

		Maharashtra dated 12.03.2014 and 14.03.2018.	
9.	H	Copy of the relevant extract of the Master Plan for Wadala Notified Area.	1083 – 1085
10.	I	Copy of the Notification dated 16.09.2019 along with sanctioned plan of revised planning proposal for Wadala Notified Area.	1086 – 1091
11.	J-colly	Copy of the EC and revised ECs issued by Respondent No. 6-SEIAA dated 05.09.2011, 17.01.2013, 11.06.2014, 15.01.2019 and 15.01.2020.	1092 – 1132
		Last Page	1132

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 41 OF 2023 (WZ)**



Arun Nathuram Gaikwad ...Applicant

Versus

Secretary, Env't. Dept., Govt. of

Maharashtra & Ors. ...Respondents

**AFFIDAVIT IN REPLY ON BEHALF OF RESPONDENT NO. 3,
i.e., MUMBAI METROPOLITAN REGION DEVELOPMENT
AUTHORITY (MMRDA):**

I, Sakshi Shirke, aged 44 years, working as Senior Planner in the employment of the Respondent No. 3, Indian Inhabitant, having my office address at 3rd Floor, Town Planning Division, MMRDA Building, Bandra- Kurla Complex, Bandra (E), Mumbai – 400051, Authorised Signatory of the Respondent No. 3, do solemnly state on oath and affirm as under:-

1. I am the Senior Planner in the employment of the Respondent No. 3 and I have gone through the above Original Application (the “**Application**”) and the documents filed along with the said Application by the Applicant. I am familiar with the facts of the case and am competent to depose to the facts in this Reply.

2. I am filing this Reply for the limited purpose of opposing the Original Application and the grant of any reliefs against this Respondent No. 3. I crave leave of this Hon'ble Tribunal to file further affidavit(s), should the need arise.
3. At the outset, I deny all allegations, contentions and submissions made in the Application, which are contrary to or inconsistent with what is stated in this Reply. Further, I oppose the reliefs prayed for in the Original Application in so far as they pertain to Respondent No. 3. None of the allegations, contentions or submissions in the Original Application which have not been specifically dealt with or denied by me, should be deemed to be admitted. I clarify and submit that the averments made herein are in the alternative and without prejudice to one another.

I. PRELIMINARY OBJECTIONS:

At the further outset, I submit that the captioned Original Application is liable to be dismissed with costs, *inter alia*, on the following grounds, which are without prejudice to each other:



1. *Application is barred by limitation*

1.1 The captioned Original Application has been filed under Sections 14, 15 and 18 of the National Green Tribunal Act, 2010 (“NGT Act”). Sub-section (3) of Section 14 of the NGT Act expressly states that no application for adjudication of dispute under this section shall be entertained by the Hon’ble Tribunal unless it is made within a period of six months from the date on which cause of action for such dispute first arose. The proviso to sub-section (3) of Section 14 of the NGT Act states that this Hon’ble Tribunal may, if it is satisfied that the applicant was prevented by sufficient cause from filing the application within the said period, allow it to be filed within a further period not exceeding sixty days. Respondent No. 3-MMRDA submits that this Hon’ble Tribunal ought not to entertain the captioned original application and the same deserves to be dismissed at the very threshold on the sole ground of limitation. The Hon’ble National Green Tribunal is a creation of the NGT Act. The NGT Act prescribes strict timelines under Section 14. It is humbly submitted that this Hon’ble Tribunal is bound by the NGT Act.



1.2 Under the NGT Act, two different regimes and periods of limitation are provided for invoking the jurisdiction of this Hon'ble Tribunal. Under Section 14 of the NGT Act, this Hon'ble Tribunal has jurisdiction to resolve all civil cases where substantial question relating to environment is involved. The limitation period for Section 14 is 6 months from the date when the cause of action for such dispute 'first arose', which is extendable by a period of 60 days on sufficient cause being shown. Further, under Section 15, this Hon'ble Tribunal has jurisdiction to provide relief and compensation to the victims of pollution, restitution of property of victims and restitution of environment. The limitation period for Section 15 is 5 years from the date when the cause of action for such dispute 'first arose', which is extendable by a period of 60 days on sufficient cause being shown.

1.3 That the use of the words 'first arose' as distinct from 'continuous cause of action'; or 'recurring cause of action' or 'successive cause of action' in Section 14 as well as Section 15 of the NGT Act are not only indicators of



unambiguous legislative intent and scheme expressed in plain words, but also statutorily and mandatorily fix the starting point of period of limitation. These words no doubt relate to the earliest point of time of inception of cause of action. The interpretation is further reinforced by the use of the words '*from the date*' which again would apply that there is a definite occurrence of cause of action.

- 1.4 The cause of action on the basis of which the present application has been filed has been attributed to construction of the entire Wadala Notified Area being carried out allegedly without prior Environment Clearance ("EC") and that the same does not provide mandatory area for public gardens therefore, it is the case of the Applicant that 'this leads to recurring and continuous cause of action' and that a fresh period of limitation commences on each fresh day. No reason has been given for the delay in filing the said application beyond the period of limitation. It is submitted that Respondent No. 3-MMRDA was allotted the land at Wadala in the year 1983 by Government of Maharashtra on lease basis and the layout for a Truck Terminal at Wadala was approved by Municipal Corporation



of Greater Mumbai ("MCGM") in the year 1986 and the development of the area was initiated from the year 1986. The planning proposal of the Wadala Notified Area was sanctioned in the year 2010 vide Government Notification dated 16th November 2010. Hence, the cause of action first arose in the year 2010.

1.5 Therefore, the cause of action first arose for any concerned party to file an application under Section 14 of NGT Act in the year 2010 and the present Original Application ought to have been filed within a period not exceeding sixty days, as stipulated in sub-section (3) of Section 14 of NGT Act and the proviso thereto.

1.6 However, the captioned application was filed by the Applicant only on 26th March 2023, which is *ex facie* beyond the period of limitation stipulated in sub-section (3) of Section 14 of the NGT Act and the proviso thereto. In the instance case, there is admittedly no condonation application filed by the original applicant in spite of the original application being filed beyond the period of limitation as prescribed by the NGT Act.





1.7 The Applicant has stated that the information/records/documents have been obtained by the Applicant under the Right to Information Act, 2005 (“RTI Act”) in January 2023. However, knowledge and making of RTI applications to gather information does not constitute as a valid ground for cause of action. This view has been consistently taken by this Hon’ble Tribunal in several cases which will be cited at the time of arguments. Therefore, Respondent No. 3-MMRDA states that the captioned original application is filed beyond the period as prescribed under the NGT Act and deserves to be dismissed.

2. *Allegations qua violations of DCR do not come under the purview of NGT:*

2.1 Respondent No. 3-MMRDA submits that the Original Application has been *inter alia* filed alleging that statutory requirement of keeping requisite space for a garden in Wadala Notified Area as per Development Control Regulations (“DCR”) has not been followed and this Hon’ble Tribunal ought not to entertain them as it does not fall within the ambit of this Hon’ble Tribunal. It is well





settled principle of law that this Hon'ble Tribunal being a creation of the NGT Act, is bound by the parent Act. The NGT Act, more particularly, Schedule-I of the NGT Act, lists the acts with respect to which the National Green Tribunal has jurisdiction. It is pertinent to note that the allegations of contravention of the DCR does not fall within the ambit of Schedule-I of the NGT Act. Therefore, this Hon'ble Tribunal ought not to entertain the Original Application as the Original Applicant ought to have approached an appropriate forum for dealing with the alleged issues as raised in the Original Application. On this ground alone, the Original Application ought to be dismissed.

3 **Applicant is not a Bonafide Litigant or 'Person Aggrieved':**

3.1 The Applicant in the present case is not a person aggrieved by the development of the said project and has no locus-standi to invoke the jurisdiction of this Hon'ble Tribunal.

3.2 It is a well-settled principle of law that a stranger cannot be permitted to interfere in any proceedings unless he satisfies



the Court/ Tribunal that he is an affected and/ or aggrieved party. The applicant has failed to make any averments in the application to substantiate that he is an aggrieved person in the present case. It is submitted that the present Applicant has no causal connection with the said Project and this application is nothing but a roving and phishing inquiry at the instance of a party who has nothing to do with the said Wadala Notified Area and on this ground alone, the captioned Original Application ought to be dismissed at the threshold.

- 3.3 It is also well settled that when the credentials and *bonafides* of litigants are raised and when entertaining the grievance of such litigants which is likely to adversely affect the rights of many, the Hon'ble Tribunal must ensure the *bonafides* and credentials of such litigants at the first instance. Therefore, on this ground alone, the Original Application ought to be dismissed.

4. ***Plurality of Remedies***

- 4.1 The present original application is contrary to the provisions of Rule 14 of the NGT (practice and Procedure) Rules, 2011





(“NGT Rules”) which provides that an application filed before this Hon’ble Tribunal shall be based on a single cause of action and may seek more than one relief in the event that such reliefs are consequential to one another in relation to that single cause of action. Rule 14 of the NGT Rules is reproduced hereinbelow for ease of reference:

“14. Plural remedies – An application or appeal, as the case may, shall be based upon a single cause of action and may seek one or more relief provided that they are consequential to one another.”

4.2 A bare perusal of the Original Application clearly reveals that the Applicant has pleaded multiple causes of action such as alleged construction without Environment Clearance, said area is within the hazard line under the Coastal Regulation Zone (“CRZ”) Notification, construction in area is to be reserved as a garden as per DC Regulations, mandatory tree plantation to be carried out, etc., all of which are distinct and plural causes of action which give rise to different and distinct remedies under the relevant law in each case in the event there existed any veracity in such contentions. The reliefs sought by the Applicant through the present original application are based



on multiple causes of action which is clearly impermissible under the NGT Act and the rules framed thereunder. This Hon'ble Tribunal has in various judgments held that an Application or Appeal based on multiple causes of action is not maintainable before this Hon'ble Tribunal in view of the operation of Rule 14 of NGT Rules. Hence, this present original application ought to be dismissed on this ground.

II. ON MERITS:

Without prejudice to the aforesaid preliminary objections, Respondent No. 3-MMRDA prefers the present Affidavit-in-Reply to address the issues that have been raised in the captioned Original Application on merits and to place the correct facts on record.

5. BRIEF FACTS

- 5.1 Respondent No. 3-MMRDA is a statutory body constituted under the Mumbai Metropolitan Region Development Authorities, 1974. Respondent No. 3 is engaged in long term planning, promoting the economic growth, implementation of strategic projects and financing infrastructure projects. The object behind establishing the



Respondent No. 3 authority was to make the City of Mumbai, a destination of economic activity and for promoting infrastructure development and improving the quality of life. In particular, the Respondent No. 3, conceives and promotes, monitors and implements key projects for developing new growth centres and to improve sectors like transport, housing, water supply and environment in and around the city of Mumbai.

5.2 In the year 1983, Government of Maharashtra leased land admeasuring 126.64 hectares situated at Wadala to Respondent No. 3-MMRDA for a period of 99 years for the development of a Truck Terminal, ISBT and other complimentary activities, amenities and infrastructure facilities for the purpose of reducing traffic congestion and related activities (“**Wadala Notified Area**”). In 1986, Municipal Corporation of Greater Mumbai (“**MCGM**”) approved the layout for the Wadala Notified Area. Hereto annexed and marked as “**Exhibit-A**” is a copy of the approved layout sanctioned by MCGM.



5.3 On 3rd December 2005, the Government of Maharashtra appointed Respondent No. 3-MMRDA as the Special Planning Authority (“SPA”) for the purpose of development of the Wadala Notified Area under Section 40(1)(c) of the Maharashtra Regional & Town Planning Act, 1966 (“MRTP Act”) and in accordance with final Development Plan of Greater Mumbai and any modifications thereto considered as necessary for the proper development of the Wadala Notified Area. The said Wadala Notified Area was to be developed in a phase wise manner. Hereto annexed and marked as “Exhibit – B” is a copy of the Government Notification dated 3rd December 2005.

5.4 On 13th February 2008, the Government of Maharashtra vide a Notification deleted certain area of land bearing C. S. No. 6(pt) and 9(pt) of Village Anik, Wadala admeasuring 65,000 sq. mtrs. allotted to one Mathadi Kamagar Co-operative Housing Society from the Wadala Notified Area.

5.5 In lieu thereof, on 16th November 2010, the Government of Maharashtra sanctioned the planning proposal for the Wadala Notified Area prepared by the Respondent No. 3-





MMRDA, as the Special Planning Authority after following due procedure under Section 115 read with Section 40(3) of the MRTTP Act as per the conditions stipulated therein. As per Condition No. 4 of the Notification, area of 25% of total area under proposal has to be provided as recreational ground (“RG”)/ open space as per the provisions of the Development Control Rules for Greater Mumbai, 1991. It is pertinent to note that Respondent No. 3-MMRDA has followed due procedure in accordance with Section 40(3) of the MRTTP Act including conducting public hearing for calling objections/ suggestions from the public regarding the Wadala Notified Area. Hereto annexed and marked as “Exhibit-C” is a copy of the Government Notification dated 16th November 2010 sanctioning the planning proposal for the Wadala Notified Area.

5.6 In the year 2010, Development Control Regulations, 2010 has been formulated specifically for “*Wadala Truck Terminal, Inter State Bus Terminal (I.S.B.T) and other complimentary Activities, Amenities and Infrastructure Facilities at Wadala*” (“**DCR for Wadala Notified Area**”





2010”). Hereto annexed and marked as “**Exhibit-D**” is a copy of the DCR for Wadala Notified Area.

5.7 On 10th January 2011, the Director, Town Planning of State of Maharashtra accorded sanction to the DCR for Wadala Notified Area under Section 115(3) of the MRTTP Act as per conditions stipulated therein. Hereto annexed and marked as “**Exhibit-E**” is a copy of the Notification dated 10th January 2011.

5.8 On 10th August 2011, the Government of Maharashtra vide a Notification included the area admeasuring 65,000 sq. mtrs. allotted to Mathadi Kamagar Co-operative Housing Society in the said Wadala Notified Area. Out of the 65,000 sq. mtrs., an area of 4,000 sq. mtrs. was already included in the sanctioned planning proposals of Wadala Truck Terminals.

5.9 On 25th April 2013, the Director, Town Planning of State of Maharashtra accorded sanction to the remaining 61,000 sq. mtrs. as per the conditions stipulated therein. Condition No. 4 of the Notification of sanction stipulates that area of 25% of total area under proposal must be provided as RG/ open spaces as per the provisions of the DCR for Greater





Mumbai, 1991. On 5th June 2010, it was decided by Government of Maharashtra that the Truck Terminal located at Wadala would be shifted elsewhere and the area would be developed as a commercial centre and considering that there are transport facilities like existing monorail stations and its depot and proposed metro rail stations, the Wadala Notified Area was proposed to be developed on the basis of Transit Oriented Development by Respondent No. 3-MMRDA. Hereto annexed and marked as "**Exhibit-F**" is a copy of the State Notification of the Town Planning and Valuation Department dated 25th April 2013.

5.10 On 12th March 2014 and 14th March 2018, the Respondent No. 3-MMRDA applied to the Urban Development Department, Government of Maharashtra for extension of boundary of the Wadala Notified Area along the Mahul creek and Anik depot lands, particularly for increasing the area earmarked for recreational open spaces. Hereto annexed and marked as "**Exhibit-G**" is a copy of the letter dated 12th March 2014 and letter dated 14th March 2018.



5.11 Respondent No. 3-MMRDA appointed a consultant, M/s. Edifice Consultants Pvt. Ltd. for preparation of Master Plan for Wadala Notified Area. As per the Master Plan, 32.27 ha. of total site area of 156.52 ha. was earmarked as the total recreational open space. It is pertinent to note that this area is 25.07% of the net land area which amounts to more than 25% of the total recreational open space to be provided as per law. Hereto annexed and marked as "Exhibit-H" is a copy of the relevant extract of the Master Plan for Wadala Notified Area along with the proposed layout plan.

5.12 On 16th September 2019, the revised Planning proposal for the Wadala Notified Area was sanctioned after due notice for public consultation and objections and in accordance with the provisions of the MRTP Act. Hereto annexed and marked as "Exhibit-I" is a copy of the Notification dated 16th September 2019 along with the sanctioned plan of revised planning proposal for Wadala Notified Area.

6. *Allegations qua no prior EC obtained for Wadala Notified Area*

6.1 Respondent No. 3-MMRDA submits that the Applicant's primary allegation in the present original application is





that the Wadala Notified Area is being executed without any prior Environmental Clearance and is therefore, violative of the Environment Impact Assessment Notification 2006 (“EIA Notification”). The said contention has been advanced on the basis that the entire Wadala Notified Area is a Township and Area Development Project and as per Clause 8(b) of the EIA Notification, every township and area development project requires prior Environmental Clearance.

- 6.2 It is submitted that the Ministry of Environment, Forest and Climate Change (“MoEF & CC”) issued the EIA Notification, 1994 in exercise of its powers conferred under Section 3(2)(v)(1) of the Environment (Protection) Act, 1956 read with Rule 5(3)(d) of the Environment (Protection) Rules, 1986 for the purpose of granting environmental clearance for industries enumerated in the Schedule to the Notification. Thereafter, on 14th September 2006, EIA Notification, 1994 was superseded by the EIA Notification 2006. It is pertinent to note that the Wadala Notified Area was notified in the year 1986 and the development of the area was initiated from the





year 1986 much prior to the introduction of the EIA Notification. It is also noteworthy that requirement of Environmental Clearance can never be for the entire Wadala Notified Area. Therefore, the provisions of the EIA Notification could not have been applicable at the time of sanction as well as when the development of the area was initiated in 1986. It is submitted that the Applicant has erroneously stated that the Wadala Notified Area is a Township and Area Development Project and therefore, Wadala Notified Area did not require Environmental Clearance under EIA Notification.

- 6.3** The Applicant has also contended that the Environmental Clearance is extremely critical as the Wadala Notified Area lies within the hazard line demarcated in the Coastal Regulation Zone Notification 2011 and 2019. The Applicant has merely provided incomplete extracts of two maps and has stated that the same shows that the plot of the Wadala Notified Area is in hazard line. No ledger of the maps have been provided to substantiate this claim and hence, ought to be completely disregarded.



6.4 Without prejudice to the contention raised above, it is submitted that in any event, between the years 1995 to 2010, construction of buildings for the Wadala Notified Area carried out was less than 20,000 sq. mtrs. and therefore, no prior Environmental Clearance would be required as per the EIA Notification. The same has also been noted by the Joint Committee in its Report dated 20th October 2023 filed in the present application.

6.5 It is further submitted that plot of land bearing No. C-1 Zone in C-Block of Wadala Notified Area admeasuring 92,600 sq. mtrs. (9.26 ha.) out of total area of the Wadala Notified Area was allotted to M/s. Macrotech Developers Ltd. (then Lodha Crown Buildmart Pvt. Ltd.) for residential and commercial development. Accordingly, on 5th September 2011, Environmental Clearance was issued by Respondent No. 6-SEIAA to M/s. Macrotech Developers Ltd., the project proponent for the said development. Pursuant thereto, revised ECs were granted by Respondent No. 6-SEIAA on 17th January 2013, 11th June 2014, 15th January 2019 and 15th January 2020 and





construction was undertaken for development of the said plot in compliance with the conditions contained in the EC. In fact, as per the conditions of the EC, tree plantation has been carried out for the said development by the Project Proponent and No Objection Certificates from the Tree Department, MCGM has also been obtained in accordance with the applicable DCR. Hereto annexed and marked as "Exhibit-J colly" is a copy of the EC dated 5th September 2011 and revised ECs dated 17th January 2013, 11th June 2014, 15th January 2019 and 15th January 2020.

- 6.6 As on date, no on-going construction is being carried out in the Wadala Notified Area, except the plot allotted to M/s. Macrotech Developers Ltd., for which the requisite Environmental Clearance has been duly obtained by the Project Proponent, M/s. Macrotech Developers Ltd. It is submitted that no other development or construction has taken place after the sanction of revised planning proposal in 2019.

6.7 It is submitted that as and when Respondent No. 3-MMRDA will allot any plot on lease for development of the Wadala Notified Area, the said plots of the Wadala Notified Area will be disposed off through tender process as per the MMRDA Disposal Regulations, 1977 and Environmental Clearance, if necessary, will be insisted upon from the Project Proponent while granting the development permission on individual plots.

6.8 Therefore, it is submitted that the contention of the Applicant that no prior Environmental Clearance has been obtained for the Wadala Notified Area is wholly misplaced, untenable and devoid of any merits.

7. Allegation qua no Recreation Ground provided for the Wadala Notified Area

7.1 The Applicant has contended that the Wadala Notified Area does not provide for requisite area for parks and gardens as per the Development Control Regulations and area equivalent to 25% of the area has to be provided as a public garden, i.e., recreational open spaces. It is reiterated that the Applicant is alleging that statutory requirement as per the





Development Control Regulations (“DCR”) has not been followed and this Hon’ble Tribunal ought not to entertain them as it does not fall within the ambit of this Hon’ble Tribunal.

7.2 In any event, the Applicant has throughout the memo of original application used the terms “recreation ground”, “garden” and “park” interchangeably. Section 2(2) of the MRTP Act, 1966 defines “amenity” as under:

“(2) “amenity” means roads, streets, open spaces, parks, recreational grounds, playgrounds, sports complex, parade grounds, gardens, markets, parking lots, primary and secondary schools and colleges and polytechnics, clinics, dispensaries and hospitals, water supply, electricity supply, street lighting, sewerage, drainage, public works and includes other utilities, services and conveniences”.

7.3 In the MRTP Act, the word “amenity” includes several entries including recreation ground, garden, parks which are separately enumerated. It is submitted that a recreation ground is not the same as a garden, and a reservation for a recreation ground is not same as reservation for a garden only. Reservations for a garden, a recreation ground, parks,





etc. are completely different reservations and the Applicant has made this assumption that it ought to be reserved for a garden without any documentary evidence. Respondent No. 3 submits that the same is totally misconceived and contrary to the record. The submissions made by the Applicant are based on conjectures and surmises of the Applicant.

7.4 It is reiterated that as per the Master Plan for Wadala Notified Area, 32.27 ha. of total site area of 156.52 ha. has been earmarked as the total recreational open space. It is pertinent to note that this area is 25.07% of the net land area which amounts to more than 25% of the total recreational open space to be provided as per law. In any event, the Master Plan of the Wadala Notified Area is to be developed in phases. Hence, whenever any plot of the Wadala Notified Area is allotted to a Project Proponent, the requisite recreational open space will be provided in accordance with the provisions of the DCR in the individual plots.

7.5 Respondent No. 3, therefore, submits that all permissions as regards the Wadala Notified Area have been obtained in accordance with law and Respondent No. 3 has earmarked





the RG area to be provided as per the applicable provisions of DCR and therefore, the present Original Application ought to be dismissed.

8 It is submitted that Respondent No. 3-MMRDA, as the Special Planning Authority has followed due procedure of law before carrying out the implementation of the development of the Wadala Notified Area. It is also pertinent to note that none of the development permissions or sanctions for the Wadala Notified Area have been challenged by anybody till date in any court of law. Therefore, the allegations as against the Respondent No. 3-MMRDA are wholly misplaced and without any basis.

9 Respondent No. 3-MMRDA will not be dealing with the Original Application in seriatim more particularly since the entire bogey of allegations and contentions raised in the Original Application have been dealt with and answered in terms of the aforesaid. However, the present Respondent No. 3-MMRDA expressly craves leave to file an Additional Affidavit dealing with the Memo of Application in a paragraph-wise manner, if the circumstances so warrant.

Respondent No. 3-MMRDA states that the issues and grievances raised by the Applicant stand fully answered in terms of all that is





stated hereinabove as regards Respondent No. 3 and thus, the Original Application has failed to make out a cogent and compelling case for grant of any reliefs by this Hon'ble Tribunal.

10 In these facts and circumstances, Respondent No. 3 states that the captioned Original Application ought to be dismissed *in toto* as against Respondent No. 3.

Date: 22.07.2024

Place: Mumbai

Shirke
for Respondent No. 3

Advocates for Respondent No. 3



VERIFICATION

I, Sakshi Shirke, aged 44 years, working as Senior Planner in the employment of the Respondent No. 3, Indian Inhabitant, the Authorised Signatory of Respondent No. 3, having my office address at 3rd Floor, Town Planning Division, Bandra- Kurla Complex, Bandra (E), Mumbai – 400051, do hereby state that I have submitted this Affidavit on solemn affirmation and oath. I have verified that the facts are true to my personal knowledge. I have not suppressed any material fact known to me and relevant to this matter.

Solemnly affirmed at Mumbai)

On this 22ndth day of July, 2024)

Arun G. Deshmukh

Deponent

I identify,

Arun G. Deshmukh

Before me,

Advocates for Resp.No. 3.



BEFORE ME

ARUN G. DESHMUKH
REGD. No. 11252 B.Com., LL.B.,
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
C/11, Laxmi Khera, Delatona Bldg.,
Basement Near Family Court, 11th C, Bandra-51



NOTARY REGISTER ENTRY
Sr No. 2598 Page No. 09
Date 22/07/2024

1036



Date : 18/07/2024

TO WHOMSOEVER IT MAY CONCERN

With respect to the matter related to Wadala Truck Terminal Environmental Clearance between Arun Nathuram Gaikwad Versus Secretary, Env't. Dept. GoM & Ors. Before NGT, Western Bench Zone, Pune for application No.41/2023 (WZ), Mrs. Sakshi Subhash Shirke, Sr. Planner, Town Planning Division, MMRDA is authorized to affirm/ Affidavit in the said matter on behalf of MMRDA.

The Specimen Signature of Mrs. Sakshi Subhash Shirke, is as below:

Mrs. Sakshi Subhash Shirke,
(Specimen Signature)

Yours faithfully,

(M.G.Sonar)

Chief

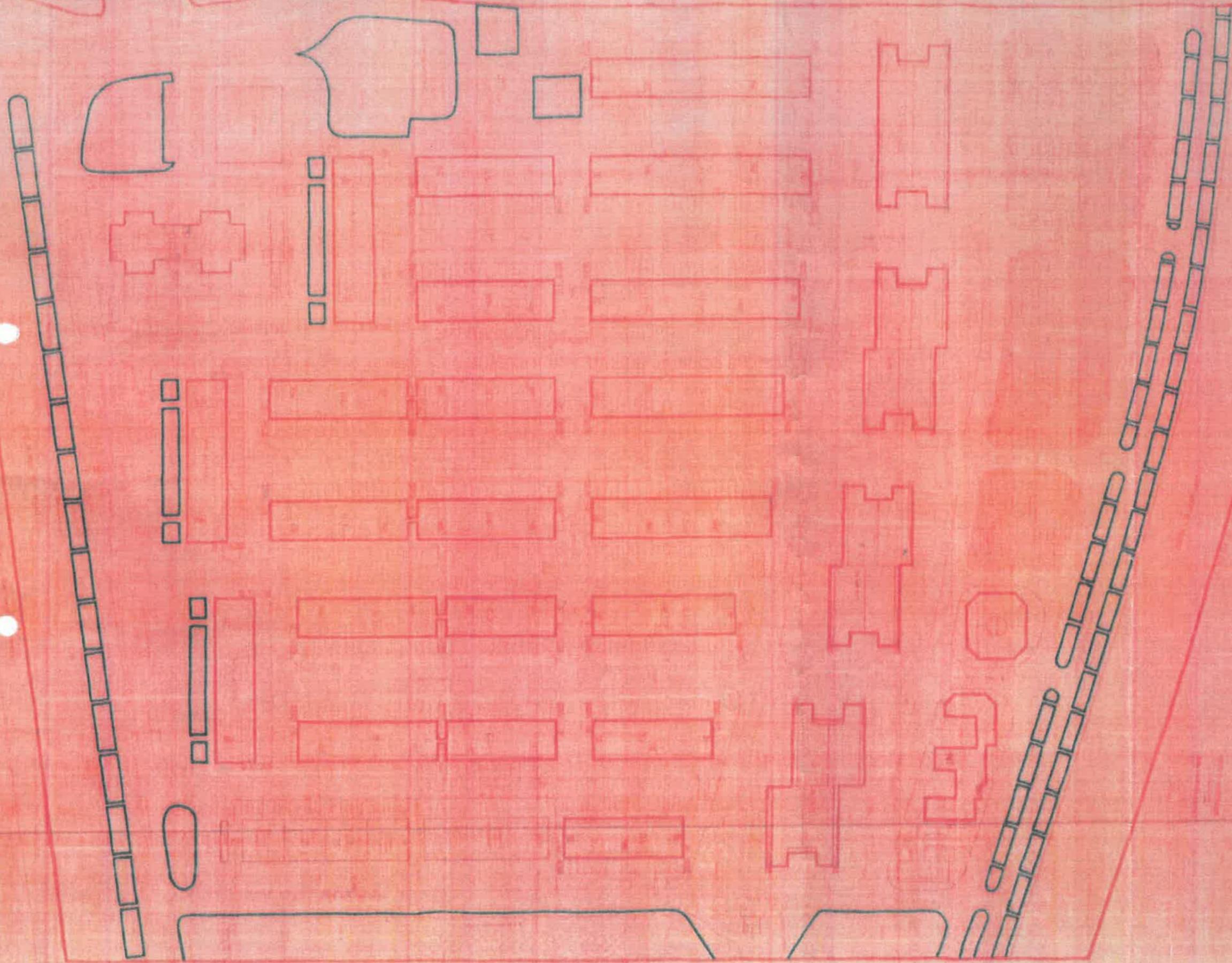
Town Planning
MMRDA



मुंबई महानगर प्रदेश विकास प्राधिकरण

वांद्रे-कुर्ला संकुल, वांद्रे (पूर्व), मुंबई ४०००५९.

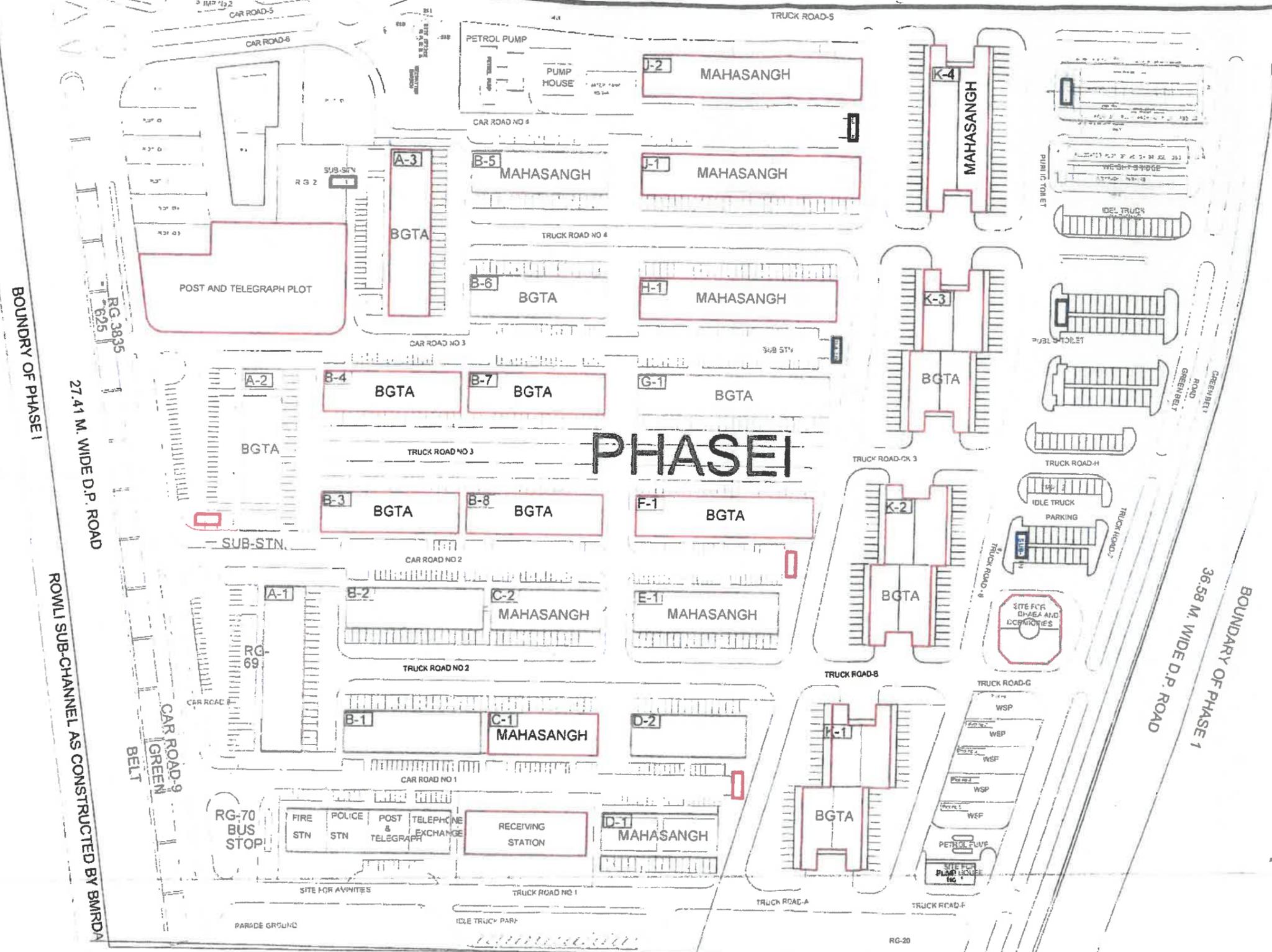
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PHASE-II

PHASE I

PHASE III



Plots	Allocation Letter Date	Agreement to Lease Date	Possession date	Term of Lease	Expiry from date of possession
C1, C2, D1 & E1		18/03/1997	18/03/1997	18 years	17/02/2015
C2		18/03/1997	18/03/1997	18 years	17/02/2015
D1		18/03/1997	18/03/1997	18 years	17/02/2015
E1		18/03/1997	18/03/1997	18 years	17/02/2015
H1, J1, K4		27/03/1997	27/03/1997	15 years	26/03/2012
H1			27/03/1997	15 years	26/03/2012
J1			27/03/1997	15 years	26/03/2012
J2			27/03/1997	15 years	26/03/2012
K4			27/03/1997	15 years	26/03/2012
K5		17/01/2007	As per lands note	20 years	22/01/2027
A3, A3, B3, B8	14/07/1993	7/9/1995	25/03/1996	13 years	24/03/2014
A3			25/03/1996	13 years	24/03/2014
B8			25/03/1996	13 years	24/03/2014
B1			25/03/1996	13 years	24/03/2014
B8			25/03/1996	13 years	24/03/2014
K3			25/03/1996	13 years	24/03/2014
A2, B3, B4, K1, K2, G1 & F1	10/4/1992	7/9/1995	25/03/1996	13 years	24/03/2014
A2			25/03/1996	13 years	24/03/2014
B3			25/03/1996	13 years	24/03/2014
B4			25/03/1996	13 years	24/03/2014
F1			25/03/1996	13 years	24/03/2014
G1			25/03/1996	13 years	24/03/2014
K1			25/03/1996	13 years	24/03/2014
K2			25/03/1996	13 years	24/03/2014

LEGEND

- CONSTRUCTED
- NOT CONSTRUCTED
- EXISTING DSS
- PROPOSED DSS



"Exhibit - B"

1040

259/



Maharashtra Regional and
Town Planning Act, 1966

Appointment of MMRDA
as Special Planning Authority
under section 40 of the said
Act.

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai- 400 032.

Dated 3rd December, 2005

NOTIFICATION

No.TPB-4305/CR-318/05/UD-11:

Whereas the Mumbai Metropolitan Region Development Authority (hereinafter referred to as "the said Authority") has been established under the Mumbai Metropolitan Region Development Authority Act, 1974, (Maharashtra Act No.IV of 1975) for the purpose of planning, co-ordination and supervising the proper, orderly and rapid development of the areas in the Mumbai Metropolitan Region and for executing plans, projects and schemes for such development in the areas within its jurisdiction;

And whereas, for the areas within the F (North) Ward of Municipal Corporation of Greater Mumbai (hereinafter referred to as "the said Ward") a Development Plan has been prepared and published by the Municipal Corporation of Greater Mumbai, under the provisions of the Maharashtra Regional and town Planning Act, 1966 (Maharashtra XXXVII of 1966); which has been approved by the Govt. in Urban Development Department vide its Notification No.TPB/4391/2361/CR-130/91/UD-11/RDP, dated 2nd January 1992:

And whereas, the Government of Maharashtra considers that certain areas from the F (North) Ward are in undeveloped condition and need to be protected and developed in a comprehensive manner:

Now, therefore, in exercise of powers vested in it, under Clause (c) of Sub-section (1) of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) and all other powers enabling in it in this behalf, the Government of Maharashtra hereby appoints the said Authority as the Special Planning Authority for the purpose of development of land within the said ward in accordance with said final Development Plan of Greater Mumbai and any modifications thereto considered as necessary for the proper development of the Truck Terminal I.S.B.T. and other complimentary activities, amenities and infrastructures facilities and also provide necessary amenities and infrastructural work connected therewith within the area of the said ward more specifically shown in the accompanying plan and defined in the Schedule hereinbelow viz :-

SCHEDULE

All that areas bounded on --

On the West	:	27.41 mt. North South D.P. Road Salamati Hill, Rawli Hill, C.S.No. 94 to 112
On the East	:	Mahul Creek
On the South	:	C.S.No.117 & C.S.No. 144
On the North	:	BEST Work Shop & DEPOT

Note : 1) A copy of the plan showing the boundaries of Notified Area in pink colour is kept open for inspection of the public at the Office of the Mumbai Metropolitan Region Development Authority, MMRDA's Building, 7th Floor, Town & Country Planning Division, Bandra Kurla Complex, Bandra (E) Mumbai-400 051 and at the Office of the following officers :-

The Municipal Commissioner, Municipal Corporation of Greater Mumbai, Mumbai.

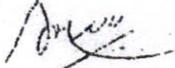
The Collector of Mumbai District.

The Collector, Mumbai Suburban District, Mumbai

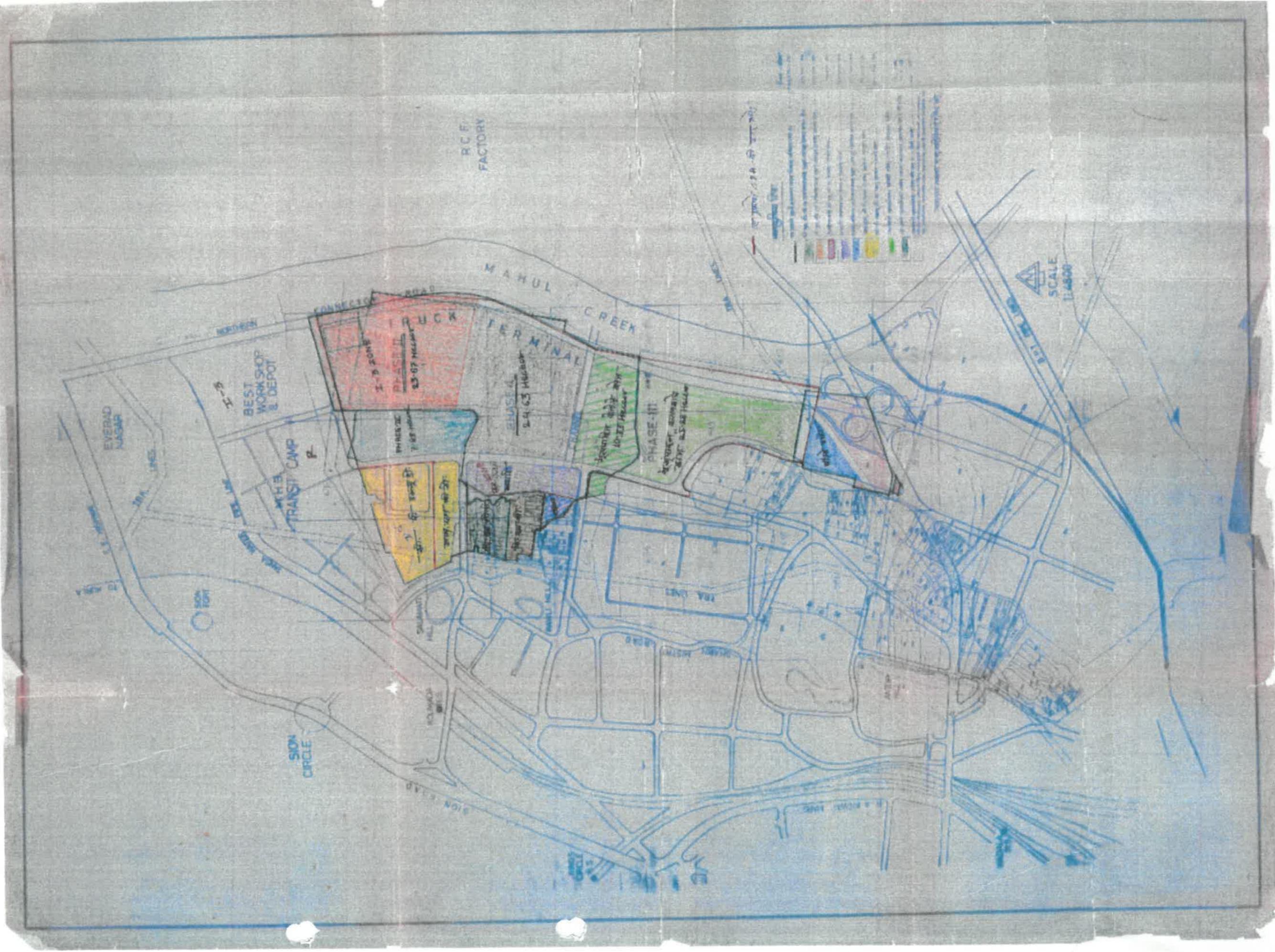
The Chief Engineer (Development Plan) Municipal Corporation of Greater Mumbai, Mumbai.

The Deputy Director of Town Planning, Greater Mumbai, Ensa Hutments,
Mahapalika Marg, Mumbai -400 001.

By order and in the name of the Governor of Maharashtra.


(S.R.Kini)

Under Secretary to Government



"Exhibit - C"

Annexure - 2

माथाई



M.C. OFFICE
22/11/10

मुंबई महानगर	विभाग प्राधिकरण,
6813/10	
18/11/10	

वि.यो. मुंबई (एफ/नॉर्थ वाड): वडाळा ट्रक टर्मिनल - विशेष नियोजन प्राधिकरण - मुंबई महानगर प्रदेश विकास प्राधिकरण.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ११५ अन्वये निर्माण प्रस्तावास मंजूरीबाबतची अधिसूचना.

नगर रचना आणि मूल्यनिर्धारण विभाग,
महाराष्ट्र राज्य, मध्यवर्ती कार्यालये,
पुणे-४११००९,

दि. १६.११.२०१०

अधिसूचना क्रमांक :- क्र.वि.यो.मुंबई/एमएमआरडीए/वडाळा ट्रक टर्मिनल/कलम ११५/
टिपीव्ही-३/६८४०, दि.१६.११.२०१०.

पहा :- १) मा.महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण यांचेकडील दि.१६.११.२००९, दि.१४.८.२०१० व दि.२१.८.२०१० रोजीची पत्रे.

२) शासनाचे पत्र क्र.टिपीबी-४३१०/प्र.क्र.२६९/२०१०/नवि-११, दि.१०.११.२०१०.

निर्णय :- सोबतची अधिसूचना (इंग्रजी) महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

(स.श.धत्ते)

कार्यासन अधिकारी,
टिपीव्ही-३, पुणे.

M.C. OFFICE
Date: 18/11/10

प्रत :-

- १) मा.प्रधान सचिव, नगर विकास विभाग, (नवि-११) मंत्रालय, मुंबई-३२.
- २) मा.महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ला कॉम्प्लेक्स, मुंबई. (अधिप्रमाणित नकाशासह)
- ३) मा.आयुक्त, बृहन्मुंबई महानगरपालिका, बृहन्मुंबई.
- ४) मा.उपसंचालक, नगर रचना, बृहन्मुंबई.
- ५) रेखाकला शाखा, मुख्य कार्यालय, पुणे (अधिप्रमाणित नकाशासह)
- ६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, नेताजी सुभाष पथ, मुंबई ४०० ००४.

/- त्यांना विनंती करण्यात येते की, सोबत पाठविलेली अधिसूचना महाराष्ट्र शासन राजपत्राच्या कोकण विभागीय पुरवणीमध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या कार्यालयासह वरील सर्व कार्यालयास पाठवाव्यात.

७) विशेष आदेश धारिका (एस.ओ.फाईल) टिपीव्ही-३.

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प्र.वि.प्राधिकरण

25 NOV 2010

क

MC
AMF
CTRC

**TOWN PLANNING AND VALUATION DEPARTMENT
MAHARASHTRA STATE, PUNE.**

NOTIFICATION

Date: - 16/11/2010.

Maharashtra Regional & Town Planning Act, 1966

No.D.P.Mumbai/MMRDA/Wadala Truck Terminal/Sec.115/TPV-3/6840

Whereas, in exercise of its powers conferred by clause (c) of sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") and all other powers enabling it in this behalf, the Government of Maharashtra has appointed the Mumbai Metropolitan Region Development Authority as the Special Planning Authority (hereinafter referred to as "the said SPA") for the area situated in 'F' (North) ward, of Municipal Corporation of Greater Mumbai, for development for Wadala Truck Terminal, ISBT and other complimentary activities, amenities and infrastructure facilities at Wadala (hereinafter referred to as "the said Notified Area") vide Urban Development Department Notification No.TPB-4305/CR-318/05/UD-11, dated 3rd December 2005;

And whereas, certain area of land bearing C.S.No.6(pt) & 9(pt) of village Anik, Wadala admeasuring about 65000 sq.mt. allotted to Mathadi Kamagar Co-op Housing Society has been deleted from the said Notified Area vide Government in Urban Development Department Notification No.TPB-4308/116/CR-20/08/UD-11, dated 13th February 2008;

And whereas, the said SPA after following the procedure as laid down under clause (d) of sub-section (3) of section 40 read with subsection (2) of section 115 of the said Act, has prepared the planning proposals for the said Notified Area and published the notice No.T & C/ WTT/DPP/2008, dated 10th December, 2008 to that effect in Maharashtra Government Gazette dated 18th December, 2008 at page no.183-184 and in newspapers Daily Lokmat (Mumbai) dated 19th December, 2008 and Daily Free Press Journal dated 18th December, 2008 for calling objections and/or suggestions from the public regarding the published Planning Proposals for the said notified area and has submitted the Planning Proposals under subsection (3) of the section 115 of the said Act to the Government for sanction vide letter No.डब्ल्यू.टी.टी./न.वि.वि./०१/१५७, dated 16th November, 2009 & vide letters dated 14th August, 2010, 21st August, 2010 and Government vide letter dated 10th November, 2010 with formal approval directed the Director of Town Planning, Maharashtra State, Pune to accord the sanction to the planning proposals;

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And whereas, the Government in Urban Development Department vide Notification No.TPB-1802/150/UD-13, dated 21st March, 2003 has delegated the powers exercisable by it, under section 115(3) of the said Act, to the Director of Town Planning, Maharashtra State, Pune;

Now therefore, in exercise of the powers conferred by subsection 3 of section 115 of the said Act and all other powers enabling him in that behalf, the Director of Town Planning, Maharashtra State, Pune hereby accords its sanction to the Planning Proposals of the said Notified Area of Wadala Truck Terminal, with some modifications as shown in orange colour on plan and subject to following conditions;

Conditions:-

- 1) The Planning Proposals shall immediately come in to effect from the date of approval u/s 115(3) of MRTP Act, 1966.
- 2) This sanction is only for the Planning Proposals like proposed land use, road pattern. Development Control Regulations for the said Notified Area will be sanctioned Separately.
- 3) The said SPA should obtain No Objection Certificate from Municipal Corporation of Greater Mumbai regarding availability of off-site infrastructure like water supply, sewage, storm water drains, transport facilities at the time of granting Development permissions.
- 4) Area of 25% of total area under proposal must be provided as Physical Recreational Ground (RG) / open spaces at appropriate places and sizes, as per provisions of the Development Controls Rules for Greater Mumbai, 1991.
- 5) The provisions of MoEF's CRZ Notification dated 19th February, 1991 as amended from time to time shall be applicable to the areas affected by CRZ. The said SPA should obtain No Objection Certificate from State level MCZMA or MoEF wherever necessary and conditions mentioned in such consent shall be binding.
- 6) The SPA shall obtain demarcation plan as per planning proposals from the land record department.
- 7) The said SPA should obtain consent from Maharashtra Pollution Control Board (MPCB) wherever necessary and conditions mentioned in such consent shall be binding.
- 8) While sanctioning building plans, the said SPA shall obtain No Objection Certificate from PWD, Mahavitaran (MSEB) etc. departments wherever necessary.
- 9) No objection certificate from the appropriate authority of Central Government shall be obtained for the lands under Salt Pan use & lands owned by Salt Commissioner.
- 10) No objection certificate from the Competent Authority shall be obtained for the Mangrove Swamp, Mangrove forest lands. Orders issued by the Hon'ble High Court regarding protection of such lands shall be binding.
- 11) Lands declared as protected forest shall be permitted to be developed only after deletion of these lands from protected forest by the Competent Authority.
- 12) Government in Urban Development Department's Resolution No.TPB-4303/49/CR-4/03/UD-11, dt.28/7/2004 shall be binding regarding high rise building.

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- 13) Out of Block-L - Residential Staff Housing having area about 0.91 Ha., half of the area shall be developed as Rental Housing/Affordable Housing. Remaining half of the area shall be developed for sale as per Housing Policy.

Note : The Plan showing the Planning Proposal is available for inspection for general public during office hours in office of The Chief (Transport and Communication Division) Mumbai Metropolitan Region Development Authority 8th floor, Bandra-Kurla Complex, Bandra (East), Mumbai-51.

By order and in the name of the Governor of Maharashtra.



4/4
(Signature)
(S. D. Landge)
Director of Town Planning,
Maharashtra State, Pune.

"Exhibit - D"

Annexure - 5



DEVELOPMENT CONTROL REGULATIONS, 2010

**WADALA TRUCK TERMINAL, INTER STATE BUS TERMINAL
(I.S.B.T.) AND OTHER COMPLIMENTRY ACTIVITIES,
AMENITIES AND INFRASTRUCTURES FACILITIES
AT WADALA**



**MUMBAI METROPOLITAN REGION DEVELOPMENT
AUTHORITY**

Bandra-Kurla Complex, Bandra (E.), Mumbai -51,
Tel : 26590001/08, Fax : 91 022 26591264

[Price : Rs. 60.00]

**DEVELOPMENT CONTROL
REGULATIONS, 2010**

**WADALA TRUCK TERMINAL, INTER STATE BUS TERMINAL
(I.S.B.T.) AND OTHER COMPLIMENTRY ACTIVITIES,
AMENITIES AND INFRASTRUCTURES FACILITIES
AT WADALA**

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Mumbai Metropolitan Region Development Authority, appointed by the State Government as the Special Planning Authority under section 40 (1) c of the Maharashtra Regional and Town Planning Act, 1966 for the area notified for development of the Truck Terminal, Inter State Bus Terminal and other complimentary activities, amenities and infrastructures connected therewith, under section 40 (1) of the said Act, in exercise of its powers under clause (d) of sub section 3 of section 40 of the Maharashtra Regional and Town Planning Act, 1966 makes following Development Control Regulations as a part of its proposals for the development of land.

1. SHORT TITLE, EXTENT & COMMENCEMENT

1.1. Title :

These regulations shall be called Development Control Regulations for Area, under the jurisdiction of Mumbai Metropolitan Region Development Authority, situated in 'F' (North) ward, especially notified for Development for Wadala Truck Terminal, InterState Bus Terminal and other complimentary / supplementary activities, amenities and infrastructure facilities at Wadala.

1.2. Jurisdiction of Truck Terminal :

These regulations shall apply to all "Development" in the area especially notified for Development for Wadala Truck Terminal, InterState Bus Terminal and other complimentary / supplementary activities, amenities and infrastructure facilities at Wadala.

1.3. Date of Coming into Force :

These Regulations shall come in to force with effect from the date of sanctioning the proposals under section 115(3) of the MR&TP Act, 1966 and shall replace the existing DCR.

2. DEFINITIONS

In these regulations unless the context otherwise requires;

ACT means the Maharashtra Regional and Town Planning Act, 1966.

AUTHORITY means the Mumbai Metropolitan Region Development Authority having its office at 8th Floor, MMRDA Building, Bandra Kurla Complex, Bandra East, Mumbai 400051.

ARCHITECT means a qualified architect, who is duly registered with the Council of Architects under the Architects Act, 1972.

BUILDING means a structure, constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes -

- (i) Foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms;
- (ii) Verandahs, balconies, cornices, projections;
- (iii) part of a building or anything affixed thereto;
- (iv) any wall enclosing or intended to enclose any land or space, signs and outdoor display structures;
- (v) tanks constructed for storage of chemicals or chemicals in liquids form;
- (vi) all types of buildings defined in this regulation below, but tents, shamianas and tarpaulin shelters erected for temporary purposes for ceremonial occasions, with the permission of the Commissioner shall not be considered to be "buildings".

BUILT UP AREA refers to plinth area on ground floor and corresponding area on all floors, whether exempted from F.S.I. or not.

CHOWK means a fully or partially enclosed space permanently open to sky within a building at any level.

CHOWK, INNER means a chowk enclosed on all sides.

CHOWK, OUTER means a chowk where one of the sides is not enclosed.

DWELLING UNIT means an independent dwelling unit, whether a tenement, flat or apartment, with a kitchen or a cooking alcove. "**Habitable room**" means a room occupied or designated for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing pantry, corridor, cellar, attic, store-room, pooja-room, and spaces not frequently used.

EXISTING BUILDING OR USE means a building or structure or use existing authorisedly before the commencement of these Regulations.

"Floor" means the lower surface in a storey on which one normally walks in a building and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.

FLOOR AREA RATIO (FAR) means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot ;

$$\text{FAR} = \frac{\text{Total covered area of all floors}}{\text{Plot area.}}$$

OCCUPANCY / USE means the purpose for which a building or a part of the building is used or intended to be used. The occupancies are divided in the following main groups,—

- (a) **ASSEMBLY** occupancy means where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes; for example theaters, motion picture houses, drive-in-theaters, assembly halls, city halls, town halls, concert halls, auditoria, exhibition halls, museums, mangal karyalayas, skating rinks, gymnasia, gymkhanas, passenger stations and terminals for air, surface and other public transportation services, recreation piers and stadia.
- (b) **BUSINESS** occupancy means where transaction of business and / or for keeping of accounts and records takes place. Offices, banks, professional establishments, court houses are classified as business occupancies in so far as their principal function is transaction of business and / or keeping of books and records.
- (c) **EDUCATIONAL** occupancy means exclusive use of building for a school or college, recognised by the appropriate Board or University, or any other competent authority, involving assembly for instruction, education or recreation incidental to educational use and including a building for such other users incidental thereto such as a library or a research Institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel captive to an educational institution/or institutions whether situated in its campus or not.
- (d) **HAZARDOUS** occupancy means use of building for - storage, handling, manufacture or processing or radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations ; storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flames, fumes and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.
- (e) **INDUSTRIAL** occupancy means where products or value addition takes place of all kinds and properties are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories, etc.

- (f) **INSTITUTIONAL** occupancy means use of a building for medical or other treatment, a hostel for working women or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation and includes dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories.
- (g) **MERCANTILE** occupancy means use of a building or part thereof as shops, stores or markets, for display and sale of merchandise either wholesale or retail goods including office, storage or service facilities incidental to the sale of merchandise located in the same building.
- (h) **OFFICE** occupancy means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. "Office purpose" includes the purpose of administration, clerical work, handling money, telephone and telegraph and computer operating; and "clerical work" includes writing, book-keeping, sorting papers, typing, filing, duplicating, punching cards or tapes, machine calculating, drawing of matter for publication and the editorial preparation of matter for publication.
- (i) **RESIDENTIAL** occupancy means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, lodging or rooming houses, hostels, dormitories, apartment houses, flats and private garages of such building.
- (j) **WHOLE-SALE ESTABLISHMENT** means an establishment or part thereof engaged in wholesale trade and manufacturers' wholesale outlets, including related storage facilities, ware-houses and establishments engaged in truck transport, including truck transport booking agencies.
- (k) **STORAGE** occupancy means use of a building or part thereof primarily for the storage or shelter of goods, wares or merchandise and includes warehouse, cold storage, freight depot, transit shed, store house, public garage, hangar, truck terminal, grain elevator, barn and stable.

OPEN SPACE: FRONT means the space left open to the sky between the boundary line of a plot abutting the means of access / road / street and the building line. In the case of plots facing two or more means of accesses / roads / streets, the plot shall be deemed to front on all such means of accesses / roads / streets.

OPEN SPACE: REAR means open space on the side opposite to the front open space. If plot abuts on more than one road, there shall be only one rear open space; in such case the option as to which open space be treated as rear open space shall be exercised by the owner.

PARKING SPACE means an area, enclosed or un-enclosed, covered or open, area sufficient in size to park vehicles, together with a driveway connecting the parking space with the street or alley and permitting ingress and egress of the vehicles.

PLOT OR SITE means a parcel or piece of land enclosed by definite boundaries whether singly or jointly owned.

SERVICE FLOOR means a floor provided for facilitating maintenance and / or termination / diversion of services like water supply, drainage, electricity supply, and accommodating mechanical / electrical devices, apparatus like air handling units, air conditioning plants etc.

" SPECIAL BUILDING " means—

- (i) a building solely used for the purpose of a drama or cinema theatre, a drive-in-theatre, an assembly hall or auditorium, an exhibition hall, theatre museum, a stadium, a "mangal karyalaya" or where the built up area of such a user exceeds 600 sq.m. in the case of mixed occupancies ;
- (ii) An industrial building ;
- (iii) A hazardous building ;

- (iv) A building of wholesale establishment ;
- (v) A residential hotel building or centrally air-conditioned building which exceeds
 - (a) 15 m. in height, or
 - (b) A total built-up area of 600 sq.m.

STOREY means the portion of a building above ground included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

2.1. Words and expressions not specifically defined in these Regulations shall have the same meaning as defined in the Maharashtra Regional & Town Planning Act, 1966. (Maharashtra Act No. XXXVII of 1966), rules and regulations made thereunder, regulations and by-laws of the Mumbai Municipal Corporation and the National Building Code including the relevant Indian Standards.

3. APPLICABILITY OF THE DEVELOPMENT CONTROL REGULATIONS.

These Development Control Regulations shall apply to the "development" as under.

3.1. Development of Site or / and Layout or Sub-Division or Amalgamation of Land :

Where land is to be developed, subdivided, or two or more plots are to be amalgamated, or a lay-out is to be prepared these Regulations shall apply to the entire area under development, layout, sub-division, amalgamation.

3.2. Building Construction / Change of Occupancy of a Building :

- (a) Where a building is to be erected, these Regulations shall apply to the design and construction of the building.
- (b) Where the whole or any part of the building is to be reconstructed / demolished, these Regulations shall apply only to the portion of the building involved in re-construction / demolition.
- (c) Where a building is altered, these Regulations shall apply only to that part of the building which would be affected by alteration.
- (d) Where the occupancy of a building is to be changed, these Regulations shall apply only to that part of the building which would be affected by the change.

4. DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

4.1. Necessity of Obtaining Permission :

After the date on which the notification specifying the Wadala Truck Terminus I.S.B.T. & other complimentary activities, amenities and infrastructure facilities at Wadala Notified Area is published in the *Official Gazette*, no person shall institute or change the use of any land or carry any development of land without the permission in writing of the Authority. In the form of commencement certificate unless exempted under section 43 of the Act.

4.2. Validity of Development Permission :

If development permission has been issued before the date of commencement of these Regulations, but the development is not started within a year from the date of such permission, the said development permission shall be deemed to have lapsed. The applicant shall get it revalidated by paying premium etc. and on conditions prescribed by MC, MMRDA.

4.3. Applicability to Partially Completed Works or Works Already Commenced :

For partially completed works, or works already commenced or started with due valid permission before the date of commencement of these Regulations, the MC, MMRDA may not, for reasons to be recorded in writing, necessarily insist on compliance with the provisions of these Regulations for extending the period of development permission, which in any case, however, shall not exceed that specified in section 48 of the Act.

5. PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

5.1. Application / Plans for Intended Development, scrutiny of development permissions, fast tract system :

Every person who intends to carry out development of land shall submit an application to the MC, MMRDA of his intention, in the prescribed form (as in Appendix A) and such application shall be accompanied by plans and documents in sufficient number of copies and as required under Regulations 5.2 to 5.16.

5.2. Information Accompanying the Application - (Appendix - A) :

The application shall be accompanied by the key (location) plan, site plan, sub-division or layout plan, building plan, service plans indicating the requisite dimensions in metric units, specifications, certificate of supervision, payment of building permission fee as prescribed by MC, MMRDA and ownership title, etc as prescribed here-in-below. Four sets / copies of plans and statements shall be submitted along with the application. In the case of building schemes, where clearances of other agencies are necessary, the number of sets / copies of plans to be submitted shall be as required by the MC, MMRDA.

5.3. Key Plan or Location Plan :

A key plan drawn to a scale of not less than 1:10000 shall be submitted along with the application for building permission and commencement certificate, showing the boundary locations of the site with respect to neighborhood land-marks.

5.4. Site Plan :

A site plan drawn to a scale of 1:500, authenticated by the appropriate officer of the department of land record in case of area not acquired by the Authority or by a competent officer of the Authority in case of area acquired by the Authority, shall show :—

- (i) the boundaries of the site and of any contiguous land belonging to the owner of the site. The position of the site in relation to neighbouring streets ; the name or number of the street(s) in which the building is proposed to be situated, if any ; all existing buildings contained in, over or under the site ; the position of the building; and of all other buildings, if any, which the applicant intends to erect upon his contiguous land; the boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others ; all adjacent streets and buildings on adjoining plots with their names (where names are given) (with number of storeys, height and marginal open spaces) ; if there is no street within a distance of 12 m. of the site, the nearest existing street with its name/number. the means of access from the street to the building and any other building(s) which the applicant intends to erect upon his contiguous land referred to in (a) above; space to be left around the building to secure free circulation of air, admission of light, and access for scavenging and other purposes; the width of the street (if any) in front and of the street (if any) at the side or rear of the building;
- (ii) the direction of north point relative to the plan of the building ;
- (iii) any existing physical features, such as nallahs, wells, tanks, drains, trees, etc. ;
- (iv) the ground area of the whole property and the break-up of the covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required under the Regulations governing the coverage of the area ;
- (v) over head electric supply lines, water supply and drainage line ; proposals of the development plan, including reservations/designations, road widening lines, regular line of street prescribed under the relevant Acts.
- (vi) Number of dwelling units and their sizes.
- (vii) Number and types of trees to be planted, their location, which in no case be less than twice the number in (vi) above.
- (viii) such other particulars as may be prescribed by the MC, MMRDA.

5.5. Proposal for Site Development or Layout and Sub Division :

The application shall be accompanied by the sub-division, layout or amalgamation plan if any, which shall be drawn to a scale of 1:500, containing the following :—

- (i) measurement plan / City Survey Map duly authenticated by the District Inspector of Land Records / City Survey Officer and in case of land acquired by authority a certificate from office of MMRDA duly authorized
- (ii) scale used and the north point ;
- (iii) the location of all proposed and existing roads with their names, existing / proposed / prescribed width within the land ;
- (iv) the location of drains, sewers, public facilities and services and electric lines etc. ;
- (v) location and areas of reservations / designations, proposed in the development plan, if any, the regular lines of street prescribed under the relevant sets, if any, the public amenity sites prescribed under Regulation 10.7, if any, and the recreational open spaces prescribed under Regulation 10.3 if any.
- (vi) a statement indicating the total area of the holding, the plot wise areas of various uses / occupancies, total area under various reservation / designations with their percentage with reference to the total area of site proposed to be sub-divided, proposed in the Sanctioned Development Proposals, if any, the regular lines of street prescribed under the relevant Act, if any, the public amenity sites and the recreational open spaces prescribed.
- (vii) dimensions of all plots sub-plots, if any, proposed to be carved out, broad use / occupancy proposed therein, along with building lines, the set-backs with dimensions within each plot. In the case of composite development involving no sub-division of the property, dimensions of all buildings showing set backs and distances between the buildings, light receiving planes and height of various parts of the buildings and the open marginal spaces
- (viii) the FSI assigned to each sub plot ;

5.6. Building Plan, where Construction of Buildings is envisaged.

The plan of the building, elevations and sections accompanying the application, shall be drawn to a scale of 1:100 and shall include :—

- (i) floor plans of all floors together with the covered areas clearly indicating the sizes of rooms, the position and width of staircases, ramps and other exit ways, which shall show :-
- (ii) lift wells, lift machine room and lift pit details;
- (iii) ground and all other floor plan details including those of basement ;
- (iv) electric sub-station and meter room details (if any) ;
- (v) details of parking spaces, loading and unloading spaces provided around and within building, access ways and appurtenant open spaces with projections in dotted lines ;
- (vi) distance from any building existing on the plot in figured dimensions along with accessory building.
- (vii) show the use or occupancy of all parts of the building ;
- (viii) show exact location of essential services, e.g. WC, sink, bath and the like ;
- (ix) include sectional drawings of all parts of the building showing all sectional details
- (x) all street elevations ;
- (xi) give dimensions of the projected portions beyond the permissible building line ;
- (xii) include terrace plan indicating the drainage and the slope of the roof ;
- (xiii) give indication of the north point relative to the plans ;
- (xiv) such other particulars as may be prescribed by the MC, MMRDA.
- (xv) dwelling unit data comprising number of units and their size wise distribution in terms of less than 25sq.m., 26 sq.m. to 40 sq.m., 41 sq.m. to 80 sq.m., 81 sq.m. and above.
- (xvi) All details required under the N.B.C.

5.7. Building Plans for Special Buildings

For special buildings, the following additional information shall be furnished/indicated in the building plans :—

- (i) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building
- (ii) size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach ;
- (iii) location and details of lift enclosures ;
- (iv) location and size of fire lift ;
- (v) smoke stop lobby door, where provided ;
- (vi) refuse chutes, refuse chamber, service ducts etc. ;
- (vii) vehicular parking spaces including loading/unloading spaces;
- (viii) refuge area, if any ;
- (ix) details of air-conditioning system with position of fire dampers, mechanical ventilation systems, electrical services, boilers, gas pipes, meter rooms etc. ;
- (x) details of exits including provisions of ramps, etc. for hospitals / other buildings requiring special fire protection measures
- (xi) location of generator, transformer and switch gear room ;
- (xii) smoke exhaust system, if any ;
- (xiii) details of fire alarm system ;
- (xiv) location of centralised control connecting all fire alarm system, built in fire protection arrangements, public address system etc. ;
- (xv) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank ;
- (xvi) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drencher, carbon dioxide (CO₂) installation etc. ; and
- (xvii) location and details of first-aid and fire fighting equipments/installations.

5.8. Service Plan :

Plans and sectional elevations of water supply, sewage disposal system, rain water harvesting and details of building services, where required by the MC, MMRDA shall be made available on a scale not less than 1:100 before undertaking development.

5.9. Colouring Notations for Plans :

The plans shall be coloured as specified in Table 1 below, prints being on one side of the paper only.

TABLE 1
COLOURING OF PLANS

Sr No 1	Item \	Site Plan 3	Bldg plan 4
1.	Plot lines	...	Thick black
2.	Existing street	...	Green
3.	Future street	...	Green dotted
4.	Permissible building	...	Thick dotted black
5.	Front/side/rear open spaces	...	No colour
6.	Work proposed to be demolished	...	Yellow hatched
7.	Proposed work	...	Red
8.	Drainage and sewerage work	...	Red dotted
9.	Water supply work	...	Blue dotted thin
10.	Deviations	...	Red hatched
11.	Recreational open spaces	...	Green wash
12.	Roads, setbacks and areas under regular line of street	...	Burnt sienna
13.	Reservation / Designation	..	Appropriate colour code

Note.—Existing work to be hatched black ; for land development / sub-division / lay-out suitable colouring notations duly indexed shall be used.

All dimensions in drawings shall be in metric system. In addition to above applicants may also submit the above information in computer readable form.

5.10. Ownership Title and Area :

Every application for development permission shall be accompanied by the following for verifying the ownership, area of land, etc. :

- (i) Attested copy or original sale / lease deed / power of attorney/enabling ownership document, wherever applicable
- (ii) Property register card extract of a date not earlier than twelve months of the date of submission of the development proposal. In the areas not covered by city survey, 7/12 extract of Record of Rights of a date not earlier than twelve months of the date of submission of the development proposal ;
- (iii) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner in regard to the area in the form prescribed by the MC, MMRDA ;
- (iv) Any other document prescribed by MC, MMRDA.
- (v) In case of land leased by the Government or local authorities, clearance of Government or such authorities regarding observance of the lease conditions shall be obtained and attached to the application for development permission in respect of such land.

5.11. Specifications :

General specifications of the proposed construction, giving the type and grade of materials to be used, duly signed by the Architect / Licensed Surveyor/ Engineer / Structural Engineer / Supervisor, as the case may be, shall accompany the application.

5.12 Supervision Certificate - Appendix (B) :

The application shall be further accompanied by a certificate of supervision in the form in Appendix B by the architect/licensed surveyor/ engineer / structural engineer, as the case may be. In the event of the said technical person ceasing to be employed for the development work, further development work shall stand suspended till a new architect / licensed technical person is appointed and his certificate of supervision along with a certificate for the previous work erected (from the previous supervisor) is accepted by MC, MMRDA.

5.13. No Objection Certificate of Other Authorities :

In the case of proposals requiring clearance from authorities like the Civil Aviation Department, the Directorate of Industries, the Maharashtra Pollution Control Board, the District Magistrate, the Inspectorate of Boilers and Smoke Nuisance, Railways, Salt Commissioner, Forest Department, Fire Brigade, MoEF etc. the relevant no objection certificate from these authorities, shall also accompany the application.

5.14. Signing the Plans :

All the plans shall be duly signed by the owner or constituted Attorney of the owner and the architect/ licensed surveyors/engineer/structural engineer as the case may be and shall indicate their names, addresses and licence numbers if any. In the case of architects covered by registration under the Council of Architects as per Architects Act 1972, requiring no licensing by the Planning Authority, the registration number allotted by the Council of Architects shall be indicated. Along with the building plans the owner and Architect shall give undertaking that the proposed development is according to these Development Control Regulations.

5.15. Qualifications & Competence of the Licensed Engineer / Surveyor / Structural Engineer :

Surveyors, engineers, structural engineers and supervisors licensed by the Mumbai Municipal Corporation shall be considered eligible for rendering their services.

5.16. Development Charges :

The applicant shall pay Development Charges as levied by the Planning Authority in accordance with the provisions of chapter VI (a) of the Act.

5.17. Self Declaration by Owner and Architect :

Along with the building plans the owner and Architect shall give undertaking that the proposed development is in conformity of the provision made in these Development Control Regulations.

6. GRANT OF PERMISSION AND COMMENCEMENT OF WORK**6.1. Grant of Permission or Refusal :**

- (a) The MC MMRDA, may grant or refuse the development permission or may grant it with such modifications or directions as may be deemed necessary and thereupon shall communicate the decision to the person making the application in the prescribed forms in Appendix 'C' or 'D'.
- (b) If within sixty days of the receipt of the application for Development Permission under Regulation 5.1 or within sixty days of the re-submission of plans, the MC, MMRDA fails to intimate, in writing to the person making the application, refusal or sanction with such modifications or directions as may be required, the application with its plans and statements shall be deemed to have been sanctioned, duly provided the proposed development is in accordance with these Regulations and the plans and the terms of lease or titles of the land, proposed land use plan or any law in force.
- (c) Once the plans have been scrutinized and objections have been pointed out, the person who submitted the application shall modify the plan, comply with the objections raised and resubmit the same for approval. The prints of plans submitted for final approval shall not contain superimposed corrections. The MC, MMRDA shall grant or refuse the Commencement Certificate within sixty days from the date of re-submission of the modified plans, or the modified plans shall be deemed to have been sanctioned provided they are in conformity of the Regulations.

6.2. Discretionary Powers :

In conformity with the intent and spirit of these Regulations the MC, MMRDA may

- (a) decide on matters where it is alleged that there is an error in any order, requirement, decision, determination or interpretation made in the application of these Regulations ;
- (b) determine and establish the location of zonal boundaries in exceptional cases or in cases of doubt or controversy ;
- (c) interpret the provisions of these Regulations where the street layout actually on the ground varies from the street layout shown on the Development Plan ;
- (d) modify the limit of a zone where the boundary line of the zone divides a plot ;
- (e) authorise operational construction of a public service undertaking for public utility purposes only where he finds such an authorization to be reasonably necessary for the public convenience and welfare even if it is not permitted in any Land Use Classification.
- (f) In specific cases where a clearly demonstrable hardship is caused the MC, MMRDA, may, by a special written permission.
 - (i) permit any of the dimensions/provisions prescribed by these Regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighbourhood. However, no relaxation in floor space index shall be granted under any circumstances except when permissible under these Regulations.
 - (ii) grant temporary permission for certain types of structures and subject to the conditions as specified in Regulation 8.

- (iii) While granting permission under (i) and (ii) above, conditions may be imposed on size, cost or duration of the structure, abrogation or claim of compensation, payment of deposit and its forfeiture for non-compliance and payment of premium as may be prescribed by the MC, MMRDA.
- (iv) Increase in permissible ground coverage above 0.45 if demonstrable hardship is caused in utilising permissible FSI on the given plot.

6.3. Revocation of Permission :

In addition to the provisions of Section 51 of Maharashtra Regional & Town Planning Act, 1966 the Planning Authority may revoke any development permission issued under the provisions of these Regulations, wherever there has been any false statement or any misrepresentation of material fact in the application on which the development permission was based, and in such case the whole work shall be treated as un-authorized. In the case of revocation of permission based on false statements or any material misrepresentation of fact in the application, no compensation shall be payable to the applicant and will be treated as offence and will be punishable.

6.4. Commencement of Work :

Commencement certificate / development permission shall remain valid for four years in the aggregate, but shall have to be renewed before the expiry of one year from the date of its issue. The application for renewal shall be made before expiry of one year, if the work has not already commenced. Such renewal can be done for three consecutive terms of one year each, after which proposals shall have to be submitted to obtain development permission afresh. For the purpose of this Regulation, 'Commencement' shall mean as under :

(a)	For a building work including additions and alterations :	For new construction, construction up to plinth level. For additions and alterations, construction of peripheral wall up to 0.60 m. in height in case of additions, alterations over old plinths in upper floors.
(b)	For bridges and overhead tanks :	Foundation and construction work up to the base floor.
(c)	For underground works :	Foundation and construction work up to floor of underground floor.
(d)	For layout, subdivision and amalgamation proposals	Final demarcation and provision of infrastructure and services up to the following stages. Roads : water bound macadam complete. Sewerage, drainage and water supply excavation and base concreting complete.

7. PROCEDURE DURING CONSTRUCTION :

Neither the granting of permission nor approval of the drawings and specifications, nor inspections made by MC, MMRDA during erection of the building, shall in any way relieve the owner from full responsibility of carrying out the work of such building in accordance with the requirements of these Regulations.

7.1. Notice for Commencement of Work :

The owner shall within one year from the date of issue of building permission / commencement certificate, commence the work for which the building permission/commencement certificate has been issued. The owner shall mark on building site the line-out of the proposed development work i.e. centre lines of all external walls / columns proposed on ground floor of the structure. He shall then give notice to MC, MMRDA of the intention to start work on the building site in the form given in Appendix E. The MC, MMRDA within 7 days of the receipt of such notice shall check the lineout. The owner may anytime after seven days have elapsed from the date of service of such notice to the MC, MMRDA, or earlier if permitted by the MC, MMRDA commence the work.

7.2. Documents at Site :

- (i) *Results of tests of materials.*—Where tests of any materials are made to ensure conformity with the requirements of these Regulations, records of the test data shall be kept available for inspection during the construction of the building and for such a period thereafter as required by the MC, MMRDA.
- (ii) *Approved Plans.*—The person to whom development permission is issued shall, during construction, keep in a conspicuous place on the site in respect of which the permission has been issued, a copy of the commencement certificate along with copies of the approved plans and specifications.

7.3. Checking of Plinth / Columns up to Plinth Level :

The owner through his architect or his licensed surveyor / engineer / structural engineer shall give notice, in form in Appendix F, to the MC, MMRDA after the completion of work up to plinth level with a view to enabling the MC, MMRDA to ensure that the work is carried out in accordance with the sanctioned plans. The MC, MMRDA may himself or with the architect or licensed technical personnel to carry out inspection within seven days from the receipt of such notice and allow him to go ahead with further construction work as per sanctioned plan or otherwise communicate in the form given in Appendix G. Within this period if the decision is not communicated it shall be deemed to have been given, provided the work is carried out in accordance with the sanctioned plans.

7.4. Deviation during Construction :

If during the construction of a building, any departure which is not of substantial nature from the sanctioned plan, is intended to be made by way of addition which does not violate any provisions regarding general building requirements, structural stability and fire safety requirements of these Regulations, alteration may be made and sanction of the MC, MMRDA shall be obtained immediately and in any case before occupation certificate is submitted. The procedure laid down for approved original plans shall apply to all such amended plans. Provided that no such alterations shall result in increasing the built-up area / floor space under or change in the marginal open spaces or the height of the building. No such alterations shall be carried unless sanction to the amended plan is obtained.

7.5. Completion Certificate :

The owner through his architect, licensed surveyor, engineer, structural engineer, as the case may be, who has supervised the construction, shall give notice to the MC, MMRDA regarding completion of work described in the building permission in the form in Appendix H along with four sets of the completion plan. One of the sets, duly certified as the completion plan, shall be returned to the owner along with the issue of full occupancy certificate.

7.6. Occupancy Certificate :

The MC, MMRDA, on receipt of the completion certificate, shall inspect the work and sanction or refuse an occupancy certificate, in the proforma in Appendix I within Twenty One days from the date of receipt of completion certificate, after which period it shall be deemed to have been approved by the MC, MMRDA for occupation provided the building has been constructed as per the sanctioned plans. Where the occupancy certificate is refused, the various reasons for rejection shall be quoted, at the first instance itself.

7.7. Part Occupancy Certificate :

When requested by the holder of the building permission, the MC, MMRDA may issue a part occupancy certificate for a building or part thereof, before completion of the entire work as per development permission, provided sufficient precautionary measures are taken by the holder of the building permission to ensure public safety and health.

7.8. Occupancy Certificate for Special Buildings

In the case of special buildings, the work shall, in addition, be subject to such inspection that may be decided by MC MMRDA with a view to ensure that building has compliance with the requirement from the fire protection point of view.

7.9. Inspection :

The MC, MMPDA may at anytime during development carry out inspection of the work without giving previous notice of his intention of doing so.

8. TEMPORARY STRUCTURES.**8.1. Permissions for Temporary Constructions :**

The MC, MMRDA may grant permission for temporary construction for the following purposes for a period not exceeding 15 days at a time but not exceeding a period of three months in the aggregate :

- (i) Pandals for fairs, ceremonies, religious functions, sale of crackers, seasonal goods etc. ;
- (ii) Structures for exhibitions/circuses etc. ;
- (iii) Structures for godowns/storage of construction materials within the site; in this case upto three years
- (iv) Temporary site office and watchmen chowkies within the site only during the phase of construction of the main building; in this case upto three years
- (v) Transit accommodation for persons to be rehabilitated in the new construction; upto three years in this case
- (vi) Asphalt mixing plant for a period not exceeding 15 days at a stretch subject to a maximum limit of 60 days in a calendar year; provided that temporary constructions for structures mentioned in (i) to (v) may be permitted to be continued temporarily by the MC, MMRDA but in any case not beyond completion of construction of the main structure or building.

9. LAND USE ZONING**9.1. Development to be in Conformity of the Use Zones :**

In the Proposals for development of land, the area within the jurisdiction of the Authority is categorised into various Land Use Zones. The Land Use zones are depicted distinctly by different colours, notations and textures on the accompanying Plan. Development of any plot or premises shall be in conformity with the provisions made for the Land use Zone in which it is situated or the specific use / occupancy assigned to it in the planning proposals/development plan. Provided that, any lawful use of premises existing prior to the date of commencement of these Regulations may be allowed to be continued, unless in the opinion of the Authority the activity poses danger to public safety and/or life, and/or the Government in the Environment Department or organisation under its control, for reasons to be recorded in writing, requires discontinuance of such activity. With additional safeguards prescribed by the Planning Authority and/or Government in the Environment Department or the Competent Authority under its control so empowered by the State Government on its behalf, the activity can be continued for a specified time or permanently.

9.2 Land Use Zones :

The Proposals for development of land divide the Notified Area into following land use zones ;

- a. Truck Terminal Zone.
- b. Multimodal Transport Zone.
- c. Residential Zone
- d. Commercial Zone

9.3 Uses Provisions

Principal and ancillary uses permitted in the land use zones described in Regulation 9.2 above are specified below ;

- (a) *Truck Terminal Zone.*—Apart from truck terminal & multistoried parking for trucks, uses such as rest room/retiring room, guest house, garages, maintenance workshops, service stations, convenient shopping, service shops, transport offices, godowns, security room, police station, bank, canteen/restaurant, petrol pump, fire fighting station, post, health centre dispensary, toilets, weigh bridge may be permitted.

The proportionate area for the truck terminal and ancillary uses shall be decided by the MC, MMRDA at the time of approving layout or subdivision of a plot.

Notwithstanding anything mentioned above the area for ancillary uses shall not be more than 15% of the gross area of Truck Terminal in any case.

- (b) *Multimodal Transportation Zone.*—This will cover area earmarked in the plan for the use of Inter State Bus Terminal (ISBT), Metro Railway and Mono Rail. This Development shall be controlled by MC, MMRDA, after producing the No Objection Certificate from respective Authorities. The right to develop air rights of these areas shall be with MC, MMRDA and MC, MMRDA shall take decision about allowing additional FSI within the overall permissible FSI by charging premium while allowing development of these air rights. The other uses excluding transportation related activities in this zone shall be governed by uses permitted in commercial zone.
- (c) *Residential Zone.*—Provisions of DCR, Greater Mumbai, 1991 shall be applicable. Residential Zone with Shop Line : R-2 zone shall be determined as the plots along roads having existing or prescribed width of and between 24 m and 45 m.
- (d) *Commercial Zone.*—Provisions of DCR Greater Mumbai, 1991 for local Commercial Zone (C-1) shall be applicable.

10. DEVELOPMENT PROPOSAL :

10.1. Distance from Electric Lines :

No building, verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alternations made to a building on a site within the distance quoted below in Table 3, in accordance with the current Indian Electricity Rules as amended from time to time, between the building and any over head electric supply line. The distances prescribed in the Indian Electricity Rules at present are quoted below in Table 2.

TABLE 2 DISTANCE FROM ELECTRIC LINES.

(1)	Vertically (in Meters) (2)	Horizontally (in Meters) (3)
Low and Medium Voltage lines and service lines.	2.5	1.20
High voltage lines up to and including 33000 V.	3.7 Plus 0.3 m. for every additional 33000 V. or part thereof.	2.0 Plus 0.3 m. for every additional 33000 V. or part thereof.

Note.—The minimum clearance shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

10.2. Access from Highways / Important Roads :

Premises other than those for highway amenities like petrol pumps and motels shall have no direct access from highways. In such case, the access shall be through service road of not less than 12 m. The access points / service roads shall be subject to the provision of State Highway Act, 1955 and National Highway Act, 1956.

10.3. Contents of Development Proposal :

Every development proposal shall contain:

- internal means of access leading to each of the buildings/ sub plots proposed.
- sub plots proposed, if any ;
- all the existing structures proposed to be retained ;
- where no sub plots are being carved out and a building / group of buildings is proposed to be constructed, all the proposed structures.

11. FLOOR SPACE INDEX (FSI) :

11.1. Values of FSI

The maximum FSI permissible shall be as prescribed below:—

Land Use Zone	Maximum Permissible FSI
Area notified for development of Wadala Truck Terminal, I.S.B.T. and other complimentary / supplementary activities, amenities at Wadala.	Global FSI 4.00* MC, MMRDA shall decide the allocation of total FSI on individual plots in the layout, subject to following;

*Note.—Where the F.S.I. exceeds 1.00, the SPA (MMRDA) at the time of granting development permissions should obtain No Objection Certificate from Municipal Corporation of Greater Mumbai regarding availability of Off-Site infrastructure like water supply, sewage, storm water drains and transport facilities.

Entire Area notified for development of Wadala Truck Terminal, I.S.B.T. and other complimentary / supplementary activities, amenities at Wadala shall be considered as one plot. The total FSI permissible on the gross area of the plot in possession of the Special Planning Authority but excluding the area affected by CRZ, Salt Pan/Protected Forest shall be called as Global FSI.

Global FSI shall be permitted to be used on subdivided plots with no restrictions of FSI and height of building on individual plots subject to provisions of fire fighting arrangements with prior approval of Chief Fire Officer, Municipal Corporation of Gr. Mumbai and also with prior approval of Civil Aviation Department. The total FSI utilised on the notified area shall not exceed the Global FSI.

11.2. Exclusions from FSI Computation :

The following areas shall not be counted :

- (a) Areas of structures permitted in recreational open space under clause (g) of sub-Regulation (1) of Regulations 23 of DCR for Greater Mumbai, 1991.
- (b) Areas covered by features permitted in open spaces as listed in Regulation no 13.5 and 13.6 below.
- (c) Areas covered by stair-case rooms, lift rooms above the topmost storey, lift-wells and stair-cases and passages thereto, architectural features, chimneys and elevated tanks of permissible dimensions with the special permission of the : MC, MMRDA.

Provided that such exclusion from FSI computation will be available in respect of buildings to be constructed or reconstructed only, the same being not available for existing buildings or proposals decided by the Authority prior to the coming into force of these Regulations

- (d) Area of fire escape stairways and cantilever fire escape passages according to the Chief Fire Officer's requirements.
- (e) Area of the basement as provided in sub-Regulation (9) of Regulation 38 of DCR for Greater Mumbai, 1991,
- (f) Area of covered parking spaces as provided in sub-Regulation (5) of Regulations 36 of DCR for Greater Mumbai, 1991,
- (g) Area of one office room of a co-operative housing society or apartment owners association as provided in sub-Regulation (11) of Regulation 38 of DCR for Greater Mumbai, 1991,
- (h) Area of the sanitary blocks (s) consisting of a bathroom and water closet for each wing of each floor of a building of prescribed dimensions deriving access from a common passage as provided in sub-Regulation (4) of Regulation 38 of DCR for Greater Mumbai, 1991, for the use of domestic servants engaged in the premises.

- (i) Refuge area as provided in sub-Regulations (7) of Regulation 44 of DCR for Greater Mumbai, 1991,
- (j) Areas covered by :—
 - (i) Lofts (vide sub-Regulation (5) of Regulation 38. of DCR for Greater Mumbai, 1991)
 - (ii) Meter rooms (vide sub-Regulation (13) of Regulation 38] of DCR for Greater Mumbai, 1991)
 - (iii) Porches (vide sub-Regulation (20) of Regulation 38] of DCR for Greater Mumbai, 1991)
 - (iv) Canopies (vide sub-Regulation (21) of Regulation 38 of DCR for Greater Mumbai, 1991)
 - (v) Air-conditioning plant rooms.
 - (vi) Electric Sub stations (vide Regulation 26 of DCR for Greater Mumbai, 1991)
 - (vii) Service floor of height not exceeding 1.5 m. with the permission of MC, MMRDA.
- (k) Area of balconies as provided in sub-Regulation (22) of Regulation 38 of DCR for Greater Mumbai, 1991.
- (l) Areas covered by service ducts, pump rooms, electric substations, niches upto 1m. depth below window sill, passages and additional amenity of lift and/or staircase beyond those required under the Regulations with the permission of the: MC,MMRDA
- (m) Area covered by new or additional lifts and staircases, including passages to be provided in a building with the permission of MC, MMRDA.
- (n) Area of one public telephone booth and one telephone exchange (PBX) per buiding with the permission of MC, MMRDA.
- (o) Area of one room for installation of telephone concentrators as per requirements of Mahanagar Telephone Nigam limited but not exceeding 20 sq.m. per building with the permission of MC, MMRDA.
- (p) Area of a separate letter box on the ground floor of residential and commercial buildings with five or more storeys to the satisfaction of MC, MMRDA.
- (q) Area of a covered passage of clear width not more than 1.52m. (5ft.) leading from a lift exit at terrace level to the existing staircase so as to enable descent to lower floor in a building to reach tenements not having direct access to a new lift in a building without an existing lift.
- (r) Any covered antenna / dish antenna / communication tower used for Telecom (basic cellular or satellite telephone) or ITE purposes, V-Sat, Routes, Transponders or similar IT related structure or equipment.
- (s) Area of one fitness centre for a Co-Op. Housing Society or Apartment Owners Association as provided in sub-regulation 38 (32) of DCR for Greater Mumbai, 1991.

12. MARGINAL OPEN SPACES

Open spaces shall be left around building(s) within a plot for maintaining proper building line along roads, ensuring sufficient light and ventilation to the inhabitants and efficient movement of vehicles including fire engines around the building(s). Every open space whether interior or exterior shall be kept free from any erection thereon and shall remain open to sky excepting the features covered by Regulation 13.4 to 13.6.

12.1. Marginal Open Spaces Separate for Each Building or Wing

The open spaces required under these Regulations shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces according to these Regulations for the purpose of light and ventilation of the wings.

12.2. Minimum Dimensions of Marginal Open Spaces.

The minimum dimensions of marginal open spaces shall be as specified in Table 3 below;

TABLE 3. MARGINAL OPEN SPACES FOR PLOTS IN RESIDENTIAL AND COMMERCIAL ZONES

Sr. No.	Plot Area (Sq. m.)	Type of Development	Minimum open spaces (in meters)		
			Front	Side	Rear
(1)	(2)	(3)	(4)	(5)	(6)
1	General Category				
(a)	Building in plot exceeding 250 sq.m. in area.	Detached	4.50	3.00 OR 1/3 rd the height of the building for facades with habitable room and 1/5 th the height of the building for facades with non habitable rooms whichever is more.	3.00 OR 1/3 rd the height of the building for facades with habitable room and 1/5 th the height of the building for facades with non habitable rooms whichever is more.
(b)	126 and above but less than 250.	Detached,	3.00	2.25	3.00
		Semi-detached/Row	3.00	Nil for intermediate row house or attached side and 3.00 m. for detached.	3.00
(c)	61 and above but less than 125	Row/ Semi-Detached	1.5	Nil for Intermediate row house, 1.0 for semi-detached building and 1.5 m. for end row house.	3.0
(d)	41 and above but less than 60	Row/ Semidetached	1.0	Nil for Intermediate row house and 1.0 for semi-detached building and end row house.	2.25
(e)	34 and above but less than 40	Row	1.0	Nil for Intermediate row house but 1.0 m for the end row house.	2.0
(f)	21 and above but less than 30	Row	0.75	Nil	1.50
2	Special Building and building in 'C1 Zone'.	Detached	6.0	6.00 or 1/3 rd the height of the building for facades with habitable room and 1/5 th the height of the building for facades with non habitable rooms whichever is more.	6.00 or 1/3 rd the height of the building for facades with habitable room and 1/5 th the height of the building for facades with non habitable rooms whichever is more.

Notes.—(1) For developments in plots abutting classified roads prevailing Rules under Highway Ribbon Development Rules shall be observed. In a row housing block maximum number of plots allowed shall not exceed 16 in number and a minimum of 4. Minimum distance between two blocks of row housing shall be 6m.

(2) Construction of ottas, railings, and barricades shall not be allowed in front marginal space.

13. INTERIOR OPEN SPACES (CHOWK) :**13.1. Inner Chowk :**

- (a) Minimum dimension of an inner chowk distinct from the ventilation shaft in Regulation 13.3 shall be 3 meter. When a habitable room derives light and ventilation from the inner chowk the minimum dimension of the chowk shall be as required for each wing of the building. Such inner chowk shall be accessible lower most level, at least from one side through a common passage or space.
- (b) Where only a water closet and bathroom or stores are abutting on the interior open space, the size of the interior open space shall be in line with the provisions for ventilation shaft as in Regulation 13.3.
- (c) Where a staircase is dependent on light and ventilation through an inner chowk, the minimum dimension of the chowk shall be 3 m. X 3 m. irrespective of the height of the building.
- (d) Internal toilets without internal chowks can be permitted if mechanized ventilation is proposed in the building

13.2. Outer Chowk :

The minimum width of an outer chowk (as distinguished from its depth) shall be 2.4 m. but if the depth exceeds the width, the open space between the wings shall be regulated by Regulation 13.1 and 13.2, when any habitable room depends on such outer chowk. A recess less than 2.4 m. wide shall be treated as a notch and not as a chowk.

13.3. Ventilation Shaft :

For ventilating the spaces for water closet and bath-room, if not opening on the front side, rear and interior open spaces, shall open on to the ventilation shaft, the size of which shall not be less than the values given below.

TABLE 4 MINIMUM AREAS FOR VENTILATION SHAFT

Height of Buildings in m. (1)	Size of Ventilation Shaft in sq.m (2)	Minimum side of Shaft in m. (3)
Upto 12	3.0	1.2
18	4.5	1.5
24	6.0	1.8
30	8.0	2.4
Above 30	9.0	2.4

Note.—Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part VIII, Building Service Section I, Lighting and Ventilation, National Building Code.

13.4. Features required to be done if so directed by MMRDA in Marginal Open Spaces :

Notwithstanding the Regulation 13, certain features may be permitted in the prescribed marginal open spaces as enumerated below ;

13.5. Features Permitted in the Side or Rear Marginal Open Spaces :

- (a) Suction tank, pump room, electric meter room or sub-station, garbage shaft, space required for fire hydrants, electrical and water fittings, water tank, dust bin, etc.
- (b) Laying of service lines for water supply and sewerage for other plot holders.

13.6. Other Features Permitted in Front, Side and Rear Marginal Open Spaces :

- (a) A rockery, well and well structures, plant nursery water pool, or fountain swimming pool (if uncovered and only beyond the required open space as required under these Regulations), platform around a tree, tank, bench, gate, slide, swing, ramp, compound wall ;
- (b) A cantilevered and un-enclosed canopy over common entrance and each common staircase not more than 5.5 m. long and at least 2.2m. above ground level. The outer edge of the canopy shall be at least 2.0m. from the plot boundary. Canopies of larger size in public or special buildings may, however, be permitted. No canopy shall have access from upper floors for being used as sitting out place.
- (c) An un-enclosed porch open on three sides, not more than 5.5m. in length parallel to the main building in front of common entrance only and except rear open space. No part of such porch shall be less than 1.5m. from the plot boundary ;
- (d) A balcony for a residential or commercial building, if it does not reduce the width or the clear required marginal open space to less than 3 m. at the rear and sides and 1.5 m. in the front. The width of a balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outer most edge ;
- (e) A chajja, cornice weather shade, sun breaker and other ornamental projection projecting not more than 1.2 m from the face of the building. No chajja, cornice, weather shade, sun breaker or other ornamental projection etc. shall be permissible, which will reduce the width of the required open space, to less than 2.5 m.
- (f) A chajja, cornice, weather shade and sun breaker over a balcony or gallery, its projection not exceeding from the balcony or gallery face with level difference of 0.3 m. in relation to the floor level. However ornamental projections over a balcony or gallery may be allowed to project upto 0.75 m.
- (g) Watchman's booth not over 3 sq.m. in area.

14. PARKING, LOADING & UNLOADING SPACES :

14.1. Parking Spaces :

Wherever a property is developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.

The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock-up garages.

14.2. Size of Parking Space

The minimum sizes of parking spaces to be provided shall be as shown below:

TABLE 5.

Type of Vehicle	Minimum size / Area of parking space
Motor Vehicle	2.5m x 5.0 m
Scooter, Motor-cycle	3.0 sq.m.
Bicycle	1.4 sq.m.
Transport Vehicle	3.75 m. x 7.5m

Note.—In the case of parking spaces for motor vehicles, upto 50 percent of the prescribed space may be of the size of 2.3m x 4.5m.

Parking for Multi-axle Vehicles shall be provided as per size and requirement for maneuvering of the vehicles and the distance between two parking spaces i.e. carriage way between parking spaces shall also be kept accordingly.

14.3. Marking of Parking Spaces :

Parking spaces shall be paved and clearly marked for different types of vehicles.

14.4. Ramps for Basement Parking :

Ramps for parking in basements should conform to the requirements of relevant IS Code and the National Building Code.

14.5. Off Street parking norms :

Parking spaces for four wheeled auto vehicles should be provided as per Rule No.36 of Development Control Regulations for Greater Mumbai, 1991 as modified vide Govt. Notification No. TPB-4308/507/CR-76/2008/UD-11, dated 12th August, 2009 under section 37(2) of M.R. & T.P. Act, 1966.

14.6. Access Aisles and Driveways :

Off street parking space shall be provided with adequate access to a street, and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicle shall be exclusive of the parking space stipulated in these Regulations.

14.7. Parking Spaces - Where to be accommodated :

The parking spaces may be provided underneath the building, in basements and in single or multiple stilts, or on upper floors or on podiums but not in the front, side and rear open spaces or amenity open spaces, if - they are unenclosed and / covered / uncovered and they do not consume more than 50 percent of the open space; a minimum distance of 3.0 m. around the building is kept free of parking for proper maneuverability of vehicles ;

14.8. Vehicular Ramps :

In the case of parking spaces provided in basements or on upper stilts, at least two ramps of width not less than 4.5m and with 1:10 slope shall be provided, located preferably at opposite ends. Alternatively vehicular lifts shall be permitted in place or ramps.

15. REQUIREMENTS OF BUILDING CONSTRUCTION AND SERVICES :

Following aspects of building construction and services will be governed by the latest edition of the National Building Code published by the Indian Standards Institute.

15.1. Structural Design :**15.2. Building Materials :****15.3. Construction Practices and Safety provided that for all developments in areas acquired and allotted by the Authority :****15.4. Building Services :**

- (a) Lighting and Ventilation.
- (b) Electrical Installations.
- (c) Air conditioning and Heating.
- (d) Acoustics, Sound insulation and Noise Control.
- (e) Design and Installation of lifts and escalators.

15.5. Plumbing Services :

- (a) Water supply
- (b) All water supply for domestic use shall be made through PVC pipes only.
- (c) Rain water harvesting according to the "Rain Water Harvesting and Conservation Manual, Consultancy Services Organization, Central Public Works Department, New Delhi" or "A Water Harvesting Manual for Urban Areas case studies from Delhi, Centre for Science and Environment, New Delhi 2003 till relevant IS Code becomes available.
- (d) Drainage and Sanitation
- (e) Gas Supply.

6. MISCELLANEOUS

16.1. Only ready-mix concrete with at least 15% fly ash added shall be used in all the construction within the area of SPA.

16.2. Authority to remove the encroachments

The plot holder/owner is authorised to remove the encroachments in front of his/her plot upto centre line of the road. Plot holder/owner shall be responsible for removal of encroachments lawbreakers. Non compliance of this condition shall result in forfeiture of plot including building standing there on by MC, MMRDA.

16.3. Maintenance and aesthetic beauty of the building.

Maintenance and aesthetic beauty of the buildings. The owner/holder of the building in Wadala Truck Terminus I.S.B.T. & other complimentary activities, amenities and Infrastructure facilities at Wadala Notified Area, should maintain the aesthetic beauty of the buildings. These buildings shall be painted by owners/holders once in five years to maintain outer beauty of these buildings. In case of failure, MC, MMRDA shall get the buildings painted and cost shall be recovered from the owner/holder along with the overheads.

16.4. Application of national Building code and Indian Standard Institute for certain development :

Following aspects of development shall be governed by the latest edition of the National Building Code published by the Bureau of Indian Standards.

16.5. Signs and Outdoor Display Structures :

16.6. Tree Plantation in Plots :

5% of the total area of the plot, at least, one tree per dwelling unit.

17. Building Bye-Laws for physically disabled persons :

Model byelaws for physically disabled persons included in Appendix J shall be applicable to all Wadala Truck Terminus I.S.B.T. & other complimentary activities, amenities and Infrastructure facilities at Wadala Notified Area.

18. Application of Development Control Regulations :

Wherever the regulations / sub regulations are not specifically prescribed in these regulations, the provisions of the Development Control Rules for Greater Mumbai, 1991 amended from time to time shall apply mutatis mutandis to the development of land, with the modification that the expressions "Bombay Municipal Corporation" and "Municipal Commissioner" shall be replaced by the expression "Mumbai Metropolitan Region Development Authority" and "Metropolitan Commissioner" respectively.

Following provisions existing in the DCR of Greater Mumbai 1991 amended from time to time shall not be applicable within the area of Special Planning Authority, as the proposals are for the development of Truck Terminus, ISBT, Iconic Tower etc.

- (1) Regulations regarding additional FSI.
- (2) All regulations regarding TDR
- (3) Regulations regarding Cotton Textile Mills
- (4) All Regulations regarding Tourism Development Zone.
- (5) Regulations regarding heritage
- (6) Regulations regarding Township.
- (7) Regulations regarding Accommodation Reservations
- (8) Regulations regarding Public/High Density Housing
- (9) Regulations regarding land use which are not proposed in the Development Proposals e.g. I -1, I-2, I-3 etc.
- (10) Complete regulation no 33.

19. Provisions for RAIN WATER HARVESTING shall be applicable as per Appendix - K.

20. Development and FSI in CRZ area :

The development and FSI in CRZ area shall be governed by the provisions MoEF CRZ Notification dt.19.2.1991 as amended from time to time.

21. Regulations regarding Installation of Solar Assisted Water Heating System shall be applicable as given in Appendix-L.

APPENDIX - A	: APPLICATION FOR DEVELOPMENT
APPENDIX - B	: FORM FOR SUPERVISION
APPENDIX - C	: FORM FOR SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE.
APPENDIX - D	: FORM FOR REFUSAL OF SANCTION OF BUILDING PERMISSION / COMMENCEMENT CERTIFICATE.
APPENDIX - E	: FORM FOR NOTICE FOR COMMENCEMENT OF WORK
APPENDIX - F	: FORM FOR INFORMING COMPLETION OF WORK UP TO PLINTH LEVEL.
APPENDIX - G	: FORM FOR APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK UPTO PLINTH LEVEL.
APPENDIX - H	: FORM FOR COMPLETION CERTIFICATE
APPENDIX - I	: FORM FOR OCCUPANCY CERTIFICATE
APPENDIX - J	: BYELAWS FOR DISABLED PERSONS
APPENDIX - K	: BYELAWS FOR RAIN WATER HARVESTING
APPENDIX - L	: BYELAWS FOR INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM.



"Exhibit - E"

TOWN PLANNING AND VALUATION DEPARTMENT
MAHARASHTRA STATE, PUNE.

NOTIFICATION

Date: 10/1/2011.

Maharashtra Regional & Town Planning Act, 1966

No.D.P./Mumbai/MMRDA/Wadala Truck Terminal/DCR/Sec.115/TPV-3/109

Whereas, in exercise of its powers conferred by clause (c) of sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") and all other powers enabling it in this behalf, the Government of Maharashtra has appointed the Mumbai Metropolitan Region Development Authority as the Special Planning Authority (hereinafter referred to as "the said SPA") for the area situated in 'P' (North) ward of Municipal Corporation of Greater Mumbai for development for Wadala Truck Terminal, ISBT and other complimentary activities, amenities and infrastructure facilities at Wadala (hereinafter referred to as "the said Notified Area") vide Urban Development Department Notification No.TPB-4305/CR-318/05/UD-11, dated 3rd December 2005;

And whereas, certain area of land bearing C.S.No.6(pt) & 9(pt) of village Anik, Wadala bearing about 65000 sq.mt. allotted to Mathadi Kanagar Co-op Housing Society has been deleted from the said Notified Area vide Government in Urban Development Department Notification No.TPB-4308/116/CR-20/08/UD-11, dated 13th February 2008;

And whereas, the said SPA after following the procedure as laid down under clause (d) of sub-section (3) of section 40 read with subsection (2) of section 115 of the said Act, has prepared the planning proposals for the said Notified Area and published the notice No.T & C/ WTT/DPP/2008, dated 10th December, 2008 to that effect in Maharashtra Government Gazette dated 18th December, 2008 at page no.183-184 and in newspapers Daily Lokmat (Mumbai) dated 19th December, 2008 and Daily Free Press Journal dated 18th December, 2008 for calling objections and/or suggestions from the public regarding the published Planning Proposals for the said notified area and has submitted the Planning Proposals under subsection (3) of the section 115 of the said Act to the Government for sanction vide letter No.३३३३३३/३३३३/३३३३, dated 16th November, 2009 & vide letters dated 14th August, 2010, 21st August, 2010 and Government vide letter dated 10th November, 2010 with formal approval directed the Director of Town Planning, Maharashtra State, Pune to accord the sanction to the planning proposals;

- 9) No objection certificate from the appropriate authority of Central Government shall be obtained for the lands under Salt Pan use & lands owned by Salt Commissioner.
- 10) No objection certificate from the Competent Authority shall be obtained for the Mangrove Swamp, Mangrove forest lands. The orders issued by the Hon'ble High Court regarding protection of such lands shall be binding.
- 11) Lands declared as protected forest shall be permitted to be developed only after deletion of these lands from protected forest by the Competent Authority.
- 12) Government in Urban Development Department's Resolution No.TPB-4303/49/CR-4/03/11D-11, dt.28/7/2004 shall be binding in case of high rise building.

Note : The Development Control Regulations are available for inspection for general public during office hours in office of The Chief (Transport and Communication Division) Mumbai Metropolitan Region Development Authority 8th floor, Bandra-Kurla Complex, Bandra (East), Mumbai-51.

By order and in the name of the Governor of Maharashtra



(Signature)
 (S. D. Landge)
 Director of Town Planning,
 Maharashtra State, Pune.



महाराष्ट्र शासन राजपत्र, भाग एक-मध्य उप-विभाग, गुरुवार ते बुधवार, मे २-८, २०१३/देशाख १२-१८, शके १९३५

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**TOWN PLANNING AND VALUATION DEPARTMENT
MAHARASHTRA STATE, PUNE**

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. D.P. Mumbai/MMRDA/Wadala Truck Terminal/Sec. 115/Doc No. 269/TPV-3/2236.—
Whereas, in exercise of its powers conferred by clause (c) of sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") and all other powers enabling it in this behalf, the Government of Maharashtra has appointed the Mumbai Metropolitan Region Development Authority as the Special Planning Authority (hereinafter referred to as "the said SPA") for the area situated in 'F' (North) ward, of Municipal Corporation of Greater Mumbai, for development for Wadala Truck Terminal, ISBT and other complimentary activities, amenities and infrastructure facilities at Wadala (hereinafter referred to as "the said Notified Area") *vide* Urban Development Department Notification No. TPB. 4305/CR-318/05/UD-11, dated 3rd December 2005;

And whereas, certain area of land bearing C.S. No. 6(pt) and 9(pt) of Village Anik, Wadala admeasuring about 65,000 sq.mt. allotted to Mathadi Kamagar Co-op. Housing Society was deleted from the said Notified Area *vide* Government in Urban Development Department, Notification No. TPB. 4308/116/CR-20/08/UD-11, dated 13th February 2008;

And whereas, planning proposals and Development Control Regulations of the said Notified Area excluding C.S. No. 6(pt) and 9(pt) of Village Anik-Wadala has Sanctioned by the Director of Town Planning, Maharashtra State, Pune u/s 115 read with section 40 of Maharashtra Regional and Town Planning Act, 1966 *vide* its Notification dated 16th November 2010 and dated 10th January 2011 respectively;

And whereas, there after area of land bearing C.S. No. 6(pt) and 9(pt) of Village Anik, Wadala admeasuring about 65,000 sq.mt. allotted to Mathadi Kamagar Co-op. Housing Society has been included in the said notified area *vide* Government in Urban Development Department Notification No. TPB. 4308/116/CR-20/08/UD-11, dated 10th August 2011;

And whereas, out of 65,000 sq.mt. area admeasuring about 4000 sq.mt. is already included in sanctioned planning proposals of Wadala Truck Terminals. Hence for remaining area of 61,000 sq.mt. the planning proposals has to be sanctioned;

And whereas, the said SPA after following the procedure as laid down under clause (d) of sub-section (3) of section 40 read with sub-section (2) of section 115 of the said Act, prepared the planning proposals for the said 61,000 sq.mt. Notified Area and published the notice in *Maharashtra Government Gazette*, dated 21-27th June 2012 and in newspapers *Daily Indian Express*, dated 18th June 2012 and *Daily Loksatta*, dated 18th June 2012 for calling objections and/or suggestions from the public regarding the published Planning Proposals for the said notified area after completing the legal procedure the said SPA has submitted the Planning Proposals under sub-section (3) of the section 115 of the said Act to the Government for sanction *vide* letter dated 7th September 2012 and Government *vide* letter dated 8th November 2012 forwarded the proposals to the Director of Town Planning, Maharashtra State, Pune to accord the necessary approval;

And whereas, the Government in Urban Development Department *vide* Notification No. TPB. 1802/150/UD-13, dated 21st March 2003 has delegated the powers exercisable by it, under section 115(3) of the said Act, to the the Director of Town Planning, Maharashtra State, Pune.

Now, therefore, in exercise of the powers conferred by sub-section (3) of section 115 of the said Act and all other powers enabling him in that behalf, the Director of Town Planning, Maharashtra State, Pune hereby accords its sanction to the planning proposals of the said land

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महाराष्ट्र शासन राजपत्र, भाग एक-मध्य उप-विभाग, गुरुवार ते बुधवार, मे २-८, २०१३/वैशाख १२-१८, शके १९३५

included in Notified Area of 61,000 sq.mt. [land bearing C.S. No. 6(pt) and 9(pt) of village Anik, Wadala] with some modifications as shown in orange colour on plan and subject to following conditions :—

Conditions :—

- (1) The Planning Proposals shall immediately come in to effect from the date of approval u/s 115(3) of Maharashtra Regional and Town Planning Act, 1966.
- (2) The sanction accorded only for the Planning Proposals like proposed land use and road pattern.
- (3) The said SPA should obtain No Objection Certificate from Municipal Corporation of Greater Mumbai regarding availability of off-site infrastructure like water supply, sewage, storm water drains, transport facilities at the time of granting Development permissions.
- (4) Area of 25% of total area under proposal must be provided as Physical Recreational Ground (RG)/ open spaces at appropriate places and sizes, as per provisions of the Development Controls Rules for Greater Mumbai, 1991.
- (5) The provisions of MoEF's CRZ Notification dated 19th February 1991 and CRZ Notification dated 6th January 2011 as amended from time to time shall be applicable to the area affected by CRZ. The said SPA should obtain No Objection Certificate from State Level MCZMA or MoEF wherever necessary and conditions mentioned in such consent shall be binding.
- (6) The SPA shall obtain demarcation plan as per planning proposals from the land record department, before undertaking of any Development.
- (7) Development along the nalla (water body) shall be permitted by observing necessary safety distance as per prevailing DCR without disturbing natural water streams/water bodies.
- (8) While sanctioning building plans, the said SPA shall obtain No Objection Certificate from PWD, Mahavitaran (MSEB) etc. wherever necessary.
- (9) No Objection certificate from the appropriate authority of Central Government shall be obtained for the lands under Salt Pan use and lands owned by Salt Commissioner.
- (10) No objection certificate from the Competent Authority shall be obtained for the Mangrove Swamp, Mangrove forest lands and Orders issued by the Hon'ble High Court regarding protection of such lands shall be binding.
- (11) Lands declared as protected forest shall be permitted to be developed only after deletion of these lands from protected forest by the Competent Authority.
- (12) Government in Urban Development Department's Resolution No. TPB. 4303/49/CR-4/03/UD-11, dated 28th July 2004 shall be binding regarding high rise building.
- (13) The permissible FSI in this Planning proposals will be as per the conditions mentioned in Government order No. TPB. 4308/116/CR-20/08/UD-11, dated 15th November 2011.

Note.—The Plan showing the planning proposals is available for inspection for general public during office hours in office of The Chief (Transport and Communication Division), Mumbai Metropolitan Region Development Authority, 8th Floor, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051.

By order and in the name of the Governor of Maharashtra,

K. S. AKODE,

Director of Town Planning,
Maharashtra State, Pune.

Pune,
dated 25th April 2013.



मुंबई महानगर प्रदेश विकास प्राधिकार
MUMBAI METROPOLITAN REGION
DEVELOPMENT AUTHORITY

Date: 12 MAR 2014

TCP (P-2)/ WTT/WTT Extension -I/ 38 | /2014

To,
Principal Secretary,
Urban Development Department-11
Mantralaya,
Mumbai-400 032.

Sub: - Extension of Special Planning Authority Boundary at Wadala.

- Ref: 1. MMRDAs letter no. LC/ESPA/Wadala/448/08 dated 10/06/2008.
2. MMRDAs letter no. क.पवद/वभात/एक्सटेंशन/एसपीए/६२४/२०१० dated 12.05.2010
3. UDDs letter no. जा.क्र. उसनंर/बृमुं/वडाळा/विनिप्रा/१३१४ dated 09/08/2010
4. MMRDAs letter no.प.व.द./टी.पी. युनिट/ व.भा.त./हद्दवाढ/५४ /dated 15/12/2011.

Sir,

This is in reference to the above cited letters, wherein the proposal regarding the extension of Special Planning Authority Boundary at Wadala is mentioned and w.r.t the same context the following is submitted:

- (1) Govt. of Maharashtra vide notification dt.3/12/2005 (*annexure i*) had appointed Mumbai Metropolitan Region Development Authority (MMRDA) as the Special Planning Authority (SPA) for the purpose of development of land within the F (North) Ward.

The Director (Town Planning) sanctioned the Planning Proposal of the Wadala notified area vide its notification dated 16/11/2010 and also sanctioned Development Control Regulations of the said notified area vide its notification dated 10/01/2011. As per the sanctioned Planning Proposal of WTT, total area is 109.24 ha. Further, Government of Maharashtra vide Notification dt.25/04/2013 (*annexure ii*) had included the land allotted to Mathadi Kamgar CHS in the said Notified Area. Now the total area as per the modified sanctioned Planning Proposal of WTT is 115.34 ha.

However, it is brought to the notice that in the notification dated 03/12/2005 for appointing MMRDA as SPA of Wadala notified area, the said notified area is described as bounded on the west by 27.41m North South DP salamati Hill, Rawli Hill C.S. No 94 to 112, on the East by Mahul Creek, On the South by C.S No 117 and C.S. No. 114 and on the North by BEST Workshop and Depot as seen in the plan annexed with the notification (*annexure iii*) Whereas, while sanctioning the Planning proposals for Wadala notified area, the SPA boundary is not indicated along the Mahul creek but is shown along the 36.58m wide Anik Wadala link road (*annexure iv*).

- (2) Subsequently, MMRDA had requested you for the Extension of the SPA boundary of Wadala Notified Area vide the letter dated 10.06.2008 and letter dated 12.05.2010. (*annexure v and vi*)
- (3) Therefore, in order to consider the requirements at local and city level in an Integrated and comprehensive manner with its surroundings, and to protect the edge (along Mahul creek) of the SPA boundary from encroachments by including the area between the notified boundary and the edge of Mahul creek, it is immediately essential to include the following surrounding lands in the SPA boundary of Wadala Notified Area:

- (i) Since as per the description in the notification dated 03/12/2005 the land in between the existing 36.58 m. wide road and Mahul Creek on east side with approx. area 23.83 ha, (which as per MCGM's DP falls in No Development Zone (NDZ)) was not included in the SPA boundary by UDD while sanctioning the planning proposals of Wadala. It is requested to include the same in the SPA boundary of Wadala notified area immediately.

(The said land is also being protected by MMRDA as per the Government notification dated 03/02/2005 (*annexure vii*) and it is mentioned in the said notification that the development plan of land under NDZ can be prepared by MMRDA, and UDD can submit the proposal through revenue and forest department for sanctioning, to the Government. (As indicated in the map showing lands under protection by MMRDA (*annexure viii*))

75/12

- (ii) As per the sanctioned planning proposal the land located towards the North of SPA boundary is reserved for ISBT which is close to the land i.e. Best workshop Depot falling immediately outside the Wadala notified area. As both the lands are located close to each other, both the proposed ISBT by MMRDA in Wadala notified area and the Best Workshop in the MCGM area can be developed in an integrated manner to function together as a single Integrated ISBT. Therefore, it is requested to include the Best Workshop land within the SPA boundary of Wadala Notified Area.
- (iii) The land which was reserved for Common terminal for intercity passenger buses in the MCGM's Development Plan (DP) has been included in the Wadala notified area by the government for which MMRDA has been appointed as SPA for the said Wadala notified area and the said land has been indicated as multimodal transport use in the sanctioned planning proposal of Wadala notified area. Therefore, the reservation for the remaining land if any, for Common terminal for intercity passenger buses in the MCGM's DP at the said location may be deleted.

The above land parcels with the earlier proposals sent to UDD for extension of SPA boundaries are shown in the proposed plan for extension of the SPA boundary of MMRDA (annexure viii).

Yours faithfully,



Metropolitan Commissioner,
MMRDA

Enclosed as above.



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

क्र. टिसीपी (पी-२)/WTT Extension-१/५४३/२०१८

Annexure - 49
 दिनांक: **14 MAR 2018**

प्रति,

प्रधान सचिव,

नगर विकास विभाग, नवि -१,
 मादाम कामा रोड, हुतात्मा राजगुरु चौक,
 मंत्रालय, मुंबई - ४०० ०३२.

विषय : वडाळा येथील विशेष नियोजन प्राधिकरण हद्दीचा विस्तार करण्याबाबत.

- संदर्भ : (१) मुं.म.प्र.वि.प्राधिकरणाचे पत्र क्र. LC/ESPA/Wadala/४४८/०८ दिनांक १०/०६/२००८.
 (२) मुं.म.प्र.वि.प्राधिकरणाचे पत्र क्र. पवद/वभात/एक्सटेंशन एसपीए/६२४/२०१०
 दिनांक १२/०५/२०१०.
 (३) मुं.म.प्र.वि.प्राधिकरणाचे पत्र क्र. टिसीपी (पी-२)/WTT/Extention-१/३८१/२०१४
 दिनांक १२/०३/२०१४.
 (४) प्राधिकरणाची दिनांक १२/०१/२०१८ रोजीची १४४ वी बैठक.

महोदय,

वडाळा अधिसूचित क्षेत्राचा विस्तार करण्यासंदर्भात यापूर्वी प्राधिकरणातर्फे संदर्भ १ ते ३ येथील पत्रांन्वये सविस्तर प्रस्ताव शासनास सादर करण्यात आले आहेत. सदर पत्रांची प्रत सुलभ संदर्भाकरीता सोबत जोडली आहे.

वडाळा अधिसूचित क्षेत्राकरीता शासनाने ग्लोबल ४.०० चटई क्षेत्र निर्देशांक मंजूर केला आहे. तसेच मुख्य सचिव, महाराष्ट्र शासन यांच्या अध्यक्षतेखाली दिनांक ५ जून, २०१० रोजी पार पडलेल्या शक्तीप्रदान समितीच्या बैठकीत वडाळा अधिसूचित क्षेत्राचा विकास वांद्रे-कुर्ला संकुलाप्रमाणे वाणिज्यिक वापराकरीता करण्यात यावा याबाबत निर्णय घेण्यात आला. त्या अनुषंगाने प्राधिकरणातर्फे सुधारीत नियोजन प्रस्ताव तयार करित असताना पुढील बाबी निदर्शनास आल्या :-

सदर क्षेत्रास लागून असलेल्या आणिक बेस्ट बस आगाराच्या अंदाजे १,६०,००० चौ. मी. क्षेत्र जागेवर फक्त सुमारे ३५,००० चौ. मी. क्षेत्रफळाचे बांधकाम आणि अंदाजे ४०० बसकरीता वाहनतळ आहे. सदर जागेचा विशेष नियोजन प्राधिकरण क्षेत्रात समावेश झाल्यास बेस्ट बस आगाराचा पुनर्विकास करण्याशिवाय तेथे वाहतूक आधारीत विकास संकल्पनेवर मेट्रो स्टॅबीलायझेशन यार्ड (Metro Stabilization Yard), आंतरराज्य बस स्थानक (Inter State Bus Terminus- ISBT) चा विकास करता येईल. त्याशिवाय विशेष नियोजन प्राधिकरणात ४.०० चटई क्षेत्र निर्देशांक अनुज्ञेय

आहे. त्यामुळे शक्य झाल्यास वरील मजल्यांवर रहिवासी व वाणिज्यिक वापरातून मिळणारा वाढीव महसूलापैकी काही भाग बेस्ट उपक्रम यांस हस्तांतरित करता येईल. सदर भूखंड आणि विशेष नियोजन प्राधिकरण क्षेत्रामध्ये अस्तित्वातील २७.४१ मी. रुंद रस्ता आहे.

तसेच उत्तर-दक्षिण पसरलेल्या विशेष नियोजन प्राधिकरण क्षेत्राच्या पूर्वेस असलेल्या ३६.५८ मी. रुंद शिवडी-चेंबूर जोडरस्ता आणि माहूल खाडी दरम्यान शासनाच्या मालकीची मौजे- आणिक येथील सी.स.क्र.६ (पैकी) अंदाजे १४.३३ हे. जमीन आहे. सदर जागा प्राधिकरणाच्या वि.नि.प्रा.क्षेत्रात समाविष्ट केल्यास येथे शहर स्तरावरील मनोरंजनाचे खुले मैदान (Recreational Open Space) विकसित करणे शक्य होईल. अनुज्ञेय ४.०० चटई क्षेत्र निर्देशांकामुळे अंदाजे २८ लक्ष चौ.मी. बांधकाम क्षेत्रात विविध भू-वापर प्रस्तावित आहेत. त्यांचा विकास करताना सोबत जोडून शहर स्तरावरील मोठे हरीत क्षेत्र असल्यास विशेष नियोजन प्राधिकरणातील शासकीय जमिनीचे मूल्य वृद्धिंगत होण्यास मदत होईल. तसेच, येथील रहिवासी आणि चल लोकसंख्येस (floating population) अशा प्रकारचे हरीत क्षेत्र वापरास मिळेल.

त्या अनुषंगाने मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या मार्गदर्शनानुसार सल्लागाराने वरील भू-भागांचा समावेश करून विस्तारीत विशेष नियोजन प्राधिकरण क्षेत्राकरीता बनविलेल्या सुधारीत नियोजन प्रस्तावास नुकत्याच झालेल्या प्राधिकरणाच्या दिनांक १२ जानेवारी, २०१८ रोजीच्या १४४ व्या बैठकीत मान्यता देण्यात आली. तसेच, आणिक बेस्ट बस आगार व माहूलखाडी जवळील भूखंडाचा प्राधिकरणाच्या विशेष नियोजन क्षेत्राच्या हद्दीत समावेश करण्यास शासनाची मान्यता मिळविण्याचे निर्देश देण्यात आलेत. मान्य ठराव क्र. १४३४ ची प्रत सोबत जोडली आहे. त्याचप्रमाणे, बेस्ट आगार आणि विशेष नियोजन प्राधिकरण क्षेत्र यांमध्ये असलेला अस्तित्वातील २७.४१ मी. रुंद रस्ता विशेष नियोजन प्राधिकरण क्षेत्रामध्ये सलगता रहाण्याच्या दृष्टिने समाविष्ट करण्यास शासनास विनंती करण्यात येत आहे.

कळावे.

आपला विश्वासू



महानगर आयुक्त

सोबत : वरीलप्रमाणे.


MMRDA

Mumbai Metropolitan Region Development Authority

Detailed Layout Master Plan for

Wadala Notified Area, Mumbai

Stage V: Final Master Plan

Team:

Edifice Consultants Pvt Ltd | Lead Master Planning Consultant

Townland Consultants Pvt Ltd | Master Planning and Conceptual Landscape Design

IIT-Kharagpur | Environmental Planning and GIS mapping

Cushman & Wakefield (India) Pvt Ltd | Financial Advisory and Market Survey

Tata Consulting Engineers Ltd | Utilities and Infrastructure Planning

CISCO Systems | Information Communication Technology

StudioPOD + GMD Consultants Pvt Ltd | Traffic and Transportation Planning

**Report submitted by Edifice Consultants Pvt Ltd
November 20, 2017 | R4**
EDIFICE


1.2 Proposed Development Plan for Wadala Notified Area

Based on the Framework discussed in the previous section, and the optimum option considering all constraints, the final master plan was developed. The focus is on commercial development in order to boost the image of a Central Business District, supported by social amenities and residential. Recreational Open

Space as mandated by Mumbai DCR is provided at layout level. The land area distribution proposed in the Wadala Notified Area is given in Table 13. Certain (gross) built-up area is attributed towards construction for amenities in Utility Yards and ROS which is within the permissible limit of free of FSI areas as demonstrated in Table 15.

Table 13: Land use distribution in Wadala Notified Area

S.No.	Particulars	Proposed Land Area		Proposed Land Area
		(ha)	(sq m)	Distribution (%)
1	Roads	41.85	4,18,523.07	26.74%
2	R.O.S	32.27	3,22,712.54	20.62%
3	Reserved Forest Zone*	24.28	2,42,830.00	15.51%
4	Residential			
a	Lodha New Cuffe Parade	10.10	1,01,000.00	
b	Mathadi Kamgar Housing	5.96	59,600.00	
c	Proposed development	2.36	23,643.99	
d	Total	18.42	1,84,243.99	11.77%
5	Commercial	10.46	1,04,643.49	6.69%
6	Mixed Use	4.75	47,536.52	3.04%
7	Social Amenities	1.88	18,772.48	1.20%
8	Public Utilities	3.40	34,001.20	2.17%
9	Multimodal Transportation	18.44	1,84,380.63	11.78%
10	Petrol Pump Reservation	0.21	2,061.70	0.13%
11	Rawali Channel	0.82	8,200.00	0.52%

Total site area is 156.52 ha under SPA boundary

* Excluding land under proposed DP Road

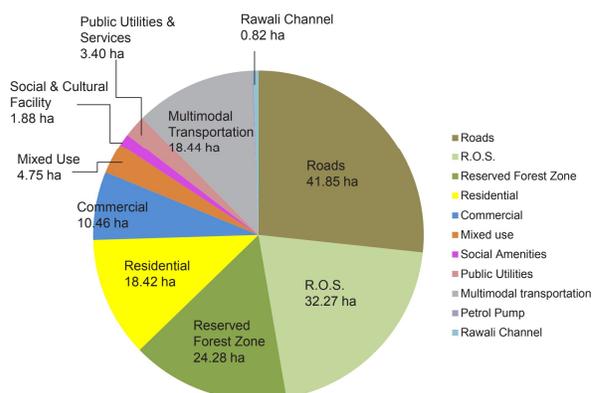


Figure 67: Land use distribution chart

Table 14: Open Space % in Wadala Notified Area

Description	Land Area (ha)	Remarks
Total Recreational Open Space	32.27	Including 14.33 ha under Mahul Creek
Total Site Area	156.52	
Area under Reserved Forest Zone	27.79	Including DP Road
Net Land Area	128.73	
% ROS on net land area	25.07%	



Figure 68: Proposed Layout Master Plan for Wadala Notified Area



"Exhibit - I"

RNI No. MAHBIL/2009/36619



महाराष्ट्र शासन राजपत्र असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ५, अंक ५५(५)]

सोमवार, सप्टेंबर १६, २०११/भाद्र २५, शके १९४१

[पृष्ठे ६, किंमत : रुपये ११.००

असाधारण क्रमांक १०१

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १६ सप्टेंबर २०११

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीबी-४३१८/४६४/प्र.क्र.१२८/२०११/नवि-११.—ज्याअर्थी, मुंबई महानगर प्रदेश विकास प्राधिकरण अधिनियम, १९७४ (Maharashtra-IV of १९७५) अनुसार स्थापन झालेल्या मुंबई महानगर प्रदेश विकास प्राधिकरणाची (यापुढे ज्याचा उल्लेख "उक्त प्राधिकरण" असा करण्यात आला आहे), महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे) च्या कलम ४०(१)(ग) अनुसार शासनास प्राप्त झालेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाने आपल्या नगरविकास विभागाच्या दिनांक ३ डिसेंबर २००५ रोजीच्या अधिसूचना क्रमांक टीपीबी-४३०५/सीआर-३१८/०५/नवि-११, अन्वये वडाळा अधिसूचित क्षेत्रासाठी (यापुढे ज्याचा उल्लेख "उक्त अधिसूचित क्षेत्र" असा करण्यात आला आहे) विशेष नियोजन प्राधिकरण म्हणून नेमणूक करण्यात आली आहे ;

आणि ज्याअर्थी, उक्त अधिसूचित क्षेत्रातून माथाडी कामगार सहकारी गृहनिर्माण संस्थेला वाटप केलेले क्षेत्र शासनाच्या नगरविकास विभागाने दिनांक १३ फेब्रुवारी २००८ रोजीच्या अधिसूचनेन्वये वगळण्यात आले होते ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ४०(३)(घ) अन्वये प्राप्त अधिकारांचा वापर करून संचालक, नगररचना यांनी उक्त अधिसूचित क्षेत्राच्या विकासासाठी अशा क्षेत्राला लागू करावयाच्या नियोजन प्रस्तावास प्राधिकरणाने सादर केलेल्या विकास नियंत्रण नियमावलीसह अनुक्रमे दिनांक १६ नोव्हेंबर २०१० तसेच दिनांक १० जानेवारी २०११ रोजीच्या अधिसूचनेन्वये मंजुरी दिली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने दिनांक १० ऑगस्ट २०११ रोजीच्या अधिसूचनेन्वये सी.एस.क्र. ८(पै) [जुना सी.एस.क्र. ६(पै) आणि ९(पै)], मौजे आणि वडाळा येथील माथाडी कामगार सहकारी गृहनिर्माण संस्थेस वितरित केलेली जमीन ही उक्त अधिसूचित क्षेत्रामध्ये पुन्हा समाविष्ट केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ११५(३) अन्वये संचालक, नगररचना, महाराष्ट्र राज्य यांनी नव्याने समाविष्ट केलेल्या माथाडी कामगार गृहनिर्माण सहकारी संस्थेच्या जमिनीचे नियोजन प्रस्तावास दिनांक २५ एप्रिल २०१३ रोजीच्या अधिसूचनेन्वये मंजुरी दिली आहे ;

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आणि ज्याअर्थी, मुख्य सचिव, महाराष्ट्र राज्य यांच्या अध्यक्षतेखाली दिनांक ५ जून २०१० रोजी झालेल्या शक्ती प्रदत्त समितीच्या (Empowered Committee) बैठकीत असा निर्णय झाला की, वडाळा येथील भारवाहक तळ हे इतरत्र हलवावे व सदर क्षेत्र वांद्रे-कुर्ला संकुलाच्या धर्तीवर वाणिज्यिक केंद्र म्हणून विकसित करावे ;

आणि ज्याअर्थी, उक्त अधिसूचित क्षेत्रात अस्तित्वात असलेली मोनोरेल स्थानके व त्यांचे डेपो, आणि प्रस्तावित मेट्रो रेल व त्यांची स्थानके अशा सर्व वाहतुकीच्या सुविधांचा विचार करून “वाहतूक आधारित विकास” (Transit Oriented Development -TOD) या संकल्पनेवर वडाळा अधिसूचित क्षेत्राचा विकास करण्याचे उक्त प्राधिकरणाने प्रस्तावित केले आहे ;

आणि ज्याअर्थी, उक्त प्राधिकरणाने उक्त अधिनियमाच्या कलम ४०(३) (घ) अन्वये प्राप्त झालेल्या आणि याबाबतीत सहाय्यभूत ठरतील अशा इतर सर्व अधिकारांचा वापर करून दिनांक १२ जानेवारी २०१८ रोजी झालेल्या प्राधिकरणाच्या १४४ व्या बैठकीत पारित केलेला ठराव क्र. १४३४ अनुसार, उक्त अधिसूचित क्षेत्राच्या नियोजन प्रस्तावातील फेरबदलास मान्यता दिली असून याबाबत पुढील आवश्यक कार्यवाही करण्यासाठी महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण यांना प्राधिकृत केले आहे ;

आणि ज्याअर्थी, उक्त प्राधिकरणाने उक्त अधिनियमाचे कलम ४०(३)(घ) सह कलम ११५ मध्ये विहित केलेली पध्दती अवलंबून उक्त अधिसूचित क्षेत्राच्या नियोजन प्रस्तावासह विकास नियंत्रण नियमावलीत प्रस्तावित फेरबदल करण्यासाठी उक्त अधिनियमाच्या कलम ३७ सह कलम ११५ अन्वये सर्वसाधारण नागरीकांकडून हरकती / सूचना मागविण्याकरिता महाराष्ट्र शासन राजपत्रामध्ये दिनांक १६ मार्च २०१८ रोजी सूचना प्रसिध्द केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ४०(३)(घ) अन्वये, प्राप्त झालेल्या अधिकारांचा आणि याबाबतीत सहाय्यभूत ठरतील अशा इतर सर्व अधिकारांचा वापर करून महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण यांनी दिनांक २ जुलै २०१८ च्या पत्रान्वये उक्त अधिनियमाचे कलम ३७(१) सह कलम ११५ अन्वये उक्त अधिसूचित क्षेत्रासाठी मंजूर नियोजन प्रस्ताव व विकास नियंत्रण नियमावलीमध्ये प्रस्तावित बदल करण्यासाठी उक्त अधिनियमांतर्गत वैधानिक कार्यवाही पूर्ण करून उक्त फेरबदल प्रस्ताव शासनास मंजूरीस्तव सादर केला आहे (यापुढे ज्याचा उल्लेख “प्रस्तावित सुधारित नियोजन प्रस्ताव” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ४०(३)(घ) मधील दाखल कलम ११५(३) नुसार तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला-मसलत केल्यानंतर उक्त प्रस्तावित सुधारीत नियोजन प्रस्ताव व विकास नियंत्रण नियमावली काही आवश्यक बदलांसह मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आणि त्याअर्थी, उक्त अधिनियमाच्या कलम ४०(३)(घ)मधील दाखल कलम ११५(३) अन्वये प्रदत्त असलेल्या अधिकाराचा वापर करून शासन याद्वारे :-

(अ) शासन अधिसूचना क्रमांक टिपीबी-४३०५/प्र.क्र. ३१८/०५/नवि-११, दिनांक ३ डिसेंबर २००५ नुसार सदर क्षेत्राच्या विकासाचा उद्देश हा ट्रक टर्मिनल (ISBT) ऐवजी वांद्रे-कुर्ला संकुलाचे धर्तीवर वाणिज्यिक केंद्र असा सुधारीत करण्यात येत आहे.

(ब) उक्त प्रस्तावित सुधारीत नियोजन प्रस्तावांना विकास नियंत्रण नियमावलीसह सोबत जोडलेल्या परिशिष्टात नमूद केलेल्या काही बदलासह मान्यता देत आहे.

(क) सदरहू अधिसूचना शासन राजपत्रात प्रसिद्ध झाल्याचे दिनांकापासून सदर सुधारीत नियोजन प्रस्ताव विकास नियंत्रण नियमावलीसह अंमलात येतील.

प्रस्तुत अधिसूचनेची प्रत, मंजूर सुधारीत नियोजन प्रस्ताव दर्शविणाऱ्या नकाशा व विकास नियंत्रण नियमावलीखाली उल्लेखिलेल्या कार्यालयांमध्ये कार्यालयीन कामकाजाच्या दिवशी एक महिन्याच्या कालावधीसाठी कार्यालयीन वेळेत जनतेच्या अवलोकनार्थ उपलब्ध राहील.

(१) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, वांद्रे-कुर्ला संकुल, वांद्रे (पूर्व), मुंबई ४०० ०५१.

(२) संचालक, नगररचना, महाराष्ट्र राज्य, मध्यवर्ती कार्यालय इमारत, पुणे.

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in (Acts/Rules) वेबसाईटवरसुद्धा उपलब्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार पं. चौधरी,

शासनाचे अवर सचिव.

महाराष्ट्र शासन राजपत्र असाधारण भाग एक—कोकण विभागीय पुरवणी, सप्टेंबर १६, २०१९/भाद्र २५, शके १९४१

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परिशिष्ट

(शासन नगरविकास विभाग अधिसूचना क्रमांक टीपीबी-४३१८/४६४/प्र.क्र. १२८/२०१९/नवि-११,
दिनांक १६ सप्टेंबर २०१९ सोबतचे परिशिष्ट)

	As per Revised Planning Proposals submitted to Government for Sanction (1)	Sanctioned by Government (2)
Regulation No. 7.2.5 of development Control Regulations.	<p>(5) Social and Cultural Facility</p> <p>a. Educational Institutes like schools, colleges, libraries etc.</p> <p>b. Healthcare facilities like hospital, maternity home, medical centre, dispensaries etc.</p> <p>c. Welfare and community activities like community centers, marriage halls, crèche etc.</p> <p>d. Recreational facilities like club, gymnasium, sports center, stadium.</p> <p>e. Drama Theatre, Cinema, Art Galleries, Museum etc.</p> <p>f. Market Halls</p> <p>g. Any of the uses as mentioned under Public Utilities and Services zone, other facilities of similar nature or along with activities permissible in Residential/ Commercial Use with special approval of the Metropolitan Commissioner, MMRDA.</p>	<p>(5) Social and Cultural Facility</p> <p>a. Educational Institutes like schools, colleges, libraries etc.</p> <p>b. Healthcare facilities like hospital, maternity home, medical centre, dispensaries etc.</p> <p>c. Welfare and community activities like community centers, marriage halls, crèche etc.</p> <p>d. Recreational facilities like club, gymnasium, sports center, stadium.</p> <p>e. Drama Theatre, Cinema, Art Galleries, Museum etc.</p> <p>f. Market Halls</p> <p>g. Any of the uses as mentioned under Public Utilities and Services zone, other facilities of similar nature with special approval of the Metropolitan Commissioner, MMRDA.</p>
Regulation No. 8 of Development Control Regulations.	<p>8. Recreational Open Spaces (ROS). The ROS will be provided as Public ROS at the layout level and private ROS at the plot level. The uses mentioned in the Urban Design Guidelines for Recreational Open Spaces/Public Spaces will be permissible.</p>	<p>8. Recreational Open Spaces (ROS). The ROS will be provided as Public ROS at the layout level and private ROS at the plot level. The uses mentioned in the Urban Design Guidelines for Recreational Open Spaces/Public Spaces will be permissible. However, Market Hall user is not allowed. Further the total builtup area shall not exceed 10% of ROS area.</p>

निर्मलकुमार पं. चौधरी,

शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032. dated 16th September 2019

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 4318/464/CR-128/2019/UD-11.—Whereas, the Government of Maharashtra has appointed the Mumbai Metropolitan Region Development Authority (hereinafter referred to by its acronym "MMRDA"), established under MMRDA Act, 1974 (Maharashtra IV of 1975) to be the Special Planning Authority (hereinafter referred to as "the said Authority") for the Wadala Notified Area (hereinafter referred as "the said Notified Area") by the State Government in Urban Development Department Notification No. TPB-4305/CR-318/05/UD-11, dated 3rd December 2005 promulgated in exercise of its power conferred by Clause (c) of Sub-Section (7) of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred as the "said Act") ;

And whereas, certain area of land bearing C.S. No. 6 (pt) and 9(pt) of village Anik, Wadala allotted to Mathadi Kamgar Co-op Housing Society was deleted from the said Notified Area *vide* Government in Urban Development Department's Notification dated 13th February 2008 ;

And whereas, in exercise of its powers under Section 40(3)(d) of the said Act, the Director of Town Planning, Maharashtra State, *vide* Notification dated 16th November 2010 and dated 10th January 2011 sanctioned the Planning Proposals alongwith Development Control Regulations respectively, submitted by the Authority for the development of lands in the said Notified Area excluding C.S. No. 6(pt) and 9(pt) of village Anik, Wadala ;

And whereas, thereafter area of land bearing C.S. No. 8 (pt) [old No. 6(pt) and 9(pt)] of village Anik, Wadala allotted to Mathadi Kamgar Co-op Housing Society was again included in the boundaries of the said Notified Area *vide* Government in Urban Development Department's Notification, dated 10th August, 2011 ;

And whereas, Planning Proposals for the newly added land of Mathadi Kamgar Co-op Housing Society was sanctioned by the Director of Town Planning, Maharashtra State under Section 115(3) of the said Act *vide* its Notification dated 25th April 2013 ;

And whereas, an Empowered Committee meeting was held under the Chairmanship of Chief Secretary, Government of Maharashtra, on 5th June 2010 wherein it was decided that Truck Terminal located at Wadala shall be shifted elsewhere and that this area shall be developed as a commercial centre on the lines of Bandra-kurla complex ;

And whereas, Considering the fact that there are transport facilities like existing Monorail stations and its Depot and proposed Metro rail stations, the said Notified Area is proposed to be developed on the basis of Transit Oriented Development by MMRDA ;

And whereas, the said Authority in exercise of the powers under Section 40(3)(d) of the said Act and all other powers enabling it in this behalf by Resolution No. 1434, passed in its 144th meeting held on 12th January 2018 has approved the modifications to the planning Proposals of the said Notified Area and for this purpose has authorised the Metropolitan Commissioner, MMRDA to complete all the necessary formalities required for the same ;

And whereas, the said Authority after following the procedure as laid down under section 40(3)(d) read with the section 115 of the said Act has proposed modifications in planning proposal along with the Development Control Regulations for the said Notified area and published the Notice under section 37 read with section 115 of the said Act, on 16th March 2018 to that effect in *Maharashtra Government Gazette* for calling objections / suggestions from the general public regarding proposed modifications to the Planning Proposals and Development Control Regulations of the said Notified Area ;

महाराष्ट्र शासन राजपत्र असाधारण भाग एक—कोकण विभागीय पुरवणी, सप्टेंबर १६, २०१९/भाद्र २५, शके १९४१

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And whereas, in exercise of the powers under Section 40(3)(d) of the said act and all other powers enabling it in this behalf, the Metropolitan Commissioner, MMRDA *vide* letter dated the 2nd July 2018 has submitted the proposal to Government for its sanction, after completing the legal procedure under section 37(1) read along with section 115 of the said Act (hereinafter referred to as " the proposed revised Planning Proposals and Development Control Regulations") ;

And whereas, in pursuant of Section 115 as substituted by clause(d) of sub-section (3) of Section 40 of the said Act and after consulting the Director of town Planning, Maharashtra State, the Government is of the opinion that the proposed revised Planning Proposals and Development Control Regulations should be sanctioned with some changes ;

Now therefore, in exercise of the power conferred by in pursuant of Section 115 as substituted by clause(d) of sub-section (3) of Section 40 of the said Act, the Government hereby:—

(A) Modify the purpose of development of land for Commercial Centre on lines of Bandra-Kurla Complex instead of Truck Terminal I.S.B.T. as stipulated in Government Notification No. TPB-4305/CR-318/05/UD-11, dated the 3rd December 2005.

(B) Sanctions the said proposed revised Planning Proposals along with Development Control Regulations with some changes, as described specifically in the Schedule appended hereto ;

(C) Fixes the date of publication of this Notification in the *Government Gazette* as the date of coming into force of this Sanctioned Revised Planning Proposals alongwith Development Control Regulations ;

A copy of this Notification alongwith plan showing Sanctioned revised planning proposals shall be kept open for inspection by general public during office hours for a period of one month on all working days at the following offices :—

(a) Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Banda -Kurla Complex, Banda (East), Mumbai 400 051.

(b) Director ,Town Planning, Maharashtra State, Central Building, Pune.

This Notification is also made available on the Government of Maharashtra website : www.maharashtra.gov.in (Acts/Rules).

By order and in the name of Governor of Maharashtra,

NIRMALKUMAR P. CHAUDHARI,
Under Secretary to Government.

Schedule

(Accompaniment to Government in Urban development Department's Notification
No. TPS-4318/464/CR-128/2019/UD-11, dated the 16th September 2019)

As per Revised Planning proposals Submitted to Government for Sanction (1)	Sanctioned by Government (2)
<p>Regulation No. (5) 7.2.5 of development Control Regulations.</p> <p>Social and Cultural Facility</p> <p>a. Educational Institutes like schools, colleges, libraries etc.</p> <p>b. Healthcare facilities like hospital, maternity home, medical centre, dispensaries etc.</p> <p>c. Welfare and community activities like community centers, marriage halls, crèche etc.</p> <p>d. Recreational facilities like club, gymnasium, sports center, stadium.</p> <p>e. Drama Theatre, Cinema, Art Galleries, Museum etc.</p> <p>f. Market Halls.</p> <p>g. Any of the uses as mentioned under Public Utilities and Services zone, other facilities of similar nature or alongwith activities permissible in Residential/ Commercial Use with special approval of the Metropolitan Commissioner, MMRDA.</p>	<p>(5) Social and Cultural Facility</p> <p>a. Educational Institutes like schools, colleges, libraries etc.</p> <p>b. Healthcare facilities like hospital, maternity home, medical centre, dispensaries etc.</p> <p>c. Welfare and community activities like community centers, marriage halls, crèche etc.</p> <p>d. Recreational facilities like club, gymnasium, sports center, stadium.</p> <p>e. Drama Theatre, Cinema, Art Galleries, Museum etc.</p> <p>f. Market Halls.</p> <p>g. Any of the uses as mentioned under Public Utilities and Services zone, other facilities of similar nature with special approval of the Metropolitan Commissioner, MMRDA.</p>
<p>Regulation No. 8 of Development Control Regulations.</p> <p>8. Recreational Open Spaces (ROS). The ROS will be provided as Public ROS at the layout level and private ROS at the plot level. The uses mentioned in the Urban Design Guidelines for Recreational Open Spaces/Public Spaces will be permissible.</p>	<p>8. Recreational Open Spaces (ROS) The ROS will be provided as Public ROS at the layout level and private ROS at the plot level. The uses mentioned in the Urban Design Guidelines for Recreational Open Spaces/Public Spaces will be permissible. However, Market Hall user is not allowed. Further the total builtup area shall not exceed 10% of ROS area.</p>

NIRMALKUMAR P. CHAUDHARI,
Under Secretary to Government.

Government of Maharashtra

File No.: SEAC 2010/CR. 814/TC-2
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 5th September, 2011

To,
 M/s. Lodha Crown Bullmart Pvt. Ltd.
 216, Shah & Nahar Industrial Estate,
 Dr. E Moses Road, Worli,
 Mumbai - 400018

Subject: Proposed 'Lodha Green City', at block C, Wadala Terminus, Mumbai by M/s. Lodha Crown Bullmart Pvt. Ltd. - Environmental clearance regarding.

Sir,

This has reference to your communication dated nil on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 42nd and 43rd meetings and decided to 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 38th meeting held on 5th August, 2011.

2. It is noted that the proposal is for grant of Environmental Clearance for Proposed 'Lodha Green City', at block C, Wadala Terminus, Mumbai by M/s. Lodha Crown Bullmart Pvt. Ltd. SEAC considered the project under screening category B(b) as per EIA Notification 2006.

Brief information of the project is summarized as below-

Name of the Project	: 'Lodha Green City'
Project Proponent	: M/s. Lodha Crown Bullmart Pvt. Ltd.
Location of the project	: Block C, Wadala Terminus, Mumbai
Type of Project	: Construction project
Plot Area	: 92,600 sq.m.
Proposed Total built up area	: <ul style="list-style-type: none"> • FSI: 4,95,000 sq. m. • Non FSI: 6,03,835 sq. m. • Proposed built up area: 10,98,835 sq. m. (Residential: 7,23,200 sq. m., commercial: 1,14,210 sq.m., Clubhouse: 5,000 sq.m., parking and services: 2,41,776 sq.m.; Services: 14,650 sq.m.)
Estimated cost of the project	: Rs. 5617 Cr.
No. of Buildings	: <ul style="list-style-type: none"> • Residential buildings: 10 • Commercial building: 1

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	<ul style="list-style-type: none"> Type - Residential : 3B + G + 63 Commercial: 3B + G + 47 Height of buildings: 205.47 m
Total Water Requirement:	3514 CMD (residential: 3000 CMD + commercial: 541 CMD); total recycled water: 2708 CMD.
STP details:	<p>Sewage generation: 2811CMD; treated water will be used for flushing and gardening.</p> <p>Capacity of STP:</p> <ul style="list-style-type: none"> One STP is proposed for residential having capacity: 2500 m³/day. One STP for commercial having capacity: 500 m³/day.
Rain water Harvesting:	<ul style="list-style-type: none"> 4 RWH tank of total capacity 1250 will be provided. 31 No of recharge pits will be provided.
Solid Waste Generation:	<p>Construction phase: The quantity of soil expected to be excavated out of the site will be primarily used for filling at other sites owned by company and surplus quantity of excavated soil from this site (about 3.98 lakh cu.m.) will suffice for about 30% of the requirement of their Dombivli project.)</p> <p>Operation phase:</p> <ul style="list-style-type: none"> Non Biodegradable Waste: 8042 Kg/day Biodegradable Waste: 5362 Kg/day STP sludge: 28 kg/day E waste and hazardous waste: 3.42 tons per year <p>Disposal:</p> <ul style="list-style-type: none"> Segregation of Dry and wet garbage on site. Dry garbage shall be disposed through recycler. Wet garbage will be composted and use as manure for landscaping. STP sludge will be used as manure. E waste will be disposed through authorized recycler.
Energy	<p>Energy:</p> <ul style="list-style-type: none"> Power Requirement: 33 MW. Residential: Five DG sets of total capacity: 10,000 KVA Commercial: Six DG sets of total capacity: 12,000 KVA <p>Energy Conservation:</p> <ul style="list-style-type: none"> Solar water heating system for residential building and street lighting. Number of panels: 1378 nos. 0.39% of energy saving through energy conservation measures.

Traffic Management:	<ul style="list-style-type: none"> • Total parking spaces provided for 4 wheeler: 10,750 nos. • Total parking area proposed: 2,25,750 sq.m.
Green Belt Development:	<ul style="list-style-type: none"> • Area 67,600 sq.m. • Total No. of trees to be planted : 3095 nos.
Environment Management Plan:	<ul style="list-style-type: none"> • Total capital cost shall be 1250 lakhs and O & M cost Rs. 71 lakhs per annum.

3. The proposal has been considered by SEIAA in its 38th meeting & 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 :-

- (i) This Environmental Clearance is issued for construction up to a height of 70m, subject to the condition that the foot print of the buildings as recommended by SEAC is not exceeded. Local authority should ensure this.
- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. 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.
- (iii) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. 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.
- (iv) Local body should ensure that no occupation certificate will be issued prior to operation of STP/MSW site with due permission of MPCB. Physical possession should be given only after completion of environmental & other infrastructure for which development charges are being collected by local body.
- (v) The height, Construction bulk up area of proposed construction shall be in accordance with the existing PS/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. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (vi) "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.
- (vii) Wet garbage should be composted by using appropriate method 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.
- (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (ix) A First Aid Room will be provided in the project both during construction and operation of the project.
- (x) 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 etc.
- (xi) 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

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- wastewater and solid wastes generated during the construction phase should be treated.
- (xi) Arrangement shall be made that waste water and storm water do not get mixed.
 - (xii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - (xiii) 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.
 - (xiv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO Agriculture Dept.
 - (xv) 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.
 - (xvi) 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.
 - (xvii) Construction spoils, including bluminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsters for such material must be secured so that they should not leach into the ground water.
 - (xviii) 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.
 - (xix) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
 - (xx) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
 - (xxi) 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.
 - (xxii) 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.
 - (xxiii) 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).
 - (xxiv) Ready mixed concrete must be used in building construction.
 - (xxv) 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 lightning.
 - (xxvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
 - (xxvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - (xxviii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

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- (xxx) 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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxxi) Project proponent shall ensure completion of STP, MSW disposal facility prior to occupation of the buildings and should obtain completion certification for these systems/aspects from MPCB.
- (xxxii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxiii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxv) 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.
- (xxxvi) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (xxxvii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxviii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxix) 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.
- (xl) 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.
- (xli) 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.
- (xlii) 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.
- (xliii) 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 aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

- (xiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xv) 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.
- (xvi) 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.
- (xvii) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xviii) A complete set of all the documents submitted to Department should be forwarded to the MPCB.
- (xix) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (i) No land development / construction work preliminary or otherwise relating to the project shall be taken up without obtaining the clearance from respective authorities.
- (ii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (iii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-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.
- (iii) 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://www.maharashtra.gov.in>.
- (iv) 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 1st June & 1st December of each calendar year.
- (iv) 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.
- (iv) 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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral 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.
- (vii) 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.
- (viii) 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.

- (ix) 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.
4. This environmental clearance is issued as per EIA Notification, 2006. If any part of the plot is affected by CRZ then project proponent should obtain NOC from MCZMA as per FSI applicability. If there is change in building plan accordingly, project proponent should approach SEIAA with corrected plans.
 5. Project proponent should submit exactly same documents for approval of building plans to the concern authorities as per the documents submitted to the SEIAA for prior Environmental Clearance. If there is any change stipulated by HRC any other concern authorities then recast plan should be submitted to the Authority for approval.
 6. If there is any change in local town planning rules including FSI, Non FSI, parking area, RG area etc which changes building plans, then Project Proponent should approach SEIAA again. It is the sole responsibility of the Project Proponent to submit the same building plans otherwise liable to initiate due action under EP Act.
 7. Project proponent shall not make any change in Layout Plan/ Master Plan submitted to the Authority without its prior permission and shall submit approved layout plan to Department before commencement of construction work.
 8. 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.
 9. 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.
 10. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 11. 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.
 12. 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.



13. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vighan Bhawan, Sec- 3, P.K., Patna, New Delhi - 110 022, if preferred, within 60 days as prescribed under Section 35 of the National Green Tribunal Act, 2010


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

Copy to:

1. Shri. Ashok Bask, IAS (Retd.), Chairman, SEIAA, 302, Charleville, 'A' Road, Church gate, Mumbai-400 020, Maharashtra.
2. Shri. P.M.A. Hakeem, IAS (Retd.), Chairman, SEAC, 'Jagan' Kottaram Road, Calicut-673 006 Kerala.
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 CCP, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendra Paryavaran Bhawan, Link Road No- 3, E-5, Ravi-Shanker Nagar, Bhopal- 462 016), (MP).
6. Regional Office, MRCB, Mumbai.
7. Collector, Mumbai.
8. Commissioner, Urban Mumbai Municipal Corporation.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).

Government of Maharashtra

No.: SEIAA- 2012/CR. /TC.2
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 17th January, 2013

To,
 M/s Lodha Crown Buildmart.Pvt. Ltd.
 At Wadala Truck Terminus,
 Mumbai.

Subject:- Amendment in Environment Clearance for proposed Residential & Commercial Buildings at Block C, Wadala Truck Terminus, Mumbai by M/s. Lodha Crown Buildmart Pvt Ltd - Environmental clearance regarding.

Reference- Even number environment clearance letter on 5th November, 2009

Sir,

This has reference to your communication letter dated 1st December, 2012 on the above mentioned subject.

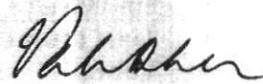
2. Project information from documents submitted by you & considered by SEIAA in its 54th meeting was summarized in even number environment clearance letter dated 5th September, 2011. Accordingly information on following points are modified as-

Sr.No	Details	As per earlier EC dated 05-09-11	Amendment sought in EC
1.	Total Plot Area	92,600 Sq. M	92,600 Sq. M
2.	Total permissible built up area	4,95,000 sq.m (FSI), 10,98,835 sq.m.(Total construction BUA)	4,95,000 sq.m(FSI), 11,29,344 sq.m. (Total construction BUA).
3.	Total nos. of Towers	Building Details Residential buildings:- 10 3B+G+63 3B+G+63 3B+G+63 3B+G+63	Building Details Residential buildings:- 12 G+53 G+55 G+53 G+55



		3B+G+63	G+55
		3B+G+63	G+55
		3B+G+63	4B+G+55
		Commercial building:- 1, 3B+G+67	Commercial building:- 1, 4B+G+42
4.	Water requirement	3514 CMD(Residential : 3000 CMD + Commercial : 541 CMD. Recycled water: 2708 CMD)	3642 CMD (Residential: 3119 CMD + Commercial: 523 CMD)
5.	Waste water generation	2811 CMD	2913 CMD
6.	Solid waste Generation	Non Biodegradable waste:- 8042 kg/day Biodegradable waste:- 5362 kg/day. STP sludge :-28 kg/day E waste & hazardous waste :- 3.42 T/year	Non Biodegradable waste:- 8205 kg/day Biodegradable waste: - 5470 kg/day. STP sludge :-30 kg/day E waste & hazardous waste :- 3.42 T/year
7.	Energy	5 DG sets of total Capacity 10,000 KVA for Residential. 6 DG sets of total capacity 12,000 KVA for Commercial.	Total DG set capacity: 24,340 kVA
8.	No. of Tenement	4408 + Commercial Area- 114210 sq m	4620 + Commercial area- 92022 sq m

2. Terms and conditions stipulated in even number environment clearance letter dated 5th September, 2011 remains the same.


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

Copy to:

Government of Maharashtra

SEAC 2010/CR 814/TC-2
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 11th June, 2014

To,
 M/s. Lodha Crown Buildmart Pvt Ltd.
 Lodha Pavillion, Apollo Mills Compound,
 N.M. Joshi Marg, Mahalaxmi,
 Mumbai-400 011

Subject: - Amendment in EC for proposed residential & commercial Building at Block C, Wadala Truck Terminus, Mumbai by M/s. Lodha Crown Buildmart Pvt Ltd

Reference- Even number environment clearance letter dated 5th September, 2011 & amended on 17th January, 2013.

Sir,

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

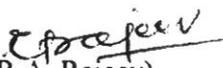
2. It is noted that, the proposal earlier considered by SEAC in its 42nd & 43rd meetings and recommended to SEIAA. SEIAA in its 31st & later in 54th meeting decided to accord grant of EC to the project and its subsequent amendment in EC. Accordingly EC has been issued to the project vide letter no SEAC 2010/CR 814/TC-2 dated 5th September, 2011 & amended on 17th January, 2013. It is noted that, the amendment proposed in the EC letter is due to modification in the parking plan for smooth & effective manoeuvring of parking vehicles for which basement area has increased. Considering the marginal changes and minimal impact on environment & OM dated 19 June 2013, SEIAA in its 70th meeting decided to grant the amendment of EC as below-

Sr.No.	Details	Earlier Amendment in EC granted dtd.17-01-2013	Proposed changes	Remarks
1	Name of the Project	Environmental clearance for proposed Lodha Green City at block C, Wadala Truck Terminus, Mumbai by M/s. Lodha Crown	Environmental clearance for proposed Lodha Green City at block C, Wadala Truck Terminus, Mumbai by M/s. Lodha Crown	

		Builtmart Pvt. Ltd.	Builtmart Pvt. Ltd.																									
2	Project Proponent	Shri Abhisheck Lodha, M/s.Lodha Crown Builtmart Pvt. Ltd ,216, Shah & Nahar Industrial Estate, Dr E Moses Road, Worli, Mumbai-400018.	Shri Abhisheck Lodha, M/s.Lodha Crown Builtmart Pvt. Ltd ,216, Shah & Nahar Industrial Estate, Dr E Moses Road, Worli, Mumbai-400018.																									
3	Location of the Project	Block C Wadala Truck Terminus, Mumbai	Block C Wadala Truck Terminus, Mumbai																									
4	Type of Project	Residential & Commercial Project	Residential & Commercial project	No change																								
5	Total Plot Area	92,600 Sq. M	92,600 Sq. M	No change																								
6	Total permissible built up area	4,95,000 sq.m (FSI), 11,29,344 sq.m.(Total Construction BUA)	4,95,000 sq.m(FSI), 11,48,749 sq.m. (Total Construction BUA).	Minor change only 1.72% increase in construction BUA																								
7	Total nos. of Towers	Building Details Residential buildings:- 12 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>G+55</td></tr> <tr><td>G+55</td></tr> <tr><td>G+55</td></tr> <tr><td>G+55</td></tr> <tr><td>G+55</td></tr> <tr><td>G+55</td></tr> <tr><td>4B+G+55</td></tr> <tr><td>4B+G+55</td></tr> <tr><td>4B+G+55</td></tr> <tr><td>4B+G+55</td></tr> <tr><td>4B+G+55</td></tr> <tr><td>4B+G+55</td></tr> </table> Commercial building:- 1, 4B+G+42	G+55	G+55	G+55	G+55	G+55	G+55	4B+G+55	4B+G+55	4B+G+55	4B+G+55	4B+G+55	4B+G+55	Building Details Residential buildings:- 12 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>G+55</td></tr> <tr><td>G+55</td></tr> <tr><td>G+55</td></tr> <tr><td>G+55</td></tr> <tr><td>G+55</td></tr> <tr><td>G+55</td></tr> <tr><td>4B+G+55</td></tr> <tr><td>4B+G+55</td></tr> <tr><td>4B+G+55</td></tr> <tr><td>4B+G+55</td></tr> <tr><td>4B+G+55</td></tr> <tr><td>4B+G+55</td></tr> </table> Commercial building:- 1, 4B+G+42	G+55	G+55	G+55	G+55	G+55	G+55	4B+G+55	4B+G+55	4B+G+55	4B+G+55	4B+G+55	4B+G+55	No change
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8	Water requirement	3642 CMD (Residential: 3119 CMD + Commercial: 523 CMD)	3952 CMD (Residential: 3429 CMD + Commercial: 523 CMD)	Minor change
9	Waste water generation	2913 CMD	3161 CMD	Minor change
10	Capacity of STP	For Residential: 2700 CMD For commercial: 500 CMD	For Residential: 3000 CMD For commercial: 500 CMD	Minor change
11	Solid waste Generation	Non Biodegradable waste:- 8205 kg/day Biodegradable waste: - 5470 kg/day. STP sludge :-30 kg/day E waste & hazardous waste :- 3.42 T/year	Non Biodegradable waste:- 9144 kg/day Biodegradable waste: - 6096 kg/day. STP sludge :-33 kg/day E waste & hazardous waste :- 3.42 T/year	Minor change
12	Energy	Total DG set capacity: 24,340 kVA	Total DG set capacity: 24,340 kVA	No change
13	No. of Tenement	4620 + Commercial Area - 92022 sm	5080 + Commercial area- 92022 sm	Minor change

Terms and conditions stipulated in even number environment clearance letter dated 5th September, 2011 & it's amended on 17th January, 2013 remains the same.

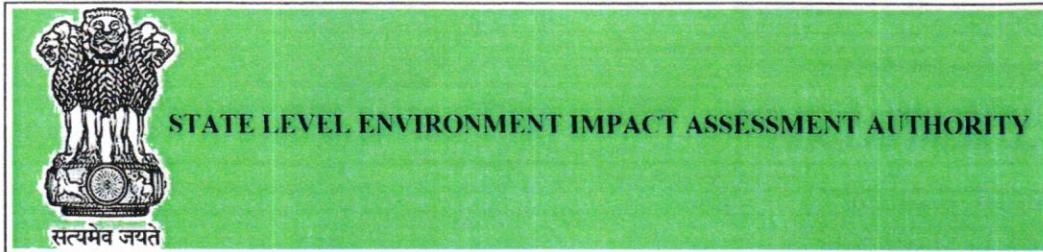

(R.A. Rajeev)
Principal Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
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, Municipal Corporation Greater Mumbai (MCGM)
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 12 June 2014)



**Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: January 15, 2019**

To,
Atul Jangam ; Bellissimo Crown Build Mark Pvt. Ltd. (Formerly known as Lodha Crown Build Mark Pvt. Ltd.)
at At Block C, Wadala Truck Terminus, Mumbai

Subject: Environment Clearance for Proposed Amendment of Residential & Commercial Project At Block C, Wadala Truck Terminus, Mumbai, State - Maharashtra, Proposed by Bellissimo Crown Build Mark Pvt. Ltd. (Formerly known as Lodha Crown Build Mark Pvt. Ltd.)

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 67th (Day - 2)th 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 150th meetings.

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

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

1.Name of Project	Proposed Amendment of Residential & Commercial project.
2.Type of institution	Private
3.Name of Project Proponent	Atul Jangam ; Bellissimo Crown Build Mark Pvt. Ltd. (Formerly known as Lodha Crown Build Mark Pvt. Ltd.)
4.Name of Consultant	Dr. D. A. Patil, Mahabal Enviro Engineers Pvt. Ltd.
5.Type of project	Residential and Commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment of existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Obtained EC vide No. SEAC 2010/CR-814/TC.2 dated 05.09.2011 and further Amendment in EC vide No. SEIAA-2012/CR-814/TC.2 dated 17.01.2013 and EC vide No. SEAC-2010/CR-814/TC.2 on dated 11.06.2014
8.Location of the project	At Block C, Wadala Truck Terminus, Mumbai
9.Taluka	Mumbai
10.Village	Wadala Truck Terminus
Correspondence Name:	Atul Jangam; Bellissimo Crown Build Mark Pvt. Ltd. (Formerly known as Lodha Crown Build Mark Pvt. Ltd.)
Room Number:	-
Floor:	-
Building Name:	Lodha Excelus
Road/Street Name:	N.M Joshi Marg
Locality:	Mahalaxmi
City:	Mumbai 400 011
11.Area of the project	Municipal Corporation of Greater Mumbai/ MMRDA No. T&CPMTT/Block-C/CCA/ol-XV/1815/2017 Dated 01/09/2017
12.IOD/IOA/Concession/Plan Approval Number	IOD/IOA/Concession/Plan Approval Number: No. T&CPMTT/Block-C/CCA/ol-XV/1815/2017 Dated 01/09/2017 Approved Built-up Area: 863690.27
13.Note on the initiated work (If applicable)	As of today we have constructed 5,56,005 m2 area
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	No. T&CPMTT/Block-C/CCA/ol-XV/1815/2017 Dated 01/09/2017
15.Total Plot Area (sq. m.)	92,600 m2
16.Deductions	-

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**Shri. Anil Diggikar (Member Secretary
SEIAA)**

17. Net Plot area	92,600 m ²
18 (a). Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 3,61,322 m ²
	Non FSI area (sq. m.): 5,55,674 m ²
	Total BUA area (sq. m.): 916996
18 (b). Approved Built up area as per DCR	Approved FSI area (sq. m.): -
	Approved Non FSI area (sq. m.): -
	Date of Approval: 01-09-2017
19. Total ground coverage (m ²)	25648.23 m ²
20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	27.69 %
21. Estimated cost of the project	42480000000



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22. Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23. Total Water Requirement				
Dry season:	Source of water	MCGM		
	Fresh water (CMD):	1866		
	Recycled water - Flushing (CMD):	1022		
	Recycled water - Gardening (CMD):	338		
	Swimming pool make up (Cum):	4		
	Total Water Requirement (CMD):	2888		
	Fire fighting - Underground water tank (CMD):	1200 m3		
	Fire fighting - Overhead water tank (CMD):	1800 m3		
	Excess treated water	647		
	Wet season:	Source of water	MCGM	
Fresh water (CMD):		1862		
Recycled water - Flushing (CMD):		1022		
Recycled water - Gardening (CMD):		0		
Swimming pool make up (Cum):		0		
Total Water Requirement (CMD):		2888		
Fire fighting - Underground water tank (CMD):		1200 m3		
Fire fighting - Overhead water tank (CMD):		1800 m3		
Excess treated water		985		
Details of Swimming pool (If any)	Yes, Total area of Swimming Pools: 1333 m2			

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		2.5 to 3 m						
	Size and no of RWH tank(s) and Quantity:		8 RWH tanks with total capacity: 900 KLD						
	Location of the RWH tank(s):		Basement Level						
	Quantity of recharge pits:		20 Nos. of Ring Wells						
	Size of recharge pits :		1.2 m dia Ring Wells						
	Budgetary allocation (Capital cost) :		Rs. 300 Lakhs						
	Budgetary allocation (O & M cost) :		Rs. 30 Lakhs/year						
Details of UGT tanks if any :		UG Tanks will be provided as per NBC Basement							
26.Storm water drainage	Natural water drainage pattern:		The slope of the site and area is towards South East and South side						
	Quantity of storm water:		1.93 m3/sec						
	Size of SWD:		600 mm wide SWD						
27.Sewage and Waste water	Sewage generation in KLD:		2702 KLD						
	STP technology:		MBR						
	Capacity of STP (CMD):		3000 KLD						
	Location & area of the STP:		Basement						
	Budgetary allocation (Capital cost):		Rs. 750 Lakhs						
Budgetary allocation (O & M cost):		Rs. 150 Lakhs/year							

28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Construction Debris: : 25564 m3
	Disposal of the construction waste debris:	The construction debris will be disposed as per the Construction and Demolition Waste Management Rules 2016.
Waste generation in the operation Phase:	Dry waste:	4437 kg/day
	Wet waste:	6655 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	25 CMD
	Others if any:	E-Waste: 2.2 Tons/Year
Mode of Disposal of waste:	Dry waste:	Dry garbage will be segregated & disposed off to recyclers
	Wet waste:	Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Sludge use as manure for gardening
	Others if any:	E- Waste: The E-waste shall be handed over to e-waste management vendor authorized by MPCB.
Area requirement:	Location(s):	Basement
	Area for the storage of waste & other material:	700 m2
	Area for machinery:	320 m2
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 280 Lakhs
	O & M cost:	Rs. 112 Lakhs/year

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29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
Source of Fuel		Not applicable					
Mode of Transportation of fuel to site		Not applicable					
33.Energy							
Power requirement:	Source of power supply :	BEST					
	During Construction Phase: (Demand Load)	1600 kVA					
	DG set as Power back-up during construction phase	1600 kVA					
	During Operation phase (Connected load):	57 MW					
	During Operation phase (Demand load):	43 MW					
	Transformer:	4 x 400 kVA, 2 x 600 kVA					
	DG set as Power back-up during operation phase:	Total capacity of DG set is 24340 kVA					
	Fuel used:	HSD					
	Details of high tension line passing through the plot if any:	Nil					
34.Energy saving by non-conventional method:							
Solar Hot Water system for Residential Building Solar lighting in landscape , common area passages							
36.Detail calculations & % of saving:							
Serial Number	Energy Conservation Measures					Saving %	
1	<ul style="list-style-type: none"> • Natural shading through elevation features to minimize heat gain and reduce air-conditioning requirement • Use of low-e glass to reduce power requirement • Solar lighting in common areas, garden and road • Solar hot water for residential buildings • Energy efficient lighting fixtures (LED lights) to all buildings , Use of energy efficient pumps and lifts 					20%	
37.Details of pollution control Systems							
Source	Existing pollution control system			Proposed to be installed			

Not applicable	Not applicable		Not applicable				
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 200 Lakhs					
	O & M cost:	Rs. 10 Lakhs/year					
38.Environmental Management plan Budgetary Allocation							
a) Construction phase (with Break-up):							
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)				
1	-	Water spray for dust suppression	9				
2	-	Site sanitation and Potable Water Supply to Labour	18				
3	-	Environmental Monitoring	4				
4	-	Health check-up & first aid	11				
5	-	Safety Personal Protective Equipment	22				
6	-	Traffic Management (Sign Boards, Persons at entry exit and Parking area)	8				
7	-	Safety nets	35				
8	-	Storm water Management (SWD along plot boundary and Sedimentation Pits)	5				
9	-	Tyre cleaning and Vehicle maintenance	4				
10	-	Safety Training to Workers (Twice in Year), Safety Officer	15				
11	-	Disinfection	5				
12	-	Total Cost	136				
b) Operation Phase (with Break-up):							
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)			
1	STP (Tertiary)	-	750	150			
2	Solar System	-	200	10			
3	Rainwater harvesting	-	300	30			
4	Solid Waste Composting plant	-	280	112			
5	Landscape	-	675	100			
6	Environmental Monitoring	-	-	4			
7	Total	-	2205	406			
39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)							
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

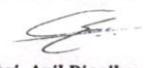
No Information Available



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Shri. Anil Diggikar (Member Secretary
SEIAA)

CRZ/ RRZ clearance obtain, if any:	NA
Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA, Sanjay Gandhi National Park: 11 km
Category as per schedule of EIA Notification sheet	8 (b)
Court cases pending if any	No
Other Relevant Informations	The EAC, MoEF&CC has granted ToR in its 26th meeting held on 15.12.2017
Have you previously submitted Application online on MOEF Website.	Yes
Date of online submission	10-11-2017

3. The proposal has been considered by SEIAA in its 150th meeting & 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:

Specific Conditions:

I	PP to ensure there is no increase in footprint.
II	PP to submit Nalla map/drawings.
III	SEIAA decided to grant EC for : FSI area: 361321.57 m ² , Non FSI area: 555674.00 m ² & Total BUA: 916995.57 m ² . (JOD no T&CP/WTI/Block-C/CC/Vol-XI/2155/2018)

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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 impinge that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC & SEIAA.
V	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.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	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.
X	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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	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.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

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Shri. Anil Diggikar (Member Secretary
SEIAA)

XV	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.
XVI	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.
XVII	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.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	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.
XXI	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.
XXII	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).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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.
XXVIII	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.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	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.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	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.
XXXIV	Diesel power generating sets proposed as source of backup 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.
XXXV	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.
XXXVI	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.
XXXVII	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.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place at through the construction phase, so as to avoid disturbance to the surroundings.
XL	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.

XLII	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLIII	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.
XLIII	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.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	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.
XLIX	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 .
L	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 1st June & 1st December of each calendar year.
LI	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.
LII	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 ₂ , NO _x (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.
LIII	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.
LIV	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.

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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 Environment 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 as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th 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 Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Shri. Anil Diggikar (Member Secretary SEIAA)

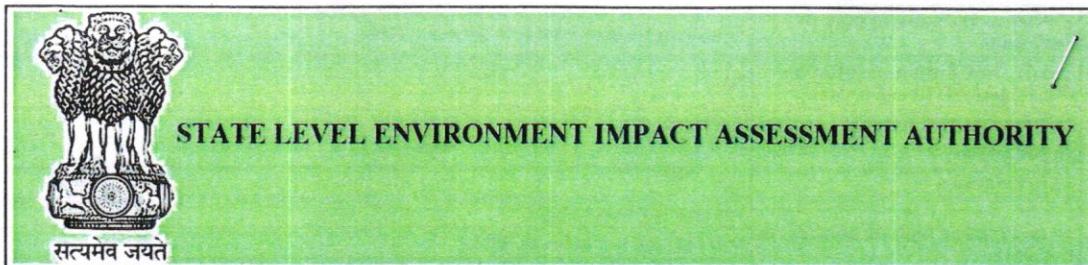
Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER MUMBAI
10. MUNICIPAL COMMISSIONER NAVI MUMBAI
11. REGIONAL OFFICE MPCB MUMBAI
12. REGIONAL OFFICE MPCB NAVI MUMBAI
13. REGIONAL OFFICE MIDC ANDHERI
14. REGIONAL OFFICE MIDC KOPER KHAIKANE NAVI MUMBAI
15. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
16. COLLECTOR OFFICE MUMBAI
17. COLLECTOR OFFICE MUMBAI SUB-URBAN

SEIAA Meeting No: 150 Meeting Date: January 11, 2019 (SEIAA-
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SEIAA-EC-000000609

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Shri. Anil Diggikar (Member Secretary
SEIAA)



Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: January 15, 2020

To,
Bellissimo Crown Build Mark Pvt. Ltd.
at At Block C, Wadala Truck Terminus, Mumbai.

Subject: Environment Clearance for Environmental Clearance for Amendment and Expansion of Residential and Commercial development at Block 'C', Wadala Truck Terminus, Mumbai.

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 1222nd 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 184th meetings.

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

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

1.Name of Project	Proposed Amendment and Expansion of Residential and Commercial Project
2.Type of institution	Private
3.Name of Project Proponent	Bellissimo Crown Build Mark Pvt. Ltd.
4.Name of Consultant	Mahabal Enviro Engg. Pvt. Ltd.; Dr. D. A. Patil
5.Type of project	Residential Project
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment and Expansion in EC
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Earlier EC received: 1. SEAC-2010/CR-814/TC.2 dated 05.09.2011; 2. SEIAA-2012/CR-814/TC.2 dated 17.01.2013 ; 3. SEAC-2010/CR-814/TC.2 dated 11.06.2014; 4. SEIAA-EC-0000000609 dated 15.01.2019
8.Location of the project	At Block C, Wadala Truck Terminus, Mumbai.
9.Taluka	Mumbai
10.Village	Wadala
Correspondence Name:	Atul Jangam; Bellissimo Crown Build Mark Pvt. Ltd.
Room Number:	-
Floor:	-
Building Name:	Lodha Excelus
Road/Street Name:	N. M. Joshi Marg
Locality:	Mahalaxmi
City:	Mumbai - 400011
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai / MMRDA
12.IOD/IOA/Concession/Plan Approval Number	CC received IOD/IOA/Concession/Plan Approval Number: CC granted vide No. T & CP/WTT/Block-C/CC/Vol-XIV/72/2019 dated 16th January,2019 Approved Built-up Area: 911486.74

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13. Note on the initiated work (If applicable)	As on today we have constructed 393634 m2 area
14. LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15. Total Plot Area (sq. m.)	92,600 m2
16. Deductions	-
17. Net Plot area	92,600 m2
18 (a). Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 3,61,322
	Non FSI area (sq. m.): 5,24,369.54
	Total BUA area (sq. m.): 885691.54
18 (b). Approved Built up area as per DCR	Approved FSI area (sq. m.): 359624.74
	Approved Non FSI area (sq. m.): 551862
	Date of Approval: 16-01-2019
19. Total ground coverage (m2)	25648.23
20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	27.69%
21. Estimated cost of the project	4248000000



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22. Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23. Total Water Requirement				
Dry season:	Source of water	MCGM		
	Fresh water (CMD):	1533		
	Recycled water - Flushing (CMD):	908		
	Recycled water - Gardening (CMD):	338		
	Swimming pool make up (Cum):	4		
	Total Water Requirement (CMD) :	2446		
	Fire fighting - Underground water tank(CMD):	1200		
	Fire fighting - Overhead water tank(CMD):	1800		
	Excess treated water	HVAC MAKE UP: 880 KLD; MUNICIPAL DRAINS: 140 KLD		
Wet season:	Source of water	MCGM + RWH		
	Fresh water (CMD):	1533		
	Recycled water - Flushing (CMD):	908		
	Recycled water - Gardening (CMD):	-		
	Swimming pool make up (Cum):	4		
	Total Water Requirement (CMD) :	2446		
	Fire fighting - Underground water tank(CMD):	1200		
	Fire fighting - Overhead water tank(CMD):	1800		
	Excess treated water	HVAC MAKE UP: 880 KLD; MUNICIPAL DRAINS: 478 KLD		
Details of Swimming pool (If any)	Swimming pool is provided.			

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
25.Rain Water Harvesting (RWH)	Level of the Ground water table:			2.5 to 3 m					
	Size and no of RWH tank(s) and Quantity:			8 RWH Tanks with total capacity of 900 KLD					
	Location of the RWH tank(s):			Below Basement					
	Quantity of recharge pits:			20 Nos. of Ring Wells					
	Size of recharge pits :			1.2 m dia ring well					
	Budgetary allocation (Capital cost) :			Rs. 300 Lakh					
	Budgetary allocation (O & M cost) :			Rs. 30 Lakh/yr					
	Details of UGT tanks if any :			UG Tanks are provided.					
26.Storm water drainage	Natural water drainage pattern:			The slope of the site and area is towards South - East and South Side					
	Quantity of storm water:			1.93 m3/sec					
	Size of SWD:			600 mm wide SWD					
27.Sewage and Waste water	Sewage generation in KLD:			2288 KLD					
	STP technology:			MBR TECHNOLOGY					
	Capacity of STP (CMD):			3000 KLD					
	Location & area of the STP:			basement					
	Budgetary allocation (Capital cost):			Rs. 750 Lakh					
	Budgetary allocation (O & M cost):			Rs. 150 Lakh/year					

28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Construction Debris: 26641 m3
	Disposal of the construction waste debris:	The construction debris will be disposed as per the Construction and Demolition Waste Management Rules, 2016
Waste generation in the operation Phase:	Dry waste:	3869 kg/d
	Wet waste:	5803 kg/d
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	23 KLD
	Others if any:	E-Waste: 3.7 Tons/Year
Mode of Disposal of waste:	Dry waste:	Dry garbage will be segregated and disposed off to recyclers
	Wet waste:	Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Sludge use as manure for gardening
	Others if any:	E-waste shall be handed over to E-Waste management vendor authority by MPCB.
Area requirement:	Location(s):	On Ground
	Area for the storage of waste & other material:	700 m2
	Area for machinery:	320 m2
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 320 m2
	O & M cost:	Rs. 112 Lakh/year

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29. Effluent Characteristics					
Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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SEIAA)

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
33.Source of Fuel		Not applicable					
34.Mode of Transportation of fuel to site		Not applicable					
35.Energy							
Power requirement:	Source of power supply :	BEST					
	During Construction Phase: (Demand Load)	1600 kVA					
	DG set as Power back-up during construction phase	1600 kVA					
	During Operation phase (Connected load):	58 MW					
	During Operation phase (Demand load):	39 MW					
	Transformer:	40 MW					
	DG set as Power back-up during operation phase:	Total Capacity of DG set is 34,340 kVA					
	Fuel used:	Diesel					
	Details of high tension line passing through the plot if any:	NO					
Energy saving by non-conventional method:							
Solar hot water system for Residential Building; Solar lighting in landscape, common are passages etc.							
36.Detail calculations & % of saving:							
Serial Number	Energy Conservation Measures				Saving %		
1	Total energy Saving				>20%		
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37. Details of pollution control Systems				
Source	Existing pollution control system		Proposed to be installed	
Not applicable	Not applicable		Not applicable	
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 200 Lakh		
	O & M cost:	Rs. 10 Lakh/yr		
38. Environmental Management plan Budgetary Allocation				
a) Construction phase (with Break-up):				
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)	
1	Water spray for dust suppression		9	
2	Site sanitation and potable water supply to labour		18	
3	Health check up and first aid		11	
4	Solid Waste Management		5	
5	Disinfection		5	
6	Safety Personal Protective Equipment		22	
7	Traffic Management		8	
8	Safety nets		35	
9	Safety Training to Workers		15	
10	Environmental Monitoring		4	
b) Operation Phase (with Break-up):				
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP (Tertiary)	Continuous O & M	750	150
2	Solar System	Weekly	200	10
3	Rain Water Harvesting	During Rainy Season	300	30
4	Solid waste composting	Continuous O & M	280	112
5	Landscape	Daily	675	100
6	Environmental Monitoring	As per CPCB Norms	-	4
39. Storage of chemicals (inflammable/explosive/hazardous/toxic substances)				

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40. Any Other Information							
No Information Available							



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	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(b)
	Court cases pending if any	No
	Other Relevant Informations	
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	

3. The proposal has been considered by SEIAA in its 184th meeting & 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:

Specific Conditions:

I	Committee noted that, PP have circulated the revised CS,PP to revised the same online also with respect to building configuration of the Tower 1.
II	PP to provide the additional connectivity to school portion by providing gate.
III	PP to provide 40% area of STP tanks open to sky for adequate ventilation.
IV	PP to ensure ECBC norms are complied with.
V	PP to abide by all conditions laid down by CFO vide letter dated 1/8/2019 & as by time to time.
VI	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
VII	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
VIII	PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
IX	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.
X	SEIAA decided to grant EC for -FSI: 361322.00 m2,Non-FSI:524369.54 m2 and Total BUA:885691.51 m2 (Plan Approval no-T&CP/WTI/Block-C/CC/Vol-XIV/72/2019, Date-16.01.2019) SEIAA decided to grant EC subject to following conditions-

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.

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Secretary SEIAA)

V	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.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	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.
X	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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	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.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.
XVI	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.
XVII	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.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	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.
XXI	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.
XXII	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).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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.
XXVIII	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.

XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	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.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	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.
XXXIV	Diesel power generating sets proposed as source of backup 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.
XXXV	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.
XXXVI	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.
XXXVII	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.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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.
XLIII	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.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	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.
XLIX	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 .

I	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 1st June & 1st December of each calendar year.
LI	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.
LII	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 ₂ , NO _x (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.
LIII	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.
LIV	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.



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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 Environment 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 as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th 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 Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JC SEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE, CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER MUMBAI
10. MUNICIPAL COMMISSIONER NAVI MUMBAI
11. REGIONAL OFFICE MPCB MUMBAI
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