + Helipad. Hotel rooms = 250 Nos Residential flats = 56 Nos (Note – This tower is now named as Tower A)	
7.	Green cover area (sq.mt.)	4,164.18	8,007.58	R.G
	Total Water requirement	2,713.00	Rehab = 3093 Sale buildings = 651	No. of flats increased in



	(m <sup>3</sup> /day)		Total = 3744	Rehab & Sale building
9.	Sewage generation (m <sup>3</sup> /day)	1,643.00 (Rehab = 1376 & Sale = 276)	Rehab = 2800 Sale buildings = 593 Total = 3393	No. of flats increased in Rehab & Sale building
10.	Solid waste (Kg/day)	6,869.00	Rehab = 11583 Sale = 1615 Total = 13198	

Sr.No.	Details	EC Received as on 6 <sup>th</sup> March 2012 (No.SEIAA-2011/4868/CR-107/2011)	Proposed Amendment for EC	Remarks
11.	Parking	1432	1726	Increase due to increase in residential flats
12.	DG set	Rehab - 1 no. 1000 KVA Sale - 5 x 2500 KVA	Rehab - 2 x 500 KVA Sale - 2 x 2500 KVA + 2 x 2000 KVA + 2 x 500 KVA	Reduced due to use of energy efficient lights
13.	Maximum demand (KW)	Rehab - 3830 Sale - 9233	Rehab - 4250 Sale - 12024	Increase due to increase in residential flats (Rehab & Sale building)

3. The proposal has been considered by SEIAA in its 77<sup>th</sup> & 92<sup>nd</sup> meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

**General Conditions for Pre- construction phase:-**

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT; Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.



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- (ii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.
- (iii) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- (v) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vi) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (vii) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

#### General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.



- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. - Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.



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- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.



(xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

**General Conditions for Post- construction/operation phase-**

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

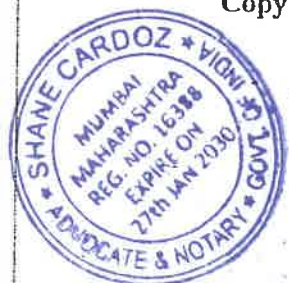


- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (xiii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29<sup>th</sup> April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

(Malini Shankar)  
Member Secretary, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.



2. Shri. Johny Joseph, Chairman, IAS (Retd.). SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1<sup>st</sup> floor, Madam Cama Road, Mumbai.
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
5. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
6. Managing Director, MSEDCL, MG Road, Fort, Mumbai
7. Collector, Mumbai.
8. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
9. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
10. Regional Office, MPCB, Mumbai
11. Select file (TC-3)

(EC uploaded on 28/01/2016 )

TRUE COPY

Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Mumbai - 400 022.



**SUED**  
IGN : .....

**EXHIBIT - F**  
**650**

SRA/EP/00/2022/10564/08

C/327

57

**Slum Rehabilitation Authority**

No.:SRA/Eng/Desk-/ /GS

Date:

**23 MAR 2022**

To,

**Developer:-**

M/s. Skylark Buildcon Pvt. Ltd.  
And Vrunda Enterprises, (Jointly),  
54-B, 402, Sagar Avenue, 5th Floor,  
Jn. Of S. V. Road & Lallubhai Park Road,  
Andheri (W), Mumbai- 400 058.

**Architect:-**

Shri. Sanjay Neve  
M/s Sanjay Neve & Associates,  
302, Omkareshwar, Behind Kandarpada Talav,  
Link Road, Dahisar (W), Mumbai - 400 068.

**Re: BEFORE THE NATIONAL GREEN TRIBUNAL  
PUNE BENCH  
(By Video Conferencing)**

Org. Application No. 05/2021(WZ)

(With report dated 08.11.2021)

**Santosh Patil & Anr. (Mumbai-Maharashtra)  
Versus**

**Applicant(s)**

**Member Secretary State Level Environment  
Impact Assessment Authority & Ors.**

**Respondent(s)**

**Scheme** : Plot bearing F.P. No. 1076, 1077, 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt), 911 and 912 of Lower Parel Division and Clubbed Scheme of Gomata Nagar CHS Ltd on plot bearing C.S. No. 438 & 1/268 Lower Parel Division and Nehru Nagar CHS on part C.S. no. 26 (pt), 437(pt) of Lower Parel Division, G South Ward For Sai Sunder Nagar SRA CHS.

Gentlemen

As per Hon'ble Pune Bench of the National Green Tribunal on hearing dtd 02/02/2022, given on order and direction that the project proponent is restrain from any further alienation till EC condition is complied with or till the joint committee finds compliance.

**Anant Kanekar Marg , Bandra (East), Mumbai 400 051.**



02/11/22

SSDS RAM C P  
You are therefore directed to take cognizance of said order and not to create any sort of third party interest in the said project and sale as per court direction.

Yours faithfully,

Executive Engineer-G/S  
Slum Rehabilitation Authority

A  
A800  
23/3/22

C.C to  
M/s. Oberoi Realty Ltd.  
Commerz, 3<sup>rd</sup> floor,  
International Business Park,  
Oberoi Garden City, Off Western,  
Express Highway, Goregaon (E),  
Mumbai - 4000 63.

C.C. to CLC (SRA)

As per your direction, the letter's are issued and copy forwarded for information.

TRUE COPY

Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.



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EXHIBIT - 5

59



**SLUM REHABILITATION AUTHORITY**

No. SRA/ENG/3815/GS/ML & PL/AP

Date: 19 MAY 2022

To,

**1. Architect:**

**Shri. S. Neve.**

M/s. Sanjay Neve & Associates,  
302, Oomkareshwar, Kandarpada,  
Link Road, Dahisar (W), Mumbai.

**2. Developer:**

**M/s. Skylark Buildcon Pvt. Ltd.**

**Jointly with Vrunda Enterprises.**

402, 54-B, Sagar Avenue, 4th floor,  
Junction of S.V. Road & Lallubhai Park Road,  
Andheri (W), Mumbai - 400 058.

**Subject** : Approval for Amended plan for proposed Rehab Building No. 15 of Sai-Sunder Nagar CHS Ltd. on plot bearing F.P. No.1072 (pt) 1076, 1077, 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt) & 911(pt.) & C.S. No. 2A/911, 912 of Lower Parel Division and amalgamation with 13 nos. other societies on plot bearing F.P. No. 1072 (pt) of TPS-IV of Mahim Division, C.S. No. 286 (pt) & 911(pt.), 2A/911, 912 of Lower Parel Division and clubbed schemes of Gomata Nagar CHS Ltd. on plot bearing C.S. no.438 & 1/268 of Lower Parel Division & Nehru Nagar CHS Ltd. on C.S. No. 268 (pt), 286 (pt), 437 (pt) of Lower Parel Division.

**Reference** : Architect's Application submitted on 17/05/2022.

Gentleman,

With reference to your above letter this is to inform you that the above plans, submitted by you are hereby approved subject to following conditions:

1. That the conditions mentioned in the Revised LOI issued Under No. SRA/ENG/219/GS/ML&PL/LOI dated 03/05/2014, 15/03/2017 & 27/10/2020 shall be complied with.
2. That the conditions of the IOA issued under no. SRA/ENG/3815/ML&PL/AP dated 01/12/2016 and Amended Plans issued on 06/04/2017 shall be complied with.
3. That Revised RCC design drawings and calculations as per amended plans shall be submitted.
4. That the final plan shall be mounted on canvas before asking for OCC.
5. That you shall pay all the dues under Infrastructural Charges and Maintenance Deposit, Extra water & sewerage charges etc. at respective stages, as per SRA's policy.
6. That you shall submit the Revised CFO NOC before asking Further C.C.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051  
Tel: 022-26565800/26590405/1879; Fax : 91-22-26590457; Website : www.sra.gov.in; E-mail : info@sra.gov.in



SRA/ENG/3815/GS/ML &amp; PL/AP

- 60
7. That you shall obtain the approval of revision in LOI by incorporating the changes in the alignment of the D. P. Road as per sanctioned EP-GS58 before issue of any approval to additional Sale BUA apart from already approved in existing Sale building in future.
  8. That the Location of the Parking Tower-3 is accepted subject to amalgamation of additional plot area with the ongoing subject S.R. Scheme as per Dy. Municipal Commissioner (SWM)'s letter u/no. DMC/SWM/3192 dt.03/02/2022.
  9. That the car parking Tower-3 is proposed considering additional car parking space at this stage only and these additional parking spaces will be converted into regular parking spaces of those tenements in future amalgamation of the adjacent plots bearing C.S No. 907 of Lower Parel division and F.P No 1044 of TPS IV Mahim division as per the MCGM's letter issued under no. DMC/SWM/3192 dated 03/02/2022 in revision of LOI. Till the revision of LOI or before actual commencement of the car parking Tower -3 whichever is earlier, the requisite premium for 09 nos car parking shall be made to the SRA, as & when demanded.

One set of amended plans is returned herewith as token of approval.

Yours faithfully,

*B. B. B.*  
 Executive Engineer  
 Slum Rehabilitation Authority



654



61

**SLUM REHABILITATION AUTHORITY**

No. SRA/ENG/3816/GS/ML & PL/AP

Date: 19 MAY 2022

To,

**1. Architect:**

**Shri. S. Neve.**

M/s. Sanjay Neve & Associates,  
302, Oomkareshwar, Kandarpada,  
Link Road, Dahisar (W), Mumbai.

**2. Developer:**

**M/s. Skylark Buildcon Pvt. Ltd.**

**Jointly with Vrunda Enterprises.**

402, 54-B, Sagar Avenue, 4th floor,  
Junction of S.V. Road & Lallubhai Park Road,  
Andheri (W), Mumbai - 400 058.

**Subject** : Approval for Amended plan for proposed Rehab Building No. 16 of Sai-Sunder Nagar CHS Ltd. on plot bearing F.P. No.1072 (pt) 1076, 1077, 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt) & 911(pt.) & C.S. No. 2A/911, 912 of Lower Parel Division and amalgamation with 13 nos. other societies on plot bearing F.P. No. 1072 (pt) of TPS-IV of Mahim Division, C.S. No. 286 (pt) & 911(pt.), 2A/911, 912 of Lower Parel Division and clubbed schemes of Gomata Nagar CHS Ltd. on plot bearing C.S. no.438 & 1/268 of Lower Parel Division & Nehru Nagar CHS Ltd. on C.S. No. 268 (pt), 286 (pt), 437 (pt) of Lower Parel Division.

**Reference** : Architect's Application submitted on 17/05/2022.

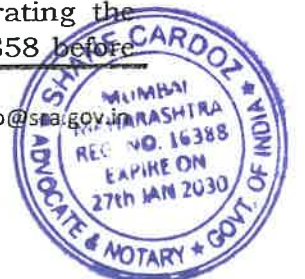
Gentleman,

With reference to your above letter this is to inform you that the above plans, submitted by you are hereby approved subject to following conditions:

1. That the conditions mentioned in the Revised LOI issued Under No. SRA/ENG/219/GS/ML&PL/LOI dated 03/05/2014, 15/03/2017 & 27/10/2020 shall be complied with.
2. That the conditions of the IOA issued under no. SRA/ENG/3816/ML&PL/AP dated 01/12/2016 and Amended Plans issued on 06/04/2017 shall be complied with.
3. That Revised RCC design drawings and calculations as per amended plans shall be submitted.
4. That the final plan shall be mounted on canvas before asking for OCC.
5. That you shall pay all the dues under Infrastructural Charges and Maintenance Deposit, Extra water & sewerage charges etc. at respective stages, as per SRA's policy.
6. That you shall submit the Revised CFO NOC before asking Further C.C.
7. That you shall obtain the approval of revision in LOI by incorporating the changes in the alignment of the D. P. Road as per sanctioned EP-GS58 before

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel: 022-26565800/26590405/1879; Fax : 91-22-26590457; Website : www.sra.gov.in; E-mail : info@sra.gov.in



issue of any approval to additional Sale BUA apart from already approved in existing Sale building in future.

- 82
8. That the Location of the Parking Tower-3 is accepted subject to amalgamation of additional plot area with the ongoing subject S.R. Scheme as per Dy. Municipal Commissioner (SWM)'s letter u/no. DMC/SWM/3192 dt.03/02/2022.
  9. That the car parking Tower-3 is proposed considering additional car parking space at this stage only and these additional parking spaces will be converted into regular parking spaces of those tenements in future amalgamation of the adjacent plots bearing C.S No. 907 of Lower Parel division and F.P No 1044 of TPS IV Mahim division as per the MCGM's letter issued under no. DMC/SWM/3192 dated 03/02/2022 in revision of LOI. Till the revision of LOI or before actual commencement of the car parking Tower -3 whichever is earlier, the requisite premium for 09 nos car parking shall be made to the SRA, as & when demanded.

One set of amended plans is returned herewith as token of approval.

Yours faithfully,



Executive Engineer  
Slum Rehabilitation Authority

19/05

TRUE COPY

  
Partner

Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.



REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 02/02/2022 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF QA NO. 05/2021 (SANTOSH PATIL & ANR. VS MEMBER SECRETARY, STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY & ORS.)

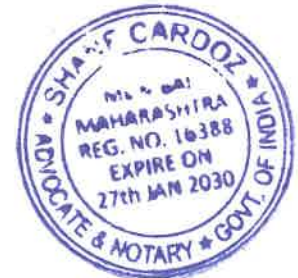
#### 1. Background

The Prayer in this application is for compliance of Environmental Clearance (EC) conditions in the matter of non-provision of parking facility by Project Proponents (PP) - Respondent Nos. 4 and 5, M/s Skylark Buildcon Pvt. Ltd., Mumbai and M/s. Oberoi Realty Limited, Mumbai who have jointly developed an Area Development Project under Slum Rehabilitation Scheme (SRS) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division for Sai Sundar Nagar CHS and other amalgamated societies.

Hon'ble NGT directed. vide Order dt. 04/06/2021 (copy of Hon'ble NGT Order, dated 04/06/2021 is given at Annexure-1). The relevant Order is reproduced as below:

*"Though none appears for the applicant, we have considered the application and find that the grievance needs to be gone into by a joint Committee of CPCB, State PCB and SEIAA, Maharashtra. The State PCB will be the nodal agency for coordination and compliance. The joint Committee may look into the grievance and if there is violation IEC conditions, take suitable measures as per law, including assessment and recovery of compensation, following due process. The joint Committee may visit the site and is also free to conduct proceedings online. The Committee may interact with the concerned stake holders and consult any other expert/institution. An action taken report may be furnished within two months by e-mail at [judicial-not@gov.in](mailto:judicial-not@gov.in) preferably in the form of searchable PDF/ OCR Support PDF and not in the form of image PDF. List for further consideration on 07.09.2021."*

Upon receipt of desired information from various organizations the Joint Committee carried-out an inspection of the residential building project i.e., Area Development Project under Slum Rehabilitation Scheme (SRS) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division for Sai Sundar Nagar CHS and other amalgamated societies on 22/10/2021,



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:2:

The following committee members were present during the inspection:

- i. Shri Pankaj Joshi, Member, SEIAA, Maharashtra
- ii. Shri Jayant Hazare, In-charge: Regional Officer, MPCB, RO-Mumbai
- iii. Shri Nishchal C., Scientist 'D', CPCB, Regional Directorate, Pune.

Shri Tanaji Yadav, Sub-Regional Officer, RO-Mumbai from MPCB, and Shri Umesh Bodake, Executive Engineer from Slum Rehabilitation Authority, Mumbai also accompanied the Joint Committee during the inspection.

## 2. Observations and findings

Based on the preliminary information received from various organisations, and followed by site inspection to assess the issue mentioned in the aforesaid Hon'ble NGT Order, the observations & findings of the Joint Committee are as given below:

- i) The Project Proponent has obtained Environment Clearance vide no. MoEF-21 72/2008-IA-III/TCE, dated 23/03/2009, for development of Skylark Heights (Amalgamated SRA scheme) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division. The total plot area is 39,701 sq.m. and the total proposed built-up area is 2,64,770.33 sq.m. Further, the Project Proponent has obtained modification in environment clearance for the said project, vide no. SEIAA-2011/4868/CR 107/2011, dated 06/03/2012. The total plot area is 38,857.5 sq.m, the total proposed built-up area is 2,64,770.33 sq.m and the proposed building configuration is Rehab: 14 buildings with G+ 10-22 floors; flats: 2,228 nos. shops: 140 nos. welfare center: 67 nos, sale: Tower A: 3 basement+ LG UG +4 podium+ 1-57 floors and flats: 30 nos. and Tower B: 3 basement+ LG+ UG+4 podium+1-11 floors with commercial area, shopping and food court.

Further, the Project Proponent has obtained environment clearance for mixed use (hotel & residential) project at FP No. 1076, 1078 of TPS- (IV) of Mahim Division vide no. SEAC-2013/CR-135 (IVC-1, dated 28/01/2016). The total plot area is 83,853.83 sq.m (due to amalgamation of new plots) and the total proposed built-up area is 6,43,000 sq.m and the proposed building configuration is Rehab: 25 buildings with G+ 30 floors; flats: 4,502 nos. shops: 141 nos. welfare centre,



:3:

Balwadi & society centre: 127 nos. sale; Tower A (hotel & residential): 3basement + LG UG+ 4 podium+ 31 floors with 250rooms and 32-65 floors with 56 nos. flats and roof top helipad and Tower B (residential): 3 basement LG+ UG+ 4 podium+ 89 floors with 260 nos. flats. The copies of the Environment Clearance of 2009, 2012 and 2016 are given at Annexure-11 to IV respectively.

- ii) As per the Environment Clearance of 2012, the Project Proponent has declared that 1,432 nos. of parking shall be provided for the existing and proposed development (sale building). Whereas, as per environment clearance of 2016, the Project Proponent has declared that 1,726 nos. of parking shall be provided for the existing and proposed development, (sale building) and 502 nos. of parking shall be provided for rehab buildings.
- iii) The Project Proponent had been granted Consent to Establish by MPCB, vide format no.1.0/80/CAC-CELL/UAN No. 0000016518/E/7 CAC-1903000839, dated 15/03/2019, for the construction of residential and hotel building under SRA scheme in Red category with total plot area of 83,853.83 sq.m and total built-up area of 6,43,000 sq.m. Subsequently, the Project Proponent has obtained Consent to Operate for part of the rehab buildings - nos. 7, 8, 10, 11, 12 & 13 from MPCB, dated 26/03/2019 and valid up to 31/10/2020.
- iv) MPCB vide letter no. MPCB/ROM/ID/2007240001, dated 24/07/2020 had issued interim directions based on the inspection of MPCB officials on 31/12/2019 and reply was submitted by the Project Proponent to MPCB vide dated 10/01/2021.
- v) It is gathered from the reply submitted vide dated 10/01/2021 by the project proponent that as per para 4 of the aforesaid reply, "The already completed buildings are approved and constructed as per old OCR where there was no provision of parking for such size of tenements. In the revised environment clearance, the parking for such size tenement is proposed as per New DCPR, and we are bound to provide the proposed parking and we have planned the same to be constructed in the future."



4:

- vi) During the Joint Committee inspection, it is observed that out of 25 rehab building sanctioned as per environment clearance of 2016, the Project Proponent has constructed only 14 nos. of rehab buildings. It was observed during the Joint Committee inspection on 22/10/2021 that the Project Proponent has not yet provided 502 nos. of parking for the rehab buildings required as per the conditions under the Environment Clearance, and as per the reply submitted by the Project Proponent to MPCB, dated 10/01/2021 (Annexure-V).
- vii) Further, the joint committee during its site inspection on 22/10/2021 had requested the Project Proponent to submit the following documents/records:
- First IOA (1998) for Rehab Building no. 1 - Copy of plant and the IOA;
  - Chronology of events w.r.t. sanctioned building plans;
  - Reports of approval while granting IOA;
  - Chronology of events w.r.t. date-wise sanction of Commencement Certificate and plinth checking certificate;
  - Before sanctioning of fresh environment clearance of 2016, no. of buildings constructed, supported with all necessary documentary evidences;
  - Copy of traffic management plan along with all necessary documents submitted while grant of environment clearance of 2009, 2012 and 2016;
  - Information regarding whether the project proponent had obtained the amended environment clearance for reduction of height of the building;
  - Comparative statement of environment clearance granted vide 2009, 2012 and 2016 w.r.t. plot area, building plans, configuration and other mandatory services especially provision of parking facility as per DCR.
- viii) The Project Proponent has submitted the above requisite information to the Joint Committee on 12/05/2022. As per Hon'ble NGT Order, dated 02/02/2022, and para no. 10, the Tribunal has disposed the said matter with operative directions wherein the Slum Rehabilitation Authority in coordination with SEIAA and SPCB, Maharashtra to hold joint meeting for the compliance of the aforesaid Hon'ble NGT Order. Relevant extract of the said Order, dated 02/02/2022 is reproduced below:



:5:

"10 ... Accordingly, we direct the Slum Rehabilitation Authority in coordination with SE/AA and SPCB, Maharashtra to hold joint meeting within one month and take remedial action inter-alia by restraining the PP from any further alienation till EC condition is complied with or till the joint Committee finds compliance..."

As per the directions of Hon'ble NGT, the Slum Rehabilitation Authority had scheduled the joint meeting on 15/3/2022 and submitted reply in this respect vide letter dated 28/4/2022. The Project Proponent has submitted a registered undertaking, time-bound program & approved amended plan for provision of 502 parking spaces and same is confirmed by Slum Rehabilitation Authority. (Annexure-VI)

The parking plan is as below-

Tower No.	Comprising parking levels	Height of tower (m)	Nos. of car parking	Schedule of completion
1	G +30	70	240	Before occupation of the rehab building nos.15 or 16 or within three years whichever is earlier
2	G +15	38.30	90	Before occupation of the rehab building nos.15 or 16 or within three years whichever is earlier
3	G +22 (pt)	52.20	172	Before occupation of the rehab tenement building in the amalgamated plot or within two years whichever is earlier.



### 3. Conclusion

The Project Proponent has obtained Environment Clearance vide 2009, 2012, 2016 and observed that the total plot area and built-up area has been revised from time to time by obtaining amendments on the Environment Clearance. It was observed during the Joint Committee inspection on 22/10/2021 that the Project Proponent has not yet provided 502 nos. of parking for the rehab buildings required as per the conditions under the Environment Clearance, and as per the reply submitted by the Project Proponent to MPCB, dated 10/01/2021. Therefore, the Project Proponent has not complied w.r.t. Environment Clearance conditions especially provision of 502 nos. of parking for the rehab building.

### 4. Recommendation

As per the Environment Clearance condition and as per the reply submitted by the project proponent through Slum Rehabilitation Authority (SRA) to MPCB vide letter dated 25/05/2022, the Project Proponent has confirmed on affidavit and submitted the approved amended plan for the provision of 502 nos. of parking facility to the rehab buildings (Annexure VI). The same can be accepted as proposed.

The Project Proponent shall strictly follow, the submitted approved amended plan for the provision of 502 parking space as per time bound program. Six monthly compliance report shall be submitted by project proponent to the NGT appointed committee and SRA.

The SRA, which is the planning authority shall ensure necessary regular follow-up in this respect for completion of 502 numbers of parking spaces as per approved amended plan & time bound program submitted by Project Proponent.



(S.R. Bhosale)  
RO-Mumbai, MPCB



(Pankaj Joshi)  
Member SEIAA, Maharashtra




(Satish Lokhande)  
Chief Executive Officer  
Slum Rehabilitation Authority

**TRUE COPY**

  
Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.

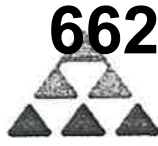


EXHIBIT - " I ' 69

**Slum Rehabilitation Authority**

No.:SRA/Eng/Desk-/10564/GS

Date: 29 JUN 2022

To,

**Developer:-**

M/s. Skylark Buildcon Pvt. Ltd.  
And Vrunda Enterprises, (Jointly),  
54-B, 402, Sagar Avenue, 5th Floor,  
Jn. Of S. V. Road & Lallubhai Park Road,  
Andheri (W), Mumbai- 400 058.

**Architect:-**

Shri. Sanjay Neve  
M/s Sanjay Neve & Associates,  
302, Omkareshwar, Behind Kandarpada Talav,  
Link Road, Dahisar (W), Mumbai - 400 068.

**Re: BEFORE THE NATIONAL GREEN TRIBUNAL  
PUNE BENCH**

(By.Video Conferencing)

Org. Application No. 05/2021(WZ)

(With report dated 08.11.2021)

Santosh Patil & Anr. (Mumbai-Maharashtra)  
Versus

Applicant(s)

Member Secretary State Level Environment  
Impact Assessment Authority & Ors.

Respondent(s)

**Scheme** : Plot bearing F.P. No. 1076, 1077, 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt), 911 and 912 of Lower Parel Division and Clubbed Scheme of Gomata Nagar CHS Ltd on plot bearing C.S. No. 438 & 1/268 Lower Parel Division and Nehru Nagar CHS on part C.S. no. 26 (pt), 437(pt) of Lower Parel Division, G South Ward For Sai Sunder Nagar SRA CHS.

**Ref** : SRA/ED/OW/2022/10564/GS dtd. 23/03/2022.

With reference to above subject, letter u/no. MPCB/ROM/TB-1368 dtd. 03/06/2022 through mail dtd 03/06/2022 from Regional Officer, MPCB and report of RO-Mumbai, MPCB and member SEIAA, Maharashtra through mail dtd. 09/06/2022.

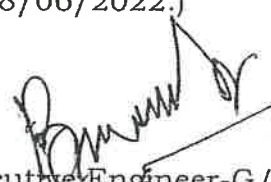
**Anant Kanekar Marg , Bandra (East), Mumbai 400 051.**



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The letter issued to you u/no. SRA/ED/OW/2022/10564/GS  
dtd. 23/03/2022 is withdrawn by this office.

(As per approval of Hon'ble CEO (SRA) dtd. 28/06/2022.)

  
Executive Engineer-G/S  
Slum Rehabilitation Authority

29/06

**TRUE COPY**

 Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.



13.03.2024

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EXHIBIT - "J"

o/c

Skylark

Buildcon Pvt. Ltd.

CIN : U45202MH2010PTC206561

To,  
The Executive Engineer  
Storm Water Drain (Construction City)  
BMC Worli Engineering Hub  
Dr. E Moses Road  
Mumbai

Sub : Extension of Work Order for construction of box drain nalla and CC Road on proposed D.P. Road passing through Plot bearing C.S.No. 286 (pt.) of Lower Parel Divn., F.P.No.1075, 1076, 1077,1078, 1079 and 1080 of TPS – III, Mahim.

Ref. : 1) SCR No. 74 dtd. 18.04.2007.  
2) Revised SCR No. 2501 dtd.07.03.2022  
3) Revised Time Period up to 31.03.2024  
4) Your Revised Work Order U/N Dy. Ch.E/155/SWD/City dtd.12.04.2022.

Dear Sir,

With reference to the above work order issued by your department we had started the work of construction of nalla from the double barrel by pilling on both the sides as per the design approved by BMC's Nalla Department (Planning Cell) under your supervision.

The work of nalla construction was completely stopped in May 2022 to facilitate the construction of Sewri-Worli Elevated Corridor being constructed by MMRDA through there contractor M/s. J. Kumar for which no work was being carried out on site by us .

As per the meeting held in the office of Chief Eng. MMRDA, it was decided to hand over the site for the construction of nalla in the month of October 2023 However the same was handed over to us till the month of January 2024. Due to which we have lost 19 months in the construction of nalla for which we are not responsible. The same was informed to your department and MMRDA.

Looking into the above facts you are requested to revise your work order time line from 31.03.2024 as per your work order U/N Dy. Ch.E/155/SWD/City dtd.12.04.2022 for the period of 2 years ending 31.03.2026.

Thanking you,

For M/s Skylark Buildcon Pvt Ltd.

Authorized Signatory

Sahana  
Group of Companies

Sagar Avenue, 402, 54-B, Junction of S.V. Road & Lallubhai Park Road, Andheri (W), Mumbai - 400 058. India.  
Toll free no : +91 22 6675 3911/6684 2500, Fax.: 022 6704 9796 / 6675 3914,  
Email : enquiry@sahanagroup.com, Website : www.sahanagroup.com



TRUE COPY

Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.

665

EXHIBIT - 'K'

of

72  
Skylark

Buildcon Pvt. Ltd.

CIN : U45202MH2010PTC206561

To,  
The Chief Engineer,  
MMRDA  
BKC Office  
Mumbai

Date: 9<sup>th</sup> February 2024

अभियंत्रिकी विभाग

मु.न.प्र.वि. मा.

दिनांक १०/०२/२४

Sub: Shifting of precast beams ( 2 nos ) by J Kumar which are obstructing the construction of box drain nalla and CC Road on proposed DP Road passing through Plot bearing C.S.No.286 (pt.) of Lower Parel Divn., F.P.No.1075, 1076,1077,1078, 1079 & 1080 of TPS - III, Mahim.

Respected Sir,

This is in reference to the ongoing nalla construction work at the proposed 22.8 mtr. wide DP Road where Sewri-Worli Elevated Connector is passing and contractor for MMRDA, M/s. J. Kumar is executing the work.

We further inform you that there are 2 precast beams lying near triple barrel which are obstructing the piling work required for construction of box drain nalla. We are planning to start piling on 15<sup>th</sup> of February 2024

Kindly instruct M/s.J.Kumar to shift the said beams immediately so that we can execute our piling work on time in order to complete our work before the monsoon of 2024.

Your early action in the matter will be highly appreciated.

Thanking you in anticipation.

For M/s Skylark Buildcon Pvt Ltd.

Authorized Signatory

Encl: Photographs of Site

CC : 1) The Executive Engineer, Nalla Construction

TRUE COPY



Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.

666

EXHIBIT - L

73

**Brihanmumbai Municipal Corporation**

No. Dy. Ch. E. / SWD/ 3339 / City dated / 2 APR 2024

Office of the:  
Dy.Ch.Eng. (Storm Water Drains) City  
Engineering Hub Building  
Dr. E. Moses Road, Worli Naka,  
Worli, Mumbai- 400 018

To,  
Engineer Incharge,  
(SWEC)  
MMRDA,  
BKC, Bandra (E),  
Mumbai-400 051.

Name of Project: - Construction of 22.8 m wide DP Road & training of Textile Mill Nalla from Dr. A. B. Road upto 830 mt upstream side of Dr. A. B. Road in G/South Ward, Worli, Mumbai.

Subject: - Shifting of precast beams (2nos.) lying at Pier no. 90 of SWEC project.

- Ref :- 1) Letter received from M/Skylark Buildcon Pvt Ltd dt 09.02.2024.  
2) Your letter MMRDA/ED/SWEC/BMC/376/2023 dt 13/02/2024  
3) Dy.Ch.E/SWD/2434/City dt 09/11/2023.  
4) Your letter MMRDA/ED/SWEC/BMC/262/2023 dt 13/10/2023  
5) Dy.Ch.E/SWD/3960/City dt 08/02/2023.

Sir,

With reference to letter referred at ref no. 1, it is to inform that, BMC appointed contractor has started the work of construction of box drain. Also. the work of remaining shore piles near double barrel arch drain is completed and requested to inform MMRDA's contractors i.e. M/s J Kumar to shift the precast beam immediately.

During joint site visit on 01/02/2024. MMRDA's contractors had promised to install the said beams on pier no. P90 prior 10.02.2024. Also, during site visit carried on 04.03.2024 MMRDA's contractor had once again assured that they will lift the girders before 15<sup>th</sup> of March 2024. However, both the girders are still lying at the site.

Therefore, you are once again requested to direct the concerned to remove the said precast girders lying at Pier no. 90 of SWEC project.

TRUE COPY

*sd*  
E.E. (SWD)City Z-II



*Partner*  
Wadga Ghendy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.

667  
EXHIBIT - m

Skylark  
Buildcon Pvt. Ltd

CIN : U45202MH2010PTC206561

5<sup>th</sup> November, 2024

To,

The Chief Executive Officer,  
Slum Rehabilitation Authority,  
Administrative Building,  
Bandra (East], Mumbai - 400051.

आज प्राप्त झाले

08 NOV 2024

झोपडपडी पुनर्वसन प्राधिकरण,  
प्रशासकीय इमारत, वांद्रे (पूर्व), मुंबई - ५१

Sub: Plot bearing F. P. No. 1076, 1077, 1078 of TPS - IV of Mahim Division,  
Part of CS No. 286 & CS No. 912, 911 & 2A/911 of Lower Parel  
Division in G/S Ward for Sai Sundar Nagar SRA CHS.

Ref: 1) Your Letter No. SRA/ENG/Desk/OW49453/GS dated 10.09.2024  
2) Our Letter dated 02.07.2024

Sir,

With reference to captioned subject of completion of Parking Towers, we are in receipt of your above referred letter. In this matter our clarification/remarks are as follows:

In this matter as conveyed to your goodselves vide our various correspondences from time to time, and lastly as per our Letter dated 02.07.2024, which is self-explanatory for delay in compliance of bar-chart submitted by us.

We had started the construction for training of the Nalla in December 2021, but in May 2022 the site was taken over by MMRDA for construction of the SWEC. It was informed to us that the piling work for the Sewree Worli Elevated Corridor (SWEC) would be completed expeditiously and immediately after that the site would be handed over to us and we could start the construction work for training of the Nalla. Accordingly, we had committed construction schedule for the Parking Towers and Bar Chart for the same was submitted.

However, subsequently it was informed to us by MMRDA that the starting of box culvert work for the Nalla would result in excavation of the Main approach road in this stretch due to which the SWEC piling and pile cap work could be adversely affected.

Under the above pretext, the site was not handed over back to us by MMRDA, which has been brought to your notice from time to time and mentioned in the Progress Reports submitted to your good-offices. After a stoppage of 19 months, only in January 2024 the site was handed over to us for construction of the nalla.



**Sahana**  
Group of Companies

Sagar Avenue, 402, 54-B, Junction of S.V. Road & Lallubhal Park Road, Andheri (W), Mumbai - 400 058, India.  
Toll free no : +91 22 6675 3911/6684 2500, Fax.: 022 6704 9796 / 6675 3914,  
Email : enquiry@sahanagroup.com, Website : www.sahanagroup.com

Page 1 of 2

This was intimated to Ex. Eng. SWD (Construction City) for the extension of completing the construction of Box Drain Nalla. (Copy of the letter attached for ready reference).

Though the site was formally handed over in January 2024 but Some 2 beam girders were left uninstalled by the MMRDA contractor near the triple barrel nalla, which has been an obstruction in the piling work.

We had written a letter dated 09.02.2024 to MMRDA and SWD regarding shifting of these 2 beams lying near triple barrel nalla (Copy of Letter attached). The site was inspected by BMC and vide letter dated 02-04-2024 u/no. Dy.Ch.E/SWD/3339 (Copy of the letter attached for ready reference) it has been confirmed that during site visit on 01-02-2024 MCGM directed the MMRDA & their Contractors to shift the beams. It was promised by MMRDA's Contractor to shift and install the said beams on Pier No. P90 prior to 10-02-2024 but it was not shifted. Again, during Site Visit carried on 04-03-2024 MMRDA Contractor again assured that they will lift the girders before 15-03-2024.

We state that despite so many hardships we have successfully completed major portion of Nalla construction. (Photographs of the Constructed Nalla and ongoing construction are attached). It is expected that the diversion/construction of the Nalla will be completed by March 2025 and immediately after that we shall start the construction of the Parking Spaces. It is expected that construction of the Parking Spaces, shall be completed within 3 years from that i.e. by March 2028 for which the detailed Bar-Chart is enclosed for your ready reference.

In view of above, it is requested to kindly approve the revised schedule for completing the construction of the required Parking Spaces for Rehab Component of the Scheme.

Request your goodselves to Kindly approve the same & oblige.

Thanking you,

Yours faithfully,  
For Skylark Buildcon Pvt. Ltd.

  
Authorised Signatory

Encl. As above

TRUE COPY

  
Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.



Sagar Avenue, 402, 54-B, Junction of S.V. Road & Lallubhal Park Road, Andheri (W), Mumbai - 400 058, India.  
Toll free no : +91 22 6675 3911/6684 2500, Fax.: 6675 3914  
Email : enquiry@sahanagroup.com, Website : www.sahanagroup.com

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EXHIBIT - "N"

76

ISSUED  
SIGN: [Signature]

## SLUM REHABILITATION AUTHORITY BRIHANMUMBAI.

No.: SRA/ED/OW/1587/GS  
Date:

22 NOV 2024

To,

1. State Level Environment  
Impact Assessment Authority  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai - 400032.

2. Sub-regional Officer, Mumbai-I  
Maharashtra Pollution Control Board (MPCB)  
Kalpataru Point, 3<sup>rd</sup> 4<sup>th</sup> floor,  
Sion-Matunga Scheme Road No.8,  
Opp. Cine Planet Cinema,  
Near Sion Circle, Sion(E).

**Sub** : Provision of Parking by M/s. Skylark Buildcon Pvt. Ltd, S.R. Scheme of "Shree Sai Sunder Nagar CHS Ltd & other on plot bearing F.P. No. 1076, 1077 & 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt), 912 of Lower Parel Division and Clubbed Scheme of Gomata Nagar CHS Ltd on plot bearing C.S. No. 438 & 1/268 of Lower Parel Division and Nehru Nagar CHS Ltd on C.S. no 268 (pt), 268(pt), 437 (pt) of Lower Parel Division and with amalgamation of proposed S.R. Scheme of Balkrishna Gawade SRA CHS Ltd on plot bearing C.S. no 912 & 268(pt) with proposed S.R. Scheme of Mumbadevi Prabhadevi CHS (prop.) & 7 others on plot bearing C.S. No 911 (pt) & 2A/911 of Lower Parel Division in G/S ward.

**Ref** : 1. Orders of the Hon'ble National Green Tribunal dated 02/02/2022 in Original Application No. 5/2021 (WZ).  
2. This office Letter under No. SRA/ED/OW/10420/2022 dated 23/03/2022.  
3. Letter from M.P.C.B. department issued under No. MPCB/ROM/TB - 935 dated 29/03/2022.  
4. This office Letter under No. SRA/ED/OW/1587/GS dated 21/03/2024.

Sir,

In this regard, this office has forwarded the earlier letter u/no. No. SRA/ED/OW/1587/GS dated 21/03/2024 in connection of 502 parking spaces in S.R Scheme known as Shree Sai Sunder Nagar CHS Ltd, at above mentioned addressed.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel: 022-26565800/26590405/1879; Fax : 91-22-26590457; Website : www.sra.gov.in; E-mail : info@sra.gov.in



670

The developer of the said scheme has now submitted the representation to this office requesting to extend the time period for construction of parking space due to hardship faced by him. The said representation is considered by Hon'ble CEO (SRA) and the revised time schedule for construction of said parkings proposed is as under.

Tower No.	Comprising Parking Levels	Height of Tower	Nos. of Car Parking	The Revised Schedule of completion
1	Gr + 30	70 mts.	240	To be completed by October 2027.
2	Gr + 15	38.30 mts.	90	To be completed by November 2026.
3	Gr + 22(pt)	52.20 mts.	172	To be completed by January 2028.

The same is forwarded for your information and records.

Yours faithfully,

21/11/2024

Executive Engineer  
Slum Rehabilitation Authority  
Brihanmumbai.

C.C. to, SE(SRM)  
PA to Hon'ble CEO (SRA).  
Submitted for information.

**Developer:-**

M/s. Skylark Buildcon Pvt. Ltd.  
And Vrunda Enterprises, (Jointly),  
54-B, 402, Sagar Avenue, 5th Floor,  
Jn. Of S. V. Road & Lallubhai Park Road,  
Andheri (W), Mumbai- 400 058.

**Architect:-**

Shri. Sanjay Neve  
M/s Weymore + Consultant Pvt. Ltd.  
302, Omkareshwar, Behind Kandarpada Talav,  
Link Road, Dahisar (W), Mumbai - 400 068.


2 copy retained

D. M. C.



Provision of parking by M/s. Skylark Buildcon Pvt. Ltd. S R Scheme of "Shree Sai Sunder Nagar CHS Ltd" and other plot bearing F. P. No. F. P. No. 1076, 1077, 1078, 1044 & 1044/A of TPS - IV of Mahim

Sl. No.	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28
1	CC BE-ENDORSE																																									
2	DEMOLITION & SHIFTING OF SLUM STRUCTURE																																									
3	PLOT DEMARGINATION																																									
4	WORK START FOR PLINTH																																									
5	PARTIAL SHIFTING OF MALLA																																									
6	CONSTRUCTION OF PLINTH BLDG. NO. 15 & 16																																									
7	CONSTRUCTION WORK FOR BLDG. NO. 15 AS 23																																									
8	CONSTRUCTION WORK FOR BLDG. NO. 16 AS 41																																									
9	APPROVAL OF LOI FOR AMALGAMATED PLOT																																									
10	APPROVAL OF PLANS & CC TO THE BLDGS PROPOSED ON AMALGAMATED ADJACENT PLOT																																									
11	DEMOLITION OF EXISTING STRUCTURES OF AMALGAMATED SCHEME																																									
12	CONSTRUCTION OF PLINTH FOR BLDG PROPOSED ON AMALGAMATED ADJACENT PLOT																																									
13	CONSTRUCTION WORK FOR BLDG PROPOSED ON AMALGAMATED ADJACENT PLOT																																									
14	INTERNAL FINISHING WORK BLDG. NO. 15																																									
15	INTERNAL FINISHING WORK BLDG. NO. 16																																									
16	INTERNAL FINISHING WORK FOR BLDG PROPOSED ON AMALGAMATED ADJACENT PLOT																																									
17	CONSTRUCTION AND COMPLETION OF PARKING TOWER NO. 1																																									
18	CONSTRUCTION AND COMPLETION OF PARKING TOWER NO. 2																																									
19	CONSTRUCTION AND COMPLETION OF PARKING TOWER NO. 3																																									
20	ALLOTMENT & CC TO BLDG. NO. 15																																									
21	ALLOTMENT & CC TO BLDG. NO. 16																																									
22	CC TO BLDG PROPOSED ON AMALGAMATED ADJACENT PLOT																																									

  
**SANJAY NEVE & ASSOCIATES**  
 (Architect)  
 302, Comkurechwar Liding Road,  
 Dahisar (West), Mumbai - 400 068  
 Regd. No. CA/84/8433.

For Skylark Buildcon Pvt. Ltd.  
  
 Authorized Signatory

**TRUE COPY**

  
 Partner  
**Wadia Ghandy & Co.**  
 Advocates, Solicitors & Notaries  
 N. M. Wadia Building,  
 123, Mahatma Gandhi Road,  
 Fort, Mumbai - 400 023.





672 - 0 79  
श्री मुंबादेवी (प्रभादेवी) एस.आर.ए. सहकारी गृहनिर्माण संस्था (नियोजित)

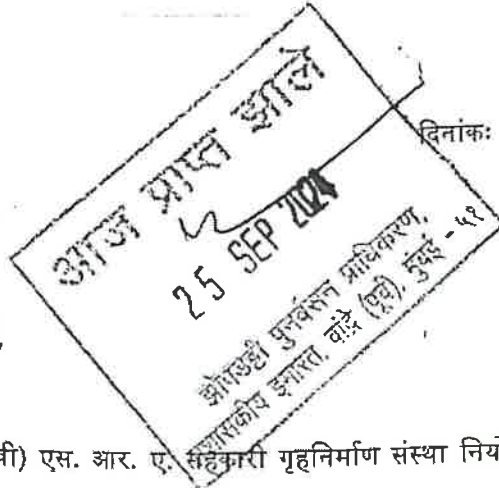
सी.एस.क्र.३११, ३११/२ए व ३११/३-२८६-पार्ट, (लोअर परेल डिस्ट्रिक्ट, 'जी' साऊथ विभाग)

कार्यालय : वाळू क्र. १, रुम नं. २, कामगार नगर नं. १, न्यू प्रभादेवी रोड, प्रभादेवी, मुंबई - ४०० ०२५.

०/८

प्रति,

मा. मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण  
प्रशासकीय इमारत, अनंत काणेकर मार्ग,  
वांद्रे (पूर्व), मुंबई - ४०० ०५१



विषय: श्री मुंबादेवी (प्रभादेवी) एस. आर. ए. सहकारी गृहनिर्माण संस्था नियोजित, सी. एस. क्र. १११, २ए/१११, ३/१११ व २८६(वै), लोअर परेल विभाग, कामगार नगर नं. १, प्रभादेवी, मुंबई - ४०००२५ च्या उर्वरीत सभासदांच्या (झोपडीधारकांच्या) नियोजित पुनर्वसीत इमारती व पार्कींग टॉवर बावत.

महोदय,

मी श्री. शिवाजी सदाशिव खोपडे, श्री मुंबादेवी (प्रभादेवी) एस. आर. ए. सहकारी गृहनिर्माण संस्था नियोजित चा मुख्य प्रवर्तक ह्या नात्याने आमच्या कार्यकारणीची व विकासक मेसर्स स्कायलार्क विल्डकॉन प्रा. लि. आणि वृंदा एंटरप्रायजेस (एकत्रितपणे) यांच्या वरोवर दिनांक २० ऑगस्ट २०२४ रोजी एक सभा झाली होती. त्या सभेमध्ये विकासक व आमच्यात काही विषयांवर चर्चा झाली ते खालीलप्रमाणे असून मी संस्थेच्या वतीने आपल्या निदर्शनास आणून देत आहे.

- १) श्री साई सुंदर नगर, प्रभादेवी या एकत्रित झोपडपट्टी पुनर्वसन प्रकल्पा मधील एकुण १ ते १४ ह्या पुनर्वसीत इमारती पूर्ण झाल्या असून त्यास भोगवटा प्रमाणपत्र देखील विकासक यांनी आपल्या कार्यालयाकडून प्राप्त केले आहे. तसेच आमच्या संस्थेतील २७९ झोपडीधारकांचे पुनर्वसन बाकी असून ते या एकत्रित पुनर्वसन प्रकल्पातील नियोजित पुनर्वसीत इमारत क्रमांक १५ ही २३ मजल्यांची व इमारत क्रमांक १६ ही ४० मजल्यांची आहे.
- २) सदर इमारती सोबत आमच्या नियोजित सभासदांसाठी विकासकाने पार्कींग टॉवर नियोजित केले आहेत.

मेहेरवान साहेब वर उल्लेख केल्या प्रमाणे आम्हा रहिवाशांसाठी/झोपडीधारकांसाठी पार्कींग टॉवर गैरसोयीचे आहेत तसेच त्याची देखभाल करणे देखील आम्हा सभासदांना/झोपडीवासीयांना अशक्य आहे. त्याऐवजी आम्हाला या एकत्रित पुनर्वसन प्रकल्पातील आमच्या रहिवाशांच्या पुनर्वसीत इमारत क्र. १५ आणि १६ च्या वेसमेंट आणि स्टिल्टमध्येच पार्कींगची व्यवस्था करून द्यावी व तशा आशयाची सुचना वजा आदेश विकासकांना द्यावेत ही नम्र विनंती. कळावे धन्यवाद.

आपला कृपाभिलाषी,

श्री मुंबादेवी (प्रभादेवी) एस. आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित) करिता

*Sample*

मुख्य प्रवर्तक



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**श्री मुंबादेवी (प्रभादेवी) एस.आर.ए. सहकारी गृहनिर्माण संस्था (मिस्त्रित)**

सी.एस.क्र.१११, १११/२ए व १११/३-२८६-पार्ट, (लोअर परेल डिस्ट्रिजन, 'जी' साऊथ विभाग)

कार्यालय : चालू क्र. १, रूम नं. २, कामगार नगर नं.१, न्यू प्रभादेवी रोड, प्रभादेवी, मुंबई - ४०० ०२१.

-२-

प्रत रवाना:

विकासक,

मे. स्कायलार्क बिल्डकॉन प्रा. लि. व वृंदा एटरप्रायजेस (एकत्रित)

५४-बी, ४०२, सागर अँव्हेन्यू,

एस. व्ही. रोड आणि लल्लूभाई पार्क जंक्शन रोड,

अंधेरी (प), मुंबई - ४०० ०५८



# श्री विघ्नराजेंद्र एस. आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित)

सी. एस. क्र. २८६(पै), गणेश नगर नं. १, राजागाऊ देसाई मार्ग, न्यू प्रभादेवी रोड, प्रभादेवी, मुंबई - ४०००२५

०/८

प्रति,  
मा. मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण  
प्रशासकीय इमारत, अनंत काणेकर मार्ग,  
वांद्रे (पूर्व), मुंबई - ४०० ०५१



विषय: श्री विघ्नराजेंद्र एस. आर. ए. सहकारी गृहनिर्माण संस्था नियोजित, सी. एस. क्र. २८६(पै), लोअर परेल विभाग, गणेश नगर नं. १, प्रभादेवी, मुंबई - ४०००२५ च्या उर्वरीत सभासदांच्या (झोपडीधारकांच्या) नियोजित पुनर्वसीत इमारती व पार्कींग टॉवर बावत.

महोदय,

मी श्री. रामकृष्ण नारायण कदम, श्री विघ्नराजेंद्र एस. आर. ए. सहकारी गृहनिर्माण संस्था नियोजित चा मुख्य प्रवर्तक ह्या नात्याने आमच्या कार्यकारीची व विकासक मेसर्स स्कायलार्क बिल्डकॉन प्रा. लि. आणि वृंदा एंटरप्रायजेस (एकत्रितपणे) यांच्या वरोवर दिनांक १९ ऑगस्ट २०२४ रोजी एक सभा झाली होती. त्या सभेमध्ये विकासक व आमच्यात काही विषयांवर चर्चा झाली ते खालीलप्रमाणे असून मी संस्थेच्या वतीने आपल्या निदर्शनास आणून देत आहे.

- १) श्री साई सुंदर नगर, प्रभादेवी या एकत्रित झोपडपट्टी पुनर्वसन प्रकल्पा मधील एकुण १ ते १४ ह्या पुनर्वसीत इमारती पूर्ण झाल्या असून त्यास भोगवटा प्रमाणपत्र देखील विकासक यांनी आपल्या कार्यालयाकडून प्राप्त केले आहे. तसेच आमच्या संस्थेतील २० झोपडीधारकांचे पुनर्वसन बाकी असून ते या एकत्रित पुनर्वसन प्रकल्पातील नियोजित पुनर्वसीत इमारत क्रमांक १५ ही २३ मजल्यांची व इमारत क्रमांक १६ ही ४० मजल्यांची आहे त्यात करणार आहेत.
- २) सदर इमारती सोबत आमच्या नियोजित सभासदांसाठी विकासकाने पार्कींग टॉवर नियोजित केले आहेत.

मेंदुरवान माहेत्र वर उल्लेख केल्या प्रमाणे आम्हा रहिवाशांसाठी/झोपडीधारकांसाठी पार्कींग टॉवर गैरसोयीचे आहेत नसेच त्याची देखभाल करणे देखील आम्हा सभासदांना/झोपडीवासियांना अशक्य आहे. त्याऐवजी आम्हाला या एकत्रित पुनर्वसन प्रकल्पातील आमच्या रहिवाशांच्या पुनर्वसीत इमारत क्र. १५ आणि १६ च्या वेसमेंट आणि म्स्टमध्येच पार्कींगची व्यवस्था करून द्यावी व तशा आशयाची सुचना वजा आदेश विकासकांना द्यावेत ही नम्र विनंती, कळावे धन्यवाद.

आपला कृपाभिलाषी,

श्री विघ्नराजेंद्र एस. आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित) करिता

R. N. Kulkarni

मुख्य प्रवर्तक



675

वेध्नराजेंद्र एस. आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित)

सी. एस. क्र. २८६ (पै), गणेश नगर नं. १, राजाभाऊ देसाई मार्ग, न्यू प्रभादेवी रोड, प्रभादेवी, मुंबई - ४०००२५

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-२-

प्रत रवाना:

विकासक,

मे. स्कायलार्क विल्डकॉन प्रा. लि, व वृंदा एटरप्रायजेस (एकत्रित)

५४-बी, ४०२, सागर अॅव्हेन्यू,

एस. व्ही: रोड आणि लल्लूभाई पार्क जंक्शन रोड,

अंधेरी (प), मुंबई - ४०० ०५८



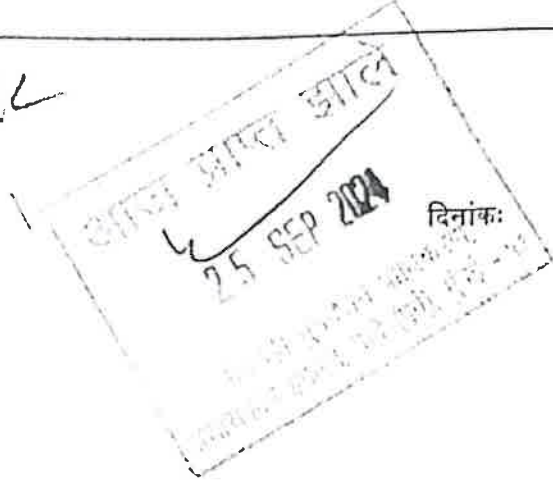
# ओमकार एस.आर.ए. सहकारी गृहनिर्माण संस्था (नियोजित)

676

सी. एस. क्र. २८६(पै), गणेश नगर नं. २, राजाभाऊ देसाई मार्ग, न्यू प्रभादेवी रोड, प्रभादेवी, मुंबई - ४०००२५

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OK



प्रति,  
मा. मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण  
प्रभासकीय इमारत, अनंत काणेकर मार्ग,  
वाडे (पूर्व), मुंबई - ४०० ०५१

**विषय:** ओमकार एस. आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित), सी. एस. क्र. २८६(पै), लोअर परेल विभाग, गणेश नगर नं. २, प्रभादेवी, मुंबई - ४०००२५ च्या उर्वरीत सभासदांच्या (झोपडीधारकांच्या) नियोजित पुनर्वसीत इमारती व पार्कींग टॉवर बाबत.

महोदय,

मी श्री. कृष्णा तुळशीराम पाटील, ओमकार एस. आर. ए. सहकारी गृहनिर्माण संस्था नियोजित चा मुख्य प्रवर्तक ह्या नात्याने आमच्या कार्यकारीची व विकासक मेसर्स स्कायलार्क विल्डकॉन प्रा. लि. आणि वृंदा एंटरप्रायजेन (एकत्रितपणे) यांच्या बरोबर दिनांक १९ ऑगस्ट २०२४ रोजी एक सभा झाली होती. त्या सभेमध्ये विकानक व आमच्यात काही विषयांवर चर्चा झाली ते खालीलप्रमाणे असून मी संस्थेच्या वतीने आपल्या निदर्शनास आणून देत आहे.

- १) श्री भाई सुंदर नगर, प्रभादेवी या एकत्रित झोपडपट्टी पुनर्वसन प्रकल्पा मधील एकूण १ ते १४ ह्या पुनर्वसीत इमारती पूर्ण झाल्या असून त्यात भोगवटा प्रमाणपत्र देखील विकासक यांनी आपल्या कार्यालयाकडून प्राप्त केले आहे. तसेच आमच्या संस्थेतील ३६ झोपडीधारकांचे पुनर्वसन बाकी असून ते या एकत्रित पुनर्वसन प्रकल्पातील नियोजित पुनर्वसीत इमारत क्रमांक १५ ही २३ मजल्यांची व इमारत क्रमांक १६ ही ४० मजल्यांची आहे त्यात करणार आहेत.
- २) मंदर इमारती नोंदवत आमच्या नियोजित सभासदांसाठी विकासकाने पार्कींग टॉवर नियोजित केले आहेत.

मॅट्रिकवान माहेंदर वर उल्लेख केल्या प्रमाणे आम्हा रहिवाशांसाठी/झोपडीधारकांसाठी पार्कींग टॉवर गैरसोयीचे आहेत तसेच त्याची देखभाल करणे देखील आम्हा सभासदांना/झोपडीवासियांना अशक्य आहे. त्याऐवजी आम्हाला या एकत्रित पुनर्वसन प्रकल्पातील आमच्या रहिवाशांच्या पुनर्वसीत इमारत क्र. १५ आणि १६ च्या बेसमेंट आणि मिन्युममथ्रेंच पार्कींगची व्यवस्था करून द्यावी व तथा आशयाची सुचना वजा आदेश विकासकांना द्यावेत ही नम्र विनंती. कृपया धन्यवाद.

आपला कृपाभिलाषी,

ओमकार एस. आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित) करिता



*K.P. Chit*

मुख्य प्रवर्तक



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# ओमकार एस.आर.ए. सहकार गृहनिर्माण संस्था (नियोजित)

सी. एस. क्र. २८६(पै), गणेश नगर नं. २, राजाभाऊ देसाई मार्ग, च्यू प्रभादेवी रोड, प्रभादेवी, मुंबई - ४०००२५

४५

-२-

प्रत रवाना:

विकासक,

मे. स्कायलार्क बिल्डकॉन प्रा. लि. व वृंदा एटरप्रायजेस (एकत्रितपणे)

५४-बी, ४०२, सागर अँव्हेन्यू,

एस. व्ही. रोड आणि लल्लूभाई पार्क जंक्शन रोड,

अंधेरी (प), मुंबई - ४०० ०५८





# श्री विघ्नहर्ता एस.आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित)

85

गणेश नगर नं. १, राजाभाऊ देसाई मार्ग, प्रभादेवी, मुंबई - ४०० ०२५.

प्रति,  
मा. मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण  
प्रशासकीय इमारत, अनंत काणेकर मार्ग,  
वांद्रे (पूर्व), मुंबई - ४०० ०५१

**विषय:** श्री विघ्नहर्ता एस. आर. ए. सहकारी गृहनिर्माण संस्था नियोजित, मुंबई-४०० ०२५ (पै), लोअर परेल विभाग, गणेश नगर नं. १, प्रभादेवी, मुंबई - ४०० ०२५ च्या उर्वरित सभासदांच्या (झोपडीधारकांच्या) नियोजित पुनर्वसीत इमारती कपातींग टॉवर बांधवत.

महोदय,

मी श्री. राजेंद्र शंकर पवळे, श्री विघ्नहर्ता एस. आर. ए. सहकारी गृहनिर्माण संस्था नियोजित चा मुख्य प्रवर्तक ह्या नात्याने आमच्या कार्यकारीणीची व विकासक मेसर्स स्कायलार्क बिल्डकॉन प्रा. लि. आणि वृंदा एंटरप्रायजेस (एकत्रितपणे) यांच्या बरोबर दिनांक १८ ऑगस्ट २०२४ रोजी एक सभा झाली होती. त्या सभेमध्ये विकासक व आमच्यात काही विषयांवर चर्चा झाली ते खालीलप्रमाणे असून मी संस्थेच्या वतीने आपल्या निदर्शनास आणून देत आहे.

- १) श्री साई सुंदर नगर, प्रभादेवी या एकत्रित झोपडपट्टी पुनर्वसन प्रकल्पा मधील एकूण १ ते १४ ह्या पुनर्वसीत इमारती पूर्ण झाल्या असून त्यास भोगवटा प्रमाणपत्र देखील विकासक यांनी आपल्या कार्यालयाकडून प्राप्त केले आहे. तसेच आमच्या संस्थेतील ३५ झोपडीधारकांचे पुनर्वसन बाकी असून ते नियोजित पुनर्वसीत इमारत क्रमांक १५ ही २३ मजल्यांची व इमारत क्रमांक १६ ही ४० मजल्यांची आहे त्यात करणार आहेत.
- २) सदर इमारती सोबत आमच्या नियोजित सभासदांसाठी विकासकाने पार्कींग टॉवर नियोजित केले आहेत.

मेहेरवान साहेब वर उल्लेख केल्या प्रमाणे आम्हा रहिवाशांसाठी/झोपडीधारकांसाठी पार्कींग टॉवर गैरसोयीचे आहेत तसेच त्याची देखभाल करणे देखील आम्हा सभासदांना/झोपडीबासियांना अशक्य आहे. त्याऐवजी आम्हाला या एकत्रित पुनर्वसन प्रकल्पातील आमच्या रहिवाशांच्या पुनर्वसीत इमारत क्र. १५ आणि १६ च्या बेसमेंट आणि स्ट्रिल्टमध्येच पार्कींगची व्यवस्था करून द्यावी व तशा आशयाची सुचना वजा आदेश विकासकांना द्यावेत ही नम्र विनंती. कळावे धन्यवाद.

आपला कृपाभिलाषी,

श्री विघ्नहर्ता एस. आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित) करिता



*Pavale*

मुख्य प्रवर्तक



श्री विघ्नहर्ता एस.आर. ए. सहकारी  
गृहनिर्माण संस्था (नियोजित)



१७ गणेश नगर नं. १, राजाभाऊ देसाई मार्ग, प्रभादेवी, मुंबई - ४०० ०२५.

-२-

दिनांक :

प्रत रवाना:

विकासक,

मे. स्कायलार्क बिल्डकोंन प्रा. लि. व वृंदा एटरप्रायजेस (एकत्रित)

५४-बी, ४०२, सागर अँव्हेन्यू,

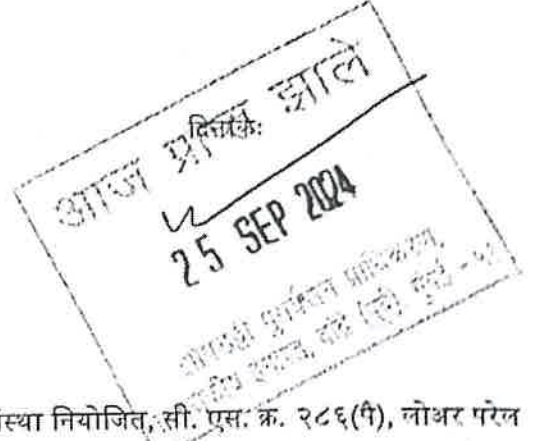
एस. व्ही. रोड आणि लल्लूभाई पार्क जंक्शन रोड,

अंधेरी (प), मुंबई - ४०० ०५८



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प्रति,  
मा. मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण  
प्रशासकीय इमारत, अनंत काणेकर मार्ग,  
वांद्रे (पूर्व), मुंबई - ४०० ०५१



विषय: श्री गणेश एस. आर. ए. सहकारी गृहनिर्माण संस्था नियोजित, सी. एस. क्र. २८६(पै), जोअर परेल विभाग, गणेश नगर नं. ३, प्रभादेवी, मुंबई - ४०००२५ च्या उर्वरीत सभासदांच्या (झोपडीधारकांच्या) नियोजित पुनर्वसीत इमारती व पार्कींग टॉवर बाबत.

महोदय,

मी श्री. सुरेंद्र रामचंद्र रहाटे, श्री गणेश एस. आर. ए. सहकारी गृहनिर्माण संस्था नियोजित चा मुख्य प्रवर्तक ह्या नात्याने आमच्या कार्यकारीची व विकासक मेसर्स स्कायलार्क विल्डकॉन प्रा. लि. आणि वृंदा पंटरप्रयजेस (एकत्रितपणे) यांच्या बरोबर दिनांक १८ ऑगस्ट २०२४ रोजी एक सभा झाली होती. त्या सभेमध्ये विकासक व आमच्यात काही विषयांवर चर्चा झाली ते खालीलप्रमाणे असून मी संस्थेच्या वतीने आपल्या निदर्शनास आणून देत आहे.

- १) श्री साई सुंदर नगर, प्रभादेवी या एकत्रित झोपडपट्टी पुनर्वसन प्रकल्पा मधील एकुण १ ते १४ ह्या पुनर्वसीत इमारती पूर्ण झाल्या असून त्यास भोगवटा प्रमाणपत्र देखील विकासक यांनी आपल्या कार्यालयाकडून प्राप्त केले आहे. तसेच आमच्या संस्थेतील २५ झोपडीधारकांचे पुनर्वसन वाकी असून ते या एकत्रित पुनर्वसन प्रकल्पातील नियोजित पुनर्वसीत इमारत क्रमांक १५ ही २३ मजल्यांची व इमारत क्रमांक १६ ही ४० मजल्यांची आहे त्यात करणार आहेत.
- २) सदर इमारती सोबत आमच्या नियोजित सभासदांसाठी विकासकाने पार्कींग टॉवर नियोजित केले आहेत.

मेहेरबान साहेब वर उल्लेख केल्या प्रमाणे आम्हा रहिवाशांसाठी/झोपडीधारकांसाठी पार्कींग टॉवर गैरसोयीचे आहेत तसेच त्याची देखभाल करणे देखील आम्हा सभासदांना/झोपडीवासियांना अशक्य आहे. त्याऐवजी आम्हाला या एकत्रित पुनर्वसन प्रकल्पातील आमच्या रहिवाशांच्या पुनर्वसीत इमारत क्र. १५ आणि १६ च्या वेसमेंट आणि स्टिल्टमध्येच पार्कींगची व्यवस्था करून द्यावी व तशा आशयाची सूचना वजा आदेश विकासकांना द्यावेत ही नम्र विनंती. कळावे धन्यवाद.

आपला कृपाभिलाषी,

श्री गणेश एस. आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित) करिता



मुख्य प्रवर्तक



श्री गणेश एस. आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित) 681

सी. एस. क्र. २८६(पै), गणेश नगर नं. ३, राजाभाऊ देसाई मार्ग, न्यू प्रभादेवी रोड, प्रभादेवी, मुंबई - ४०००२५

४४

-२-

प्रत रवाना:

विकासक,

मे. स्कायलार्क बिल्डकॉन प्रा. लि. व वृंदा एटरप्रायजेस (एकत्रितपणे)

५४-बी, ४०२, नागर अॅव्हेन्यू,

एन. व्ही. रोड आणि लल्लूभाई पार्क जंक्शन रोड,

अंधेरी (प), मुंबई - ४०० ०५८



# शिवसम्राट (एस. आर. ए.) सहकारी गृहनिर्माण संस्था (नियोजित)

सी.एस. क्र. २८६ (पैकी) लोअर परेल डिव्हिजन, कामगार नगर नं. ३ जी / दक्षिण विभाग

कार्यालय:- कामगार नगर नं. ३, प्रभादेवी रोड, मुंबई - ४०० ०२५

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आज प्राप्त झाले  
25 SEP 2024  
झोपडपट्टी पुनर्वसन प्राधिकरण,  
प्रशासकीय इमारत, वांद्रे (पूर्व), मुंबई

दि. / / २०

प्रति

मा. मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण  
प्रशासकीय इमारत, अनंत काणेकर मार्ग,  
वांद्रे (पूर्व), मुंबई - ४०० ०५१

विषय: शिवसम्राट एस. आर. ए. सहकारी गृहनिर्माण संस्था नियोजित, सी. एस. क्र. २८६(पै), लोअर परेल विभाग, कामगार नगर नं. ३, प्रभादेवी, मुंबई - ४०००२५ च्या सभासदांच्या (झोपडीधारकांच्या) नियोजित पुनर्वसित इमारती व पार्किंग टॉवर बाबत.

महोदय,

मी श्री. गोविंद काशीराम देवरुखकर, शिवसम्राट एस. आर. ए. सहकारी गृहनिर्माण संस्था नियोजित चा मुख्य प्रवर्तक ह्या नात्याने आमच्या कार्यकारीची व विकासक मेसर्स स्कायलार्क विल्डकॉन प्रा. लि. आणि वृंदा एंटरप्रायजेस (एकत्रितपणे) यांच्या बरोबर दिनांक १८ ऑगस्ट २०२४ रोजी एक सभा झाली होती. त्या सभेमध्ये विकासक व आमच्यात काही विषयांवर चर्चा झाली ते खालीलप्रमाणे असून मी संस्थेच्या वतीने आपल्या निदर्शनास आणून देत आहे.

१) श्री साई सुंदर नगर, प्रभादेवी या एकत्रित झोपडपट्टी पुनर्वसन प्रकल्पा मधील एकुण १ ते १४ ह्या पुनर्वसित इमारती पूर्ण झाल्या असून त्यास भोगवटा प्रमाणपत्र देखील विकासक यांनी आपल्या कार्यालयाकडून प्राप्त केले आहे. तसेच आमच्या संस्थेतील ६९ झोपडीधारकांचे पुनर्वसन वाकी असून ते या एकत्रित पुनर्वसन प्रकल्पातील नियोजित पुनर्वसित इमारत क्रमांक १५ ही २३ मजल्यांची व इमारत क्रमांक १६ ही ४० मजल्यांची आहे त्यात करणार आहेत.

२) सदर इमारती सोबत आमच्या नियोजित सभासदांसाठी विकासकाने पार्किंग टॉवर नियोजित केले आहेत.

मेहेरवान साहेब वर उल्लेख केल्या प्रमाणे आम्हा रहिवाशांसाठी/झोपडीधारकांसाठी पार्किंग टॉवर गैरसोयीचे आहेत तसेच त्याची देखभाल करणे देखील आम्हा सभासदांना/झोपडीवासियांना अशक्य आहे. त्याऐवजी आम्हाला या एकत्रित पुनर्वसन प्रकल्पातील आमच्या रहिवाशांच्या पुनर्वसित इमारत क्र. १५ आणि १६ च्या वेसमेंट आणि म्स्ट्रिलमध्येच पार्किंगची व्यवस्था करून द्यावी व तशा आशयाची सूचना वजा आदेश विकासकांना द्यावेत ही नम्र विनंती. कळावे धन्यवाद.

आपला कृपाभिलाषी,

शिवसम्राट एस. आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित) करिता

  
मुख्य प्रवर्तक



683

शिवसम्राट (एस. आर. ए.) सहकारी गृहनिर्माण संस्था (नियोजित)

सी.एस. क्र. २८६ (पैकी) लोअर परेल खिड्डीजन, कामगार नगर नं. ३ जी / दक्षिण विभाग

कार्यालय:- कामगार नगर नं. ३, प्रभावेवी रोड, मुंबई - ४०० ०२५

-२-

दि. / / २०

प्रत रवाना:

विकामक,

मे. स्कायलार्क बिल्डकॉन प्रा. लि. व वृंदा एटरप्रायजेस (एकत्रित)

५४-बी, ४०२, मागर अँव्हेन्यू,

एम. व्ही. रोड आणि नन्नुभाई पार्क जंक्शन रोड,

अधेरी (प), मुंबई - ४०० ०५८



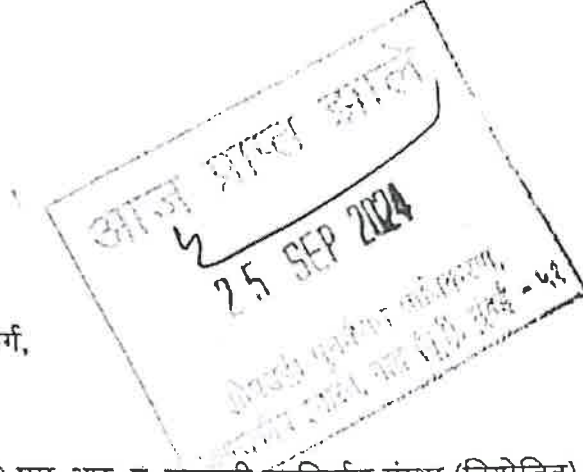
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कामगार नगर नं. २ सहकारी गृहनिर्माण संस्था (नियोजित)

दिनांक :

१

प्रति,

मा. मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण  
प्रशासकीय इमारत, अनंत काणेकर मार्ग,  
वांदे (पूर्व), मुंबई - ४०० ०५१



विषय: कामगार नगर नं. २ एस. आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित), सी. एस. क्र. २८६(पै),  
लोअर परेल विभाग, प्रभादेवी, मुंबई - ४०००२५ च्या सभासदांच्या (झोपडीधारकांच्या)  
नियोजित पुनर्वसीत इमारती व पार्कींग टॉवर बावत.

महोदय,

मी श्री. राजेश सदाशिव वरवडेकर, कामगार नगर नं. २ एस. आर. ए. सहकारी गृहनिर्माण संस्था  
(नियोजित) चा मुख्य प्रवर्तक ह्या नात्याने आमच्या कार्यकारणीची व विकासक मेसर्स स्कायलार्क विल्डकॉन प्रा. लि.  
आणि वृंदा एंटरप्रायजेस (एकत्रितपणे) यांच्या वरोवर दिनांक १९ ऑगस्ट २०२४ रोजी एक सभा झाली होती. त्या  
सभेमध्ये विकासक व आमच्यात काही विषयांवर चर्चा झाली ते खालीलप्रमाणे असून मी संस्थेच्या वतीने आपल्या  
निदर्शनास आणून देत आहे.

१) श्री साई सुंदर नगर, प्रभादेवी या एकत्रित झोपडपट्टी पुनर्वसन प्रकल्पा मधील एकुण १ ते १४ ह्या पुनर्वसीत  
इमारती पूर्ण झाल्या असून त्यास भोगवटा प्रमाणपत्र देखील विकासक यांनी आपल्या कार्यालयाकडून प्राप्त  
केले आहे. तसेच आमच्या संस्थेतील ५९३ झोपडीधारकांचे पुनर्वसन वाकी असून ते या एकत्रित पुनर्वसन  
प्रकल्पातील नियोजित पुनर्वसीत इमारत क्रमांक १५ ही २३ मजल्यांची व इमारत क्रमांक १६ ही ४०  
मजल्यांची आहे त्यात करणार आहेत.

२) नदर इमारती सोबत आमच्या नियोजित सभासदांसाठी विकासकाने पार्कींग टॉवर नियोजित केले आहेत.

मेंदृग्वान माहेत्र वर उल्लेख केल्या प्रमाणे आम्हा रहिवाशांसाठी/झोपडीधारकांसाठी पार्कींग टॉवर गैरसोयीचे आहेत  
तसेच त्याची देखभाल करणे देखील आम्हा सभासदांना/झोपडीवासियांना अशक्य आहे. त्याऐवजी आम्हाला या  
एकत्रित पुनर्वसन प्रकल्पातील आमच्या रहिवाशांच्या पुनर्वसीत इमारत क्र. १५ आणि १६ च्या वेसमेंट आणि  
स्ट्रिक्टमध्येच पार्कींगची व्यवस्था करून द्यावी व तशा आशयाची सुचना वजा आदेश विकासकांना द्यावेत ही नम्र  
विनंती. कळवावे धन्यवाद.

आपला कृपाभिलाषी,

कामगार नगर नं. २ एस. आर. ए. सहकारी गृहनिर्माण संस्था (नियोजित) करिता

मुख्य प्रवर्तक



कामगार नगर नं. २ सहकारी गृहनिर्माण संस्था (नियोजित) 685

दिनांक :

१२

-२-

प्रत खाना:

विकासक,

मे. स्कायलार्क बिल्डकॉन प्रा. लि. व वृंदा एटरप्रायजेस (एकत्रित)

५४-बी, ४०२, सागर अँव्हेन्यू,

एस. व्ही. रोड आणि लल्लूभाई पार्क जंक्शन रोड,

अंधेरी (प), मुंबई - ४०० ०५८

TRUE COPY

  
Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.



Tru

686

English translation of original document in Marathi

of Exhibit - 8  
93

**SHREE MUMBADEVI (PRABHADEVI) S.R.A. COOPERATIVE  
HOUSING SOCIETY (PROP.)**

C.S. No.911, 911/2A & 911/3-286 – Part,

(Lower Parel Division, 'G' South Division)

Office: Chawl No.1, Room N.2, Kamgar Nagar No.1, New Prabhadevi Road,  
Prabhadevi, Mumbai 400025.

Date:

To,  
Hon'ble Chief Executive Officer  
Slum Rehabilitation Authority  
Administrative Bldg., Anant Kanekar Marg  
Bandra (E), Mumbai 400051.

**Subject:** Regarding proposed rehab buildings and parking tower of the remaining members (slum residents) of Shree Mumbadevi (Prabhadevi) S.R.A. Co-op. Housing Society Proposed, C.S. No.911, 2A/911, 3/911 and 286(P), Lower Parel Division, Kamgar Nagar No.1, Prabhadevi, Mumbai 400025.

Sir,

I, Shri Shivaji Sadashiv Khopde, Chief Promoter of Shree Mumbai (Prabhdevi) S.R.A. Co-op. Housing Society Proposed, wish to bring to your notice that a meeting of our managing committee with the developers M/s Skylark Buildcon Pvt. Ltd. and Vrinda Enterprises (jointly) was held on 20<sup>th</sup> August 2024. The discussions held in the said meeting were as follows.

- 1) In the joint slum rehabilitation project of Shree Sai sunder Nagar, Prabhadevi, total 1 to 14 rehab buildings are completed and the occupation certificate also for them has been obtained by the developers from your office. Further, the rehabilitation of 279 slum residents in our Society is yet



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to be done. And the Rehab Building No.15 in this joint redevelopment project is of 23 floors and Building No. 16 is of 40 floors.

- 2) The developers have planned parking tower for our proposed members with the said building.

Sir, the parking towers as mentioned above are inconvenient for our residents / slum dwellers and their maintenance also is impossible to be done by our members / slum dwellers. Instead, we request you to make arrangement of parking in the basement and stilt itself in Rehab building No. 15 and 16 in the joint rehabilitation project, and give such directions cum orders to the developers. Thanking you.

Yours faithfully,  
Shree Mumbadevi (Prabhadevi) S.R.A.  
Cooperative Housing Society (Prop.)

Sd/-  
Chief Promoter

Copy to:  
Developers,  
M/s Skylark Buildcon Pvt. Ltd. & Vrinda enterprises (Jointly)  
54-B, 402, Sagar Avenue  
S.V. Road & Lallubhai Park Junction Road  
Andheri (W), Mumbai 400058



**SHREE VIGHNARAJENDRA S.R.A. COOPERATIVE HOUSING  
SOCIETY (PROP.)**

C.S. No.286 (P), Ganesh Nagar No.1, Rajabhau Desai Marg, New  
Prabhadevi Road, Prabhadevi, Mumbai 400025.

---

To,  
Hon'ble Chief Executive Officer  
Slum Rehabilitation Authority  
Administrative Bldg., Anant Kanekar Marg  
Bandra (E), Mumbai 400051.

Subject: Regarding proposed rehab buildings and parking tower of the remaining members (slum residents) of Shree Vighnarajendra S.R.A. Co-op. Housing Society Proposed, C.S. No.286 (P), Lower Parel Division, Ganesh Nagar No.1, Prabhadevi, Mumbai 400025.

Sir,

I, Shri. Ramkrishna Narayan Kadam, Chief Promoter of Shree Vighnarajendra S.R.A. Co-op. Housing Society Proposed, wish to bring to your notice that a meeting of our managing committee with the developers M/s Skylark Buildcon Pvt. Ltd. and Vrinda Enterprises (jointly) was held on 19<sup>th</sup> August 2024. The discussions held in the said meeting were as follows.

- 1) In the joint slum rehabilitation project of Shree Sai sunder Nagar, Prabhadevi, total 1 to 14 rehab buildings are completed and the occupation certificate also for them has been obtained by the developers from your office. Further, the rehabilitation of 20 slum residents in our Society is yet to be done, and their rehabilitation is going to be done in the



96

Rehab Building No.15 of 23 floors and Building No. 16 is of 40 floors in this joint redevelopment project.

- 2) The developers have planned parking tower for our proposed members with the said building.

Sir, the parking towers as mentioned above are inconvenient for our residents / slum dwellers and their maintenance also is impossible to be done by our members / slum dwellers. Instead, we request you to make arrangement of parking in the basement and stilt itself in Rehab building No. 15 and 16 in the joint rehabilitation project, and give such directions cum orders to the developers. Thanking you.

Yours faithfully,  
Shree Vighnarajendra S.R.A.  
Cooperative Housing Society (Prop.)

Sd/-  
Chief Promoter

Copy to:  
Developers,  
M/s Skylark Buildcon Pvt. Ltd. & Vrinda enterprises (Jointly)  
54-B, 402, Sagar Avenue  
S.V. Road & Lallubhai Park Junction Road  
Andheri (W), Mumbai 400058



**OMKAR S.R.A. COOPERATIVE HOUSING SOCIETY (PROP.)**

C.S. No.286 (P), Ganesh Nagar No.2, Rajabhau Desai Marg, New  
Prabhadevi Road, Prabhadevi, Mumbai 400025.

---

Date:

To,  
Hon'ble Chief Executive Officer  
Slum Rehabilitation Authority  
Administrative Bldg., Anant Kanekar Marg  
Bandra (E), Mumbai 400051.

Subject: Regarding proposed rehab buildings and parking tower of the remaining members (slum residents) of Omkar S.R.A. Co-operative Housing Society (Proposed), C.S. No.286 (P), Lower Parel Division, Ganesh Nagar No.2, Prabhadevi, Mumbai 400025.

Sir,

I, Shri. Krishna Tulshiram Patil, Chief Promoter of Omkar S.R.A. Co-operative Housing Society (Proposed), wish to bring to your notice that a meeting of our managing committee with the developers M/s Skylark Buildcon Pvt. Ltd. and Vrinda Enterprises (jointly) was held on 19<sup>th</sup> August 2024. The discussions held in the said meeting were as follows.

- 1) In the joint slum rehabilitation project of Shree Sai sunder Nagar, Prabhadevi, total 1 to 14 rehab buildings are completed and the occupation certificate also for them has been obtained by the developers from your office. Further, the rehabilitation of 36 slum residents in our Society is yet to be done, and their rehabilitation is going to be done in the Rehab Building No.15 of 23 floors and Building No. 16 is of 40 floors in this joint redevelopment project.



98

2) The developers have planned parking tower for our proposed members with the said building.

Sir, the parking towers as mentioned above are inconvenient for our residents / slum dwellers and their maintenance also is impossible to be done by our members / slum dwellers. Instead, we request you to make arrangement of parking in the basement and stilt itself in Rehab building No. 15 and 16 in the joint rehabilitation project, and give such directions cum orders to the developers. Thanking you.

Yours faithfully,  
Omkar S.R.A. Co-operative Housing  
Society (Proposed)  
Sd/-  
Chief Promoter

Copy to:  
Developers,  
M/s Skylark Buildcon Pvt. Ltd. & Vrinda enterprises (Jointly)  
54-B, 402, Sagar Avenue  
S.V. Road & Lallubhai Park Junction Road  
Andheri (W), Mumbai 400058



**SHREE VIGHNAHARTA S.R.A. COOPERATIVE HOUSING SOCIETY  
(PROP.)**Ganesh Nagar No.1, Rajabhau Desai Marg, Prabhadevi, Mumbai 400025

Date:

To,  
Hon'ble Chief Executive Officer  
Slum Rehabilitation Authority  
Administrative Bldg., Anant Kanekar Marg  
Bandra (E), Mumbai 400051.

Subject: Regarding proposed rehab buildings and parking tower of the remaining members (slum residents) of Shree Vighnaharta S.R.A. Co-operative Housing Society (Proposed), C.S. No.286 (P), Lower Parel Division, Ganesh Nagar No.1, Prabhadevi, Mumbai 400025.

Sir,

I, Shri. Rajendra Shankar Pavle, Chief Promoter of Shree Vighnaharta S.R.A. Co-operative Housing Society (Proposed), wish to bring to your notice that a meeting of our managing committee with the developers M/s Skylark Buildcon Pvt. Ltd. and Vrinda Enterprises (jointly) was held on 18<sup>th</sup> August 2024. The discussions held in the said meeting were as follows.

- 1) In the joint slum rehabilitation project of Shree Sai sunder Nagar, Prabhadevi, total 1 to 14 rehab buildings are completed and the occupation certificate also for them has been obtained by the developers from your office. Further, the rehabilitation of 35 slum residents in our Society is yet to be done, and their rehabilitation is going to be done in the Rehab Building No.15 of 23 floors and Building No. 16 is of 40 floors in this joint redevelopment project.



100

- 2) The developers have planned parking tower for our proposed members with the said building.

Sir, the parking towers as mentioned above are inconvenient for our residents / slum dwellers and their maintenance also is impossible to be done by our members / slum dwellers. Instead, we request you to make arrangement of parking in the basement and stilt itself in Rehab building No. 15 and 16 in the joint rehabilitation project, and give such directions cum orders to the developers. Thanking you.

Yours faithfully,  
Shree Vighnahara S.R.A.  
Co-operative Housing Society  
(Proposed)  
Sd/-  
Chief Promoter

Copy to:  
Developers,  
M/s Skylark Buildcon Pvt. Ltd. & Vrinda enterprises (Jointly)  
54-B, 402, Sagar Avenue  
S.V. Road & Lallubhai Park Junction Road  
Andheri (W), Mumbai 400058



**SHREE GANESH S.R.A. COOPERATIVE HOUSING SOCIETY  
(PROP.)**

C.S. No.286 (P), ganesh Nagar No.3, Rajabhau Desai Marg, New  
Prabhadevi Road, Prabhadevi, Mumbai 400025.

---

Date:

To,  
Hon'ble Chief Executive Officer  
Slum Rehabilitation Authority  
Administrative Bldg., Anant Kanekar Marg  
Bandra (E), Mumbai 400051.

Subject: Regarding proposed rehab buildings and parking tower of the remaining members (slum residents) of Shree Ganesh S.R.A. Co-operative Housing Society (Proposed), C.S. No.286 (P), Lower Parel Division, Ganesh Nagar No.3, Prabhadevi, Mumbai 400025.

Sir,

I, Shri. Surendra Ramchandra Rahate, Chief Promoter of Shree Ganesh S.R.A. Co-operative Housing Society (Proposed), wish to bring to your notice that a meeting of our managing committee with the developers M/s Skylark Buildcon Pvt. Ltd. and Vrinda Enterprises (jointly) was held on 18<sup>th</sup> August 2024. The discussions held in the said meeting were as follows.

- 1) In the joint slum rehabilitation project of Shree Sai sunder Nagar, Prabhadevi, total 1 to 14 rehab buildings are completed and the occupation certificate also for them has been obtained by the developers from your office. Further, the rehabilitation of 25 slum residents in our Society is yet to be done, and their rehabilitation is going to be done in the



102

Rehab Building No.15 of 23 floors and Building No. 16 is of 40 floors in this joint redevelopment project.

- 2) The developers have planned parking tower for our proposed members with the said building.

Sir, the parking towers as mentioned above are inconvenient for our residents / slum dwellers and their maintenance also is impossible to be done by our members / slum dwellers. Instead, we request you to make arrangement of parking in the basement and stilt itself in Rehab building No. 15 and 16 in the joint rehabilitation project, and give such directions cum orders to the developers. Thanking you.

Yours faithfully,  
Shree Ganesh S.R.A.  
Co-operative Housing Society  
(Proposed)  
Sd/-  
Chief Promoter

Copy to:  
Developers,  
M/s Skylark Buildcon Pvt. Ltd. & Vrinda enterprises (Jointly)  
54-B, 402, Sagar Avenue  
S.V. Road & Lallubhai Park Junction Road  
Andheri (W), Mumbai 400058



**SHIVASAMRAT (S.R.A.) COOPERATIVE HOUSING SOCIETY  
(PROP.)**

C.S. No.286 (P), Lower Parel Division, Kamgar Nagar No.3, G/South  
division

Office: Kamgar Nagar No.3, Prabhadevi Road, Mumbai 400025.

---

Date:

To,  
Hon'ble Chief Executive Officer  
Slum Rehabilitation Authority  
Administrative Bldg., Anant Kanekar Marg  
Bandra (E), Mumbai 400051.

Subject: Regarding proposed rehab buildings and parking tower of the remaining members (slum residents) of Shivasamrat S.R.A. Co-operative Housing Society (Proposed), C.S. No.286 (P), Lower Parel Division, Ganesh Nagar No.3, Prabhadevi, Mumbai 400025.

Sir,

I, Shri. Govind Kashiram Devrukhkar, Chief Promoter of Shivasamrat S.R.A. Co-operative Housing Society (Proposed), wish to bring to your notice that a meeting of our managing committee with the developers M/s Skylark Buildcon Pvt. Ltd. and Vrinda Enterprises (jointly) was held on 18<sup>th</sup> August 2024. The discussions held in the said meeting were as follows.

- 1) In the joint slum rehabilitation project of Shree Sai sunder Nagar, Prabhadevi, total 1 to 14 rehab buildings are completed and the occupation certificate also for them has been obtained by the developers from your office. Further, the rehabilitation of 69 slum residents in our Society is yet to be done, and their rehabilitation is going to be done in the



104

Rehab Building No.15 of 23 floors and Building No. 16 is of 40 floors in this joint redevelopment project.

- 2) The developers have planned parking tower for our proposed members with the said building.

Sir, the parking towers as mentioned above are inconvenient for our residents / slum dwellers and their maintenance also is impossible to be done by our members / slum dwellers. Instead, we request you to make arrangement of parking in the basement and stilt itself in Rehab building No. 15 and 16 in the joint rehabilitation project, and give such directions cum orders to the developers. Thanking you.

Yours faithfully,  
Shivasamrat S.R.A.  
Co-operative Housing Society  
(Proposed)  
Sd/-  
Chief Promoter

Copy to:  
Developers,  
M/s Skylark Buildcon Pvt. Ltd. & Vrinda enterprises (Jointly)  
54-B, 402, Sagar Avenue  
S.V. Road & Lallubhai Park Junction Road  
Andheri (W), Mumbai 400058



**KAMGAR NAGAR NO.2 COOPERATIVE HOUSING SOCIETY  
(PROP.)**

---

Date:

To,  
Hon'ble Chief Executive Officer  
Slum Rehabilitation Authority  
Administrative Bldg., Anant Kanekar Marg  
Bandra (E), Mumbai 400051.

Subject: Regarding proposed rehab buildings and parking tower of the members (slum residents) of Kamgar Nagar No.2 S.R.A. Co-operative Housing Society (Proposed), C.S. No.286 (P), Lower Parel Division, Prabhadevi, Mumbai 400025.

Sir,

I, Shri. Rajesh Sadashiv Varadekar, Chief Promoter of Kamgar No.2 S.R.A. Co-operative Housing Society (Proposed), wish to bring to your notice that a meeting of our managing committee with the developers M/s Skylark Buildcon Pvt. Ltd. and Vrinda Enterprises (jointly) was held on 19<sup>th</sup> August 2024. The discussions held in the said meeting were as follows.

- 1) In the joint slum rehabilitation project of Shree Sai sunder Nagar, Prabhadevi, total 1 to 14 rehab buildings are completed and the occupation certificate also for them has been obtained by the developers from your office. Further, the rehabilitation of 593 slum residents in our Society is yet to be done, and their rehabilitation is going to be done in the Rehab Building No.15 of 23 floors and Building No. 16 is of 40 floors in this joint redevelopment project.



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2) The developers have planned parking tower for our proposed members with the said building.

Sir, the parking towers as mentioned above are inconvenient for our residents / slum dwellers and their maintenance also is impossible to be done by our members / slum dwellers. Instead, we request you to make arrangement of parking in the basement and stilt itself in Rehab building No. 15 and 16 in the joint rehabilitation project, and give such directions cum orders to the developers. Thanking you.

Yours faithfully,  
Kamgar Nagar No.2 S.R.A.  
Co-operative Housing Society  
(Proposed)  
Sd/-  
Chief Promoter

Copy to:  
Developers,  
M/s Skylark Buildcon Pvt. Ltd. & Vrinda enterprises (Jointly)  
54-B, 402, Sagar Avenue  
S.V. Road & Lallubhai Park Junction Road  
Andheri (W), Mumbai 400058

**TRUE COPY**

  
Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Marathe Gandhi Road,  
Fort, Mumbai - 400 023.





## SLUM REHABILITATION AUTHORITY BRIHANMUMBAI

No. SRA/ENG/3815/GS/ML &amp; PL/AP

Date: 26 AUG 2025

To,

## 1. Architect:

Shri. S. Neve.

M/s. Sanjay Neve & Associates,  
302, Oomkareshwar, Kandarpada,  
Link Road, Dahisar (W), Mumbai.

## 2. Developer:

M/s. Shree Vrunda Enterprises Pvt. Ltd. &amp;

M/s. Skylark Buildcon Pvt. Ltd. (Jointly)

402, 54-B, Sagar Avenue, 4th floor,  
Junction of S.V. Road & Lalubhai Park Road,  
Andheri (W), Mumbai - 400 058.

**Subject** : Approval for **Amended plan** for proposed **Rehab Building No. 15** of Sai-Sunder Nagar CHS Ltd. on plot bearing F.P. No.1072 (pt) 1076, 1077, 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt) & 911(pt.) & C.S. No. 2A/911, 912 of Lower Parel Division and amalgamation with 13 nos. other societies on plot bearing F.P. No. 1072 (pt) of TPS-IV of Mahim Division, C.S. No. 286 (pt) & 911(pt.), 2A/911, 912 of Lower Parel Division and clubbed schemes of Gomata Nagar CHS Ltd. on plot bearing C.S. no.438 & 1/268 of Lower Parel Division & Nehru Nagar CHS Ltd. on C.S. No. 268 (pt), 286 (pt), 437 (pt) of Lower Parel Division.

**Reference** : Architect's Application submitted on 25.07.2025.

Gentleman,

With reference to S.O.P. application, it is to inform you that, plans submitted by you are hereby approved subject to following conditions:

1. That the conditions mentioned in the Revised LOI issued Under No. SRA/ENG/219/GS/ML&PL/LOI dated 03/05/2014, 15/03/2017, 27/10/2020 & 23/07/2025 shall be complied with.
2. That the conditions of the IOA issued under no. SRA/ENG/3815/ML&PL/AP dated 01/12/2016 and Amended Plans issued on 06/04/2017 & 19/05/2022 shall be complied with.
3. That RCC design drawings and calculations as per amended plans shall be submitted.
4. That the final plan shall be mounted on canvas before asking for OCC.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051  
Tel: 022-26565800/26590405/1879; Fax: 91-22-26590457; Website: www.sra.gov.in; E-mail: info@sra.gov.in



SRA/ENG/3815/GS/ML & PL/AP

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5. That you shall pay all the dues under Infrastructural Charges and Maintenance Deposit, Extra water & sewerage charges etc. at respective stages, as per SRA's policy.
  6. That you shall submit the CFO NOC before asking re-endorsement of Plinth C.C.
  7. That you shall submit E.E. (T&C) NOC insisted before asking re-endorsement of Plinth C.C.
  8. That you shall submit Drainage approval before asking re-endorsement of Plinth C.C.

One set of amended plans is returned herewith as token of approval.

Yours faithfully,

*[Handwritten Signature]*  
**Executive Engineer - G/S  
Slum Rehabilitation Authority,  
Brihanmumbai**





**MUMBAI REHABILITATION AUTHORITY, BRIHANMUMBAI**

Administrative building, Prof. A. K. Marg, Bandra (E), Mumbai – 51

Intimation of Approval under Clause 2.3 of Regulation 33(10) of  
DCPR 2034 dated 08/09/2018 for Brihanmumbai.

Proposal No. G-S/MCGM/0019/19980615/B-16 Date: 26 AUG 2025

BMC Building No. 16

To

M/s. Shree Vrunda Enterprises Pvt. Ltd. &  
M/s. Skylark Buildcon Pvt. Ltd. (Jointly)  
402, 54-B, Sagar Avenue, 4th floor,  
Junction of S.V. Road & Lallubhai Park Road,  
Andheri (W), Mumbai – 400 058.

With reference to your notice letter No. 498 dated 22/09/2024 & delivered on 22/09/2024 and plans, sections, specification & description & further particulars & detail of BMC Building No.16, on plot bearing F.P. no. 1044 of TPS IV of Mahim Division S. R. Scheme of "Shree Sai Sunder Nagar SRA CHS Ltd. & other 23 Societies" under regulation 33(10) of DCPR 2034 on plot bearing F. P. No. 1076, 1077, 1078 of TPS - IV of Mahim Division, Part of CS No. 286 & CS No. 912, 911 & 2A/911 of Lower Parel Division and Proposed Amalgamation of plot for Extension of Kamgar Nagar No. 2 SRA CHS (Prop.) situated on F.P. No. 1044/A; Part of F.P. No. 1044 of T.P.S. – IV of Mahim Division and plot under Junction of New Prabhadevi Road & Elphinstone Road in G/S Ward with 1) Amalgamation of Adjacent BMC Plots bearing Part of F. P. No. 1044 of TPS IV, Mahim & C.S. No. 907 of Lower Parel Division, at N. M. Joshi Road, Worli, Mumbai in G/S Ward and 2) Clubbing of S. R. Scheme under Regulation 33(10) of DCPR 2034 for Yadav Nagar CHS (Prop) situated on Part of CTS No. 437, of Lower Parel Division, Mumbai in G/S Ward with S. R. Scheme under Clause 3.11 of Regulation 33(10) of DCPR 2034 situated on Part of C.S. No. 437, of Lower Parel Division, Mumbai in G/S Ward, furnished under your letter dated 25.07.2025, I have to inform you that the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up to date. subject to the following conditions:

**A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL:**


- A.1) That the Commencement Certificate U/s.44/69 (1) (a) of the MR & TP Act shall be obtained before starting the proposed work.
- A.2) That the compound wall shall be constructed after getting demarcated from the concerned authority on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D. C. regulation No 38 (27).
- A.3) That the Structural Engineer shall be appointed, and Supervision memo as per Appendix XI Regulation 5 (3) (ix) shall be submitted by him.
- A.4) That the structural design & calculations for the proposed work accounting for system analysis as per relevant I.S. Code along with plan will be submitted before C.C.



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Subject to your so modifying your intention as to comply the aforesaid mention conditions and meet by requirements. You will be at liberty to proceed with the said building or work at any time before the \_\_\_\_\_ day of \_\_\_\_\_ 20 but not so as to contravene any of the provisions of the said act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your intention is drawn to the special instructions and notes accompanying this intimation of Approval.

  
Executive Engineer – G/S  
Slum Rehabilitation Authority,  
Brihanmumbai

#### SPECIAL INSTRUCTIONS

- 5) In case of private plots this intimation of approval gives no right to build upon land which is not your property.
- 6) Under section 151 & 152 of MR & TP Act 1966 as amended the Chief Executive Officer Slum Rehabilitation Authority as empowered the chief Engineer (SRA)/Executive Engineer (SRA) to exercise, perform and discharge the powers, duties & functions conferred and imposed upon and vested in the CEO (SRA) by section of the said act.
- 7) Proposed date of commencement of work should be communicated to this office.
- 8) One more copy of the block plan should be submitted to the Collector, Mumbai Suburbs District as the case may be.
- 9) Necessary permission for Non – Agriculture use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburbs District before the work started. The Non – Agriculture assessment shall be paid at the rate that may be fixed by the Collector under the Land Revenue Code and Rules there under.

Attention is drawn to the notice accompanying this Intimation of Approval.



- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low-lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/ Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 11) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 49 of DCPR 2034 amended up to date.
- 12) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned EE (SRA).

Sr. No.	NOC's	Stage of Compliance
1.	A.A. & C. 'G/S' Ward	Before Plinth CC.
2.	H.E. from MCGM	Before Plinth CC.
3.	Tree Authority	Before Plinth CC.
4.	P.C.O.	Before Plinth CC.
5.	CFO NOC	Before Plinth CC.
6.	Dy. Ch. Eng. (SWD) W.S. Regarding Internal SWD	Before Further CC.
7.	Dy. Ch. Eng.(S.P.) (P & D)	Before Further CC.
8.	BEST/ TATA/ Reliance Energy/ MSEB/ Electric Co.	Before Further CC.
9.	E.E. (M & E) of MCGM	Before Further CC.
10.	E.E. (T & C) of MCGM for Parking Layout	Before Plinth CC.



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- 13) That the design and construction of the proposed building will be done under supervision of Registered Structural Engineer as per all relevant I. S. Codes including seismic loads, fire engine loads, precautions for submerged structural members as well as under the supervision of Architect and Licensed Site Supervisor.
- 14) That the construction work shall not be carried out between 10.00 PM to 6.00 AM, in accordance with the Rue 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 and provision of Notification issued by MOE & F Dept.
- 15) That carriage entrance over existing SWD shall be provided if required and charges if any for the same shall be paid to MCGM before requesting occupation.
- 16) That you shall comply all the conditions of Amalgamated LOI issued on 23/07/2025, as per the requisite stages.
- 17) That you shall comply conditions of SRA Circular No. 209, 210, 213, 215 & 216 as per the stages mentioned therein.
- 18) That all the directions/NOCs to be needed under 33(10) as approved in MCGM to be complied.
- 19) That the concurrence from BMC shall be obtained for proposed planning of the building u/ref., before issue of Plinth CC.
- 20) That you shall hand over building under ref. to BMC as per DMC (SWM) letter vide dtd. 03/02/2022, within 30 days from obtaining O. C. to said bldg. & till that time O. C. to equivalent sale BUA shall not be issued.
- 21) That you shall submit E.E. (T&C) NOC insisted before asking Plinth C. C.
- 22) That you shall submit Drainage approval before asking Plinth C.C.

**B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:**

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked by this office staff.
- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.



- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and periodical report, stage wise on quality of work carried out shall be submitted by Architect with test result.
- C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING:**
- 1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
  - 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
  - 3) That some of the drains shall be laid internally with C.I. pipes.
  - 4) That you shall develop the layout access/D. P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.
  - 5) That the dustbin shall be provided as per requirement.
  - 6) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/ B.C.C.
  - 7) That the requirements from the Reliance Energy /concerned electric Supply Co. shall be complied and complied with before asking occupation permission.
  - 8) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
  - 9) That Min. 10'-0" wide paved pathway up to staircase shall be provided.
  - 10) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
  - 11) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
  - 12) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
  - 13) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.



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- 14) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 15) That layout Open Space (LOS) shall be developed as approved by SRA.
- 16) That the Amenity Space proposed as per Regulation 14(A) of DCPR 2034, shall be handed over to BMC.
- 17) That You shall handover the Constructed Amenity (Municipal Housing) for BMC as per their NOC issued on 03/02/2022, to BMC before issue of OC to the Equivalent Sale BUA of the Scheme.
- 18) That the N.O.C. from the A.A. & C. G/S Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That completion certificate from C.F.O. shall be submitted.
- 20) That the completion certificate from E.E. (M & E) of MCGM or from the consultant as per EODB Circular No. 177/187 for Ventilation/Stack parking/Mechanical Parking System/Basement shall be submitted.
- 21) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 22) That the proposed Building shall not be constructed beyond AMSL and you will submit the final certificate for completion of Building from agency appointed by Civil Aviation or Competent Authority before obtaining the Full Occupation of the Building.
- 23) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.

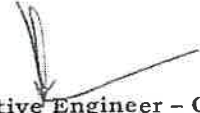
**D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.**

- 1) That certificate under Section 270A of B.M.C. Act shall be obtained from H.E.'s department regarding adequacy of water supply.



**NOTES:**

1. That C.C. for sale building shall be controlled in a phasewise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete some of the above-mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

  
**Executive Engineer - G/S**  
**Slum Rehabilitation Authority,**  
**Brihanmumbai**



NOTES

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- (1) The work should not be started unless objections \_\_\_\_\_ are complied with.
  - (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
  - (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
  - (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
  - (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
  - (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
  - (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris, etc. should not be deposited over footpaths or Public Street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
  - (8) The work should not be started unless the compliance of above said conditions is approved by this department.
  - (9) No work should not be started unless the structural design is submitted from LSE.
  - (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
  - (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
  - (12) All the term and conditions of the approved layout/ sub-division/ Amalgamation under No. G-S/MCGM/0019/19980615/LAYOUT should be adhered to and complied with.
  - (13) No building/ Drainage Completion Certificate will be accepted and water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
  - (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
  - (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned Ex—Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the Building Completion Certificate.
  - (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.



- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic meters per 10 Sq mts below pavement.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer (SRA) is satisfied with the following:
- (I) Specific plans in respect of evicting or re-housing the existing tenants on your plot stating their number and the area in occupation of each.
- (II) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
- (III) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor structure.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 meter.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The position of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I.S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles and not to the use of plans glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

Executive Engineer – G/S  
Slum Rehabilitation Authority,  
Brihanmumbai



SLURM REHABILITATION AUTHORITY, BRIHANMUMBAI

Administrative building, Prof. A. K. Marg, Bandra (E), Mumbai – 51

Intimation of Approval under Clause 2.3 of Regulation 33(10) of  
DCPR 2034 dated 08/09/2018 for Brihanmumbai.

Proposal No. G-S/MCGM/0019/19980615/B-17 Date: 26 AUG 2025

BMC Building No. 17

To,

M/s. Shree Vrunda Enterprises Pvt. Ltd. &  
M/s. Skylark Buildcon Pvt. Ltd. (Jointly)  
402, 54-B, Sagar Avenue, 4th floor,  
Junction of S.V. Road & Lalubhai Park Road,  
Andheri (W), Mumbai – 400 058.

With reference to your notice letter No. 498 dated 22/09/2024 & delivered on 22/09/2024 and plans, sections, specification & description & further particulars & detail of your BMC Building No. 17, on plot bearing, C.S.no. 907 of Lower Parel Division S. R. Scheme of "Shree Sai Sunder Nagar SRA CHS Ltd. & other 23 Societies" under regulation 33(10) of DCPR 2034 on plot bearing F. P. No. 1076, 1077, 1078 of TPS - IV of Mahim Division, Part of CS No. 286 & CS No. 912, 911 & 2A/911 of Lower Parel Division and Proposed Amalgamation of plot for Extension of Kamgar Nagar No. 2 SRA CHS (Prop.) situated on F.P. No. 1044/A; Part of F.P. No. 1044 of T.P.S. – IV of Mahim Division and plot under Junction of New Prabhadevi Road & Elphinstone Road in G/S Ward with 1) Amalgamation of Adjacent BMC Plots bearing Part of F. P. No. 1044 of TPS IV, Mahim & C.S. No. 907 of Lower Parel Division, at N. M. Joshi Road, Worli, Mumbai in G/S Ward and 2) Clubbing of S. R. Scheme under Regulation 33(10) of DCPR 2034 for Yadav Nagar CHS (Prop) situated on Part of CTS No. 437, of Lower Parel Division, Mumbai in G/S Word with S. R. Scheme under Clause 3.11 of Regulation 33(10) of DCPR 2034 situated on Part of C.S. No. 437, of Lower Parel Division, Mumbai in G/S Word, furnished under your letter dated 25.07.2025, I have to inform you that the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up to date, subject to the following conditions:

**A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL:**

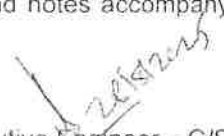
- A.1) That the Commencement Certificate U/s.44/69 (1) (a) of the MR & TP Act shall be obtained before starting the proposed work.
- A.2) That the compound wall shall be constructed after getting demarcated from the concerned authority on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D. C. regulation No 38 (27).
- A.3) That the Structural Engineer shall be appointed, and Supervision memo as per Appendix XI Regulation 5 (3) (ix) shall be submitted by him.
- A.4) That the structural design & calculations for the proposed work accounting for system analysis as per relevant I.S. Code along with plan will be submitted before C.C.



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Subject to your so modifying your intention as to comply the aforesaid mention conditions and meet by requirements You will be at liberty to proceed with the said building or work at any time before the \_\_\_\_\_ day of \_\_\_\_\_ 20 but not so as to contravene any of the provisions of the said act as amended as aforesaid or any rule, regulations of by-law made under that Act at the time in force.

Your intention is drawn to the special instructions and notes accompanying this intimation of Approval.

  
Executive Engineer – G/S  
Slum Rehabilitation Authority,  
Brihanmumbai

#### SPECIAL INSTRUCTIONS

- 5) In case of private plots this intimation of approval gives no right to build upon land which is not your property
- 6) Under section 151 & 152 of MR & TP Act 1966 as amended the Chief Executive Officer Slum Rehabilitation Authority as empowered the chief Engineer (SRA)/Executive Engineer (SRA) to exercise, perform and discharge the powers, duties & functions conferred and imposed upon and vested in the CEO (SRA) by section of the said act.
- 7) Proposed date of commencement of work should be communicated to this office.
- 8) One more copy of the block plan should be submitted to the Collector, Mumbai Suburbs District as the case may be.
- 9) Necessary permission for Non – Agriculture use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburbs District before the work started. The Non – Agriculture assessment shall be paid at the rate that may be fixed by the Collector under the Land Revenue Code and Rules there under.

Attention is drawn to the notice accompanying this Intimation of Approval.



- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low-lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/ Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 11) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 49 of DCPR 2034 amended up to date.
- 12) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned EE (SRA).

Sr. No.	NOC's	Stage of Compliance
1.	A.A. & C. 'G/S' Ward	Before Plinth CC.
2.	H.E. from MCGM	Before Plinth CC.
3.	Tree Authority	Before Plinth CC.
4.	P.C.O.	Before Plinth CC.
5.	CFO NOC	Before Plinth CC.
6.	Dy. Ch. Eng. (SWD) W.S. Regarding Internal SWD	Before Further CC.
7.	Dy. Ch. Eng. (S.P.) (P & D)	Before Further CC.
8.	BEST/ TATA/ Reliance Energy/ MSEB/ Electric Co.	Before Further CC.
9.	E.E. (M & E) of MCGM	Before Further CC.
10.	E.E. (T & C) of MCGM for Parking Layout	Before Plinth CC.



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- 13) That the design and construction of the proposed building will be done under supervision of Registered Structural Engineer as per all relevant I. S. Codes including seismic loads, fire engine loads, precautions for submerged structural members as well as under the supervision of Architect and Licensed Site Supervisor.
- 14) That the construction work shall not be carried out between 10.00 PM to 6.00 AM, in accordance with the Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 and provision of Notification issued by MOE & F Dept.
- 15) That carriage entrance over existing SWD shall be provided if required and charges if any for the same shall be paid to MCGM before requesting occupation.
- 16) That you shall comply all the conditions of Amalgamated LOI issued on 23/07/2025, as per the requisite stages.
- 17) That you shall comply conditions of SRA Circular No. 209, 210, 213, 215 & 216 as per the stages mentioned therein.
- 18) That all the directions/NOCs to be needed under 33(10) as approved in MCGM to be complied.
- 19) That the concurrence from BMC shall be obtained for proposed planning of the building u/ref., before issue of Plinth CC.
- 20) That you shall hand over building under ref. to BMC as per DMC (SWM) letter vide dtd. 03/02/2022, within 30 days from obtaining O. C. to said bldg. & till that time O. C. to equivalent sale BUA shall not be issued.
- 21) That you shall submit E.E. (T&C) NOC insisted before asking Plinth C. C.
- 22) That you shall submit Drainage approval before asking Plinth C.C.

**B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:**

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked by this office staff.



- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and periodical report, stage wise on quality of work carried out shall be submitted by Architect with test result.

**C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING:**

- 1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That you shall develop the layout access/D. P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.
- 5) That the dustbin shall be provided as per requirement.
- 6) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/ B.C.C.
- 7) That the requirements from the Reliance Energy /concerned electric Supply Co. shall be complied and complied with before asking occupation permission.
- 8) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 9) That Min. 10'-0" wide paved pathway up to staircase shall be provided.
- 10) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.



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G-S/MCGM/0019/19980615/BMC B-17

- 11) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 12) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 13) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.
- 14) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 15) That layout Open Space (LOS) shall be developed as approved by SRA.
- 16) That the Amenity Space proposed as per Regulation 14(A) of DCPR 2034, shall be handed over to BMC.
- 17) That You shall handover the Constructed Amenity (Municipal Housing) for BMC as per their NOC issued on 03/02/2022, to BMC before issue of OC to the Equivalent Sale BUA of the Scheme.
- 18) That the N.O.C. from the A.A. & C. G/S Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That completion certificate from C.F.O. shall be submitted.
- 20) That the completion certificate from E.E. (M & E) of MCGM or from the consultant as per EODB Circular No. 177/187 for Ventilation/Stack parking/Mechanical Parking System/Basement shall be submitted.
- 21) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 22) That the proposed Building shall not be constructed beyond AMSL and you will submit the final certificate for completion of Building from agency appointed by Civil Aviation or Competent Authority before obtaining the Full Occupation of the Building.
- 23) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.



- D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C. 124
- 1) That certificate under Section 270A of B.M.C. Act shall be obtained from H.E.'s department regarding adequacy of water supply.

**NOTES:**

1. That C.C. for sale building shall be controlled in a phasewise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete some of the above-mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

26/8/2018  
Executive Engineer – G/S  
Slum Rehabilitation Authority,  
Brihanmumbai



NOTES

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- (1) The work should not be started unless objections \_\_\_\_\_ are complied with.
  - (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
  - (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
  - (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
  - (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
  - (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
  - (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris, etc. should not be deposited over footpaths or Public Street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
  - (8) The work should not be started unless the compliance of above said conditions is approved by this department.
  - (9) No work should not be started unless the structural design is submitted from LSE.
  - (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
  - (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
  - (12) All the term and conditions of the approved layout/ sub-division/ Amalgamation under No. G-S/MCGM/0019/19980615/LAYOUT should be adhered to and complied with.
  - (13) No building/ Drainage Completion Certificate will be accepted and water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
  - (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
  - (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned Ex—Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- Flow of water through adjoining holding or culvert, if any should be maintained unobstructed



- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic meters per 10 Sq.mts. below pavement.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer (SRA) is satisfied with the following:
- (I) Specific plans in respect of evicting or re-housing the existing tenants on your plot stating their number and the area in occupation of each.
- (II) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
- (III) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor structure.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 meter.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The position of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I.S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles and not to the use of plans glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

*Wadhwa*  
Executive Engineer – G/S  
Slum Rehabilitation Authority,  
Brihanmumbai

**TRUE COPY**

  
Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.



olc

720

EXHIBIT - 9

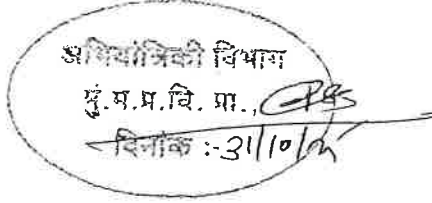
Skylark

Buildcon Private Limited

CIN : U45202MH2010PTC206561

Date : October 31, 2025

To,  
The Chief Engineer  
MMRDA  
New Wing, 5<sup>th</sup> Floor  
BKC – Bandra (East)  
Mumbai



Att'n : Mr. Suresh Lokare

Sub: Proposed Construction of Nalla at Kamgar Nagar II on plot bearing F. P. No. 1076, 1077, 1078 of TPS - IV of Mahim Division, C. S. No. 286 (pt.), 911, 2A/911 & 912 of Lower Parel Division, in G/S Ward.

Ref.: Approval for Construction of Nalla U/N Dy.Ch.Eng./SWD/1346/P.C. Dt.02.08.2023

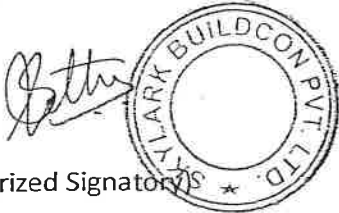
Respected Sir,

As per BMC's approval, we are starting the work of constructing the box drain on site in which Pier Nos. 88, 87, 86 & 85 are in the construction zone of the nalla wherein the column have been erected for P85 & P86. The work is going on at P87 & P88 of your contractor M/s. J. Kumar for Worli – Sewri Elevated Corridor.

Attached along with this letter is the Nalla Remarks for your ready Remarks.

You are requested to treat this letter as Work Start Notice for Construction of Nalla at Kamgar Nagar 2

Thanking you,  
Yours faithfully,  
For Skylark Buildcon Pvt. Ltd.



(Authorized Signatory)

TRUE COPY

Encl : Nalla Remarks

Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Malabar Road,  
Fort, Mumbai - 400 023.



Sahana  
Group of Companies

Sagar Avenue, 403, 54-B, Junction of S.V. Road & Lallubhai Park Road, Andheri (W), Mumbai - 400 058. India.  
Toll free no : +91 22 6675 3911/6684 2500, Fax.: 6675 3914  
Email : enquiry@sahanagroup.com Website : www.sahanagroup.com



721, 1, 1  
EXHIBIT - R



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No. MMRDA/ED/SWEC/BMC-SWD/762/2025

Engineering Division  
Date: -17/11/2025

To  
Dy. Chief Engineer  
SWD Department of BMC  
Engineering Hub Stores Building Ground Floor,  
Dr. E. Moses Road, Worli, Mumbai – 400018.

- Name of work : Design and Construction of Sewri Worli Elevated Connector.  
Sub: - Proposed Construction of Nalla at atKamgar Nagar II on plot bearing F. P. No. 1076, 1077, 1078 of TPS-IV of Mahim Division, C. S. No. 286 (pt.), 911, 2A/911 & 912 of Lower Parel Division, in G/S Ward.
- Ref : 1. Approval for construction of Nalla U/N Dy.ChEng./SWD/1346/P.C dated. 02.08.2023.  
2. Skylark letter dated. 31.10.2025.  
3. MMRDA letter no. MMRDA/ED/SWEC/STUP&JKIL/758/2025, dated. 11.11.2025.  
4. STUP letter no. STUP/8382/SWEC/MMRDA/2025/2431 dated 14.11.2025.

Sir,

MMRDA has taken up the work of Sewri Worli Elevated Connector project and now the work is in progress. MMRDA appointed M/s. J. Kumar Infraprojects Ltd. as contractor and M/s Assystem STUP as Project Management Consultant.

Vide letter under ref. sr. no. 2 M/s Skylarkhas conveyed to start the construction of box drain on site in which pier no 88, 87, 86 & 85 are in construction zone of nalla work.

PMC has conveyed vide letter at ref. sr. no. 02 that the pier caps at P85 and P86 are already completed. The piling activities at P87, P88 and P89 (LHS) are completed. The pile cap activities at P87, P88 and P89 (LHS) are to be done on priority. The piling activities at RP89 are also to be started on priority.

Being the significant public and political attention owing to its strategic location and its vital linkage with the MTHL corridor, the Sewri - Worli Elevated corridor has to be completed within 12 months as per the instructions of Hon. C.M. Maharashtra during C.M. War Room meeting dt.03.11.2025.

Further, it is observed that the nalla contractor has dumped steel reinforcement at P87 and P88, pier locations obstructing the pile cap excavation work at these locations and the photographs are enclosed herewith for your reference.

Mumbai Metropolitan Region Development Authority

Bandra-Kurla Complex, Bandra East, Mumbai 400 051

EPABX +91 22 6596 0001 / 4000

<https://mmrda.maharashtra.gov.in>



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In order to complete the project within a year, the contractor of MMRDA (M/s JKIL) will have to be given a free stretch to complete the launching work up to P76. As you are aware, due to the nalla construction, our work has been halted since October 2023 i.e., for more than two years. Any further continuation of the Nalla construction work by the BMC contractor will cause significant delays and will prevent us from completing the SWEC work within the stipulated time.

Hence, the construction of nalla work in the stretch P88, P87, P86 and P85 needs to be stopped till erection of spans reaches near P76.

In view of above it is requested you to do not allow the nalla contractor to start the nalla construction in the said area at present due to the priority and importance of the completion of Sewri Worli Elevated Connector project.




(Jagdish B. Patil)  
Executive Engineer

CC:-

- 1) M/s, ASSYSTEM STUP for information and necessary action.
- 2) M/s. J. Kumar Infraprojects for information and necessary action.
- ✓ 3) M/s Skylark Buidcon Pvt. Ltd. for information and necessary action.



**TRUE COPY**

  
Pariner  
Wallia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.



### झोपडपट्टी पुनर्वसन प्राधिकरण, बृहन्मुंबई

प्रशासकीय इमारत, प्रा. अनंत काणेकर मार्ग, बांद्रे (पूर्व), मुंबई ४०००५१

दुरध्वनी : २६५९०५१९ संकेतस्थळ : www.sra.gov.in ई-मेल : info@sra.gov.in

दिनांक: 05 MAR 2026

महाराष्ट्र झोपडपट्टी (सु.नि.व.पु) अधिनियम १९७१ चे कलम ३३/३८ (महाराष्ट्र शासन राजपत्र दि.२६/४/२०१८ सुधारीत) अन्वये आदेश

- वाचले: १) महाराष्ट्र झोपडपट्टी (सु.नि.व.पु) अधिनियम १९७१ चे कलम ३३/३८  
 २) मेसर्स. श्री वृंदा इंटरप्रायजेस एण्ड मे. स्कायक्लार्क बिल्डकॉन प्रा. लि. विकासक यांचा दि. ३१/१०/२०२५ रोजीचा प्रस्ताव  
 ३) मेसर्स. श्री वृंदा इंटरप्रायजेस एण्ड मे. स्कायक्लार्क बिल्डकॉन प्रा. लि. यांनी प्रतिवादी झोपडीधारक यांना दिलेली नोटीस दि. २९/०१/२०२६  
 ४) महाराष्ट्र शासन राजपत्र दि.२६/०४/२०१८  
 ५) मा. मुख्य कार्यकारी अधिकारी, झोपुप्रा, बृहन्मुंबई यांचे दिनांक ०४/१०/२०२४ रोजीचे अधिकारांचे प्रत्यायोजन आदेश  
 ६) झोपडपट्टी पुनर्वसन प्राधिकरण, बृहन्मुंबई यांचेकडील परिपत्रक क्र. १४७ व २१०

मेसर्स. श्री वृंदा इंटरप्रायजेस एण्ड मे. स्कायक्लार्क बिल्डकॉन प्रा. लि. (विकासक)  
 ४०२, ५४-बी, सागर अँव्हॅन्यू, ४ था मजला, जंक्शन ऑफ  
 एस.व्ही. रोड अँड लल्लुभाई पार्क रोड,  
 अंधेरी (प.), मुंबई ४०० ०५८.

... वादी

विरुध्द

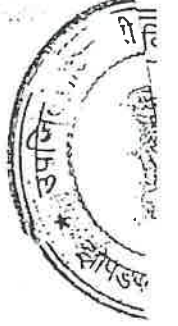
१. बाळकृष्ण गावडे सह. गृह. संस्था

अ. क्र.	परी-II मधील झोपडीधारकांचे नाव	परि-२ अ.क्र.	वापराचे प्रयोजन	पात्र/अपात्र
१.	सुनिल दशरथ वारे	५	निवासी	पात्र
२.	विष्णु भाऊ पाटील लक्ष्मी विष्णु पाटील (बायको)	१६	निवासी	पात्र
३.	विश्वनाथ आत्माराम सावंत	२४	निवासी	पात्र
४.	विजय केरू चव्हाण	२५	निवासी	पात्र
५.	शंकर बालू पाटील	२६	निवासी	पात्र



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१.	मुक्ताबाई भंजना संगपोरु / यशोदा हंबीरराव यादव	२७	निवासी	अपात्र
७	शिवाजी महादेव खुटले	२८	निवासी	पात्र
८.	माया संजय शिंदे	३०	निवासी	पात्र
९.	शंकर महादेव खाडवेकर	३१	निवासी	पात्र
१०.	सुभाष अर्जुन पगारे	३२	निवासी	पात्र
११.	भाभुतमई भुराजी परिहार	३५	निवासी	पात्र
१२.	वंदना नारायण शिर्के	३७	निवासी	पात्र
१३.	सुरेखा शांताराम पोढोळे	३९	निवासी	पात्र
१४.	नागुबाई कोंडिबा कोकरे	४०	निवासी	पात्र
१५.	बालाबाई विठ्ठल पराळे	४१	निवासी	पात्र
१६.	मनिषा श्रीराम मंगरे / क्लेमिंटिना शरद नागावकर	४२	निवासी	अपात्र
१७.	विकास बाळासाहेब निगळे	४७	निवासी	पात्र
१८.	सुशिमता सुरेश राणे	४८	निवासी	पात्र
१९.	लक्ष्मण विठ्ठल गावडे	४९	निवासी	पात्र
२०.	अरविंद शंकर यादव	५०	निवासी	पात्र
२१.	राजेंद्र सावलाराम शेडगे	५३	निवासी	पात्र
२२.	यशवंत सिताराम नाईक	५५	निवासी	पात्र
२३.	बाळासाहेब अर्जुन मुरकर	६६	निवासी	पात्र
२४.	अनुजा रविंद्र मोरे	६६	निवासी	पात्र
२५.	बळीराम नारायण कदम	७२	निवासी	पात्र



२६.	दिपक गोविंद शेळके	१९	निवासी	पात्र
२७.	दशरथ गोपाल मंगले	१०१	निवासी	पात्र
२८.	दिनेश दिगंबर जाधव	१०२	निवासी	पात्र
२९.	राधा रामदास वैगळ	१०३	निवासी	पात्र
३०.	अनुसुया महादेव घागरे	१०६	निवासी	पात्र
३१.	शहाजी वेंकटराव घोरपडे	१०७	निवासी	पात्र
३२.	पांडुरंग सिताराम सावंत	१०९	निवासी	पात्र
३३.	नारायण विठ्ठू मंगले	११२	निवासी	पात्र
३४.	शरुबाई महादेव कापसे	११३	निवासी	पात्र
३५.	सावित्री भिकु आंबोरकर	११७	निवासी	पात्र
३६.	सखाराम हरी जाधव	१२०	निवासी	पात्र
३७.	तुकाराम रामू जाधव	१२१	निवासी	पात्र
३८.	ज्योतिराम तातोबा माने	१२३	निवासी	पात्र
३९.	रामचंद्र महादेव पालेकर	१२५	निवासी	पात्र
४०.	शंकर रामभाऊ अवाळे	१२८	निवासी	पात्र
४१.	शोभा शामराव कदम	१२९	निवासी	पात्र
४२.	करूणा भाऊसाहेब पाटील	१३७	निवासी	पात्र
४३.	देवराम तुकाराम जाधव	१४२	निवासी	पात्र
४४.	विश्वास श्रीराम गायकवाड	१४७	निवासी	पात्र
४५.	सिताराम तुकाराम जाधव	१४९	निवासी	पात्र



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४६.	संपत नामदेव कुरणे	१५४	निवासी	पात्र
४७.	आनंदीबाई श्रीमंत गायकवाड	१५५	निवासी	पात्र
४८.	सुजाता शशिकांत भाडवणकर/ दयानंद हरि पाटील	१५७	निवासी	अपात्र
४९.	रघुनाथ दिनकर तळेकर	१६१	निवासी	पात्र
५०.	चंद्रकांत बंडू सुर्यवंशी	१६६	निवासी	पात्र
५१.	पांडुरंग बापू घांगरे	१७३	निवासी	पात्र
५२.	तुकाराम भिमराव जोशीलकर	१७६	निवासी	पात्र
५३.	शरद कृष्णा परब	१८३	निवासी	पात्र
५४.	कृष्णा बायप्पा अर्दलकर	१८३	निवासी	पात्र
५५.	बाबा साहेब शिवाजी परीट	१८५	निवासी	पात्र
५६.	नारायण विठोबा गुरे	१८६	निवासी	पात्र
५७.	साहेबराव चंद्रकांत हवालदार	१८८	निवासी	पात्र
५८.	शंकर नारायण शिवतारे	१९०	निवासी	पात्र
५९.	भिमराव भाऊ कुंभार	१९३	निवासी	पात्र
६०.	सुभन्ना अप्पा हरेर	१९४	निवासी	पात्र
६१.	पांडुरंग श्रीपती कुडपाने	१९५	निवासी	पात्र
६२.	चंद्रकांत महादेव मोरे	१९६	निवासी	पात्र
६३.	आनंद धोंडीबा कदम	१९७	निवासी	पात्र
	भगवान नानुराव तरे	१९९	निवासी	पात्र
	चंद्रकांत विष्णु हवालदार	२००	निवासी	पात्र



६६	सखाराम लक्ष्मण धोदले	२०१	निवासी	पात्र
६७	आनंदराव लक्ष्मण रेणुसे	२०२	निवासी	पात्र
६८	संपत नारायण सालेकर	२०४	निवासी	पात्र
६९	पांडुरंग कोडीबा पाटे	२०७	निवासी	पात्र
७०	तातोबा देवाबा राणे	२०८	निवासी	पात्र
७१	नेताजी शंकर वरतेकर	२१४	निवासी	पात्र
७२	रमेश शंकर तोरसे	२१५	निवासी	पात्र
७३	विमल सदाशिव राऊत	२१६	निवासी	पात्र
७४	आनंदा शंकर परीट	२१७	निवासी	पात्र
७५	श्री हनुमंत मित्र मंडळ	२२८	मंदिर	पात्र
७६	एकनाथ लोदया घरत	२३०	निवासी	पात्र
७७	अप्पा शंकर जाधव	२४०	निवासी	पात्र
७८	गणपती गोपाळ जाधव	२६८	निवासी	पात्र
७९	अशोक नामदेव हरुगळे	२७१	निवासी	अपात्र
८०	गणेश विठ्ठल जाधव	२७६	निवासी	पात्र
८१	रविंद्र तुकाराम तीबीले (रावळनाथ तरुण मंडळ मोरेवाडी)	२७९	निवासी	पात्र
८२	शंकर कृष्णा पाटील (रावळनाथ तरुण मंडळ)	२८०	निवासी	पात्र



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८३	विलास गणपती हरुगाडे	२८२	निवासी	पात्र
८४	नागेश अण्णा घेवडे	२८३	निवासी	पात्र
८५	अनंत भोगोजी मुळीक	२८६	निवासी	पात्र
८६	ज्योतीबा अण्णा आमुरुसकर	२८७	निवासी	पात्र
८७	शोभना राऊळु करमबळकर	२८८	निवासी	पात्र
८८	मनिषा विजय नावेंकर	२९२	अनिवासी	पात्र
८९	धनाजी शुभाना हरेर	३००	निवासी	पात्र
९०	मारुती कृष्णा पाटील	३०१	निवासी	पात्र
९१	उदय गोरख रावण	३०५	निवासी	पात्र
९२	दिनकर बाळु जोशीलकर	३१४	निवासी	पात्र
९३	सरिता मनोहर सागवेकर (वत्सला भिकाजी हुंदलेकर)	३१६	निवासी	अपात्र
९४	रेणुका सजेराव सावंत	३१७	निवासी	पात्र
९५	रघुनाथ बाबुराव आवकीरकर	३१८	निवासी	पात्र
९६	अण्णासाहेब रामचंद्र देसाई	३२०	निवासी	पात्र
९७	पुरुषोत्तम रघु मोडक	३२७	निवासी	पात्र
९८	नामदेव महादेव शिरसाट	३३०	निवासी	पात्र
९९	सरिता नारायण जाधव	३३१	निवासी	पात्र
१००	प्रकाश गणपत आंबेकर	३३६	निवासी	पात्र
१०१	रमेश अनंत गावडे	३३९	निवासी	पात्र
१०२	गेंद्रे नामदेव शिरसाट	३४१	निवासी	पात्र



१०३	चंद्रकांत सखाराम कुडतरकर	३४२	निवासी	पात्र
१०४	गुप्ता मनोजकुमार पन्नालाल	३४४	निवासी	पात्र
१०५	अनिल हनुमंत कांबळे	३४७	निवासी	अपात्र
१०६	रमेश भुमय्या यन्नम्मा	३४८	निवासी	अपात्र
१०७	सुनिल गणपत गुलवणकर	३५०	निवासी	पात्र
१०८	लालचंद अमीर जैस्वार	३५३	निवासी	पात्र
१०९	मालती तुकाराम चव्हाण	३५५	निवासी	पात्र
११०	अंजली निलंकठ स्वराटे	३५७	निवासी	पात्र
१११	शिल्पा सुधीर नागवेकर	३६३	निवासी	पात्र
११२	महादेव नारायण केळकर	३६४	निवासी	पात्र
११३	रघुनाथ रामचंद्र दळवी	३६७	निवासी	पात्र

## II. अष्टविनायक सहकारी गृहनिर्माण संस्था

अ. क्र.	परी-II मधील झोपडीधारकांचे नाव	परि-२ अ.क्र.	वापराचे प्रयोजन	पात्र/अपात्र
११४	विष्णुदेव कुशेश्वर जा	१९	निवासी	अपात्र
११५	रामजीत अवतारु कनोजिया	२१	निवासी	पात्र
११६	सुधीर अनंत सुर्वे	२७	निवासी	पात्र
११७	एकनाथ बाळाराम कोटेकर/ एकनाथ बाळाराम कोटेकर	२८ आणि २९	अनिवासी	पात्र
११८	प्रदीप रांगणकर / प्रदीप रांगणकर	३० आणि ३१	अनिवासी	अपात्र
११९	विलास थोरात	३२	अनिवासी	अपात्र
१२०	मंदिर	३३	मंदिर	अपात्र



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## III. श्री विघ्नहर्ता सहकारी गृहनिर्माण संस्था

अ.क्र.	परी-II मधील झोपडीधारकांचे नाव	परी-II मधील अनु.क्र.	वापराचे प्रयोजन	पात्र/अपात्र
१२१	रनेहल संदीप नाईक	२	निवासी	पात्र
१२२	यमुना चंद्रकांत पाटील	३	निवासी	पात्र
१२३	रामबच्चन अत्वरु कनौजिया	७	निवासी	पात्र
१२४	हरिश्चंद्र देवजी म्हात्रे	१०	निवासी	पात्र
१२५	प्रगती क्रिडा मंडळ	११	कार्यालय	पात्र
१२६	योगेश महादेव पाटील	२८	निवासी	पात्र
१२७	उषा अनंत जुईकर	४७	निवासी	अपात्र
१२८	अरुण हसु पाटील	४५	निवासी	पात्र

## IV. श्री विघ्नरार्जेद्र सहकारी गृहनिर्माण संस्था

अ.क्र.	परी-II मधील झोपडीधारकांचे नाव	परी-II मधील अनु.क्र.	वापराचे प्रयोजन	पात्र/अपात्र
१२९	शांतीबाई शांताराम पाटील	१०	निवासी	पात्र

## V. श्री गणेश सहकारी गृहनिर्माण संस्था

अ.क्र.	परी-II मधील झोपडीधारकांचे नाव	परी-II मधील अनु.क्र.	वापराचे प्रयोजन	पात्र/अपात्र
१३०	नंदाबाई गणेश सिंग	४५	निवासी	पात्र

## VI. मुंबादेवी सहकारी गृहनिर्माण संस्था

अ.क्र.	परी-II मधील झोपडीधारकांचे नाव	परी-II मधील अनु.क्र.	वापराचे प्रयोजन	पात्र/अपात्र
१३१	अंकुश विश्वनाथ सुर्यवंशी	४८२	निवासी	पात्र
१३२	संतोष विश्वनाथ सुर्यवंशी	४८४	निवासी	पात्र



१३३	राज विश्वनाथ सुर्यवंशी	४८७	अनिवासी	पात्र
१३४	वेल्लेकर सेंटर-१	४९१	इतर	अपात्र
१३५	वेल्लेकर सेंटर-२	४९२	इतर	अपात्र
१३६	विर कानोजी आपरे जिमखाना	४९३	इतर	अपात्र
१३७	शशिकला महादेव यंनुगुंडा	५०७	निवासी	पात्र

## VII. कामगार नगर नं. २ सहकारी गृहनिर्माण संस्था

अ.क्र.	परी-II मधील झोपडीधारकांचे नाव	परि-२ अ.क्र.	वापराचे प्रयोजन	पात्र/अपात्र
१३८	कृष्णा मंडळ भाईदर	७६	निवासी	पात्र
१३९	नाथा मानसिंग वाघर्ट	८५	निवासी	पात्र
१४०	सचिन प्रकाश सुसविलकर	९६	निवासी	अपात्र
१४१	मनबोध चेबुली जयस्वाल	९७	निवासी	पात्र
१४२	रामदास गोस्वा भिलाटे	९८	निवासी	अपात्र
१४३	नीला संजय शेट्ये	१००	अनिवासी	अपात्र
१४४	मंच्छिद्र काशीनाथ खातावकर	१०१	निवासी	अपात्र
१४५	संजय सोमनाथ शेट्ये	१०४	अनिवासी	पात्र
१४६	मुलचंद धेगवांदस कनोजत्या	११३	अनिवासी	अपात्र
१४७	लक्ष्मण चिन्मय्या चिलका	११४	निवासी	अपात्र
१४८	संदीप चंद्रकांत शाहा	११५	निवासी	पात्र
१४९	पृथ्वी पाल रामाधार सरोज	११६	निवासी	पात्र



१५०	सामिला मोहम्मद अली	१६७	निवासी	अपात्र
१५१	फूचंद बच्चा कुंभार	१७४	अनिवासी	पात्र
१५२	शरदप्रसाद जयराम सोकर	१९७	निवासी	पात्र
१५३	रामराज महादेव प्रजापती	१९९	निवासी	पात्र
१५४	जयवंती दामु भाटले	२०१	निवासी	पात्र
१५५	राजकुमार श्री इश्वरी शर्मा	२०२	निवासी	अपात्र
१५६	श्रीनिवास वैक्टराव तुरुप	२०४	निवासी	अपात्र
१५७	राजुबाई रमेश मागीडी	२११	निवासी	पात्र
१५८	मानसिंग शंकर भिल्लारे	२१४	निवासी	पात्र
१५९	लक्ष्मी नारायण बोजा	२२३	निवासी	अपात्र
१६०	कालाबाई बलु कोडाळकर	२२७	निवासी	पात्र
१६१	शेख मोहम्मद शरीफ मोहम्मद यासीन	२२८	निवासी	पात्र
१६२	वाजीराव मारुती भोसले	२३१	निवासी	पात्र
१६३	उल्हास शांताराम मोरे	२३२	निवासी	अपात्र
१६४	सरस्वती रविंद्र क्यातम	२३४	निवासी	अपात्र
१६५	चसंतलाल जवाहरालाल चौरसिया	२४७	निवासी	पात्र
१६६	रामकुमार सुरभाबाली यादव	२४८	निवासी	पात्र
१६७	दनुभंतगव गगाराम रंगम	२५१	निवासी/ अनिवासी	पात्र



१६८	शोभना सुभाष दामसकर	२५६	निवासी	पात्र
१६९	मच्छिंद्र काशीनाथ खाटवकर	२५७	निवासी	अपात्र
१७०	आशादेवी कैलास सोनकर	२५८	निवासी	अपात्र
१७१	श्यामजी फुलाराम चौरसिया	२५९	निवासी	पात्र
१७२	आनंद गुडू कोले	२६५	निवासी	पात्र
१७३	सचिन धोंडू खेडेकर	२६६	निवासी	पात्र
१७४	लालजी फुलाराम चौरसिया	२६७	निवासी	अपात्र
१७५	शंकर नारायण कौडलकर	२६९	निवासी	अपात्र
१७६	तुकाराम महादेव मोरे	२७१	निवासी	पात्र
१७७	गाला प्रेमजी भक्कावाना	२७३	निवासी	अपात्र
१७८	लिलाबाई आबा सातोसे	२७४	निवासी	पात्र
१७९	रुक्मिणी पांडुरंग सावेडेकर	२७७	निवासी	पात्र
१८०	मुगुट जानु भोसले	२८१	निवासी	पात्र
१८१	रामलाल रामनिधी शर्मा	२८३	निवासी	पात्र
१८२	वाल्मिकी चिनाराजन यमारीक	२८४	निवासी	पात्र
१८३	सोमाबाई मुलाजी गोहिल	२८५	निवासी	पात्र
१८४	द्वैरोपदी कालु कांबळे	२८७	निवासी	पात्र
१८५	बादल रामजतन पासी	२८९	निवासी	पात्र
१८६	हिरामनी दुधनाथ पासी	२९१	निवासी	पात्र
१८७	हरिनाथ हिरामन यादव	२९२	निवासी	अपात्र



१८८	मुन्डकुमार राधेश्याम सरोज	२९३	निवासी	अपात्र
१८९	पुंडलीक आनंदराव जाधव	२९९	निवासी	पात्र
१९०	अविनाश कृष्णा उतेकर	३०३	निवासी	पात्र
१९१	श्रीरंग आबाजी भोसले	३०४	निवासी	पात्र
१९२	राजेंद्र सानु गायकवाड	३०५	निवासी	पात्र
१९३	सरस्वती गणेश पेंवेकर	३०८	निवासी	पात्र
१९४	बर्जेनाथ रामकीशोर जैस्वाल	३११	निवासी	पात्र
१९५	पुंडलीक रामु मेस्त्री	३१२	निवासी	पात्र
१९६	विजय भागोजी सकपाळ	३१३	निवासी	पात्र
१९७	बाली हिंरा पकवाना	३१४	निवासी	पात्र
१९८	बळीराम कृष्णा भोसले	३१७	निवासी	पात्र
१९९	मुन्नालाल बुधेराम गुप्ता	३२२	निवासी	अपात्र
२००	जनार्दन मारुती जाधव	३३०	निवासी	पात्र
२०१	सखाराम कोनाजी खेडेकर	३३१	अनिवासी/ निवासी	पात्र
२०२	वसंतराव कृष्णा दबाडे	३३२	निवासी	पात्र
२०३	सोपान अनंत राऊत	३३३	निवासी	पात्र
२०४	विलास भागोजी सणस	३३७	निवासी	पात्र
२०५	कांताबाई तानाजी मोरे	३३९	निवासी	पात्र
२०६	सुधीर तुलशीराम चव्हाण	३४२	निवासी	पात्र
२०७	चंदुलाल छगन पुरादिया	३४३	निवासी	पात्र



२०८	आत्माराम बाबुराव पेवेकर	३४४	निवासी	पात्र
२०९	सुमती देवाजी कांबळे	३४५	निवासी	पात्र
२१०	नन्हू काळू कर्नोजिया	३४९	निवासी	पात्र
२११	श्यामराव रामचंद्र सकपाळ	३५०	निवासी	पात्र
२१२	गोविंद श्यामजी सोलंकी	३५३	निवासी	अपात्र
२१३	प्रविण पुना सोलंकी	३५४	अनिवासी	अपात्र
२१४	रामशंकर उदय चौरसिया	३५८	निवासी	अपात्र
२१५	अनिता हरिश्चंद्र दासगावकर	३६०	निवासी	पात्र
२१६	निर्मला लक्ष्मण उभारे	३६६	निवासी	पात्र
२१७	दगडु बाबुराव खोत	३६९	निवासी	पात्र
२१८	प्रकाश श्रीरंग पवार	३७०	निवासी	पात्र
२१९	निर्मला ठाकुरप्रसाद गुप्ता	३७५	निवासी	पात्र
२२०	रामचंद्र रघुनाथ यादव	३७६	निवासी	अपात्र
२२१	यशोदा धोंडु चिपळुणकर	३७८	निवासी	पात्र
२२२	सुलोचना सदानंद तांबे	३७९	निवासी	पात्र
२२३	अर्जुन हिराजी हळदे	३८०	निवासी	पात्र
२२४	गोविंद मोहन सोलंकी	३८७	निवासी	अपात्र
२२५	संजय केशव अडेलकर	३९०	निवासी	पात्र
२२६	दानजी मेघा सोलंकी	३९४	निवासी	पात्र
२२७	हौसिलाप्रसाद गुलचंद कुर्मी	३९५	निवासी	अपात्र



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२२८	विक्रम रामपाल दुबे	३१६	निवासी	पात्र
२२९	रघुनाथ काशिनाथ गोदाम	३१७	निवासी	पात्र
२३०	मायादेवी ओमप्रकाश कालावकर	३९८	निवासी/ अनिवासी	पात्र
२३१	अर्जुन गोपाळ बेडे	४०१	निवासी	पात्र
२३२	माधवजी पुंजा खडेरा	४१६	निवासी	पात्र
२३३	कामिनी सुरेश गुरव	४३५	निवासी	पात्र
२३४	सुरेश मारुती गोवेकर	४४०	निवासी	अपात्र
२३५	कृष्णाबाई मारुती गोवेकर	४४१	निवासी	पात्र
२३६	विजय पालजी जाधव	४४४	निवासी	अपात्र
२३७	पालाजी गोविंद जाधव	४५१	निवासी	पात्र
२३८	वलीबेन भिका परमार	४६२	निवासी	पात्र
२३९	धोंडिबा रामचंद्र गावडे	४६५	निवासी	अपात्र
२४०	वरसातीलाल राजाराम गुप्ता	४६७	निवासी	पात्र
२४१	डेमा गोविंद परमार	४७१	निवासी	पात्र
२४२	प्रेमीबाई पुना मकावाना	४७२	निवासी	पात्र
२४३	मालुबाई हरजी चरनिया	४७३	निवासी	पात्र
२४४	रोहिणी विठ्ठल देवळेकर	४८९	निवासी	पात्र
२४५	मुकेश धुडा सांडीस	४९१	निवासी	अपात्र
२४६	मोहन देसा मकावाना	४९६	निवासी	पात्र
	हिराबाई गाला परमार	४९९	निवासी	पात्र



२४८	खेताबाई भिका कंबी	५०१	निवासी	पात्र
२४९	रमेश देवजी शिंगल	५०६	निवासी	पात्र
२५०	शांता मावजी चावडा	५०७	निवासी	पात्र
२५१	जैयाबेन प्रेमाजी देडीया	५१२	अनिवासी	पात्र
२५२	जितेंद्र अनंत गोहिल	५१५	निवासी	अपात्र
२५३	जेटा हिरा सोलंकी	५१८	निवासी	पात्र
२५४	दिनेश झाला	५२०	निवासी	पात्र
२५५	जीवीबाई वालाजी वाघेला	५२१	निवासी	पात्र
२५६	अमृत वालाजी वाघेला	५२२	निवासी	अपात्र
२५७	दिपक वालाजी वाघेला	५२३	निवासी	पात्र
२५८	फालगुनी संजय देसाई	५३०	अनिवासी	पात्र
२५९	भरत गोविंद सोलंकी	५३३	निवासी	अपात्र
२६०	पांडुरंग विठ्ठोबा गाड	५३४	निवासी	पात्र
२६१	मनु बंधवा	५३५	निवासी	अपात्र
२६२	रमेश बाबू शेलार	५४०	अनिवासी	पात्र
२६१	किशोर मकवाना	५४१	निवासी	अपात्र
२६२	सिताराम दत्तू पाटील	५४२	निवासी	अपात्र
२६३	चंद्रशेखर गंगाराम दुवा	५४६	निवासी	अपात्र
२६४	महादेव तुकाराम आखाडे	५५१	निवासी	अपात्र
२६५	द्वीपदी वासुदेव गवाणकर	५५२	निवासी	पात्र



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२६६	प्रेमाबाई जीवराज पंडाडिया	५५३	निवासी	पात्र
२६७	शांताराम महादेव जाधव	५६२	निवासी	पात्र
२६८	लता विरय्या सामलेट	५६५	निवासी	पात्र
२६९	विलास साहेबराव खरात	५७१	निवासी	पात्र
२७०	प्रेमादेवी ओमकारनाथ दुबे	५७९	अनिवासी	पात्र
२७१	ब्रम्हदेव राममुरत दुबे	५८०	अनिवासी	पात्र
२७२	रमेश रघुनाथ गोले	५८१	अनिवासी	अपात्र
२७३	डॉ. शितल एस. मुरुडकर	५८६	अनिवासी	पात्र
२७४	पृथ्वीपाल मताबादल सिंग	५९६	निवासी	पात्र
२७५	पीटीबाई राघवजी मारु	५८९	अनिवासी	पात्र
२७३	सौरभ मित्र मंडळ	२/२४७	इतर	अपात्र
२७४	दिनेश प्रकाश आडगळे	२/२४९	निवासी	अपात्र
२७५	कामगार नगर नं. २ रहिवाशी संघ	२/२५०	इतर	पात्र
२७६	इलावती ब्रिजलाल प्रजापती	२/२५५	निवासी	पात्र
२७७	रोहिदास हरी ओवळकर	२/२५६	निवासी	पात्र
२७८	सुजाता प्रभाकर भाटकर	२/२५७	निवासी	पात्र
२७९	मंगल रमेश शिंदे	२/२५८	निवासी	पात्र
२८०	गणेश जळगावकर	२/२६०	निवासी	पात्र
२८१	शंकर दत्ताराम पाटील	२/२९१	अनिवासी	पात्र
२८२	अनिता नामदेव चव्हाण	२/२९२	निवासी	पात्र



२८३	पंचम कलवार	२/२९३	अनिवासी	अपात्र
२८४	बाजीराव लक्ष्मण राऊत	२/२९४	निवासी	पात्र
२८५	रघुनाथ भोसले	२/२९५	निवासी	पात्र
२८६	सुरजकुमार पाल	१२/२८४	निवासी	अपात्र
२८७	अविनाश दत्तात्रय खेडेकर	१३/२८४	निवासी	अपात्र

सर्व राहणार : साई सुंदर नगर एस.आर.ए सह. गृह. संस्था (नियो.) आणि इतर  
१०४४, लोअर परेल विभाग, कामगार नगर नं.१, न्यू प्रभादेवी रोड, ...प्रतिवादी  
प्रभादेवी, मुंबई - ४०० ०२५,

महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मूलन व पुनर्विकास) अधिनियम, १९७१ चे कलम ३३ व ३८ मध्ये सुधारणा करणेत आली असून सदर सुधारणा महाराष्ट्र शासनाच्या दि. २६/०४/२०१८ च्या राजपत्रामध्ये प्रसिध्द झाली आहे. सदर सुधारणेस महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मूलन व पुनर्विकास) (सुधारणा) अधिनियम, २०१७ असे संबोधण्यात आले आहे. ह्या सुधारणेनुसार कलम ३३ व ३८ चे अधिकार मा. मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण यांना प्रदान केले आहेत. तदनंतर मा. मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण, बृहन्मुंबई यांनी दि. ०४/१०/२०२४ रोजीच्या कार्यालयीन आदेशानुसार कलम ३३ व ३८ चे अधिकार उपजिल्हाधिकारी (विशेष कक्ष) यांना प्रत्यायोजित करण्यात आलेले आहेत.

प्रकरणाची पार्श्वभूमी :-

अंतिम भूखड क्र. १०७२(पै), १०७६, १०७७, १०७८ टीपीएस IV, माहिम विभाग, भू. क्र. २८६(पै) अॅण्ड ९११(पै) अॅण्ड भू. क्र. २A/९११, ९१२, लोअर परेल विभाग या मिळकतीवर ल श्री साई सुंदर नगर सह. गृह. संस्था या संस्थेसोबत इतर १३ संस्थेचे एकत्रिकरण करण्यात आलेले आहे. सदर योजनाचे विकासकाम विकासक - मे. श्री. वृंदा इंटरप्रायजेस एण्ड मे. स्कायलार्क बिल्डकॉन प्रा. लि. यांचे मार्फत राबविण्यात येत आहे.

सदर योजनेच्या झोपडपट्टी पुनर्वसन योजनेचेकामा संदर्भात विकासक - मे. श्री. वृंदा इंटरप्रायजेस एण्ड मे. स्कायलार्क बिल्डकॉन प्रा. लि. यांनी दि. ३१/१०/२०२५ रोजीच्या पत्राने झोपडपट्टीचे बांधकाम सुरु करण्यासाठी प्रस्तावित योजनेला दि. २३/०७/२०२५ रोजी सुधारित आशयपत्र



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(L.OI) पारित करण्यात आले आहे. दि. २६/०८/२०२५ रोजी सुधारित IOA पारित करण्यात आले आहे तसेच दि. १२/१२/२०२५ रोजी Full CC पारित करण्यात आली आहे. सदर झोपु योजनेच्या पुनर्वसनाच्या दृष्टीकोनातून विकासक कामास साई सुंदर नगर एस. आर. ए. सह.गृह. संस्था व इतर १३ या संस्थेअंतर्गत I. बाळकृष्ण गावडे सह. गृह. संस्था, II. कामगार नगर-२ सह. गृह. संस्था, III. श्री मुंबादेवी (प्रभादेवी) सह. गृह. संस्था, IV. श्री विघ्नहर्ता सह. गृह. संस्था, V. श्री विघ्नराजेंद्र सह. गृह संस्था, VI. श्री गणेश सह. गृह. संस्था, VII. श्री अष्टविनायक सह. गृह. संस्था या संस्थेमधील उपरोक्त नमूद प्रतिवादी क्र. १ ते २८७ असहकार्य करीत असल्यामुळे सदर झोपडीधारकांविरुद्ध महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मूलन व पुनर्विकास) अधिनियम १९७१ चे कलम ३३/३८ अंतर्गत निष्कासन कारवाई करण्यासाठी प्रस्ताव दाखल केला आहे.

सदर प्राप्त प्रस्तावाच्या अनुषंगाने प्रकरणी मा. मुख्य कार्यकारी अधिकारी, झोपुप्रा, बृहन्मुंबई यांची मान्यता घेऊन प्रतिवादी क्र. १ ते २८७ वरील असहकार्य करणाऱ्या झोपडीधारकांविरुद्ध महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मूलन व पुनर्विकास) अधिनियम १९७१ चे कलम ३३ व ३८ अन्वये कारवाई करणेबाबत सर्व संबंधितांना या कार्यालयामार्फत सुनावणीची पुरेशी संधी देऊन प्रकरण निर्णयासाठी बंद करण्यात आले.

संबंधितांच्या युक्तीवाद :

वादी यांचा युक्तीवाद :

➤ विकासक श्री. वृंदा इंटरप्रायजेस एण्ड मे. स्कायलार्क बिल्डकॉन प्रा. लि. यांनी दि. २०/०२/२०२६ रोजी सादर केलेल्या लेखी म्हणण्या मधील प्रमुख मुद्दे खालीलप्रमाणे -

दि. २३/०७/२०२५ रोजीचे सुधारित एकत्रित आशयपत्रान्वये विषयांकित नमूद संस्थेच्या पुनर्वसन योजनेचे काम आमच्यामार्फत सध्या सुरु आहे. सदर योजनेमधील झोपडी रिकत करून त्या खालील जमिनीचा ताबा न दिलेल्या ११३ झोपडीधारकांवर महाराष्ट्र झोपडपट्टी (सु. नि. व पु.) अधिनियम १९७१ चे कलम ३३/३८ अंतर्गत कारवाई करण्यासाठी आपणांस कळविले होते. त्या अनुषंगाने आपल्यामार्फत संबंधित झोपडीधारकांची सुनावणी प्रक्रिया पूर्ण झालेली असून, वरील नमूद असहकार झोपडीधारकांचा त्यांच्या वैयक्तिक बँके खात्याचा तपशिल उपलब्ध नसल्याने, अशा १०५ झोपडीधारकांना दोन वर्षांसाठी भाडेपोटी देण्यात येणाऱ्या रक्कमेचा युनियन बँक ऑफ इंडिया, विलोपार्ले (पश्चिम) शाखेचा दि. ३१/१०/२०२५ रोजीचा धनादेश क्र. ८११०४० एकुण रक्कम रुपये ३,३२,४०,०००/- तसेच आमच्या दि. ०६/११/२०२५ रोजीच्या पत्राद्वारे १ झोपडीधारकांचा धनादेश क्रमांक ८१३२५१ एकुण रक्कम रुपये ३,००,०००/- व एकुण १२७ झोपडीधारकांना पुढील एक महिन्यांनी आगाऊ भाडेपोटी देण्यात येणाऱ्या रक्कमेचा युनियन बँक ऑफ इंडिया, विलोपार्ले शाखेचा



दि. ०१/१२/२०२७ रोजीचा धनादेश क्र. ८११०४८ एकूण रक्कम रुपये ३,८२,८०,०००/- असं दाखल  
 धनादेश सहाय्यक निबंधक, झोपुप्रा यांच्या कार्यालयात दि. ३१/१०/२०२५ रोजीच्या पत्रारोवत जमा  
 केले आहे. तरी उर्वरित नमूद एकूण ११३ असहकार कारणांच्या झोपडीधारकांवर महाराष्ट्र झोपडपट्टी  
 (सुधारणा, निर्मुलन व पुनर्विकास) अधिनियम, १९७९ चे कलम ३३ व ३८ अंतर्गत कार्यवाही  
 करण्याबाबत विनंती करीत आहोत.

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प्रतिवादी यांचा युक्तीवाद :

I. बाळकृष्ण गावडे सहकारी गृहनिर्माण संस्था (नियो.) या संस्थेतील प्रतिवादी यांनी दाखल केलेले  
 लेखी म्हणणे खालीलप्रमाणे -

➤ श्री. सखाराम हरी जाधव यांचेवतीने श्री. रमेश सखाराम जाधव यांनी लेखी म्हणणे दाखल  
 केले असून त्यामधील प्रमुख मुद्दे खालीलप्रमाणे -

परी-II अनु. क्र. १२०, अन्वये पा९ झोपडीधारक आहे. तसेच मी बाळकृष्ण गावडे सह.  
 गृह. संस्था या संस्थेचे सभासद आहे. मी माझे लेखी म्हणणे खालीलप्रमाणे मांडत आहे.

१. झोपडपट्टी पुनर्वसन प्राधिकरण, बृहन्मुंबई राबविण्यात येणाऱ्या प्रस्तावित पुनर्वसन  
 योजनेस माझा कोणत्याही प्रकारचा विरोध नाही.
२. विकासक - मे. श्री वृंदा इंटरप्रायजेस एण्ड मे. स्काटालार्क बिल्डकॉन प्रा. लिं.  
 (जॉईंटली) यांनी आजमितीपर्यंत झोपडपट्टी पुनर्वसन प्राधिकरण, बृहन्मुंबई यांच्या  
 नियमानुसार कोणत्याही प्रकारचा वैयक्तिक करारनामा केलेला नाही.
३. शासन निर्गमित अदययावत परिपत्रकानुसार तसेच झोपडपट्टी पुनर्वसन प्राधिकरण,  
 बृहन्मुंबई यांच्या नियमानुसार वैयक्तिक करारनामा आवश्यक तसेच अपेक्षित आहे.
४. ज्याप्रमाणे सी.एस. क्र. २८६(पै), ११२ परि-II, अनु. क. १२०, वरील काही झोपडीधारक  
 यांना सेन्चुरी म्हाडा वसाहत, प्रभादेवी येथील संक्रमण शिबीर येथे  
 घराचा पुनर्वसन योजना कालावधीत तबा देण्यात आलेला आहे. त्याचप्रमाणे  
 अमचा विचार करावा.
५. आमच्या सी.एस.क्रमांक यावरील पुनर्वसन योजना योग्य प्रकारे नकाशे तसेच  
 कायदेशीर बाबींची पूर्तता करणारे कागदपत्रे आपणामार्फत विकासकाद्वारे देण्यात  
 यावीत.

प्रस्तावित योजनेस आमचे यापुढेही सहकार्य राहिल. तरी वरील बाबींचा सहानुभूतीपूर्वक  
 विचार करून आपण योग्य तो न्याय द्यावा अशी विनंती.

II. अष्टविनायक सहकारी गृहनिर्माण संस्था (नियो.) या संस्थेतील प्रतिवादी यांनी दाखल केलेले  
 लेखी म्हणणे खालीलप्रमाणे -

➤ प्रतिवादी श्री. प्रदीप रांगणकर भयत असून त्यांचे पत्नी स्वामी प्रदीप रांगणकर यांनी लेख  
 म्हणणे दाखल केले असून त्यामधील प्रमुख मुद्दे खालीलप्रमाणे -

सदर नोटीशीमध्ये ज्या प्लॉट नंबरचा (१०४४ए) उल्लेख करण्यात आला आहे, तो  
 माझ्या व्यावसायिक गाळ्याचा मूळ प्लॉट नंबर नाही. माझा गाळा हा प्लॉट नंबर १०७२/३९१



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वर सिधत आहे. चुकीच्या माहितीवर आधारित ही नोटीस कायदेशीरीत्या अवैध असून ती रद्दवातल करण्यात यावी. सदर पुनर्वसन योजनेच्या विकासकाने पूर्वी आमच्याशी कोणताही संपर्क साधला नव्हता तथापि, सदर नोटीस मिळताच आम्ही स्वतःहून पुढाकार घेऊन विकासकाराशी संपर्क साधला, आमचे म्हणणे मांडले आणि योजनेला पूर्ण सहकार्य करण्याचे आश्वासन दिले. परंतु इतके दिवस उलटूनही विकासकाकडून आम्हाला अद्याप कोणतेही अधिकृत उत्तर किंवा स्पष्टीकरण देण्यात आलेले नाही. विकासकाकडून प्रतिसाद मिळत नसल्याने आणि प्रशासनाने कोणतीही पूर्व-सुनावणी न दिल्याने आमच्यावर अन्याय होत आहे. आम्हाला विश्वासात न घेता थेट निष्कासनाची नोटीस बजावणे हे नियमबाह्य आहे.

माझ्या पतीचे नाव परि-11 मध्ये अनु. क्र. ३० आणि ३१ वर नमूद आहे. मी या जागेवर गेल्या अनेक वर्षांपासून व्यवसाय करत असून माझ्याकडे व्यावसायिक पात्रतेचे आवश्यक पुरावे आहेत. सद्यस्थितीत जारी माझी पात्रता अपात्र दर्शली असली, तरी त्याविरुद्ध अपील करण्याची प्रक्रिया सुरु आहे. या प्रक्रियेदरम्यान कोणतीही सवतीची कारवाई करणे अन्यायकारक ठरेल. सदर गाळा हा माझ्या आणि माझ्या कुटुंबाच्या रोजीरोटीचे एकमेव साधन आहे याची कृपया दखल घ्यावी.

- प्रतिवादी श्री. एकनाथ कोटेकर यांनी लेख म्हणणे दाखल केले असून त्यामधील प्रमुख मुद्दे खालीलप्रमाणे -

आपल्या कार्यालयामार्फत/संबंधित विकासकाकडून आम्हाला अष्टविनायक सह. गृह. संस्था या एसआरए प्रकल्पातील प्लॉटवर पात्र रहिवासी म्हणून दाखविण्यात आले आहे. मात्र सदर नोंदणी आम्हाला पूर्णपणे मान्य नाही. आम्ही महानगरपालिकेच्या भूखंडावरील घरधारक असून, एसआरए प्रकल्पातील सदर प्लॉटशी आमचा कोणताही संबंध नाही.

आमची कोणतीही लेखी संमती, अर्ज अथवा हरकत नसल्याचे प्रमाणपत्र (NOC) न घेता आम्हाला पात्र रहिवासी म्हणून दाखविणे चुकीचे व नियमबाह्य आहे. यामुळे आमच्या कायदेशीर हक्कांवर परिणाम होण्याची शक्यता आहे.

आम्हाला एसआरए प्रकल्पातील पात्र रहिवासी यादीतून तात्काळ वगळ्यात यावे. आमच्या नावाने करयात आलेली चुकीची नोंद रद्द करण्यात यावी.

- प्रतिवादी - श्री. विलास हरीबा थोरात यांनी त्यांचे लेखी म्हणणे दाखल केले असून त्यामधील प्रमुख मुद्दे खालीलप्रमाणे -

I herewith forward complaint dated ०६/०२/२०२६ of my client Shri Vilas Hariba Thorat. Mobile No. ९९३०७५९५३९ residing at २३] Standard Mill Lane. Original Plot No. ३९१, TPS IV Mahim, CTS No. ११०८, F.P.No. १०७२, New Prabhadevi Road, (Rajabhau Desai Road), Under G/South B.M.C. Ward Mumbai-४०० ०२५, Maharashtra I call upon you to please look into the matter and sort out the problems faced by him. Request for immediate action taken by the concerned SRA authorities and by you/Government in the best interest of equity and natural justice please do the needful in the matter and safeguard life. Limbs and assure security and protect to my clients property.



1. कामगार नगर नं. २ सहकारी गृहनिर्माण संस्था (नियो.) या संस्थेतील प्रतिवादी यांनी लेखी म्हणणे दाखल केले आहेत ते खालीलप्रमाणे -

१. प्रतिवादी - श्री. मनबोध जयस्वाल व इतर १५, २. प्रतिवादी - श्रीम. द्रोपदी कांवळे व इतर १५,
३. प्रतिवादी - श्री. प्रकाश श्रीरंग पवार व इतर २०, ४. प्रतिवादी - श्रीम. द्रोपदी गवागकर व इतर १३, ५. प्रतिवादी - श्री. पांडुरंग विठोबा गाड व इतर १४, ६. प्रतिवादी - श्री. वसंत कृष्णा डबडे व इतर २१

उपरोक्त नमूद प्रतिवादी यांनी त्यांचे लेखी दाखल केले असून त्यामधील प्रमुख मुद्दे खालीलप्रमाणे -

१. सन २००६ मध्ये सर्व झोपडीधारकांमार्फत सदर संस्थेने विकासक म्हणून दर्शन ग्रुप, विकासक श्री. चंदूभाई जैन यांची नेमणूक करून आमच्या झोपडीपट्टीचा पुनर्विकास करण्यासाठी करारनामा केला होता. त्यानुसार सन २००९ मध्ये जी/दक्षिण विभाग, बृहन्मुंबई महानगरपालिका, मुंबई-४०००१३ यांच्या कार्यालयातून परिशिष्ट-२ पारीत करण्यात आलेले आहे.
२. सदर भूखंडाखाली मोठा नाला व १९९१ च्या विकास आराखडयानुसार नियोजित डी.पी. रोडचे आरक्षण असल्यामुळे सदर भूखंडावर पुनर्विकास होऊ शकणार नसल्यामुळे दि. १६/०२/२०१४ रोजी झालेल्या सर्वसाधारण सभेमध्ये विकासक श्री. चंदूभाई जैन यांच्या संमतीनुसार संस्थेने स्कायलार्क बिल्ड कॉर्न प्रा.लि. (सहाना ग्रुप), विकासक श्री. सुधाकर शेटी यांची संस्थेचे नविन विकासक म्हणून नियुक्त करून सर्वानुमते ठराव मंजूर केला.
३. सन २०२२ मध्ये वरळी-शिवडी उन्नत मार्ग प्रकल्प अंतर्गत सदर संस्थेतील साधारण २०० ते २५० बाधित झोपडीधारकांना मु.म.प्र.वि.प्रा. मार्फत जसमिन मिल कंपाउंड, धारावी व आसरा सोसायटी, धारावी याठिकाणी तात्पुरत्या स्वरूपातील संक्रमण शिबिरामध्ये स्थलांतरीत करण्यात आलेले आहे.
४. माहिती/कागदपत्रानुसार आपल्या कार्यालयामार्फत सन २०१६ मध्ये पुनर्वसन इमारतीचा आराखडा व एल.ओ.आय. मंजूर करण्यात आले होते. त्यानंतर २०२० व २०२५ मध्ये आराखडा व एल.ओ.आय. मंजूर करण्यात आलेला आहे.
५. आम्ही राहत असलेला भूखंड एस.आर.ए योजना बाधित असल्यामुळे नाला वळवणे व त्यावरील डी.पी. रोडचे आरक्षण उठवून अन्य ठिकाणी स्थलांतरीत करण्याबाबत विकासकाचे वास्तुविशारद श्री. संजय नेवे यांनी मा. मुख्य कार्यकारी अधिकारी, झोपुप्रा व मा. कार्यकारी अभियंता, पजवा, मनपा कार्यालय यांना दि. २२/०५/२०२३ रोजीच्या लेखी पत्राद्वारे कळविले आणि दि. ०२/८/२०२३ रोजीच्या कार्यकारी अभियंता, पजवा, मनपा कार्यालयाच्या पत्रानुसार भूमापन क्र. २८६ (पै), कामगार नगर नं. २ व इतर सोसायट्या यांच्या पुनर्वसनासाठी सदर भूखंड आरक्षित करण्यात आलेला आहे.
६. सदर विकासक एकत्रित प्रकल्प राबवित असल्यामुळे सदर प्रकल्पाला श्री साई सुंदर नगर सहकारी गृहनिर्माण संस्था, मर्या. असे नाव ठेवण्यात आलेले आहे. त्यानुसार एकत्रित प्रकल्पामध्ये भूमापन क्र. ४३७, लोअर परेल विभाग, यादव नगर, गणपतराव कदम मार्ग, वरळी, मुंबई-४०० ०१८ हा भूखंडसुध्दा समाविष्ट आहे. सन २०२५ मध्ये पारीत झालेल्या एल.ओ.आय. मध्ये सदर भूखंड समाविष्ट करण्यात आलेला आहे. तसेच भूमापन क्र. ४३७, यादव नगर येथील मंजूर पुनर्वसन इमारतीच्या आराखडयामध्ये आमचा भूमापन क्र. २८६ (पै), कामगार नगर नं. २ चा स्पष्ट उल्लेख करण्यात आलेला आहे. त्याचप्रमाणे सदर भूमापन क्र. ४३७ हा भूखंड आमच्या भूखंडापासून साधारण ३ किलोमीटरच्या अंतरावर असून मुख्य रस्त्यापासून खुप आतील बाजूस आहे.



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७. तसेच आम्ही राहता असलेल्या भुखंडालगत भुमापन क्र. ९१२ असून दि. ०४/१/२०१४ रोजीच्या मा. मुख्य कार्यकारी अधिकारी, झोपुप्रा यांच्या पत्रानुसार महाराष्ट्र शासन, नगर विकास विभागाने, भुमापन क्र. ९१२ वरील मनोरंजन मैदानाचे आरक्षण उठवून/वगळून सदर भुखंडावर झोपडीधारकांचे त्यांच्याच जागेवर पुनर्वसन होण्यासाठी दि. ०९/०७/२०१५ रोजीच्या शासन निर्णयानुसार सदर भुखंड निवासी/रहिवास क्षेत्र घोषित करून आरक्षित केलेले असून सुध्दा दि. २३/०७/२०२५ रोजीच्या एल.ओ.आय. व मंजूर आराखडयामध्ये विकासकाने स्वतःच्या फायद्यासाठी विक्री इमारत दर्शविलेली आहे. आणि विकासक भुमापन क्र. २८६ (पै) वर विक्री इमारत बांधण्याचा विचार करित आहेत व भुमापन क्र. २८६ (पै) चे सभाव्य मूल्य भुमापन क्र. ४३७ पेक्षा जास्त असल्याने विकासकाला अधिक नफा मिळवायचा आहे.
८. त्याशिवाय सन २०२५ च्या एल.ओ.आय मध्ये दि. १९/०८/२०२४ रोजीच्या शासन निर्णयानुसार शासनाचे प्रकल्पबाधित व्यक्तीसाठी प्रकल्पबाधित सदनिका निर्माण करून वितरीत करण्याबाबतचे धोरण असल्याबाबतच्या शासन निर्णयाचा सन २०२५ च्या एल.ओ.आय. मध्ये उल्लेख करण्यात आलेला असून भुमापन क्र. ४३७, लोअर परेल विभाग, येथील मनपा च्या भूखंडावर पी.ए.पी. साठी सदनिका बांधण्यात येणार आहेत.
९. यापूर्वी आमच्या भुखंडाखाली नाला असल्यामुळे सदर भूखंडावर आमचे पुनर्वसन शक्य नव्हते. परंतु मनपा कार्यालयाने २०३४ च्या विकास आराखडयामध्ये फेरबदल करून नाला वळवून डि.पी.रोड चे आरक्षण अन्य ठिकाणी स्थलातरीत केल्यामुळे सदर भुखंड आमच्या पुनर्वसनासाठी आरक्षित करण्यात आलेला आहे. तसेच आमचा प्रकल्प झोपुप्रा मध्ये सादर होऊन संपूर्ण प्रक्रिया पूर्ण झाल्यामुळे आम्ही झोपुप्रा चे लाभार्थी आहोत. शिवाय सदर भुमापन क्र. २८६ (पै) हा भुखंड कामगार नगर नं. २ व इतर सोसायट्यांसाठी आरक्षित झाल्यामुळे व आम्ही पी.ए.पी. मध्ये मोडत नसल्यामुळे आमचेच प्राधान्याने पुनर्वसन करण्याची आवश्यकता आहे.
१०. सन २०२५ च्या मंजूर आराखडा व एल.ओ.आय. मध्ये रहिवास क्षेत्र म्हणून आरक्षित असलेल्या भुमापन क्र. ९१२ वर स्वतःची विक्री इमारत व भुमापन क्र. ४३७, यादव नगर चा भुखंडावर आमचा भुमापन क्र. २८६ (पै), कामगार नगर नं. २ चा उल्लेख केलेला असल्यामुळे आमच्या मनामध्ये शंका व संभ्रम निर्माण झालेला आहे.
११. विकासक आराखडा व एल.ओ.आय. मध्ये चारवार फेरबदल व सुधारणा करित असल्यामुळे आमचा विकासकावर विश्वास राहिलेला नाही.
१२. त्यामुळे आमच्या खालील अटी/मागणीची पूर्तता करण्यात यावी.
- A. विकासक बदलल्यामुळे पुर्वीच्या विकासका सोबतचा करारनामा रद्द करून विद्यमान विकासक श्री सुधाकर शेठ्ठी यांनी मा. उपनिबंधक यांच्या कार्यालयामध्ये नाममात्र मुद्रांक शुल्क भरून आमच्याशी नोंदणीकृत करारनामा करावा. तसेच सदर करारनाम्यामध्ये भुमापन क्र. २८६ (पै) या आमच्या हक्काच्या भुखंडावर/ जागेवर नवीन शासन निर्णयानुसार ३०५ चौ.फुट क्षेत्रफळाची कायमस्वरूपी पर्यायी निवास/सदनिका बांधून देण्याचा व अन्य सोयी सुविधा पुरविण्याचा उल्लेख करावा. आणि दोन वर्षांचे भाडे दिल्यानंतर कायमस्वरूपी सदनिका मिळेपर्यंत देण्यात येणाऱ्या भाड्यामध्ये वाढ करून भाड्याचा धनादेश मिळण्याची लेखी शाश्वती/ हमी द्यावी.
- B. माहितीनुसार झोपुप्रा योजनेच्या सदनिकांसाठी नाममात्र मुद्रांक शुल्क भरण्याची तरतुद असल्यामुळे विकासकाने आमच्याशी वैयक्तिक नोंदणीकृत करारनामा करावा.
- C. अपात्र झोपडीधारकांची पात्रता त्वरित निश्चित करण्यात यावी.
- D. अपात्र झोपडीधारकांना जबरदस्तीने भाड्याचा धनादेश देऊन झोपडी तोडण्याची विकासकाने घाई करू नये. तसेच झोपडपट्टीमधील अधल्या-मधल्या झोपड्या तोडल्यामुळे



जागेवर असलेल्या झोपडीधारकांना मच्छर व अन्य गोष्टीचा त्रास होत असल्यामुळे झोपड्या घाईघाईने तोडण्यात येऊ नये.

- E. झोपुप्रा नियमानुसार १४ मजल्यासाठी कॉर्पस फंड रु. ४०,०००/- ची तरतुद असल्यामुळे वाढीव मजल्यासाठी जास्तीत जास्त कॉर्पस फंड मिळण्याबाबतची व इमारतीच्या कायमस्वरूपी शुन्य देखभाल खर्चाची मागणी मान्य करावी.
- F. सदर झोपडीमध्ये अनेक विद्यार्थी इ. १० वी व इ. १२ वी परीक्षेच्या अंतिम टप्प्यात असल्यामुळे निष्कासनाची कारवाई पुढे ढकलण्याचा विचार व्हावा.
- G. सदर परिसरामध्ये देण्यात येणाऱ्या अल्प भाड्यामध्ये घरे भाड्याने मिळत नसल्यामुळे आमची तात्पुरत्या स्वरूपातील संक्रमण शिबीरामध्ये पर्यायी व्यवस्था करावी किंवा भाडे वाढवून देण्यात यावे.
- H. मंजूर आराखडा व एल.ओ.आय.सी.सी., आय.ओ.डी. च्या प्रती आम्हाला देण्यात याव्यात तसेच आमच्या जागेवर/भुखंडावरच पुनर्वसन करण्यात येणार असल्याबाबत सामंजस्य करार (एम.ओ.यु.) करण्यात यावा.

सदर प्रकल्पास आमचा विरोध नसल्यामुळे आम्ही आमच्या संस्थेकडे दोन वेळा लेखी पत्राद्वारे नोंदणीकृत करारनाम्याची मागणी केली होती, परंतु दि. १५/०१/२०२६ रोजी आम्हाला नोंदणीकृत करारनामा देतो असे सांगून संस्थेने करारनामा दिले नाही. आम्हाला बेसावध ठेवून निष्कासनाची नोटीस पाठविल्यामुळे आमचा संस्थेवर विश्वास राहिलेला नाही. त्यामुळे आमच्या सर्व अटी/मागणीची पूर्तता होईपर्यंत आपणाकडून आमच्या विरोधात कोणतीही सक्तीची, दंडात्मक अथवा बेदखलीची कार्यवाही करण्यात येऊ नये अशी आपणास विनंती करित आहोत.

- प्रतिवादी - श्री. सुरेश मारुती गोवेकर यांनी लेखी म्हणणे दाखल केले असून त्यामधील प्रमुख मुद्दे खालीलप्रमाणे -

सदर झोपडीधारक झोपडी रिक्त करून देत नाही असे विकासकाने आपल्या निदर्शनात आणून दिले आहे. त्यामुळे झोपडपट्टी पुनर्वसन योजना राबविण्यास विलंब होत आहे. त्याबद्दल समस्या, परंतु मी सुरेश मारुती गोवेकर सर्वेक्षण क्रमांक ४४०, खोली क्रमांक ८५/१२ आहे. अजुन ही माझी रुम अपात्र आहे. आणि ती पात्र करण्यासाठी जी कागदपत्रे लागणार आहेत ती सगळी कागदपत्रे बृहन्मुंबई जमा केली आहे व बृहन्मुंबई महानगरपालिकेने सर्वेक्षण केले आहे. पण अजुन त्यांच्याकडून माझ्या रुमची पात्रता निश्चित झाली नाही. मग मी आपणास विनंती करत आहे की माझी रुम लवकर लवकर पात्र करावी अशी नम्र विनंती करत आहे. आणि ज्या क्षणी माझ्या रुमची पात्रतेची खात्री मिळेल तेव्हा मी कोणताही विलंब न लावता जागेचा ताबा देईन.

तसेच कमिटीने मला अनेक गोष्टींमध्ये वेळेवर मदत केली आहे. पात्रतेच प्रत्येक टप्प्यावर मला सहकार्य केलं आहे.

- प्रतिवादी - ब्रह्मणदेव दुबे यांनी त्यांचे लेखी म्हणणे दाखल केले असून त्यामधील प्रमुख मुद्दे खालीलप्रमाणे -

Brahmadev Dubey aged about 60 years, the appellant above named CA of ajay Omkarnath Dubey residing at room no. 2, Kawliwadi, Gokhle Road, North, Dadar (W), Mumbai- 400 028 do hereby state as under.

I. I say that I have received the notice under section 33 and 38 of SRA act dated 29<sup>th</sup> January 2026 in respect of annexure II bearing no. 579



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of kamgar nagar 2 Sahakari Grihanirman of the said notice states as under:

2. I say that the notice issued by the competent authority on the based of the respondent developer u/s 33 and 38 is illegal improper and bad in law not maintainable in the eyes of law.
3. I say that the competent authority due to the over side shown the less area of my premises and also not shown my various documents showing my residential premises and commercial premises.
4. I say that I had already filed appeal before the competent authority for correction of my area and also shown in the annexed II as eligible commercial structure. I am annexed here with copy of the appeal memo filed before the competent authority along with documentary evidence.
5. I say that the notice issued u/s 33 and 38 on the instigation of developer which require to be set aside, quash, until decide my pending for hearing and final disposal before concern authority.

In view of above fact and circumstances it is humbly prayed that notice dated 29<sup>th</sup> January 2026 be quashed and set aside till decide my appeal, otherwise I will suffer irreparable, harm loss and prehudice which cannot be compensated in terms of money and no harm loss and prejudice will be cost to the other side balance and convenience lense in my favor.

> प्रतिवादी - श्रीम. हौसिला प्रसाद कुर्मी यांनी त्यांचे लेखी म्हणणे दाखल केले असून त्यामधील प्रमुख मुद्दे खालील प्रमाणे

कामगार नगर क्र. २ मधील सर्वेक्षण क्र. ३९५, खोली क्र. १५० च्या सुनावणी संदर्भात, मी हौसिला प्रसाद फुलचंद कुर्मी, हे नमूद करू इच्छितो की, माझा या पुनर्विकास प्रकल्पाला आणि सोसायटीच्या कमिटीला पूर्ण पाठिंबा आहे. कामास कोणतीही विलंब करण्याचा माझा मूळीच हेतू नाही.

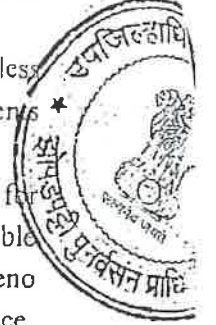
तथापि, माझ्या असे निदर्शनास आले आहे की, माझे नाव सध्या यादीत अपात्र (Ineligible) म्हणून दर्शविण्यात आले आहे.

मा माझे घर रिकामे करण्यास आणि संक्रमण भाड्याचा (Transit Rent) धनादेश स्वीकारण्यास त्वरीत तयार आहे. परंतु त्या आधी माझी स्थिती बदलून ती पात्र (Eligible) करण्यात यावी. जेणेकरून माझा हक्काच्या घराचा अधिकार सुरक्षित राहिल. बृहन्मुंबई महानगरपालिकेने (BMC) देखील सर्वेक्षण पूर्ण केले आहे आणि फोटोपास प्रक्रियेसाठी आवश्यक असलेली सर्व छायाचित्रे (Photos) घेतली आहेत.

तरी, मी आपणास नम्र विनंती करतो की, कृपया माझ्या पात्रतेच्या दर्जात लवकरात लवकर सुधारणा करावी. ज्या क्षणी मला माझ्या पात्रतेची खात्री (Survey) मिळेल, मी कोणताही विलंब न करता जागेचा ताबा देईन.

तसेच, कमिटीने मला अनेक गोष्टींमध्ये मदत केली आहे. प्रक्रियेच्या प्रत्येक टप्प्यावर त्यांनी मला सहकार्य आणि योग्य गागेदर्शन केले आहे.

कामगार नगर क्र. २ मधील सर्वेक्षण क्र. ३९५, खोली क्र. १५० च्या सुनावणी संदर्भात, मी हौसिला प्रसाद फुलचंद कुर्मी, हे नमूद करू इच्छितो की, माझा या पुनर्विकास प्रकल्पाला



आणि सोसायटीच्या कमिटीला पूर्ण पाठिंबा आहे. कामास कोणताही विलंब करण्याचा माझा मूळीच हेतू नाही.

तथापि, माझ्या असे निदर्शनास आले आहे की, माझे नाव सध्या यादीत अपात्र (Ineligible) म्हणून दर्शविण्यात आले आहे.

मा माझे घर रिकामे करण्यास आणि संक्रमण भाड्याचा (Transit Rent) धनादेश स्वीकारण्यास त्वरीत तयार आहे. परंतु त्या आधी माझी स्थिती बदलून ती पात्र (Eligible) करण्यात यावी. जेणेकरून माझा हक्काच्या घराचा अधिकार सुरक्षित राहिल. वृहन्मुंबई महानगरपालिकेने (BMC) देखील सर्वेक्षण पूर्ण केले आहे आणि फोटोपास प्रक्रियेसाठी आवश्यक असलेली सर्व छायाचित्रे (Photos) घेतली आहेत.

तरी, मी आपणास नम्र विनंती करतो की, कृपया माझ्या पात्रतेच्या दर्जात लवकरात लवकर सुधारणा करावी. ज्या क्षणी मला माझ्या पात्रतेची खात्री (Survey) मिळेल, मी कोणताही विलंब न करता जागेचा ताबा देईन.

तसेच, कमिटीने मला अनेक गोष्टींमध्ये मदत केली आहे. प्रक्रियेच्या प्रत्येक टप्प्यावर त्यांनी मला सहकार्य आणि योग्य मागेदर्शन केले आहे.

- प्रतिवादी - श्री. रविंद्र बाजीराव भोसले यांनी लेखी म्हणणे दाखल केले असून त्यामधील प्रमुख मुद्दे खालीलप्रमाणे -

मी अर्जदार, श्री रविंद्र बाजीराव भोसले, राहणार वरील प्रमाणे, आपणास कळवू इच्छितो की, माझा अनुक्रमांक २३१, परिशिष्ट-२ मध्ये असून आपल्या कार्यालयाकडून मला माझी झोपडी रिक्त करण्याची नोटीस आली आहे.

मी आपणास कळवू इच्छितो की, माझी मुलगी कु. तन्वी रविंद्र भोसले ही इयत्ता १२ मध्ये शिकत आहे. तिची परिक्षा दि. १० फेब्रुवारी २०२६ रोजी चालू होत असून दि. १५ मार्च २०२६ रोजी संपत आहे. तरी आपण माझ्या या पत्राची दखल घेऊन या परिक्षेपुरतं मुदतवाढ करून द्यावी. ही नम्र विनंती.

- प्रतिवादी -श्री. सचिन प्रकाश सुसविलकर यांनी लेखी म्हणणे दाखल केले असून त्यामधील प्रमुख मुद्दे खालीलप्रमाणे -

माझे परिशिष्ट क्र. २, सर्व्हे नं. ९६ असून माझे घर हे अपात्र होते मी ते पात्र करण्यासाठी माझे सगळे कागदपत्रे मी कमिटी व सोसायटी कडे दिलेले आहे. सदर घर पात्र करण्यासाठी ज्या कागदपत्राची आवश्यकता आहे मी ते सगळे दिलेले आहे. सदर पर्यंत कमिटीने व सोसायटीने माझे घर पात्र केले नाही. महोदया माझे घर जसे पात्र होईल तसेच मी बिल्डरकडून चेक घेण्यासाठी तयार आहे. तसेच सदर जागा खाली करून टाकेल असे आपणांस आश्वासन देतो. कृपया माझ्या या पत्राचा सहानुभुतीपूर्वक विचार करून मला न्याय मिळवून द्यावे.

- प्रतिवादी - आनंद गुंडू कोले यांनी त्यांचे लेखी म्हणणे दाखल केले असून त्यामधील प्रमुख मुद्दे खालीलप्रमाणे -

तरी माझ्या आईचे गावी ४ महिन्यापूर्वी अपघात झाला असल्यामुळे तिच्या देखभालीसाठी गावी होतो. म्हणून माझी झोपडी सर्व्हे क्रमांक-२६५ हिचा विकासकास ताबा देऊ शकलो नाही. तरी आता ताबा देण्यास माझी काहीही हरकत नाही.



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- प्रतिवादी - श्रीम. अनिता दासगोकर यांनी त्यांचे लेखी म्हणणे दाखल केले असून त्यामधील प्रमुख मुद्दे खालीलप्रमाणे -

I, Anita Harichandra Dasgaonkar, the actual and lawful occupier of the hut premises bearing Ann-II Sr. No. 360 situated at Kamgar Nagar SRA CHS Ltd., do hereby state and submit as under:

1. That all concerned authorities are bound to take judicial notice of the fact that till date the Applicant (Developer) has failed to place on record any documentary evidence whatsoever to establish that my hut structure is causing any obstruction to the proposed development work. Further, the Applicant has also not disclosed any particulars, plans, or allotment details regarding my rehabilitation within the same rehabilitation scheme, as mandatorily required under the provisions of the Slum Act, DCR 33(10), and applicable SRA regulations.
2. I further state that the Applicant is merely a contractor appointed for execution of the Slum Rehabilitation Scheme and does not acquire any independent or overriding rights over the eligible hut occupants. The Applicant is duty-bound to strictly comply with all statutory provisions, rules, circulars, and due process of law prior to initiating any eviction, demolition, or displacement activity. Any action undertaken without compliance of law would be arbitrary, illegal, and in gross violation of the legal and constitutional rights of the actual hut occupants, for whose welfare the Slum Rehabilitation Scheme is envisaged. It is only in lieu of discharging these statutory obligations that the Applicant is permitted to construct the sale component and derive commercial benefits therefrom.
3. I therefore humbly submit that the Hon'ble Deputy Collector (Special Cell), SRA, Mumbai City be pleased to direct the Applicant to furnish all relevant and mandatory documents, including but not limited to documents allegedly showing obstruction, approved plans, rehabilitation details, and allotment particulars, strictly in accordance with law. Till such time the said documents are supplied to me, the present proceedings/hearing deserve to be adjourned sine die, as I am gravely prejudiced and rendered incapable of filing an effective and meaningful reply in the absence of the said documents, along with compliance of circular No.153, & Circular 210.

- कामगार नगर नं. २ सहकारी गृहनिर्माण संस्था यांनी लेखी म्हणणे दाखल केले असून त्यामधील प्रमुख मुद्दे खालीलप्रमाणे-

उपरोक्त संस्थेचा मुख्यप्रवर्तक या नात्याने उपरोक्त विषय व संदर्भान्वये आपणास कळविलो सन २००९ मध्ये आमच्या कामगार नगर नं. २ एस.आर.ए. सहकारी गृहनिर्माण संस्थेच्या अधिकाऱ्यांचे परिशिष्ट २ तयार करण्यात आले त्यामध्ये एकूण ५१५ पैकी २३२



झोपडीधारक सर्व कागदपत्रे सादर करून देखील अपात्र करण्यात आले होते. त्यानंतर संबंधित झोपडीधारकांना पात्र करणे कामी आपल्या एस.आर.ए.च्या कार्यालयास संपर्क करून संबंधित अधिकारी यांच्या मार्गदर्शना नुसार फॉर्म क्र. ३ व ४ विहित नमुन्यात भरून आवश्यक सर्व कागदोपत्रं पुराव्यासह सादर करण्यात आले असता आपल्या कार्यालयाने सदर बाबत योग्य ती कार्यवाही महानगर पालिका सहाय्यक आयुक्त जी/दक्षिण विभाग व विकासक मेसर्स स्कायलार्क बिल्डकॉन प्रा.लि. यांच्याशी संपर्क केला परंतु अद्याप पर्यंत अपात्र झोपडीधारकांना पात्र करण्याची कोणतीही कार्यवाही करण्यात आलेली नाही.

तसेच नमूद करू इच्छितो की विकास कामाच्या कोणत्याही कामास संस्थेने अथवा झोपडीधारकांनी असहकार्य केलेली नाही वेळोवेळी एस.आर.ए. बृहन्मुंबई महानगर पालिका, विकासक यांना सर्वोत्तरी सहकार्य केलेले आहे.

तसेच महोदयांना उपरोक्त संस्थेचा मुख्य प्रवर्तक म्हणून विनंती करतो की, सदर बाबत संस्थेच्या कार्यकारी मंडळातील मोजक्या सदस्यांना बोलवून सदर प्रकरणाबाबतची सविस्तर माहिती देवून प्रशासनास कोणत्या प्रकारचे सहकार्य अपेक्षित आहे. तसेच आमचा पुनर्विकास प्रकल्प कोणतीही बाधा न येता यशस्वीरित्या पूर्ण करून सर्व झोपडीधारकांना त्यांचे हक्काचे घर लवकरात लवकर मिळवून देणे कामी योग्य ते मार्गदर्शन करावे नम्र विनंती.

तसेच नमूद करतो की, संबंधित अपात्र झोपडीधारकांना पात्र झाल्यानंतर त्वरित धनादेश घेवून पात्र झोपडीचा ताबा विकासकाला देवू.

सदर प्रकल्पाबाबत आपण कडून उपरोक्त संस्थेस झोपडीधारकांची फसवणूक गळचेपी होवून त्यांच्यावर अन्याय होणार नाही तसेच सर्व झोपडीधारकांना भविष्यात पुनर्विकास योजने अंतर्गत मिळणाऱ्या हक्काच्या घराबाबतची सविस्तर माहिती व ती मिळविण्यासाठी सुयोग्य मार्गदर्शन व शासनाची हमी प्राप्त झाल्यास संस्थेकडून या सभासदांकडून विनाकारण कोणतीही अडचण निर्माण केली जाणार नाही याची शाश्वती होती.

### : निष्कर्ष :

उपरोक्त दाव्यामध्ये दोन्ही पक्षकारांचा युक्तीवाद व दाव्याचे कागदपत्र पाहता खालील बाबी स्पष्ट होतात.

- झोपडपट्टी पुनर्वसन प्राधिकरणा मार्फत अंतिम भूखड क्र. १०७२(पै), १०७६, १०७७, १०७८ टीपीएस IV, माहिम विभाग, भू. क्र. २८६(पै) अॅण्ड १११(पै) अॅण्ड भू. क्र. २A/१११, ११२, लोअर परेल विभाग या मिळकतीवरील श्री साई सुंदर नगर सह. गृह. संस्था अंतर्गत इतर Amlgamated १३ संस्था या झोपडपट्टी पुनर्वसन योजनेस मान्यता प्रदान केली आहे.
- श्री साई सुंदर नगर सह. गृह. संस्था अंतर्गत इतर Amlgamated १३ संस्था या अंतर्गत I. बाळकृष्ण गावडे सह. गृह. संस्था या संस्थेचे परि-II उपजिल्हाधिकारी (अति/निष्का) कुलाबा विभाग यांनी दि. २१/०३/२०१० रोजी पारित करण्यात आले आहे., II. कामगार नगर-२ सह. गृह. संस्था या संस्थेचे परि-II सहाय्यक आयुक्त, जी/दक्षिण विभाग दि. २१/०७/२००९ रोजी पारित केले आहे., III. श्री मुंबादेवी (प्रभादेवी) सह. गृह. संस्था या संस्थेचे परि-II सहाय्यक आयुक्त, जी/दक्षिण विभाग यांनी दि. २१/०१/२०१६ रोजी पारित केले आहे., IV. श्री विघ्नहर्ता सह. गृह. संस्था या संस्थेचे V. श्री विघ्नराजेंद्र सह. गृह. संस्था, VI. श्री गणेश सह. गृह. संस्था, या संस्थेचे परि-II सहाय्यक आयुक्त, जी/दक्षिण विभाग यांनी दि. २८/१२/२०१५ रोजी पारित



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- केले आहे. VII. श्री अष्टविनायक सह. गृह. संस्था या संस्थेचे परि-II सहाय्यक आयुक्त, ज्यो/दक्षिण विभाग यांनी दि. ०४/०४/२००९ रोजी पारित केले आहे.
३. साई सुंदर नगर एस. आर. ए. सह.गृह. संस्था व इतर १३ या संस्थेअंतर्गतील I. बाळकृष्ण गावडे सह. गृह. संस्था, II. कामगार नगर-२ सह. गृह. संस्था, III. श्री मुंबादेवी (प्रभादेवी) सह. गृह. संस्था, IV. श्री विघ्नहर्ता सह. गृह. संस्था, V. श्री विघ्नराजेंद्र सह. गृह. संस्था, VI. श्री गणेश सह. गृह. संस्था, VII. श्री अष्टविनायक सह. गृह. संस्था या संस्थेमधील उपरोक्त नमूद प्रतिवादी क्र. १ ते २८७ असहकार्य करीत असल्यामुळे सादर झोपडीधारकांविरुद्ध महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मूलन व पुनर्विकास) अधिनियम १९७१ चे कलम ३३/३८ अंतर्गत निष्कासन कारवाई करण्यासाठी दि. ३१/१०/२०२५ रोजी प्रस्ताव दाखल केला आहे.
४. सादर प्राप्त प्रस्तावाच्या अनुषंगाने प्रकरणी मा. मुख्य कार्यकारी अधिकारी, झोपुप्रा, बृहन्मुंबई यांची मान्यता घेऊन असहकार्य करणाऱ्या झोपडीधारकांविरुद्ध महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मूलन व पुनर्विकास) अधिनियम १९७१ चे कलम ३३ व ३८ अन्वये कारवाई करणेबाबत प्रतिवादी - झोपडीधारक, संस्था व वारी - विकासक - मेसर्स. श्री वृंदा इंटरप्रायजेस एण्ड मे. रकायक्लार्क बिल्डकॉन प्रा. लि यांना या कार्यालयामार्फत सुनावणीची पुरेशी संधी देऊन प्रकरण निर्णयासाठी बंद करण्यात आले.
५. प्रतिवादी १ ते २८७ मध्ये निवासी/पात्र २१८, अनिवासी/पात्र ०५, अपात्र ५८ (निवासी, अनिवासी, निवासीसहअनिवासी, इतर), निवासीसहअनिवासी पात्र - ०३, इतर पात्र - ०३ असे नमूद आहे.
६. अपात्र झोपडीधारकांनी त्यांचे पात्रतेकरीता अपील्य प्राधिकारी यांचेकडे अपिल दाखल करून पात्रतेबाबत पुढील प्रक्रिया करण्यात यावी.
७. सद्यस्थितीत अपात्र झोपडीधारक कोणत्याही लाभ पात्र नाहीत. भविष्यात त्यांची पात्रता सिध्द झाल्यास त्यांना प्रचलित शासन नियमानुसार लाभ मिळणे क्रमप्राप्त आहे.
- १) तसेच विकासक यांनी दि. ३१/१०/२०२५ रोजीच्या झोपडपट्टी सादर केलेल्या यादीप्रमाणे बाळकृष्ण गावडे सह. गृह. संस्था या संस्थेतील १२७ झोपडीधारकांचे २ वर्षांचे आगाऊ भाडे व १ वर्षांचा (Post Dated Cheque) भाडेचे धनादेश सहाय्यक निबंधक, सहकारी संस्था, मुंबई शहर, झोपुप्रा यांचेकडे जमा केले असल्याचे लेखी कळविले आहे.
- २) तसेच उपरोक्त नमूद उर्वरीत झोपडीधारकांचे प्राधिकरणाकडील परिपत्रक क्र. २१० प्रमाणे भाडे जमा करणे आवश्यक आहे.
- ३) झोपडीवासियांचे पुनर्वसन करण्याचे व सर्वासाठी मोफत घरे उपलब्ध करून देण्याचे शासनाचे धोरण आहे.
- ४) त्रिषयांकित प्रकरणी महाराष्ट्र झोपडपट्टी (सु. नि. व पु.) अधिनियम, १९७१ चे कलम ३३ व ३८ अन्वये कार्यवाही न करणेबाबत कोणत्याही सक्षम न्यायालयाचे स्थगिती आदेश नाहीत.
- ५) प्रकरणी उपस्थित केलेल्या मुद्द्यांचे अवलोकन केले असता, काही मुद्द्यांची बाबही महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मूलन आणि पुनर्विकास) अधिनियम, १९७१ चे कलम ३३ व ३८ च्या कार्यक्षेत्राबाहेर येत असल्याने त्याचा उद्हापोह येथे करण्यात आलेला नाही.



- ६) प्रतिवादी क्र. १ ते २८७ यांनी त्यांच्या झोपडीखालील जमीन विकासकामासाठी तात्काळ उपलब्ध करून न दिल्यास शासनाच्या गलिच्छवस्ती निर्मूलन योजनेचे उद्दिष्ट साध्य होण्यास विलंब होईल.
- ७) वरील विवेचनावरून प्रतिवादी क्र. १ ते २८७ हे महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मूलन आणि पुनर्विकास) अधिनियम, १९७१ चे कलम ३३ व ३८ अन्वये निष्कासनाच्या कारवाईस पात्र ठरत आहे.

यास्तव उपरोक्त निष्कर्षास अनुसरून मी. वंदना गेवराईकर, उपजिल्हाधिकारी (विशेष कक्ष) मुंबई शहर, झोपडपट्टी पुनर्वसन प्राधिकरण, बृहन्मुंबई मला प्राप्त अधिकारात खालीलप्रमाणे आदेश पारित करित आहे.

-: आदेश :-

- विकासक यांनी उर्वरीत झोपडीधारकांचे प्राधिकरणाकडील परिपत्रक क्र. २१० प्रमाणे २ वर्षांचे आगाऊ भाडे व १ वर्षांचे (Post Dated Cheque) धनादेश जमा करावे.
- विकासक यांनी प्रतिवादी झोपडीधारकांचे सोबत वैयक्तिक करारनामे करावे.
- साई सुंदर नगर एस. आर. ए. सह. गृह. संस्था व इतर १३ या संस्थेअंतर्गतील I. बाळकृष्ण गावडे सह. गृह. संस्था, II. कामगार नगर-२ सह. गृह. संस्था, III. श्री मुंबादेवी (प्रभादेवी) सह. गृह. संस्था, IV. श्री विघ्नहर्ता सह. गृह. संस्था, V. श्री विघ्नराजेंद्र सह. गृह. संस्था, VI. श्री गणेश सह. गृह. संस्था, VII. श्री अष्टविनायक सह. गृह. संस्था या संस्थेमधील उपरोक्त नमूद प्रतिवादी क्र. १ ते २८७ यांनी भाडे स्विकारून त्यांच्या झोपड्या व त्याखालील जमिनीचा ताबा प्रस्तुतचा आदेश मिळाल्यापासुन २१ दिवसांत विकासकामासाठी विकासकास उपलब्ध करून द्यावा.
- अन्यथा संबंधितांविरुद्ध महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मूलन आणि पुनर्विकास) अधिनियम, १९७१ चे कलम ३३ व ३८ अन्वये निष्कासनाची सक्तीची व तत्सम पुढील योग्य ती कारवाई करण्यात येईल.
- आदेश सर्व संबंधितांना कळविणेत यावा.

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*(Handwritten signature)*

(वंदना गेवराईकर)

उपजिल्हाधिकारी (विशेष कक्ष) मुंबई शहर  
झोपडपट्टी पुनर्वसन प्राधिकरण, बृहन्मुंबई

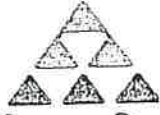
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Fort, Mumbai - 400 023.

प्रत : सर्व संबंधितांना

१. वादी-प्रतिवादी

२. अध्यक्ष/सचिव - साई सुंदर नगर एस.आर.ए सह. गृह. संस्था (नियो.) आणि इतर १०४४,  
लोअर परेल विभाग, कामगार नगर नं.१, न्यू प्रभादेवी रोड, प्रभादेवी, मुंबई - ४०० ०२५





झोपडपट्टी पुनर्वसन प्राधिकरण, बृहन्मुंबई

प्रशासकीय इमारत, प्रा. अनंत काणेकर मार्ग, वांद्रे (पूर्व), मुंबई ४०० ०५१

दुरध्वनी : २६५९०५१९, संकेतस्थळ : [www.sra.gov.in](http://www.sra.gov.in) ईमेल : [info@sra.gov.in](mailto:info@sra.gov.in)

क्र. झोपुप्रा/उपजिल्हाधिकारी (विक)/२६/कावि-१७३७५८

दिनांक : 30 MAR 2026

प्रति,

I. बाळकृष्ण गावडे सह. गृह. संस्था

अ. क्र.	परी-II मधील झोपडीधारकांचे नाव	परि-२ अ.क्र.	वापराचे प्रयोजन	पात्र/अपात्र
१.	सुनिल दशरथ वारे	५	निवासी	पात्र
२.	विष्णु भाऊ पाटील लक्ष्मी विष्णु पाटील (बायको)	१६	निवासी	पात्र
३.	विश्वनाथ आत्माराम सावंत .	२४	निवासी	पात्र
४.	विजय केरू चव्हाण	२५	निवासी	पात्र
५.	शंकर बालू पाटील	२६	निवासी	पात्र
६.	मुक्ताबाई भंजना संगपोरु / यशोदा हबीरराव यादव	२७	निवासी	अपात्र
७.	शिवाजी महादेव खुटाले	२८	निवासी	पात्र
८.	माया संजय शिंदे	३०	निवासी	पात्र
९.	शंकर महादेव खाडवेकर	३१	निवासी	पात्र
१०.	सुभाष अर्जुन पगारे	३२	निवासी	पात्र
११.	भाभुतमई भुराजी परिहार	३५	निवासी	पात्र
१२.	वंदना नारायण शिर्के	३७	निवासी	पात्र
१३.	सुरेखा शांताराम पोटोळे	३९	निवासी	पात्र
१४.	नागुबाई कोंडिबा कोकरे	४०	निवासी	पात्र



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१५.	बालाबाई विठ्ठल पराळे	४१	निवासी	पात्र
१६.	मनिषा श्रीराम मंगरे / क्लेमिंटिना शरद नागावकर	४२	निवासी	अपात्र
१७.	विकास बाळासाहेब निगळे	४७	निवासी	पात्र
१८.	सुशिमता सुरेश राणे	४८	निवासी	पात्र
१९.	लक्ष्मण विठ्ठल गावडे	४९	निवासी	पात्र
२०.	अरविंद शंकर यादव	५०	निवासी	पात्र
२१.	राजेंद्र सावलाराम शोडगे	५३	निवासी	पात्र
२२.	यशवंत सिताराम नाईक	५५	निवासी	पात्र
२३.	बाळासाहेब अर्जुन मुरकर	६६	निवासी	पात्र
२४.	अनुजा रविंद्र मोरे	६६	निवासी	पात्र
२५.	बळीराम नारायण कदम	७२	निवासी	पात्र
२६.	दिपक गोविंद शेळके	९९	निवासी	पात्र
२७.	दशरथ गोपाल मंगले	१०१	निवासी	पात्र
२८.	दिनेश दिगंबर जाधव	१०२	निवासी	पात्र
२९.	राधा रामदास वेंगळ	१०३	निवासी	पात्र
३०.	अनुसुया महादेव घागरे	१०६	निवासी	पात्र
३१.	शहाजी वेंकटराव घोरपडे	१०७	निवासी	पात्र
३२.	पांडुरंग सिताराम सावंत	१०९	निवासी	पात्र
३३.	नारायण विठू भंगले	११२	निवासी	पात्र
३४.	शरुबाई महादेव कापसे	११३	निवासी	पात्र
३५.	सावित्री भिकु आंबोरकर	११७	निवासी	पात्र

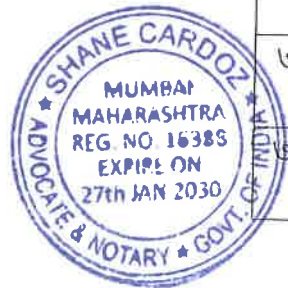


३६.	सखाराम हरी जाधव	१२०	निवासी	पात्र
३७.	तुकाराम रामू जाधव	१२१	निवासी	पात्र
३८.	ज्योतिराम तातोबा माने	१२३	निवासी	पात्र
३९.	रामचंद्र महादेव पालेकर	१२५	निवासी	पात्र
४०.	शंकर रामभाऊ अवाळे	१२८	निवासी	पात्र
४१.	शोभा शामराव कदम	१२९	निवासी	पात्र
४२.	करूणा भाऊसाहेब पाटील	१३७	निवासी	पात्र
४३.	देवराम तुकाराम जाधव	१४२	निवासी	पात्र
४४.	विश्वास श्रीराम गायकवाड	१४७	निवासी	पात्र
४५.	सिताराम तुकाराम जाधव	१४९	निवासी	पात्र
४६.	संपत नामदेव कुरणे	१५४	निवासी	पात्र
४७.	आंनदीबाई श्रीमंत गायकवाड	१५५	निवासी	पात्र
४८.	सुजाता शशिकांत भाडवणकर/ दयानंद हरि पाटील	१५७	निवासी	अपात्र
४९.	रघुनाथ दिनकर तळेकर	१६१	निवासी	पात्र
५०.	चंद्रकांत बंडू सुर्यवंशी	१६६	निवासी	पात्र
५१.	पांडुरंग बापू घागरे	१७३	निवासी	पात्र
५२.	तुकाराम भिमराव जोशीलकर	१७६	निवासी	पात्र
५३.	शरद कृष्णा परब	१८३	निवासी	पात्र
५४.	कृष्णा बायप्पा अर्दलकर	१८३	निवासी	पात्र
५५.	बाबा साहेब शिवाजी परीट	१८५	निवासी	पात्र
५६.	नारायण विठोबा गुरे	१८६	निवासी	पात्र



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५७	साहेबराव चंद्रकांत हवालदार	१८८	निवासी	पात्र
५८	शंकर नारायण शिवतारे	१९०	निवासी	पात्र
५९	भिमराव भाऊ कुंभार	१९३	निवासी	पात्र
६०	सुभना अप्पा हरेर	१९४	निवासी	पात्र
६१	पांडुरंग श्रीपती कुडपाने	१९५	निवासी	पात्र
६२	चंद्रकांत महादेव मोरे	१९६	निवासी	पात्र
६३	आनंद धोंडीबा कदम	१९७	निवासी	पात्र
६४	भगवान बाबुराव वरे	१९९	निवासी	पात्र
६५	चंद्रकांत विष्णु हवालदार	२००	निवासी	पात्र
६६	सखाराम लक्ष्मण धीदले	२०१	निवासी	पात्र
६७	आनंदराव लक्ष्मण रेणुसे	२०२	निवासी	पात्र
६८	संपत नारायण सालेकर	२०४	निवासी	पात्र
६९	पांडुरंग कोंडीबा पार्ले	२०७	निवासी	पात्र
७०	तातोबा देवाबा राणे	२०८	निवासी	पात्र
७१	नेताजी शंकर वरतेकर	२१४	निवासी	पात्र
७२	रमेश शंकर तोरसे	२१५	निवासी	पात्र
७३	विमल सदाशिव राऊत	२१६	निवासी	पात्र
७४	आंनदा शंकर परीट	२१७	निवासी	पात्र
७५	श्री हनुमंत मित्र मंडळ	२२८	मंदिर	पात्र
७६	एकनाथ लोदया घरत	२३०	निवासी	पात्र
७७	अप्पा शंकर जाधव	२४०	निवासी	पात्र



७८	गणपती गोपाळ जाधव	२६८	निवासी	पात्र
७९	अशोक नामदेव हरुगळे	२७१	निवासी	अपात्र
८०	गणेश विठ्ठल जाधव	२७६	निवासी	पात्र
८१	रविंद्र तुकाराम तीबीले (रावळनाथ तरुण मंडळ मोरेवाडी)	२७९	निवासी	पात्र
८२	शंकर कृष्णा पाटील (रावळनाथ तरुण मंडळ)	२८०	निवासी	पात्र
८३	विलास गणपती हरुगाडे	२८२	निवासी	पात्र
८४	नागेश अप्पा घेवडे	२८३	निवासी	पात्र
८५	अनंत भोगोजी मुळीक	२८६	निवासी	पात्र
८६	ज्योतीबा अप्पा आमरुसकर	२८७	निवासी	पात्र
८७	शोभना राऊळु करमबळकर	२८८	निवासी	पात्र
८८	मनिषा विजय नार्वेकर	२९२	अनिवासी	पात्र
८९	धनाजी शुभाना हरेर	३००	निवासी	पात्र
९०	मारुती कृष्णा पाटील	३०१	निवासी	पात्र
९१	उदय गोरख रावण	३०५	निवासी	पात्र
९२	दिनकर बाळु जोशीलकर	३१४	निवासी	पात्र
९३	सरिता मनोहर सागवेकर (वत्सला भिकाजी हुंदलेकर)	३१६	निवासी	अपात्र
९४	रेणुका सर्जेराव सावंत	३१७	निवासी	पात्र
९५	रघुनाथ बाबुराव आवकीरकर	३१८	निवासी	पात्र



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९६	अप्पासाहेब रामचंद्र देसाई	३२०	निवासी	पात्र
९७	पुरुषोत्तम रघु मोडक	३२७	निवासी	पात्र
९८	नामदेव महादेव शिरसाट	३३०	निवासी	पात्र
९९	सरिता नारायण जाधव	३३१	निवासी	पात्र
१००	प्रकाश गणपत आंबेकर	३३६	निवासी	पात्र
१०१	उमेश अनंत गावडे	३३९	निवासी	पात्र
१०२	रविंद्र नामदेव शिरसाट	३४१	निवासी	पात्र
१०३	चंद्रकांत सखाराम कुडतरकर	३४२	निवासी	पात्र
१०४	गुप्ता मनोजकुमार पन्नालाल	३४४	निवासी	पात्र
१०५	अनिल हनुमंत कांबळे	३४७	निवासी	अपात्र
१०६	रमेश भुंमय्या यन्नम्मा	३४८	निवासी	अपात्र
१०७	सुनिल गणपत गुलवणकर	३५०	निवासी	पात्र
१०८	लालचंद अमीर जैस्वार	३५३	निवासी	पात्र
१०९	मालती तुकाराम चव्हाण	३५५	निवासी	पात्र
११०	अंजली निलंकठ स्वराटे	३५७	निवासी	पात्र
१११	शिल्पा सुधीर नागवेकर	३६३	निवासी	पात्र
११२	महादेव नारायण केळकर	३६४	निवासी	पात्र
११३	रघुनाथ रामचंद्र दळवी	३६७	निवासी	पात्र

## II. अष्टविनायक सहकारी गृहनिर्माण संस्था

अ. क्र.	परी-II मधील झोपडीधारकांचे नाव	परि-२ अ.क्र.	वापराचे प्रयोजन	पात्र/अपात्र
११४	विष्णुदेव कुशेश्वर जा	१९	निवासी	अपात्र



११५	रामजीत अवतारु कनोजिया	२१	निवासी	पात्र
११६	सुधीर अनंत सुर्वे	२७	निवासी	पात्र
११७	एकनाथ बाळाराम कोटेकर/ एकनाथ बाळाराम कोटेकर	२८ आणि २९	अनिवासी	पात्र
११८	प्रदीप रांगणकर / प्रदीप रांगणकर	३० आणि ३१	अनिवासी	अपात्र
११९	विलास थोरात	३२	अनिवासी	अपात्र
१२०	मंदिर	३३	मंदिर	अपात्र

## III. श्री विघ्नहर्ता सहकारी गृहनिर्माण संस्था

अ. क्र.	परी-II मधील झोपडीधारकांचे नाव	परी-II मधील अनु. क्र.	वापराचे प्रयोजन	पात्र/ अपात्र
१२१	स्नेहल संदीप नाईक	२	निवासी	पात्र
१२२	यमुना चंद्रकांत पाटील	३	निवासी	पात्र
१२३	रामबच्चन अत्वरु कनोजिया	७	निवासी	पात्र
१२४	हरिश्चंद्र देवजी म्हात्रे	१०	निवासी	पात्र
१२५	प्रगती क्रिडा मंडळ	११	कार्यालय	पात्र
१२६	योगेश महादेव पाटील	२८	निवासी	पात्र
१२७	उषा अनंत जुईकर	४७	निवासी	अपात्र
१२८	अरुण हसु पाटील	४५	निवासी	पात्र

## IV. श्री विघ्नराजेंद्र सहकारी गृहनिर्माण संस्था

अ. क्र.	परी-II मधील झोपडीधारकांचे नाव	परी-II मधील अनु. क्र.	वापराचे प्रयोजन	पात्र/ अपात्र
१२९	शांतीबाई शांताराम पाटील	१०	निवासी	पात्र

## V. श्री गणेश सहकारी गृहनिर्माण संस्था

अ. क्र.	परी-II मधील झोपडीधारकांचे नाव	परी-II मधील अनु. क्र.	वापराचे प्रयोजन	पात्र/ अपात्र



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१३०	नंदाबाई गणेश सिंग	४५	निवासी	पात्र
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## VI. मुंबादेवी सहकारी गृहनिर्माण संस्था

अ.क्र.	परी-II मधील झोपडीधारकांचे नाव	परी-II मधील अनु.क्र.	वापराचे प्रयोजन	पात्र/अपात्र
१३१	अंकुश विश्वनाथ सुर्यवंशी	४८२	निवासी	पात्र
१३२	संतोष विश्वनाथ सुर्यवंशी	४८४	निवासी	पात्र
१३३	राज विश्वनाथ सुर्यवंशी	४८७	अनिवासी	पात्र
१३४	वेल्लेअर सेंटर-१	४९१	इतर	अपात्र
१३५	वेल्लेअर सेंटर-२	४९२	इतर	अपात्र
१३६	विर कानोजी आग्ररे जिमखाना	४९३	इतर	अपात्र
१३७	शंशिकला महादेव यंनुगुंडा	५०७	निवासी	पात्र

## VII. कामगार नगर नं. २ सहकारी गृहनिर्माण संस्था

अ.क्र.	परी-II मधील झोपडीधारकांचे नाव	परि-२ अ.क्र.	वापराचे प्रयोजन	पात्र/अपात्र
१३८	कृष्णा मंडळ भाईदर	७६	निवासी	पात्र
१३९	नाथा मानसिंग वाघाट	८५	निवासी	पात्र
१४०	सचिन प्रकाश सुसविलकर	९६	निवासी	अपात्र
१४१	मनबोध चेबुली जयस्वाल	९७	निवासी	पात्र
१४२	रामदास गोस्वा भिलाटे	९८	निवासी	अपात्र
१४३	नीला संजय शेट्ये	१००	अनिवासी	अपात्र
१४४	मंच्छिद्र काशीनाथ खातावकर	१०१	निवासी	अपात्र



१४५	संजय सोमनाथ शेटये	१०४	अनिवासी	पात्र
१४६	मुलचंद थेगवांदस कनोजत्या	११३	अनिवासी	अपात्र
१४७	लक्ष्मण चिन्मय्या चिलका	११४	निवासी	अपात्र
१४८	संदीप चंद्रकांत शाहा	११५	निवासी	पात्र
१४९	पृथ्वी पाल रामाधार सरोज	११६	निवासी	पात्र
१५०	सामिला मोहम्मद अली	१६७	निवासी	अपात्र
१५१	फूचंद बच्चा कुंभार	१७४	अनिवासी	पात्र
१५२	शरदप्रसाद जयराम सोकर	१९७	निवासी	पात्र
१५३	रामराज महादेव प्रजापती	१९९	निवासी	पात्र
१५४	जयवंती दामु भाटले	२०१	निवासी	पात्र
१५५	राजकुमार श्री इश्वरी शर्मा	२०२	निवासी	अपात्र
१५६	श्रीनिवास वेंकटराव तुरुप	२०४	निवासी	अपात्र
१५७	राजुबाई रमेश मागीडी	२११	निवासी	पात्र
१५८	मानसिंग शंकर भिल्लारे	२१४	निवासी	पात्र
१५९	लक्ष्मी नारायण बोजा	२२३	निवासी	अपात्र
१६०	कालाबाई बलु कोंडाळकर	२२७	निवासी	पात्र
१६१	शेख मोहम्मद शरीफ मोहम्मद यासीन	२२८	निवासी	पात्र
१६२	बाजीराव मारुती भोसले	२३१	निवासी	पात्र
१६३	उल्हास शांताराम मोरे	२३२	निवासी	अपात्र
१६४	सरस्वती रविंद्र क्यातम	२३४	निवासी	अपात्र



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१६५	बसंतलाल जवाहरालाल चौरसिया	२४७	निवासी	पात्र
१६६	रामकुमार सुरजाबाली यादव	२४८	निवासी	पात्र
१६७	हनुमंतराव गंगाराम संगम	२५१	निवासी/ अनिवासी	पात्र
१६८	शोभना सुभाष दामसकर	२५६	निवासी	पात्र
१६९	मच्छिंद्र काशीनाथ खाटवकर	२५७	निवासी	अपात्र
१७०	आशादेवी कैलास सोनकर	२५८	निवासी	अपात्र
१७१	श्यामजी फुलाराम चौरसिया	२५९	निवासी	पात्र
१७२	आनंद गुडू कोले	२६५	निवासी	पात्र
१७३	सचिन धोंडू खेडेकर	२६६	निवासी	पात्र
१७४	लालजी फुलाराम चौरसिया	२६७	निवासी	अपात्र
१७५	शंकर नारायण कोंडलकर	२६९	निवासी	अपात्र
१७६	तुकाराम महादेव मोरे	२७१	निवासी	पात्र
१७७	गाला प्रेमजी मक्कावाना	२७३	निवासी	अपात्र
१७८	लिलाबाई आबा सातोसे	२७४	निवासी	पात्र
१७९	रुक्मिणी पांडुरंग सावेडेकर	२७७	निवासी	पात्र
१८०	मुगुट ज्ञानु भोसले	२८१	निवासी	पात्र
१८१	रामलाल रामनिधी शर्मा	२८३	निवासी	पात्र
१८२	वाल्मिकी चिनाराजन यमारीक	२८४	निवासी	पात्र
१८३	सोमाबाई मुलाजी गोहिल	२८५	निवासी	पात्र
१८४	द्वौरोपदी कालु कांबळे	२८७	निवासी	पात्र



१८५	बादल रामजतन पासी	२८९	निवासी	पात्र
१८६	हिरामनी दुधनाथ पासी	२९१	निवासी	पात्र
१८७	हरिनाथ हिरामन यादव	२९२	निवासी	अपात्र
१८८	मुन्द्रकुमार राधेश्याम सरोज	२९३	निवासी	अपात्र
१८९	पुंडलीक आनंदराव जाधव	२९९	निवासी	पात्र
१९०	अविनाश कृष्णा उतेकर	३०३	निवासी	पात्र
१९१	श्रीरंग आबाजी भोसले	३०४	निवासी	पात्र
१९२	राजेंद्र सानु गायकवाड	३०५	निवासी	पात्र
१९३	सरस्वती गणेश पेवेकर	३०८	निवासी	पात्र
१९४	बजैनाथ रामकीशोर जैस्वाल	३११	निवासी	पात्र
१९५	पुंडलीक रामु मेस्त्री	३१२	निवासी	पात्र
१९६	विजय भागोजी सकपाळ	३१३	निवासी	पात्र
१९७	वाली हिरा मकवाना	३१४	निवासी	पात्र
१९८	बळीराम कृष्णा भोसले	३१७	निवासी	पात्र
१९९	मुन्नलाल बुधैराम गुप्ता	३२२	निवासी	अपात्र
२००	जनार्दन मारुती जाधव	३३०	निवासी	पात्र
२०१	सखाराम कोनाजी खेडेकर	३३१	अनिवासी/ निवासी	पात्र
२०२	वसंतराव कृष्णा दबाडे	३३२	निवासी	पात्र
२०३	सोपान अनंत राऊत	३३३	निवासी	पात्र
२०४	विलास भागोजी सणस	३३७	निवासी	पात्र
२०५	कांताबाई तानाजी मोरे	३३९	निवासी	पात्र



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२०६	सुधीर तुलशीराम चव्हाण	३४२	निवासी	पात्र
२०७	चंदुलाल छगन पुरबिया	३४३	निवासी	पात्र
२०८	आत्माराम बाबुराव पेवेकर	३४४	निवासी	पात्र
२०९	सुमती देवाजी कांबळे	३४५	निवासी	पात्र
२१०	नन्हू काळू कनोजिया	३४९	निवासी	पात्र
२११	श्यामराव रामचंद्र सकपाळ	३५०	निवासी	पात्र
२१२	गोविंद श्यामजी सोलंकी	३५३	निवासी	अपात्र
२१३	प्रविण पुना सोलंकी	३५४	अनिवासी	अपात्र
२१४	रामशंकर उदय चौरसिया	३५८	निवासी	अपात्र
२१५	अनिता हरिश्चंद्र दासगावकर	३६०	निवासी	पात्र
२१६	निर्मला लक्ष्मण उभारे	३६६	निवासी	पात्र
२१७	दगडु बाबुराव खोत	३६९	निवासी	पात्र
२१८	प्रकाश श्रीरंग पवार	३७०	निवासी	पात्र
२१९	निर्मला ठाकुरप्रसाद गुप्ता	३७५	निवासी	पात्र
२२०	रामचंद्र रघुनाथ यादव	३७६	निवासी	अपात्र
२२१	यशोदा धोंडु चिपळुणकर	३७८	निवासी	पात्र
२२२	सुलोचना सदानंद तांबे	३७९	निवासी	पात्र
२२३	अर्जुन हिराजी हळदे	३८०	निवासी	पात्र
२२४	गोविंद मोहन सोलंकी	३८७	निवासी	अपात्र
२२५	संजय केशव अडेलकर	३९०	निवासी	पात्र
२२६	दानजी मेघा सोलंकी	३९४	निवासी	पात्र



२२७	हौसिलाप्रसाद गुलचंद कुर्मी	३९५	निवासी	अपात्र
२२८	विक्रम रामपाल दुबे	३९६	निवासी	पात्र
२२९	रघुनाथ काशिनाथ गोदाम	३९७	निवासी	पात्र
२३०	मायादेवी ओमप्रकाश कालावकर	३९८	निवासी/ अनिवासी	पात्र
२३१	अर्जुन गोपाळ बेर्डे	४०१	निवासी	पात्र
२३२	माधवजी पुंजा खडेरा	४१६	निवासी	पात्र
२३३	कामिनी सुरेश गुरव	४३५	निवासी	पात्र
२३४	सुरेश मारुती गोवेकर	४४०	निवासी	अपात्र
२३५	कृष्णाबाई मारुती गोवेकर	४४१	निवासी	पात्र
२३६	विजय पालजी जाधव	४४४	निवासी	अपात्र
२३७	पालाजी गोविंद जाधव	४५१	निवासी	पात्र
२३८	वलीबेन भिका परमार	४६२	निवासी	पात्र
२३९	धोंडिबा रामचंद्र गावडे	४६५	निवासी	अपात्र
२४०	बरसातीलाल राजाराम गुप्ता	४६७	निवासी	पात्र
२४१	डेमा गोविंद परमार	४७१	निवासी	पात्र
२४२	प्रेमीबाई पुना मकावाना	४७२	निवासी	पात्र
२४३	मालुबाई हरजी चरनिया	४७३	निवासी	पात्र
२४४	रोहिणी विठ्ठल देवळेकर	४८९	निवासी	पात्र
२४५	मुकेश धुडा सांडीस	४९१	निवासी	अपात्र
२४६	मोहन देसा मकवाना	४९६	निवासी	पात्र
२४७	हिराबाई गाला परमार	४९९	निवासी	पात्र



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२४८	खेताबाई भिका कंबी	५०१	निवासी	पात्र
२४९	रमेश देवजी शिगल	५०६	निवासी	पात्र
२५०	शांता मावजी चावडा	५०७	निवासी	पात्र
२५१	जैयाबेन प्रेमाजी देडीया	५१२	अनिवासी	पात्र
२५२	जितेंद्र अनंत गोहिल	५१५	निवासी	अपात्र
२५३	जेटा हिरा सोलंकी	५१८	निवासी	पात्र
२५४	दिनेश झाला	५२०	निवासी	पात्र
२५५	जीवीबाई वालाजी वाघेला	५२१	निवासी	पात्र
२५६	अमृत वालाजी वाघेला	५२२	निवासी	अपात्र
२५७	दिपक वालाजी वाघेला	५२३	निवासी	पात्र
२५८	फालगुनी संजय देसाई	५३०	अनिवासी	पात्र
२५९	भरत गौविंद सोलंकी	५३३	निवासी	अपात्र
२६०	पांडुरंग विठ्ठोबा गाड	५३४	निवासी	पात्र
२६१	मनु बंधवा	५३५	निवासी	अपात्र
२६२	रमेश बाबू शेलार	५४०	अनिवासी	पात्र
२६३	किशोर मकवाना	५४१	निवासी	अपात्र
२६४	सिताराम दत्तू पाटील	५४२	निवासी	अपात्र
२६५	चंद्रशेखर गंगाराम दुवा	५४६	निवासी	अपात्र
२६६	महादेव तुकाराम आखाडे	५५१	निवासी	अपात्र
२६७	द्वौपदी वासुदेव गवाणकर	५५२	निवासी	पात्र
२६८	प्रेमाबाई जीवराज पंडाडिया	५५३	निवासी	पात्र



२६९	शांताराम महादेव जाधव	५६२	निवासी	पात्र
२७०	लता विरय्या सामलेंट	५६५	निवासी	पात्र
२७१	विलास साहेबराव खरात	५७१	निवासी	पात्र
२७२	प्रेमादेवी ओमकारनाथ दुबे	५७९	अनिवासी	पात्र
२७३	ब्रम्हदेव राममुरत दुबे	५८०	अनिवासी	पात्र
२७४	रमेश रघुनाथ गोले	५८१	अनिवासी	अपात्र
२७५	डॉ. शितल एस. मुरुडकर	५८६	अनिवासी	पात्र
२७६	पृथ्वीपाल मताबादल सिंग	५९६	निवासी	पात्र
२७७	पीठीबाई राघवजी मारु	५८९	अनिवासी	पात्र
२७८	सौरभ मित्र मंडळ	२/२४७	इतर	अपात्र
२७९	दिनेश प्रकाश आडगळे	२/२४९	निवासी	अपात्र
२८०	कामगार नगर नं. २ रहिवाशी संघ	२/२५०	इतर	पात्र
२८१	इलावती ब्रीजलाल प्रजापती	२/२५५	निवासी	पात्र
२८२	रोहिदास हरी ओवळकर	२/२५६	निवासी	पात्र
२८३	सुजाता प्रभाकर भाटकर	२/२५७	निवासी	पात्र
२८४	मंगल रमेश शिंदे	२/२५८	निवासी	पात्र
२८५	गणेश जळगावकर	२/२६०	निवासी	पात्र
२८६	शंकर दत्ताराम पाटील	२/२९१	अनिवासी	पात्र
२८७	अनिता नामदेव चव्हाण	२/२९२	निवासी	पात्र
२८८	पंचम कलवार	२/२९३	अनिवासी	अपात्र
२८९	बाजीराव लक्ष्मण राऊत	२/२९४	निवासी	पात्र



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२९०	रघुनाथ भोसले	२/२९५	निवासी	पात्र
२९१	सुरजकुमार पाल	१२/२८४	निवासी	अपात्र
२९२	अविनाश दत्तात्रय खेडेकर	१३/२८४	निवासी	अपात्र

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III. श्री मुंबादेवी (प्रभादेवी) सह. गृह. संस्था, IV. श्री विघ्नहर्ता सह. गृह.  
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महाराष्ट्र झोपडपट्टी (सु.नि.व.पू.) अधिनियम १९७१ चे कलम ३३ व ३८  
अन्वये निष्कासन कार्यवाही करणेबाबत अंतिम नोटीस...

संदर्भ : महाराष्ट्र झोपडपट्टी (सु.नि.व.पू.) अधिनियम १९७१ चे कलम ३३ व ३८  
अंतर्गत या कार्यालयाचे दि. ०५/०३/२०२६ रोजीचे आदेश

उपरोक्त संदर्भिय आदेशान्वये नमूद केल्याप्रमाणे कलम ३३/३८ अंतर्गत आदेश पारीत करणेत  
आले आहेत. सदर आदेशान्वये आपणास आपली झोपडी रिक्त करुन रिक्त झोपडीचा व त्या खालील  
जमिनीचा ताबा विकासकामासाठी विकासकास उपलब्ध करुन द्यावा. असे कळविणेत आले होते.

या कार्यालयाचे असे निदर्शनास आले आहे की, दिलेल्या मुदतीत आपण झोपडी रिक्त करुन  
रिक्त झोपडीचा ताबा सदरचा आदेश प्राप्त झालेपासून पुनर्विकासकामी विकासकास उपलब्ध करुन  
देण्यात आलेला नाही. म्हणजेच या कार्यालयाच्या आदेशाचे पालन करण्यात आपण कसूर केली आहे.

यास्तव आपणास कळविणेत येते की, विषयांकित झोपडी व त्या खालील जागा आपण  
विकासकामासाठी विकासकाच्या ताब्यात द्यावी. अन्यथा दि. ०८/०४/२०२६ रोजी बलाचा वापर करुन  
आपणास सदर झोपडीतून निष्कासित करुन बांधकाम पाडून टाकण्याची कार्यवाही करण्यात येईल.  
तसेच बांधकाम पाडून टाकण्याचा खर्च, जमीन महसुलाची थकबाकी असल्याप्रमाणे आपल्याकडून  
वसूल करणेत येईल, याची नोंद घ्यावी.



(वंदना गोवराईकर)

उपजिल्हाधिकारी (विशेष कक्षा), मुंबई शहर  
झोपडपट्टी पुनर्वसन प्राधिकरण, बृहन्मुंबई

प्रतः माहिती व पुढील योग्य त्या कार्यवाहीसाठी.

१) विकासक - मेसर्स. श्री वृंदा इंटरप्रायजेस एण्ड मे. स्कायक्लार्क बिल्डकॉन प्रा. लि. (विकासक) ४०२, ५४-बी, सागर अॅव्हॅन्यू ४ था मजला, जंक्शन ऑफ एस.व्ही. रोड अॅण्ड लल्लुभाई पार्क रोड, अंधेरी (प.), मुंबई ४०० ०५८.

२) संस्था - संस्था - अध्यक्ष /सचिव/मुख्य प्रवर्तक, साई सुंदर नगर एस. आर. ए. सह. गृह. संस्था व इतर १३ या संस्थेअंतर्गतील I. बाळकृष्ण गावडे सह. गृह. संस्था, II. कामगार नगर-२ सह. गृह. संस्था, III. श्री मुंबादेवी (प्रभादेवी) सह. गृह. संस्था, IV. श्री विघ्नहर्ता सह. गृह. संस्था, V. श्री विघ्नराजेंद्र सह. गृह. संस्था, VI. श्री गणेश सह. गृह. संस्था, VII. श्री अष्टविनायक सह. गृह. संस्था - लोअर परेल विभाग, कामगार नगर नं.१, न्यू प्रभादेवी रोड, प्रभादेवी, मुंबई -४०० ०२५

**TRUE COPY**

67  
Partner  
Wadia Ghandy & Co.  
Advocates, Solicitors & Notaries  
N. M. Wadia Building,  
123, Mahatma Gandhi Road,  
Fort, Mumbai - 400 023.





GPS Map Camera



# Mumbai, Maharashtra, India

106, Shivshakti Chawl, Kamgar Nagar, Prabhadevi,

Mumbai, Maharashtra 400025, India

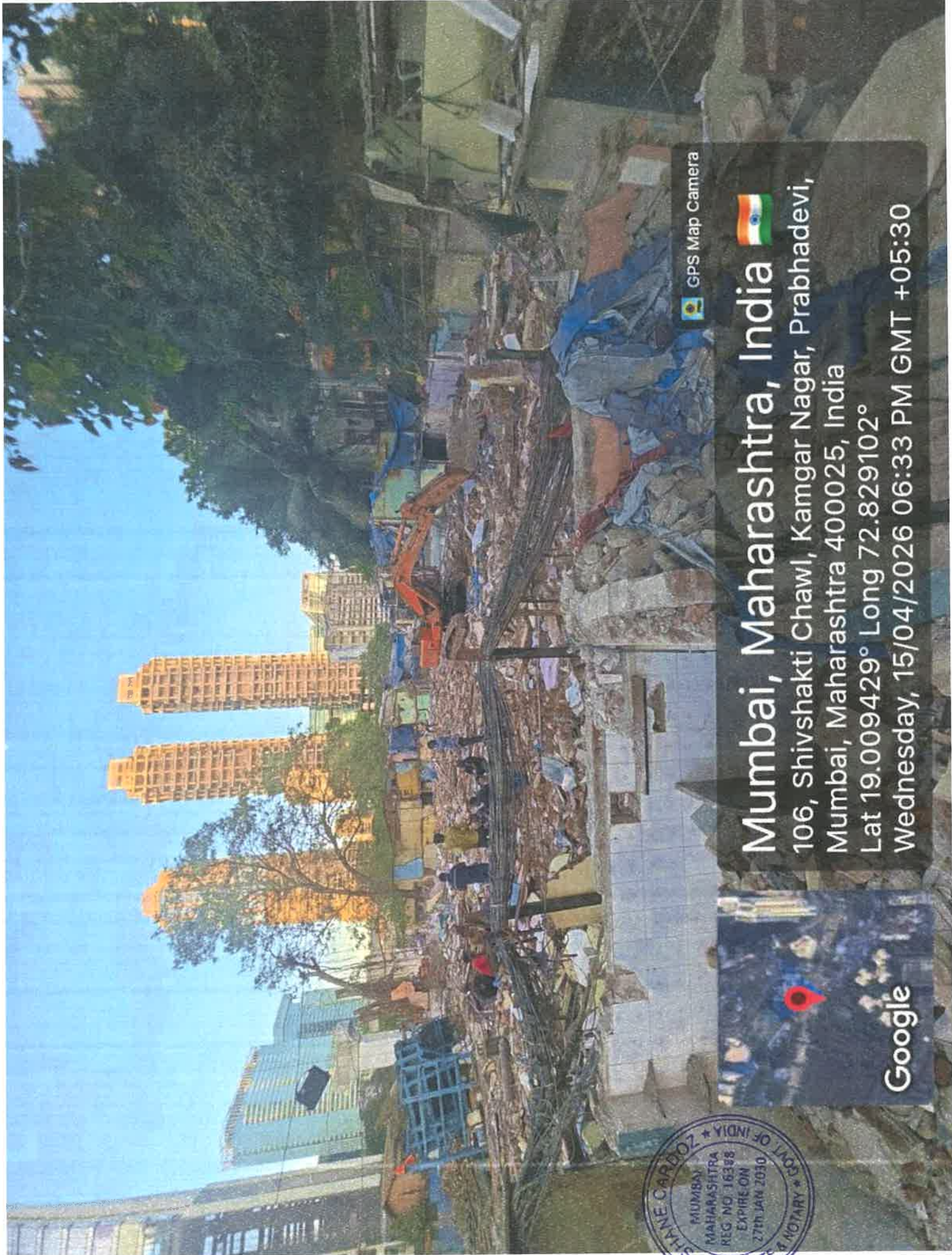
Lat 19.009429° Long 72.82911°

Wednesday, 15/04/2026 06:34 PM GMT +05:30




Google





GPS Map Camera

**Mumbai, Maharashtra, India** 

106, Shivshakti Chawl, Kamgar Nagar, Prabhadevi,  
 Mumbai, Maharashtra 400025, India  
 Lat 19.009429° Long 72.829102°  
 Wednesday, 15/04/2026 06:33 PM GMT +05:30

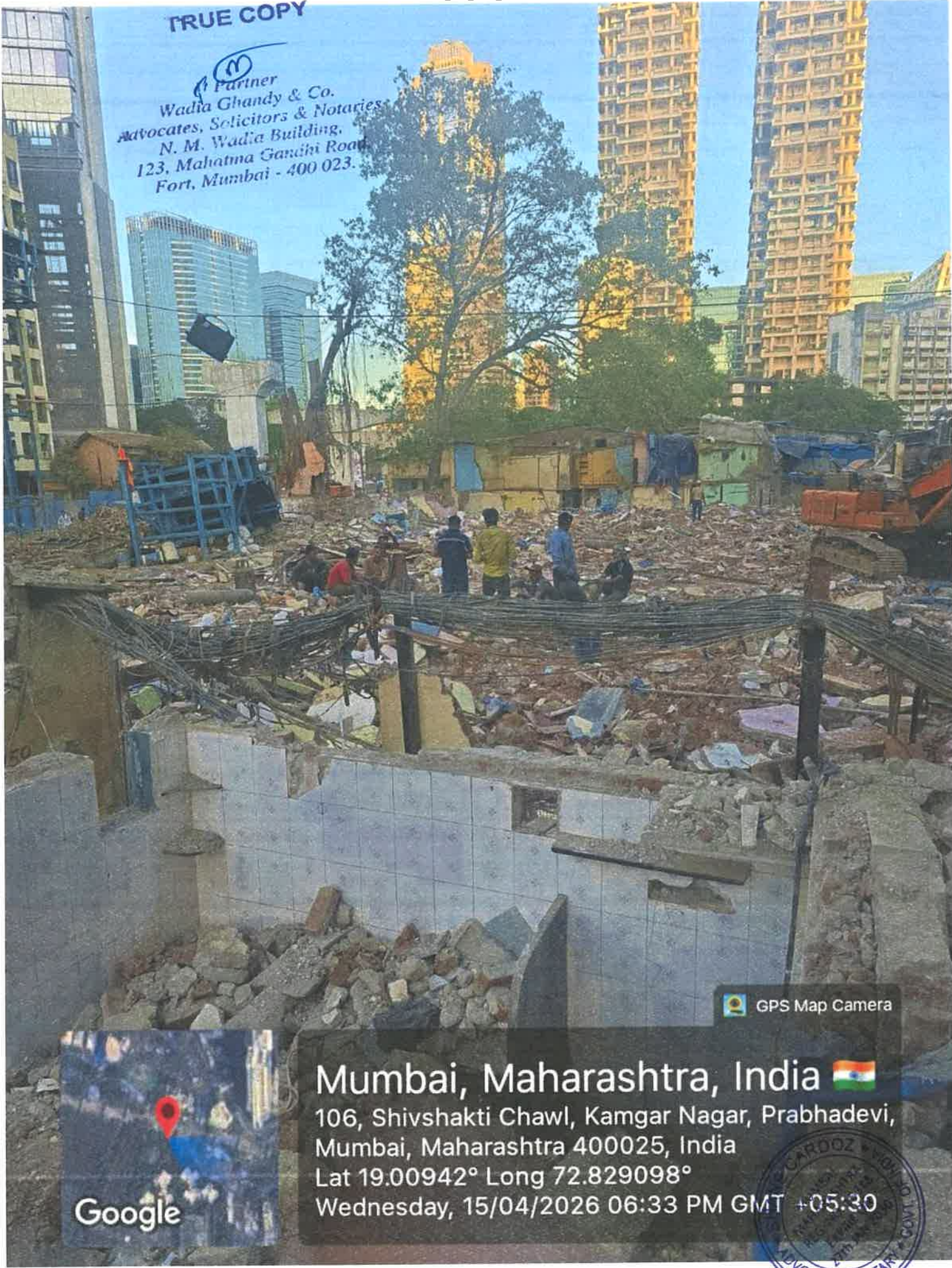


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GPS Map Camera



Google

Mumbai, Maharashtra, India 

106, Shivshakti Chawl, Kamgar Nagar, Prabhadevi,  
Mumbai, Maharashtra 400025, India

Lat 19.00942° Long 72.829098°

Wednesday, 15/04/2026 06:33 PM GMT +05:30





सत्यमेव जयते

EXHIBIT - "V"  
772

File No: Proposal No : SIA/MH/INFRA2/550421/2025

Government of India

Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), MAHARASHTRA)

\*\*\*



Date 26/11/2025

To,

Vijay Jijaba More  
SKY LARK BUILDCON PRIVATE LIMITED  
54B, 402, SAGAR AVENUE, JUNCTION OF SV ROAD, LALLUBHAI PARK, ANDHERI WEST,  
MUMBAI-400058, MUMBAI SUBURBAN, MAHARASHTRA, 400058  
compliance.worli@sahanagroup.com

**Subject:** Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/550421/2025 dated 08/09/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

- |  |   |
|--|---|
| (i) EC Identification No.                  | EC25B3813MH5157364N   |
| (ii) File No.                              | Proposal No : SIA/MH/INFRA2/550421/2025   |
| (iii) Clearance Type                       | Fresh EC  |
| (iv) Category                              | B1  |
| (v) Project/Activity Included Schedule No. | 8(b) Townships/ Area Development Projects / Rehabilitation Centres<br>Proposed Expansion of mixed-use project at Mahim Division, Part of Lower Parel Division & Proposed Amalgamation for Extension of Kamgar Nagar No.2 SRACHS(Prop) situated on Mahim Division & plot under the Junction of New Prabhadevi Road & Elphinstone Road in G/S Ward, Along with the Amalgamation of Adjacent Municipal Plots of Mahim & Lower Parel Division, at N. M. Joshi Road, Worli, Mumbai, in G/S Ward, By M/s. Sky Lark Buildcon Pvt Ltd. & M/s. Shree Vrunda Enterprises Pvt Ltd. (Jointly) |
| (vii) Name of Project                      |   |
| (viii) Name of Company/Organization        | SKY LARK BUILDCON PRIVATE LIMITED   |



(ix) Location of Project (District, State)  
 (x) Issuing Authority  
 (xi) Applicability of General Conditions as per  
 EIA Notification, 2006

MUMBAI, MAHARASHTRA  
 SEIAA  
 No

**Plot/Survey Khasra Nos.:**

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Vijay Jijaba More under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
- 11.
12. General Instructions:

(a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

(b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

(c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.

(d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.

(e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.



(f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

(g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

13. This issues with the approval of the Competent Authority

## Annexure 1

## Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

## 1. Specific Condition

S. No	EC Conditions																						
1.1	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.</td> </tr> <tr> <td>2.</td> <td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time</td> </tr> <tr> <td>3.</td> <td>PP to obtain (i) Nalla Remarks, (ii) Civil Aviation NOC, (iii) SWD Remarks, (iv) Sewer Remarks, (v) NOC, (vi) HRC NOC, (vii) Tree NOC. The planning authority shall not grant commencement certificate unless PP obtains all NOCs.</td> </tr> <tr> <td>4.</td> <td>PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.</td> </tr> <tr> <td>5.</td> <td>All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.</td> </tr> <tr> <td>6.</td> <td>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP</td> </tr> <tr> <td>7.</td> <td>PP to carry out detailed study w.r.t. existing nalla high flood levels and plan development accordingly to avoid unforeseen flooding situations.</td> </tr> <tr> <td>8.</td> <td>PP to provide Oil &amp; Grease separator at the out let of workshop waste water line and at inlet of STPs.</td> </tr> <tr> <td>9.</td> <td>PP to complete tree plantation within the site during construction phase.</td> </tr> <tr> <td>10.</td> <td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td> </tr> </tbody> </table>	Sr. No.	Conditions	1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time	3.	PP to obtain (i) Nalla Remarks, (ii) Civil Aviation NOC, (iii) SWD Remarks, (iv) Sewer Remarks, (v) NOC, (vi) HRC NOC, (vii) Tree NOC. The planning authority shall not grant commencement certificate unless PP obtains all NOCs.	4.	PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.	5.	All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.	6.	PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP	7.	PP to carry out detailed study w.r.t. existing nalla high flood levels and plan development accordingly to avoid unforeseen flooding situations.	8.	PP to provide Oil & Grease separator at the out let of workshop waste water line and at inlet of STPs.	9.	PP to complete tree plantation within the site during construction phase.	10.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
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## Annexure 2



S. No.	Particulars	Details	
a.	Details of the Project	Proposed Expansion of mixed-use project at Mahim Division, Part of Lower Parel Division & Proposed Amalgamation for Extension of Kamgar Nagar No.2 SRACHS(Prop) situated on Mahim Division & plot under the Junction of New Prabhadevi Road & Elphinstone Road in G/S Ward, Along with the Amalgamation of Adjacent Municipal Plots of Mahim & Lower Parel Division, at N. M. Joshi Road, Worli, Mumbai, in G/S Ward, By M/s. Sky Lark Buildcon Pvt Ltd. & M/s. Shree Vrunda Enterprises Pvt Ltd. (Jointly)	
b.	Latitude and Longitude of the project site	19.00787763033262,72.82184375695091 19.01236241402011,72.83072075194086	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	
		Area in Ha	
		Non-Forest Land (A)	8.3853
		Forest Land (B)	0
Total Land (A+B)		8.3853	
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	183472	
g.	EMP Cost (in lacs)	5635.3	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
FSI Area	Product	357347.88	19804.39	377152.27	Sq.m	Road
Non - FSI Area	Product	285652.12	131625.64	417277.76	Sq.m	Road



Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Total Construction Area	Product	643000	151430.03	794430.03	Sq.m	Road



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## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/550421/2025  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.

To  
 M/s. Sky Lark Buildcon Pvt Ltd. &  
 M/s. Shree Vrunda Enterprises Pvt Ltd.,  
 Worli, Mumbai.

**Subject :** Environmental Clearance for Proposed Expansion of mixed-use project at Mahim Division, Part of Lower Parel Division & Proposed Amalgamation for Extension of Kamgar Nagar No.2 SRACHS(Prop) situated on Mahim Division & plot under the Junction of New Prabhadevi Road & Elphinstone Road in G/S Ward, Along with the Amalgamation of Adjacent Municipal Plots of Mahim & Lower Parel Division, at N. M. Joshi Road, Worli, Mumbai, in G/S Ward, By M/s. Sky Lark Buildcon Pvt Ltd. & M/s. Shree Vrunda Enterprises Pvt Ltd.

**Reference :** Application no. SIA/MH/INFRA2/550421/2025

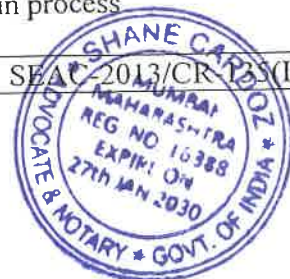
This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 249<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 310<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 28<sup>th</sup> October, 2025.

2. Brief Information of the project submitted by you is as below:-

Sr. No	Description	Details
1	Whether the project falls within 5km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, Eco sensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896 as per Hon'ble National Green Tribunal order dated 9th August 2024	No
	Proposal Number	SIA/MH/INFRA2/550421/2025
	Name of Project	Proposed Amendment & Expansion of Plot bearing F. P. No. 1076, 1077, 1078 of TPS - IV of Mahim Division, Part of CS No. 286 & CS No. 912, 911 & 2A/911 of



		Lower Parel Division and Proposed Amalgamation of plot for Extension of Kamgar Nagar No. 2 SRA CHS (Prop.) situated on F.P. No. 1044/A; Part of F.P. No. 1044 of T.P.S IV of Mahim Division and plot under Junction of New Prabhadevi Road & Elphinstone Road in G/S Ward Along with Amalgamation of Adjacent Municipal Plots bearing Part of F. P. No. 1044 of TPS IV, Mahim & C.S. No. 907 of Lower Parel Division, at N. M. Joshi Road, Worli, Mumbai in G/S Ward. By M/s. Sky Lark Buildcon Pvt Ltd. & M/s. Shree Vrunda Enterprises Pvt Ltd. (Jointly).	
4	Project category	8(b), B1	
5	Type of Institution	Private	
6	Project Proponent	Name	M/s. Sky Lark Buildcon Pvt Ltd. & M/s. Shree Vrunda Enterprises Pvt Ltd. (Jointly).
		Regd. Office address	54B, 402, Sagar Avenue, Junction of SV Road, Lallubhai Park, Andheri West, Mumbai
		Contact number	9969033491.
		e-mail	compliance.worli@sahanagroup.com
7	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/0355 Validity: 19.07.2027	
8	Applied for	Expansion in EC	
9	Location of the project	Plot bearing F. P. No. 1076, 1077, 1078 of TPS - IV of Mahim Division, Part of CS No. 286 & CS No. 912, 911 & 2A/911 of Lower Parel Division & Extension of Kamgar Nagar No. 2 SRA CHS (Prop.) situated on F.P. No. 1044/A; Part of F.P. No. 1044 of T.P.S IV of Mahim Division and plot under Junction of New Prabhadevi Road & Elphinstone Road in G/S Ward Along with Amalgamation of Adjacent Municipal Plots bearing Part of F. P. No. 1044 of TPS IV, Mahim & C.S. No. 907 of Lower Parel Division, at N. M. Joshi Road, Worli, Mumbai	
10	Latitude and Longitude	Latitude - 19° 0'42.50"N Longitude - 72°49'21.29"E	
11	Plot Area (Sq.m.)	77,015.92	
12	Deductions (Sq.m.)	21,510.02	
13	Net Plot area (Sq.m.)	53,989.01	
14	Ground coverage (m <sup>2</sup> ) & %	23,739.88 sq.m (43.97%)	
15	FSI Area (Sq.m.)	3,77,152.27	
16	Non-FSI (Sq.m.)	4,17,277.76	
17	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	7,94,430.03	
18	TBUA (m2) approved by Planning Authority till date.	Approval is in process	
19	Earlier EC details with Total	EC Vide No. SEAP/2013/CR-13(I)/C-1 dated	



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	Construction area, if any.	28/01/2016 TBUA – 6.43,000.00 Sq.m					
20	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	508689.61 sq.m is constructed on site as per earlier EC.					
21	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Rehab no 1 to 25	Gr + 30 Floors	---	Rehab Building no. 1 to 6, 9 & 14	Gr. + 22 floors	68.16 m	Reduction in configuration in the constructed building as per approval & OC received
				Rehab Building - 7, 8,	Gr. + 10 floor	32.35	
				Rehab Building - 10 to 13	Gr. + 10 floor	33.65	
				Rehab Building no. 15 - Tower A	3lvl basement + Gr. + 1st to 46 Resi Floors + 47 <sup>th</sup> part terrace.	140.2 m	Reduction in no. Of building & change in planning of Bldg No. 15, 16 & 17
				Rehab Building no. 15 - Tower B	3lvl basement + Gr + 1st to 48 <sup>th</sup> Residential floors	143.1 m	
				Rehab Building no. 15 - Tower C	3lvl basement + Gr + 1st to 48 <sup>th</sup> Residential floors	143.1 m	
				Rehab Building no. 16	1B+ Gr. + 1st Floor + Service Floor + 2nd To 30 <sup>th</sup> Upper Floor + Part 3 <sup>rd</sup> Floor	99.3 m	
				Rehab Building no. 17	1B for Services + Part Stilt (For Parking) + Part Ground (For Services) + 1 <sup>st</sup> Floor To 30 <sup>th</sup> + 31 <sup>st</sup> to 37 <sup>th</sup> Floor	111.8 m	
				Parking Tower 1	Gr. + 29 level	68.2	
	Sale Tower A	3 Basements + Lg + Ug+ 4 Podiums + 31st Upper Floors of Hotel + 32 <sup>nd</sup> to 65 <sup>th</sup>	260	Sale Building s Tower A	4B + Gr.+ 1 to 3 Podium/ service + 4 to 31 floors for hotel+ 32nd to 63rd floor + 64th Terrace floor + Roof top	248.80 m	



		residential floor + Roof top Helipad			Helipad		nomenclated as basement.
	Tower B	3 Basements + Lg + Ug + 4 Podiums To 89 Floors	365	Sale Buildings Tower B	4B + Ground + 1 to 3 Podium + 4th floor entrance lobby + 5th to 64th Upper Floor + 65th (pt.) floor	259.56 m	Reduction in the 24 no. of floors and change in the terminology of the lower floors. LG is now nomenclated as basement
				Sale Tower	Gr +1st Podium to 9th Podium+ 10th to 18th Amenity Floor + 19 <sup>th</sup> to 69 <sup>th</sup> upper floors.	256.15 m	Newly Proposed
21	No. of Tenements & Shops			<b>Details</b>	<b>Rehab (nos)</b>	<b>Sale (nos)</b>	
				Flats	4420 (612 nos are of SWM & Garage plot)	396	
				Shops	229	0	
				Amenity, Balwadi, Welfare, Yuva Kendra, Healthcare, Society ofc.	150	0	
				Temple	5	1	
				Community hall	1	1	
				Assembly Hall	0	1	
				Hotel Rooms	0	247	
				Restaurants	0	2	
22	Total Population			<b>Details</b>	<b>Rehab (Nos)</b>	<b>Sale (Nos)</b>	
				Flats	20135	2678	
				Shops	687	0	
				Amenity, Balwadi, Welfare, Yuva Kendra, Healthcare, Society ofc.	229	0	
				Temple	50	20	
				Community hall	10	19	
				Assembly Hall	0	1473	
				Hotel Rooms	0	494	
				Restaurants	0	1206	
				Floating	0	400	
				<b>Total</b>	<b>21111</b>	<b>6290</b>	
23	Total Water Requirements	CMD 35048 KLD.		Domestic water - 2319 KLD, Flushing			

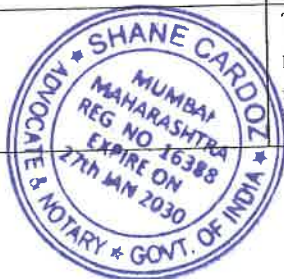


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		water - 1132 KLD, Landscape - 31 KLD, Water for Laundry -22 KLD, Swimming pool - 15 KLD, HVAC-495 KLD		
24	Under Ground Tank (UGT) location	Existing Sale & Rehab Building – Already constructed as per the Earlier EC. 1.5 m Below Ground for all proposed Buildings		
25	Source of water	MCGM		
26	STP Capacity & Technology	3613 KLD, Existing Rehab STP – 1588 KLD, MBBR Technology Existing Sale STP – 450 & 250 KLD, MBR Technology Proposed Rehab STP – 695, 180 & 270 KLD, MBBR Technology Proposed Sale STP - 180 KLD, MBBR Technology		
	ETP Capacity	25 KLD		
27	STP & ETP Location	Existing Sale – Basement Existing Rehab – Below Ground Proposed Sale – Below Ground Proposed Rehab - Basement		
28	Sewage Generation CMD & % of sewage discharge in the sewer line	3122 KLD, 33% of sewage discharge in the sewer line		
29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	20 kg/day	Will be handed over to MPCB authorized recycler
		Wet waste	30 kg/day	To be processed in the OWC. Manure obtained shall be used for landscaping, Excess manure shall be sold to nearby end users.
		Construction waste	Top soil	00 cum
	Existing Structure to be Demolished		6750 cum	There will be transportation outside of plot as per NOC that will be obtained in due course.
	Debris		52100 cum	Will reusing the 2100 cum quantity in internal plot works including filling low laying portion & road development & for remaining debris of 50000 cum NOC that will be obtained in due course.



		Empty cement bags	17144 4 Nos.	To be handed over to local recyclers
		Steel	29 MT	To be handed over to local recyclers
		Aggregates	114M T	To be used as a layer for internal roads and building boundary wall.
		Broken Tiles	1770 sq.m	Waste tiles to be used as china mosaic for terraces.
		Empty Paint Cans (20 litre/can)	4286 nos	To be handed over to recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Wet waste	6922 kg/day	Will be handed over to a recycler
		Dry waste	5329 kg/day	Composting by OWC-manure produced will be used at a site for landscaping
		E-Waste	10676 kg /annum	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	156 kg/day	Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	RG required (8%) – 4319.12 sq.m		
		Unpaved RG provided on the ground: 4370.28 sq. m. (Phase II)		
		Paved RG provided on ground: 2454.42 sq.m (Phase I)		
		Total RG: 6824.7 sq.m		
		RG provided on the Podium – 00 sq.m		
		Existing trees on the plot: 137 nos		
		Number of trees to be cut: 51 nos		
		Number of trees to be retained: 85 Nos.		
		Number of trees to be transplanted: 0 nos		
		No. of trees to be planted in lieu of cutting: 1104 Nos		
Total trees to be planted:				
a) In RG Area: 794 nos				
b) Miyawaki plantation with area: 900 nos of trees (300 Canopy + 300 trees + 300 subtrees) + 300 nos of shrubs in 300 sq.m of Miyawaki				
Total Trees on site after development: 85 nos of retained + 204 nos in lieu of cutting + 590 nos proposed + 300 nos. canopy + 300 nos. Trees + 300 nos Subtrees + 300 nos. shrubs = 1779 nos trees + 300				



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		nos. shrubs																												
32	Power requirement	During Operation Phase: <table border="1"> <tr> <td>Details</td> <td>BEST</td> </tr> <tr> <td>Connected load (kW)</td> <td>42158</td> </tr> <tr> <td>Demand load (kW)</td> <td>15411</td> </tr> </table>	Details	BEST	Connected load (kW)	42158	Demand load (kW)	15411																						
Details	BEST																													
Connected load (kW)	42158																													
Demand load (kW)	15411																													
33	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5 %																												
34	D.G. set capacity	5 x 2000 KVA, 1 x 750 KVA, 2 x 900 KVA, 2 x 250 KVA																												
35	No. of 4-W & 2-W Parking with 25% EV	<table border="1"> <tr> <td></td> <td></td> <td>4W</td> <td>2W</td> </tr> <tr> <td rowspan="2">Existing</td> <td>Sale</td> <td>1505</td> <td>00</td> </tr> <tr> <td>Rehab</td> <td>89</td> <td>00</td> </tr> <tr> <td rowspan="4">Proposed</td> <td>sale</td> <td>648</td> <td>108</td> </tr> <tr> <td>Rehab B - 15</td> <td>227</td> <td>54</td> </tr> <tr> <td>Rehab B - 16</td> <td>100</td> <td>24</td> </tr> <tr> <td>Rehab B - 17</td> <td>173</td> <td>39</td> </tr> <tr> <td></td> <td>Total</td> <td>2742</td> <td>225</td> </tr> </table>			4W	2W	Existing	Sale	1505	00	Rehab	89	00	Proposed	sale	648	108	Rehab B - 15	227	54	Rehab B - 16	100	24	Rehab B - 17	173	39		Total	2742	225
		4W	2W																											
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	Rehab B - 17	173	39																											
	Total	2742	225																											
36	No. & capacity of Rainwater harvesting tanks /Pits	Proposed 4 Nos (Rehab Bldg15,16 & 17 & Sale) of RWH tanks of 2 days holding capacity, total capacity of 258 cum																												
37	Project Cost in (Cr.)	Rs. 1834.72 Cr																												
38	EMP Cost	<b>1. Construction Phase cost:</b> Capital cost in lakhs: Rs. 224.42 Recurring cost in Lakhs/year: Rs. 303.34 <b>2. Operation Phase cost:</b> Setting-up Cost (Rs- Lakhs): Rs. 5635.3 O & M Cost Per year (Lakhs): Rs. 431.75																												
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.																												
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Yes, there is a NGT Case presently heard by western bench of NGT under no. 'Compliance' Execution Application No. 02/2023 (WZ) in Original Application No. 05/2021 (WZ). Regarding provision of adequate parking as committed in the EC dated 28.01.2016																												

The comparative statement of earlier EC and proposed expansion as submitted by the PP is as below,

Sr. No.	Project Details	Unit	Details		Remarks
			As per EC Received dated 28.01.2016	For proposed Amcndment / expansion	
	Plot area	Sq.m.	83853.83	77015.92	The plot area is reduced & corrected as per revised LOI.
	Deduction		Road: 27100.00	Road & Setback: 21510.01	Deduction in plot area due to Provision of road &



					Road setback as per approval & DP remark 2034
			R.G.: 4000.00	AOS: 1516.90	As per 1991 DP remark there was a DP RG reservation, which is deleted in DP 2034. And AOS is applicable as per regulation 14A of DCPR 2034.
2	Net Plot area	Sq.m.	52753.83	53989.01	Increase in net plot area 1235.18 Sqm
3	FSI area	Sq.m.	Rehabilitation: 154301.73 Sq. Mt. Sale Building: 203046.14 Sq. Mt. (Including Fungible) <b>Total: 357347.88 Sq. Mt.</b>	Rehabilitation: 149866.91 sq.m Sale Building:227285.36 sqm <b>Total: 377152.27 Sq. Mt.</b>	Increase in area due to as per revised planning & as per DCPR 2034
4	Non FSI area	Sq.m.	Rehabilitation: 38698.27 Sq. Mt. Sale Building: 246953.85 Sq. Mt. <b>Total: 285652.12 Sq. Mt.</b>	Rehabilitation: 143385.56 sq.m Sale Building: 279167.96 Sqm <b>Total: 417277.76 Sq. Mt.</b>	
5	Total Built up area (Construction area)	Sq.m.	Rehabilitation: 193000 Sq. Mt. Sale Building: 450000 Sq. Mt. <b>Total: 643000.00 Sq. Mt.</b>	Rehabilitation: 293252.47 Sq. Mt. Sale Building: 501177.56 Sq. Mt <b>Total: 794430.03 Sq. Mt.</b>	
6	Ground-coverage Area: (sqm) % on net plot		16514.67 sq.m	23739.88 Sq. m.	As per revised planning
7	Project Cost	Rs.	996.36 Cr.	Rs 1834.72Cr	Increased
8	<b>Building Configuration</b>				
	As per EC Received dated 28.01.2016		For proposed Amendment / expansion		
	Buildings	Configuration	Buildings	Configuration	Reduction in configuration in the constructed building as
Rehab no 1 to 25	Gr + 30 Floors	Rehab Building no. 1 to 6, 9 & 14	Gr. + 22 floors		



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		Rehab Building no. 7, 8, 10 to 13	Gr. + 10 floor	per approval & OC received
		Rehab Building no. 15	3B + Gr. + 1st to 46 upper Floors + 47 <sup>th</sup> part terrace.	Reduction in no. Of building & change in planning of Bldg No. 15, 16 & 17
			3B + Gr + 1st to 48th floors	
		Rehab Building no. 16	1B+ Gr. + 1st Floor + Service Floor + 2nd To 30 <sup>th</sup> Upper Floor + Part 31st Floor	
		Rehab Building No. 17	1B for Services + Part Stilt (For Parking) + Part Ground (For Services) + 1 <sup>st</sup> Floor To 30 <sup>th</sup> s + 31 <sup>st</sup> to 37 <sup>th</sup> Floor	
		Parking Tower 1	Gr. + 29 level	
Sale Tower A	3 Basements + Lg + Ug + 4 Podiums + 31st Upper Floors of Hotel + 32 <sup>nd</sup> to 65 <sup>th</sup> residential floor + Roof top Helipad	Sale Buildings Tower A	4B + Gr.+ 1 to 3 Podium/ service + 4 to 31 floors for Hotel+ 32nd to 63rd floor + 64th Terrace floor + Roof top Helipad	Reduction in 1 Floor. Change in the terminology of the lower floors . LG is now nomenclated as basement
Tower B	3 Basements + Lg + Ug + 4 Podiums To 89 Floors	Sale Buildings Tower B	4B + Ground + 1 to 3 Podium + 4th floor entrance lobby + 5 <sup>th</sup> to 64 <sup>th</sup> Upper Floor + 65th (pt.) floor	Reduction in the 24 no. of floors and change in the terminology of the lower floors LG is now nomenclated as basement.
Sale Tower	--	Sale Tower	Gr + 1st Podium to 9th Podium+ 10th to 18th Amenity	Newly Proposed



				Floor + 19 <sup>th</sup> to 69 <sup>th</sup> upper floors	
<b>Number of tenants and shops</b>					
9	Rehab Residential Tenements	Flats	4502 Nos	4420 Nos.	As per revised eligibility.
		Amenity + Balwadi + Welfare Centre +	127 Nos.	156 nos	Increase due to revised planning.
		Shops	141 Nos	229 Nos.	
	Sale Residential Tenements – Tower A	Hotel rooms	250 Nos	247 Nos	As per planning
		flats	56 Nos.	28 Nos	
	Sale Residential Tenements – Tower B	Flats	260 Nos	172 Nos.	As per planning
Proposed Sale Tower	Flats	-	196 Nos.	Newly proposed	
<b>No. of expected Residents</b>					
10	Rehab	Nos.	23173	21111	Decreased due to revised planning.
	Sale	Nos.	2580	6290	Increased due to revised planning and as per NBC 2016
	Total	Nos.	25753	27401	Increased as the revised planning
<b>Height of the building</b>					
As per EC Received dated 28.01.2016		For proposed Amendment / expansion		Remarks	
11	Rehab Building 1 to 25 buildings	Rehab Building no. 1 to 6, 9 & 14		68.16 m	Height is as per constructed on-site
		Rehab Building no. 7 & 8		32.35 m	
		Rehab Building no. 10 to 13		33.65 m	
		Rehab Building no. 15 - Tower A		140.2 m	Proposed building height.
		Rehab Building no. 15 - Tower B		143.1 m	
		Rehab Building no. 15 - Tower C		143.1 m	



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			Rehab Building no. 16	99.3 m	
			Rehab Building no. 17	111.80	
			Parking Tower	68.2	
	Sale Buildings Tower A	260 m	Sale Buildings Tower A	248.80 m	decreased due to reduction in floors
	Sale Buildings Tower B	365 m	Sale Buildings Tower B	259.56 m	decreased due to reduction in floors
			Sale Tower	256.15 m	Proposed building height.
12	Total water requirement (KLD)	Rehab	3093	2761	Calculations as per NBC 2016
		Sale	651	690	
		Total	3744	3504	
13	Wastewater generation (KLD)	Rehab	2800	2485	As per calculation
		Sale	595	618	
		Total	3395	3103	
14	STP capacity (KLD)	Rehab	2800	1588, 695, 180 & 270 = 2733	As per calculation
		Sale	580 & 460	450, 250 & 180 = 880	Earlier the STP capacity was considered on higher side
		Total	3840	3613	As per calculation
15	Total Solid waste generation (Kg/Day)	Rehab	11438	10009	As per calculation
		Sale	1140	2242	
		Total	13198	12251	
16	<b>No. of Parking</b>				
	4 Wheelers (Nos.)	Rehab	500	589	Increased.
		Sale	1726	2153	Increased as per new planning.
	2 Wheelers (Nos.)		--	Rehab - 117 Sale - 108	Now proposed.
17	<b>Green Belt Development.</b>				
	Prop. Total R.G.	Sq.m.	Reservation R.G - 4000 sq.m Plot R.G - 4000 sq.m Total - 8000 sq.m	Require RG - 4319.12 sq.m Phase 1: 2454.42 Sqm Phase 2: 4370.28 Sqm Total: 6824.7 sqm	Reservation of RG has deleted from DP 1991 to DP 2034.
	<b>Power Requirement</b>				
	Connected Load	KW	---	42158	Increased as per revised planning.



Maximum Demand (KW)	Rehab	4250	15411		
	Sale	12024			
D.G. sets (KVA)	Rehab	2 x 500 KVA	2 x 250 KVA, 1 x 900 KVA		
	Sale	2 x 2500 KVA, 2 x 2000 KVA, 2 x 500 KVA	1 x 900 KVA, 1 x 750 KVA, 5 x 2000 KVA		
<b>Cost for EMP</b>					
19	Capital	Rs. In Lacs	519	5635.3	Increased as per revised planning.
	O & M	Rs. In Lacs	51.4	431.75	

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide Letter No. SEAC-2013/CR-135(I)/C-1 dated 28/01/2016 TBUA – 6.43,000.00 m<sup>2</sup>. Proposal was considered by SEIAA in its 310<sup>th</sup> (Day-2) meeting held on 28<sup>th</sup> October, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3. PP to obtain (i) Nalla Remarks, (ii) Civil Aviation NOC, (iii) SWD Remarks, (iv) Sewer Remarks, (v) NOC, (vi) HRC NOC, (vii) Tree NOC. The planning authority shall not grant commencement certificate unless PP obtains all NOCs.
4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.
5. All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
6. PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP
7. PP to carry out detailed study w.r.t. existing nalla high flood levels and plan development accordingly to avoid unforeseen flooding situations.
8. PP to provide Oil & Grease separator at the out let of workshop waste water line and at inlet of STPs.
9. PP to complete tree plantation within the site during construction phase.
10. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended



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from time to time.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 4319.12 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted for Sale building height up to 180m as PP has not obtained HRC NOC.
3. The planning authority shall not grant commencement certificate unless PP obtains Sewer NOC and Tree NOC.
4. In view of the fact that the building height is exceeding 90m as per DCPR regulation incorporated vide Notification dated 10.10.2024, provision of fire break water tank and fire tower be made in the building.
5. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
7. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
8. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
9. SEIAA after deliberation decided to grant EC for-FSI-3,77,152.27 m<sup>2</sup>, Non FSI-4,17,277.76 m<sup>2</sup>, total BUA-7,94,430.03 m<sup>2</sup>. (Plan approval No. Rehab building no. 15 u/r no. SRA/ENG/3815/GS/ML & PL/AP dated 26.08.2025 Rehab building no. 16 u/r no. G-S/MCGM/0019/19980615/B-16 dated 26.08.2025 Rehab building no. 17 u/r no. G-S/MCGM/0019/19980615/B-17 dated 26.08.2025 Sale building no. 2 u/r no. G-S/MCGM/0019/19980615/S-2 dated 29.09.2025). (Restricted as per appraisal).

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction



workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste



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should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on



the website of the Company by the proponent.

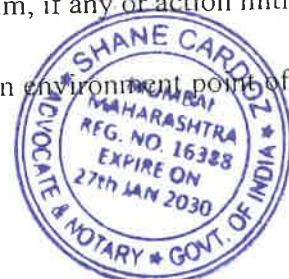
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environmental point of view without



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prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Jayashree Bhuj

(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai.
6. Commissioner, Brihanmumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.



**TRUE COPY**



**Partner**  
**Wadia Ghandy & Co.**  
**Advocates, Solicitors & Notaries**  
**N. M. Wadia Building,**  
**123, Mahatma Gandhi Road,**  
**Fort, Mumbai - 400 023.**



Signed by  
Jayashree Shrikant Bhoj  
Date: 26-11-2025 13:24:50  
Reason: Verified and signed  
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BEFORE THE NATIONAL GREEN TRIBUNAL  
SITTING AT PUNE  
EXECUTION APPLICATION NO. 2 OF 2023  
IN  
ORIGINAL APPLICATION NO. 05 OF 2021  
(West Zone)

Santosh Patil & Anr. ... Applicants

Vs.

Member-Secretary, State Level

Environment Impact & Ors. ... Respondents

**AFFIDAVIT OF RESPONDENT NO. 4**

Dated the 16<sup>th</sup> day of April, 2026



M/S. WADIA GHANDY & CO.

Advocates for Respondent No.4

N.M. Wadia Building

123, M.G. Road, Fort

Mumbai 400 001