

**BEFORE THE HONBLE NATIONAL GREEN TRIBUNAL
BENCH AT PUNE**

Original Application No. 51/2021(WZ)

Mr. Sayyed Mohammed Sabir Usman

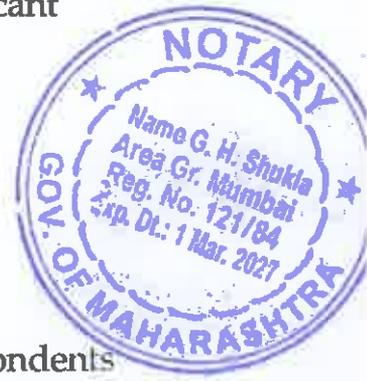
.....Applicant

V/s

The Principal Secretary,

Government of Maharashtra &Ors.

.....Respondents



AFFIDAVIT IN REPLY ON BEHALF OF THE RESPONDENT

NO. 4 – BRIHNMUMBAI MUNICIPAL CORPORATION

(BMC)

I, Shri. Rahul Namdev Landge, an Inhabitant, working as Assistant Engineer with Brihnmumbai Municipal Corporation, having office at, New Municipal Building C.S. No. 355B, Bhagwan Walmiki Chowk, Vidyalankar Marg, Opp: Hanuman Mandir, Antop Hill Wadala (East), Mumbai – 400037; hereby state on solemn affirmation as under:-

1. I say that I have perused the copy of the application and compilation filed by the Applicant and I have also perused the office records. I have made myself conversant with the facts of the case and am able to depose on behalf of the Respondent No 4. I am filing this affidavit in reply thereto. At the outset I submit that the application filed against Respondent No. 4 Brihnmumbai Municipal Corporation (hereinafter referred as BMC) is not maintainable in view of Section 5 (2) of Brihnmumbai Municipal Corporation Act 1888. The BMC is a Body Corporate duly constituted under the provisions of Mumbai Municipal Corporation Act, 1888 (hereinafter referred to as the MMC Act, 1888).

2. I say that the present application is filed with regard to the applicability of the EIA Notification, 2006, for Grievance in this application is against violation of environmental norms by the project proponent (PP) Respondent No. 7 - M/s Dudhwala Real Estate and Investment, Mumbai in developing a housing project - 'Dudhwala Aquapearl' at City Survey (CTS) No. 226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Near ST Depot, Mumbai Central, District Mumbai City, Mumbai, Maharashtra



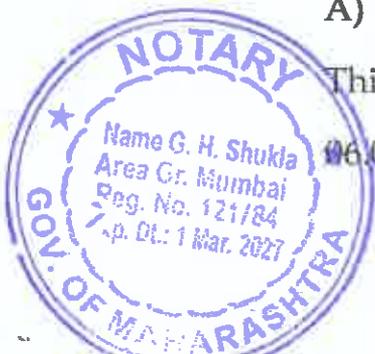
3. I say that , L.S. M/s. Shaikh & Associate had submitted the proposal for redevelopment of residential building on plot bearing C.S. No.226 of Byculla Division at 258, Bellasis Road, Mumbai Central, Mumbai-400 008 on behalf of their client M/s. Dudhwala Real Estate & Investment, the developer for the captioned property along with NOC from M.B.R. & R. Board under No. R/NOC/F-1457/725/MBRRB-06 dt.14.02.2007 for redevelopment of captioned property with FSI 2.50 or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI, whichever is higher as per Regn. 33(7) of DCR 1991.

4. Thereafter, L.S. had submitted amended plans with revised NOC from M.B.R.&R. Board under no. NOC/F-1457/6509/MBRRB-14 dt.19.08.2014 with FSI 3.00 along with fungible FSI as per Regn. 35(4) as per modified DCR 1991.

5. The necessary concessions were approved and IOD was issued on 28.09.2007 for building No.01 & 02 with total BUA as 12275.00 square meters. Thereafter phase program is approved on 06.04.2009.

6. The Plinth CC for Building No.1 and Building No.2 (Wing A) was issued on 07.08.2008, as per IOD dtd.28.09.2007.

This CC was issued as per Phase Program approved on 06.04.2009.



7. Subsequently further CC is issued for Building No.1 and Building No.2 (Wing A and B) as per Phase Program dtd.06.04.2009. Hereto annexed and marked as Exhibit 'A' is the copy of CC.
8. I say that a Part OC was issued on 27.07.2017 as per amended plans dtd.04.04.2015 for Building No.1 and Building No.2, Wing A& B. The Plans were further approved on 31.07.2018, 03.03.2020, 18.07.2022.
9. I say that Project Proponent has obtained the EC on dt.30.06.2012 valid for five years i.e. upto 30.06.2017 for built up area 29576.00 sqm. Hereto annexed and marked as Exhibit 'B' is the copy of Environment Clearance dated 30.06.2012.
10. I say that Project Proponent has obtained the 'Consent to Establish' on 05.11.2009 which was valid upto Commissioning of Project or five years whichever is earlier. Further, revalidation of Consent to Establish' dtd07.10.2021 (for total construction BUA=42565.33 sq. meters) which was valid upto Commissioning of Project or coterminous with the validity of EC dtd 20.05.2016, whichever is earlier. Hereto annexed and marked as Exhibit 'C' is the copy of Consent to Establish.



11. I say that the Project proponent has obtained the amended EC on dt.20.05.2016 valid for seven years for built up area 42565.53 sqm. Hereto annexed and marked as Exhibit 'D' is the copy of amended Environment Clearance.
12. I say further, the Project Proponent has obtained the 'Consent to Operate' (Part-1) on 20.10.2021 and renewal of 'Consent to Operate' (Part-I) & Consent to 1st Operate for Part-II on 21.10.2022 which is valid till 30.06.2025. Hereto annexed and marked as Exhibit-'E' is the copy of Consent to Operate.
13. It is pertinent to mention that Full Occupation is not issued by this Respondent. The compliance conditions of Environment Clearance dated 20.05.2016 with respect to plantation / transplantation of trees will be verified before issuing Full Occupation for the subject mention work. Also as regards to the Bore well, Project Proponent has obtained the permission for Bore Well from Hydraulic Engineer Department of this Respondent and permission for retention of Bore Well from Public Health Department of this Respondent. Further it is pertinent to mention here that it is the responsibility of Project Proponent to adhere and comply with the conditions, as stipulated in



Environment Clearance, Consent to Establish and Consent to Operate, issued to them time to time.

14. The applicant has set out the precise violations as follow –

The present Respondent is giving the point wise remarks to the violations as under -

- a) *PP has procured first Environment clearance dated 30.06.2012 and modified/ amended Environment Clearance vide no. SEAC-2015/CR-199(I)/TC-1 dated 20.05.2016, but not complied with condition of both EC and its amounts to serious violation.*
- b) *PP Has not obtained mandatory Consent to Established and Consent to Operate obtained from MPCB*

The Respondent submits; that the issue of Consent to Establish & Consent to operate is concerned. It may be informed that the respective consents are not insisted as IOD conditions. However, PP has submitted 'Consent to Establish' dtd 05.11.2009, 07.10.2021 & 'Consent to Operate' dtd 20.10.2021, 21.10.2022. These consents are insisted in Environment Clearance certificate. Therefore, the responsibility of obtaining Consent to Establish and Consent to Operate is with the project proponent. This respondent will insist compliance of all infrastructures



as per Environment Clearance and its certification from MPCB before issuing Full Occupation Certificate to the project. As on date the project is not completed and full occupation certificate is not issued by this Respondent.

- c) *PP has started use of premises without consent to operate and PP has not installed STP.*

The Respondent submits; the responsibility of obtaining Consent to Establish and Consent to Operate is with the project proponent. This respondent will insist compliance of all infrastructures as per Environment Clearance and its certification from MPCB before issuing Full Occupation Certificate to the project. As on date the project is not completed and full occupation certificate is not issued by this Respondent.

- d) *PP has not obtained permission for Ground Water Extraction and PP is extracting huge quantity of ground water for construction.*

The Respondent submitsthat; Project Proponent has obtained the permission for Bore well from Hydraulic Engineer department of this respondent and permission for retention of Bore Well from Public Health Department of this respondent. Hereto annexed and marked as Exhibit-'F' is the copy permission for retention of Bore Well issued by the Public Health



Department and NOC of issued by the Hydraulic Engineering Department of this Respondent.

- e) *PP has not made any transplant as mandated in EC for 30 trees and also not made compensatory plantation against the cutting of 48 trees and also not planted 174 number of trees as disclosed in EC dated 30.06.2012.*

The Respondent submits that; the Project Proponent has submitted the Tree NOC issued u/no. DYSG/TA/MC/1371 dated 24.05.2008 and acknowledgement of submission of letter for transplanting trees to the concerned department. The Balance no. of trees will be planted before full OC. The Concerned department of the present Respondent i.e. Superintendent of Garden has informed that site under reference will be verified by Superintendent of Garden department and will inform accordingly. Hence, NOC from Superintendent of Garden, department will be insisted before granting full Occupation. Hereto annexed and marked as Exhibit-'G' is the copy Tree NOC issued by the Superintendent of Garden of the present Respondent.

- f) *PP has not provided requisite Open Space for recreational ground as per the DC Rules on virgin land as directed by Hon'ble Supreme Court.*



The Respondent submits that; the Project Proponent has proposed the required Recreational Ground - RG as per prevailing rules and as per approved plans. The Plan showing the same is attached herewith. Further, the developed RG as per last approved plans will be verified before granting full Occupation. Hereto annexed and marked as Exhibit-'H' is the copy of Approved Plan.

- g) *PP has not preserved top soil and not obtained permission for ground water extraction and due to basement construction ground water level is depleted.*

The Respondent submits that; the Project Proponent has obtained the permission for Bore well from Hydraulic Engineer department of this respondent and permission for retention of Bore Well from Public Health Department of this respondent. Further, Project proponent has informed that the Construction of basement is under progress. Hereto annexed and marked as Exhibit-'F' is the copy permission for retention of Bore Well issued by the Public Health Department and NOC of issued by the Hydraulic Engineering Department of this Respondent.

- h) *PP has not installed Rain Water Harvesting System (RWH) as mandated in EC dated 30.06.2021.*



The Respondent submits that; the same is responsibility of Project Proponent. This respondent will insist compliance of all infrastructures as per Environment Clearance and its certification from MPCB before issuing Full Occupation Certificate to the project. As on date the project is not completed and full occupation certificate is not issued by this Respondent.

- i) *PP has not installed Storm Water Drainage System as mandated in EC dated 30.06.2012.*

The Respondent submits that; the Project Proponent has obtained the remarks from Executive Engineer (Storm Water Drain) Planning Cell, City, under no. DyChE/SWD/1940/PC dtd 11.10.2007 and under no. DyChE/SWD/2546/PC dtd 12.10.2015 and part Completion Certificate thereon under no. DyChE/SWD/3742/PC dtd 25.10.2016. Full Completion Certificate for full work will be verified by this Respondent before granting full Occupation. Hereto annexed and marked as Exhibit-1 is the copy of remarks of Executive Engineer (Storm Water Drain) Planning Cell.

This respondent will insist compliance of all infrastructures as per Environment Clearance and its certification from MPCB before issuing Full Occupation Certificate to the project. As on date the project is not



completed and full occupation certificate is not issued by this Respondent.

- j) *PP has not installed Solid Waste Composting System for treatment of biodegradable waste as mandated in EC dated 30.06.2012.*
- k) *PP has installed exceeding 4 number of DG Sets against the permissible 2 DG Sets as mandated in EC dated 30.06.2012.*

The Respondent submits that; the same is responsibility of Project Proponent. This respondent will insist compliance of all infrastructures as per Environment Clearance and its certification from MPCB before issuing Full Occupation Certificate to the project. As on date the project is not completed and full occupation certificate is not issued by this Respondent.

- l) *PP has caused traffic congestion in the area due to this project and cause to air pollution on account of emission from the vehicles.*

It was instructed by the committee that *PP shall submit report through the Environmental consultant for Level of Services proposed/ provided and BMC to verify the same by their traffic department.*

The Respondent submits that; Compliance of the same will be insisted/ verified before granting full Occupation by this Respondent.



m) *PP has violated the conditions imposed in SEAC & SEIAA meetings.*

The Respondent submits that; it is responsibility of Project Proponent to stick with conditions imposed in SEAC & SEIAA meetings. This respondent will insist compliance of all infrastructures as per Environment Clearance and its certification from MPCB before issuing Full Occupation Certificate to the project. As on date the project is not completed and full occupation certificate is not issued by this Respondent.

n) *PP has made change in scope of the projects by increasing the total BUA of the projects by increasing in the FSI & loading of TDR and carried out the construction more than 50000 M2.*

The Respondent submits that; the Project Proponent has obtained the Environmental Clearance on dt.30.06.2012 valid for five years, for total construction area 29576.00 sqm. Hereto annexed and marked as **Exhibit 'B'** is the copy Environment Clearance dated 30.06.2012 and amendment in Environmental Clearance dated 20.05.2016 valid for seven years, for total construction area 42563.53 sqm. Hereto annexed and marked as **Exhibit 'D'** is the copy Environment Clearance dated 20.05.2016.



Further, as certified by Architect the total construction area is 40430 Sqm. Hereto annexed and marked as Exhibit-'K' is the Certified copy of total Construction area submitted by the Architect of PP.

o) PP has not provided Marginal Space as per the DC Rules.

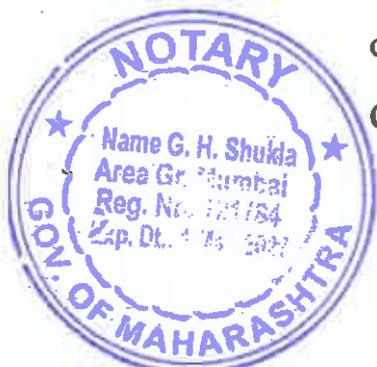
The Respondent submits that; Project Proponent has provided the Open space as per approved plan.

p) PP has violated the principle of sustainable development by not installing pollution control devices.

q) PP has not made any environment management plan.

The Respondent submits that; it is the responsibility of Project Proponent. This respondent will insist compliance of all infrastructures as per Environment Clearance and its certification from MPCB before issuing Full Occupation Certificate to the project. As on date the project is not completed and full occupation certificate is not issued by this Respondent.

15. I say that, in pursuance of the order of Hon'ble NGT dated 23.07.2021; a committee was constituted to study various facts on project site. The said committee visited the project site on 01.12.2021. The said committee asked for reply from this Respondent in stipulated format. The reply of this respondent was sent through email to Sub Regional Officer, Mumbai-I, who is part of the committee. Hereto

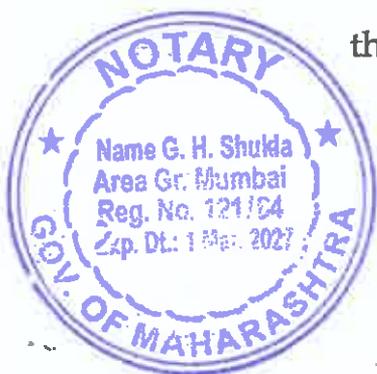


annexed and marked as Exhibit-L is copy of Reply filed by the present Respondent.

16. Further Clause (I) of the notification dated 04.04.2011, reproduced as; *an application seeking prior Environmental clearance in all cases shall be made by the Project Proponent.*

The Project Proponent has submitted the Environment Clearance dated 30.06.2012 and revised Environment Clearance dated 20.05.2016. Further, it is pertinent to mention here; that it is the responsibility of Project Proponent to get the Environmental Clearance within time and fulfill/adhere to the conditions as stipulated therein and to carry out the work on site as per Environment Clearance, Consent to Establish and Consent to Operate, issued to them time to time by the concerned authorities.

17. I say that in view of the above there is no cause of action against this Respondent. In these circumstances, it is respectfully submit that the Application of applicant misconceived, devoid of merits and the Applicant is not entitled to any relief claimed and therefore this Respondent; prays that application be dismissed against this Respondent



18. I say that the present respondent will abide by any directions of this Hon'ble Tribunal.

19. This Respondent craves leave to add, alter or amend the aforesaid averments as and when necessary.

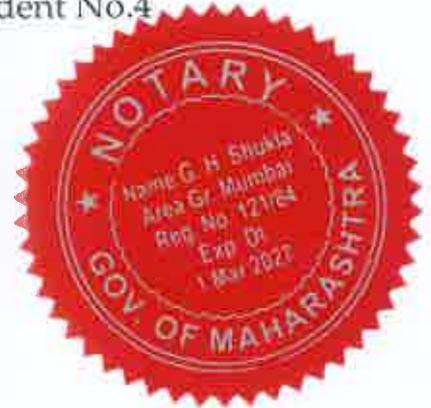
This day of 05th April, 2023

[Signature]
Respondent No.4

NOTED & REGISTERED
Sr. No. 46626/154/2023
Dated 5 APR 2023

[Signature]

Advocate for Respondent No.4



VERIFICATION

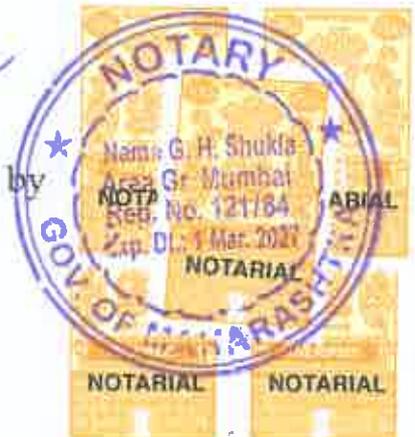
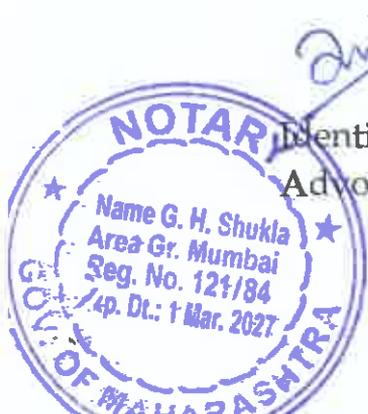
I, Shri. Rahul Namdev Landge, an Inhabitant, working as Assistant Engineer with Brihnmumbai Municipal Corporation (BMC), having office at, New Municipal Building C.S. No. 355B, Bhagwan Walmiki Chowk, Vidyalankar Marg, Opp. Hanuman Mandir, Antop Hill Wadala (East), Mumbai - 400037; the deponent herein state that whatever stated in the present affidavit is true and correct and is as per the office records.

[Signature]
Deponent

BEFORE ME

G. H. SHUKLA,
NOTARY GREATER MUMBAI
Jagdamba Bhavan, Ground Floor
Ganpatrao Kadam Marg, Lower Panel
MUMBAI 400 019

5 APR 2023



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**BEFORE THE HON'BLE NATIONAL
GREEN TRIBUNAL, WESTERN ZONE
BENCH PUNE**

AT PUNE

Original Application No. 51/2021(WZ)

Mr. Sayyed Mohammed Sabir Usman

....Applicant

V/S

**The Principal Secretary,
Government of Maharashtra &Ors.**

...Respondents



AFFIDAVIT IN REPLY

Dated this 5th day of April 2023

**Shri. Sunil Sonawane & Ors.
Advocate for the Respondent,
Legal Department, MCGM
Mumbai, 2nd floor, Mahapalika Marg,
Fort, Mumbai – 400001.**

BEFORE THE HONBLE NATIONAL GREEN TRIBUNAL
BENCH AT PUNE



Original Application No. 51/2021(WZ)

Mr. Sayyed Mohammed Sabir Usman

.....Applicant

V/s

The Principal Secretary,

Government of Maharashtra & Ors.

.....Respondents

LIST OF DOCUMENTS

Sr. No	Exhibit	Particulars	Page No.
1.	A.	Copy of Commencement Certificate.	342 348 ✓
2.	B.	Copy of Environment Clearance dated 30.06.2012.	349 355 ✓
3.	C.	Copy of Consent to Establish	356 367
4.	D.	Copy of amended Environment Clearance.	368 - 376

5.	E.	Copy of Consent to Operate.	377- 385
6.	F.	Copy permission for retention of Bore Well issued by the Public Health Department and NOC of issued by the Hydraulic Engineering Department of this Respondent.	386 - 388 ✓
7.	G.	Copy TREE NOC issued by the Superintendent of Garden of the present Respondent.	389 - 395
8.	H.	Copy Of Approved Plan.	396- 398
9.	I.	Copy of remarks of Executive Engineer (Storm Water Drain) Planning Cell.	399- 407
10.	J.	Certified copy of total Construction area submitted by the Architect of PP.	408 - 410
11.	K.	Copy of Reply filed by the present Respondent.	411 - 429

Date:

Mumbai



Adv. for Respondent

Rota : 5000 (Gen-983-21.4.99) Dy. C.E.(BP)-1

MUNICIPAL CORPORATION OF GREATER MUMBAI**FORM 'A'****MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.**

NO. EEBPC/2397/R/IA of 7.08.08

COMMENCEMENT CERTIFICATE

To,
Nisar I. Patel
G.A. to owner
Dudhwala House
292, Bellasis Rd Mumbai-Central
Mumbai - 400008



Sk.

With reference to your application No. 9784 dated 18.12.2006 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry out development for Proposed Redevelopment of property bearing

and building permission under section 346 of the Bombay Municipal Corporation Act, 1966, to erect a building in Building No. _____ on Plot No./C.S.No./G.T.S.No. 226, Byculla District Village/Town Planning Scheme No. _____ Situated at Road / Street 258 Bellasis Road Ward 12 the Commencement Certificate/ Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 6) This certificate is liable to be revoked by the Municipal commissioner for Greater Mumbai, if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Sec-43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.

R.T.O.

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This c.c. is endorsed for Bldg No 2 having ^{still} 1st and 2nd podium & 3rd to 20th upper floors and Bldg No 1 having 1st podium + 2nd to 16th upper floors as per amended approved plan dt 14/11/15

7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. H. B. Mame Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 46 of the said Act. This c.c. is granted ^{repro} podium top level as per approved plan dt 28.12.07

This Commencement Certificate is valid upto 08.08.09

This c.c. is further extended for Building No. 2 from 1st floor to 25th floor to 25th upper with Basement below Internal driveway & ramp adjoining East side of the plot as per amended approved plan dt 4/11/2019

For and behalf of Local Authority
The Municipal Corporation of Greater Mumbai.

[Signatures and stamps of officials]
SEBPC VI AERPC V
Assistant Engineer
Building Proposals (City) MRFB
d/pa

Received two copy
[Signature]

FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

EB/2397/E/A dt 7.08.08

Copy to 1) Architect 2) Asst. Comm. dt 7
3) A.E.W. dt 7 4) Dy A & C. City 5) O.S.B.P. City

[Signatures and stamps]
SEBPC VI AERPC V

EB/2397/E/A dt 15/11/2009 etc

This c.c. upto still + 20 upper floor (height) 21.20m of Bldg No 2 as per phase programme

[Signatures and stamps]
SEBPC VI AERPC V

[Signature]

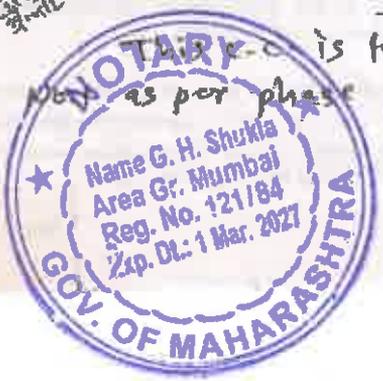
EB/2397/E/A dt 21/12/12

This c.c. is granted for wing B (pt) upto 20 floors top as per phase programme phase - II.

[Signatures and stamps]
SEBPC VI AERPC V

EB/2397/E/A dt 31/01/12

Received
Name of
Official



This c.c. is further extended upto 16th floors of Bldg 2 as per phase programme phase - II

[Signatures and stamps]
SEBPC VI AERPC V

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No EB/2397/E/A/FCC/4/Amend

COMMENCEMENT CERTIFICATE

To,

Imitiyaz I. Patel (C.A. to OWNER)
Dudhwalas House 292 Bellasis Road, Mumbai
Central, Mumbai-400008

Sir,

With reference to your application No. **EB/2397/E/A/FCC/4/Amend** Dated. **19 Apr 2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **19 Apr 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **00** C.T.S. No. **226** Division / Village / Town Planning Scheme No. **Byculla** situated at **Bellasis Road Road / Street in E Ward Ward** .

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed **Shri. Asst.Eng.(BP)City IV E Ward Assistant Engineer** to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto



345

Issue On : 07 Aug 2008

Valid Upto : -

Application Number :

Remark :

This C.C. is granted up to podium top level as per approved plan dated. 28/09/2007.

Approved By

Issue On : 15 Apr 2009

Valid Upto : -

Application Number :

Remark :

This C.C. up to stilt + 20th upper floors 61.20 m. of Bldg. No 2 as per Phase Programme.

Approved By

Issue On : 21 Feb 2012

Valid Upto : -

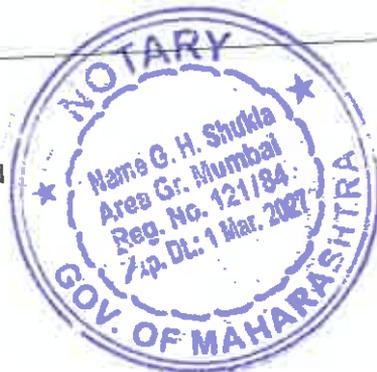
Application Number :

Remark :

This C.C. is granted for Wing B (Pt) up to 20th floors top as per phase Programmed Phase II.

Approved By

EB/2397/E/A/FCC/4/Amend



Issue On : 03 Oct 2012

Valid Upto : -

Application Number :

Remark :

This C.C. is further extended up to 16th floors of bldg. no.1 as per phase Programmed Phase III

Approved By
-

Issue On : 03 Oct 2012

Valid Upto : -

Application Number :

Remark :

This C.C. is further extended up to 16th floors of bldg. no.1 as per phase Programmed Phase III

Approved By
-

Issue On : 10 Apr 2015

Valid Upto : -

Application Number :

Remark :

This C.C. is endorsed for Bldg No 2 having Stilt + 1st & 2nd podium & 3rd to 20th upper floors & Bldg No 1 having Basement + Gr + 1st Podium + 2nd to 16th upper floors as per amended approval plans Dt.04/04/2015

Approved By
-

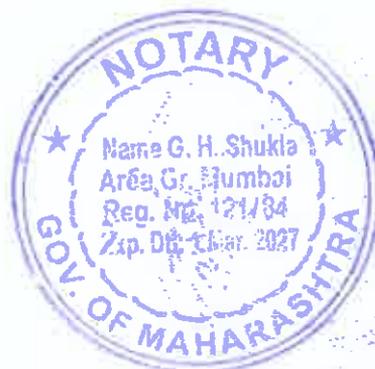
Issue On : 02 May 2015

Valid Upto : -

Application Number :

Remark :

EB/2397/E/A/FCC/4/Amend



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This C.C. is further extended for Building No 2 from fire check floor + 21st floor to 25th upper floor with Basement below internal Driveway & Ramp adjoining East Side of the plot as per amended approved plan Dt. 04/04/2015.

Approved By

Issue On : 07 Aug 2018

Valid Upto :

06 Aug 2019

Application Number :

Remark :

This cc is further extended for Building No 2, i.e. wing A - 26th floors to 30th floors & Wing B - 26th to 31st floors (part), only for staircase, lift, lift lobby passage, lift machine room, & overhead water tank as per Approved Amended plan dated 31/07/2018.
Submitted Please

Approved By

Issue On : 17 Mar 2020

Valid Upto :

16 Mar 2021

Application Number :

EB/2397/E/A/FCC/2/Amend

Remark :

This CC is endorsed & extended further for building No.2 up to top of 29th floor level for Wing 'A' & up to top of 29th floor level and top of 30th floor level only for flat no. 01 & 02 for Wing 'B' as per approved amended plans dt: 03.03.2020.

Approved By

Asst.Eng.(BP)City IV E Ward

Assistant Engineer (BP)

Issue On : 18 Aug 2021

Valid Upto :

17 Aug 2022

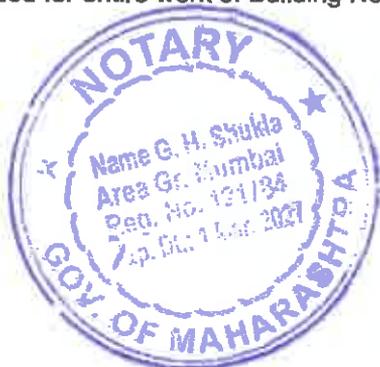
Application Number :

EB/2397/E/A/FCC/3/Amend

Remark :

This C.C. is further extended for entire work of Building No.2 up to top of 30th floor level for Wing 'A' and up to top

EB/2397/E/A/FCC/4/Amend



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of 31st floor level for Wing 'B' i.e. full C.C. as per approved amended plans dated 03.03.2020.

Approved By
Asst.Eng.(BP)City IV E Ward
Assistant Engineer (BP)

Issue On : 28 Jul 2022

Valid Upto : 06 Aug 2022

Application Number :

EB/2397/E/A/FCC/4/Amend

Remark :

This CC is endorsed & extended for entire work ie full CC of building no. 01 & 02 including LMR+ OHT as per amended plans dt:- 18.07.2022.

✓
Digitally signed by Anil manirao chauhanpurg
Date: 28 Jul 2022 18:29:00
Organization: Brihannumbai Municipal Corporation
Designation: Assistant Engineer (BP)

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal
City E Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

EB/2397/E/A/FCC/4/Amend



Government of Maharashtra

Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 30th June, 2012

To,

M/s. Dudhwala Real Estate & Investment,
CS No. 226 of Byculla Division at 258, Retreat Compound,
Bellasis Road, Mumbai 400 008

Subject: Redevelopment project at Mumbai Central by M/s. Dudhwala Real Estate & Investment - Environmental clearance regarding.

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, Maharashtra in its 27th meeting 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 29th & 48th Meetings.

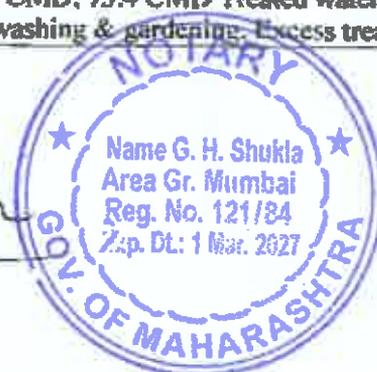
2. It is noted that the proposal is for grant of Environmental Clearance for Redevelopment project at Mumbai Central by M/s. Dudhwala Real Estate & Investment. SEAC considered the project under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project is summarized during SEAC & SEIAA Meetings as:

Name of the Project	: Redevelopment project
Project Proponent	: M/s. Dudhwala Real Estate & Investment
Location of the project	: CS No. 226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Mumbai 400 008.
Type of Project	: Construction Project
Plot Area	: 4,994 sq. m
built up area	: As per FSI: 12,485.45 sq. m. Total construction area: 29,576.00 sq. m.
Estimated cost of the project	: Rs. 49 Cr
No. of Buildings	: <ul style="list-style-type: none"> • Building 1 – (Tenant) Basement + Ground Floor + Stilt – Podium + 15 upper floors (1 shop at gr. Floor) . ; • Building 2 – Wing A : Gr. + 2 level podium + 23 upper floors ; Wing B : Gr. + 2 level podium + 23 upper floors
Water requirement	: <ol style="list-style-type: none"> 1. Fresh water: 114 CMD from BMC 2. Recycled water: 73.40 CMD from STP 3. Wastewater generated: 145 CMD; Wastewater will be treated in STP Capacity of STP: 160 CMD; 73.4 CMD Treated water will be used for flushing, car washing & gardening. Excess treated water

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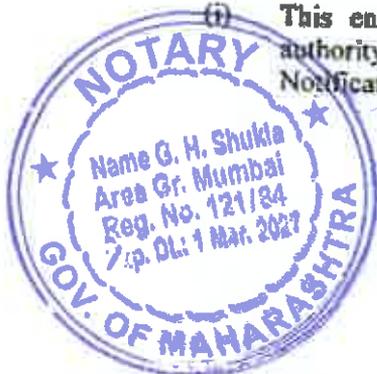
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		will be disposed at municipal drain.
Rain water harvesting	:	<ul style="list-style-type: none"> • 2 rain water harvesting tanks : size : Building 1 – (Tenant) : 30,000 LIT Building 2 – (Sale + Tenant + MHADHA): 50,000 Lit. • Rain water harvesting recharge pits of 1m x 1m 2 m deep provided at every 10 m distance along the periphery of the plot • Ring well will be provided
Storm Drainage	water :	<ul style="list-style-type: none"> • Natural water drainage pattern : east to west • Quantity of storm water : 0.1125 m³/sec • size of SWD: 450 mm wide & 600 mm depth at the end
Solid Generation	Waste :	<p>a) Biodegradable waste: 315.81 kg/day b) Non biodegradable waste: 211.59 kg/day c) STP Sludge: 11 kg/day</p> <p>Disposal:</p> <ul style="list-style-type: none"> • Biodegradable waste will be treated by composting. • Non biodegradable waste: will be disposed through authorized agency. • STP Sludge will be used as manure for landscaping.
Energy:	:	<p>Power Requirement: Construction phase: 100 KW; Source: BEST Operation phase: 2112 KW; DG sets: Construction phase : 1 x 125 KVA Operation phase: 1 No. x 200 KVA, 1 No. x 315 KVA will be provided</p>
Energy Conservation:	:	<ul style="list-style-type: none"> • power capacitors are proposed for the project • All lifts and pumps are proposed on VFD drives which results in 20 % saving in power consumption and approx. 20 % savings in general consumption. • Use of CFL lamp • Provision for Solar Street lightings
Green Belt Development:	:	Area for green belt: 671 sq. m. existing trees: 78 Nos. Trees to be cut: 48; trees to be transplant: 30 nos. & 174 Nos. of new trees will be planted
Traffic Management:	:	Parking area: 2,805.00 sq. m. Building 1: 25 nos. Building 2: 191 nos All internal roads will be 6m wide.
Environmental Management Plan:	:	<p>Operation Phase: Total capital cost for EMP shall be Rs. 62.5 Lakhs and O & M for EMP shall be Rs. 17.5 lakhs. Corpus fund will be generated by project proponent for O & M.</p>

3. The proposal has been considered by SEIAA in its 48th 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 subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This

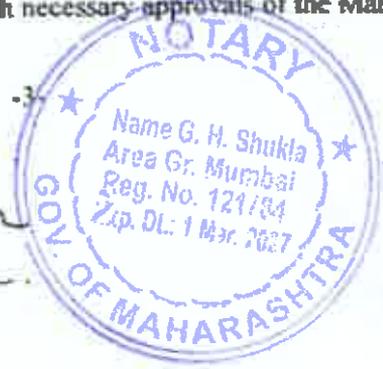


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environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

- (ii) The height, Construction built up area of proposed construction shall be in accordance with the existing FS/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.
- (iii) "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.
- (iv) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (v) 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.
- (vi) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (vii) 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.
- (viii) 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
- (ix) 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.
- (x) Arrangement shall be made that waste water and storm water do not get mixed.
- (xi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xii) Additional soil for 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.
- (xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xiv) 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.
- (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.

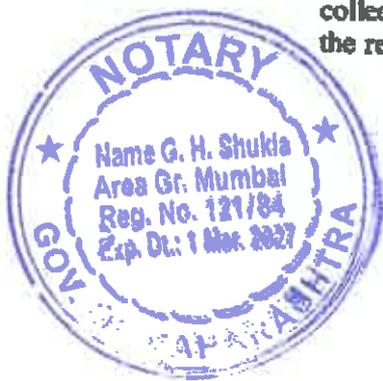
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- (xviii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xix) The diesel required for operating 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) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxviii) 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. Necessary measures should be made to mitigate the odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) 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.
- (xxxiii) 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.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxv) 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

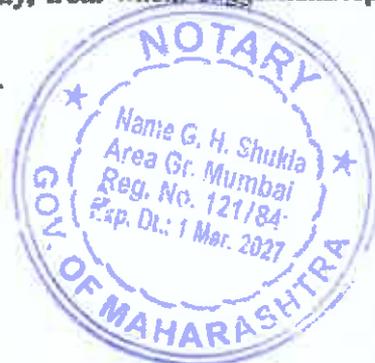
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done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.

- (xxxvi) 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.
- (xxxvii) 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.
- (xxxviii) 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.
- (xxxix) 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
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xli) 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.
- (xlii) 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.
- (xliii) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvii) 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.
- (xlviii) 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>.
- (xlix) 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.
- (l) 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

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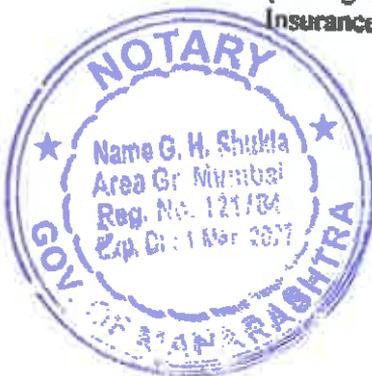


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any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

- (i) 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 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.
 - (ii) 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.
 - (iii) 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.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 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.

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10. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



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

Copy to:

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



MAHARASHTRA POLLUTION CONTROL BOARD

Tel : 2402 0781 / 2401 0437

Fax : 2402 4068

Visit us at :

Website : <http://mpcb.mah.nic.in>

E-mail : mpcb@mah.nic.in



Kalpataru Point,
2nd , 3rd & 4th floor,
Opp. Cineplanet,
Near Sion Circle, Sion (E).
Mumbai - 400 022.

Consent No. BO/RO (P&P)/EIC No. MU-1195-09/E/CC-393 Date: 05/11/2009
Consent to Establish is granted to M/s. Dudhwala Real Estate & Investment

CS no. 226, Byculla Division situated at 258,
Retreat Compound, Bellasis Road,
Mumbai Central, Mumbai 400 008.

located in the area declared under the provisions of Water Act (P&CP) 1974, Air Act (P&CP), 1981 and Authorization under the provisions of H.W (M & H) Rules and amendments thereto subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions :-

1. The Consent to Establish is valid up to Commissioning of the Project or five years whichever is earlier.

For development of land/plot as new construction activities for construction of Residential project named as M/s. Dudhwala Real Estate & Investment, CS no. 226, Byculla Division situated at 258, Retreat Compound, Bellasis Road, Mumbai Central, Mumbai 400 008, on total plot area of 4994 Sq mtrs, total Built up area of 13613.49 Sq mtrs & construction built up area 28024.53 Sq. mtrs including utilities for residential project and services as per construction commencement certificate issued by local body.

2. CONDITIONS UNDERT WATER (Prevention & Control of Pollution) ACT, 1974: -

- (i) The quantity of sewage effluent from above construction project shall not exceed 151 M³/Day.

- (ii) **Sewage Effluent Treatment:** The Applicant shall provide a comprehensive sewage treatment plant and treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards: -

(1)	pH	Not to exceed	6.5 to 9.0	
(2)	Suspended Solids	Not to exceed	100	mg/l.
(3)	BOD 3 days 27 CC.	Not to exceed	20	mg/l.
(4)	Fecal Coliform	Not to exceed	500/100/l	ml.
(7)	Residual Chlorine	Not to exceed	01	mg/l.
(8)	Detergent	Not to exceed	01	mg/l.
(9)	Floating matters	Not to exceed.	10	mg/l
(10)	COD	Not to exceed	50	mg/l

- (iii) **Sewage effluent Disposal: -**

The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

- (iv) **Non-Hazardous Solid Waste: -**

The total quantity shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity	Treatment	Disposal
1	Biodegradable	561.68	Composting	Used as Manure
2	Non Biodegradable	Kg/Day		MCGM site .



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3. Other Conditions (During Construction Phase): -

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
3. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
6. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
7. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handling over of complex for occupation.
9. Applicant shall provide 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.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination
14. Vehicles hired for construction activities should be operated only during non peak hours.



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15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. The applicant, during the construction stage shall provide
- Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - Green belt of 33% of the open space shall be developed.

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under: -

The daily water consumption for the following categories shall not exceed, as under

(i) Domestic	(In CMD)
a) Domestic	172
b) Fire Fighting	--
c) Swimming	--
d) Flushing	--
e) Agriculture/Gardening	02

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981: -**

- (I) The Applicant may install 01 no. of diesel generating sets (DG Sets), of capacity 01 x 250 KVA and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards: -

Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm ³
ii)	SO ₂ (DG set)	Not to Exceed	20	Kg/day

- (II) **The following measure shall be taken.**

- a) Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, RSPM.
- b) Applicant shall achieve following Ambient Air Quality standards.

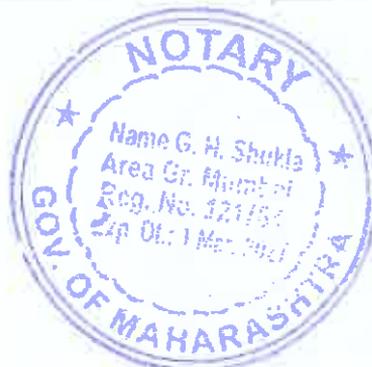
1	SPM	Not to Exceed (Annual Average)	140	µg/ m ³
		Not to Exceed (24 hours)	200	µg/ m ³
2	SO ₂	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
3	NO _x	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
4	RSPM	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	100	µg/ m ³

- (III) **The Applicant shall observe the following fuel patterns**

No.	Type of Fuel	Quantity
01	Diesel	40 Lit/Hr

- (IV) **The Applicant shall erect the Chimney (s) of the following specifications**

No.	Chimney attached to DG	Height above roof of Bldg
1	DG set 1 x 250 KVA	3.5 mtrs



(V) Conditions for DG Sets: -

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall be designed for minimum 25 dB(A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB(A) shall also be provided. The measurement of insertion loss shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer;
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

(VI) Other Conditions:

- a) The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered, as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

(VII) Conditions for Utilities like Kitchen, Eating Places etc: -

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such way that no nuisance is caused to neighbors.

(VIII) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

(IX) Construction equipments generating noise of less than 65/90 db(A) are permitted.

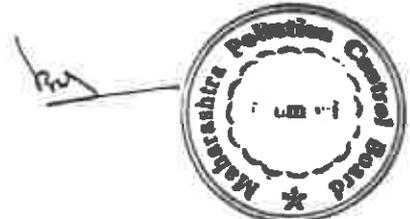
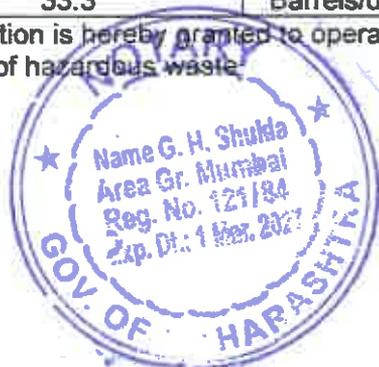
(X) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HW (Management, Handling & Transboundry) RULES 2008

(i) The applicant shall handle hazardous wastes as specified below:

Sr. No.	Item No. of Process generating HW as per Schedule-I	Type of Waste	Quantity	Disposal
1]	5.1	Used Oil	5 Litrs/M	Authorized reprocessor
2]	33.3	Barrels/drums	12 Nos./Y	

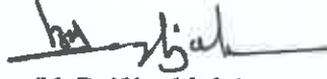
(ii) The authorization is hereby granted to operate a facility for collection, storage, transport and disposal of hazardous waste.



7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
12. The applicant should not take any effective steps for implementation of the project before obtaining Environmental Clearance as per EIA Notification 2006 and amendments thereto.
13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;
14. The capital investment of the project is Rs. 49/- Crores.

To
M/s. Dudhwala Real Estate & Investment
 CS no. 226, Byculla Division situated at 258,
 Retreat Compound, Bellasis Road,
 Mumbai Central, Mumbai 400 008

For and on behalf of the
 Maharashtra Pollution Control Board


 (V. B. Waghjale)
 Regional Officer (P&P)

Copy forwarded with compliments to
 The Collector, Mumbai
 Copy to
 1. Regional Officer, Mumbai, MPCB,
 2. Sub Regional officer, Mumbai-I, MPCB,
 3. Chief Accounts Officer, Mumbai, MPCB,



Received consent fee of

Amount	DD No.	Date	Drawn on
Rs 50000/-	029449	11.09.2009	Union Bank of India

4. Cess Branch, MPCB, Mumbai.
5. Master file.





Maharashtra Pollution Control Board

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MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: jdwater@mpcb.gov.in



Kaipataru Point, 2nd and
 4th floor, Opp. Cine Planet
 Cinema, Near Sion Circle,
 Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000116015/CE 2110000353

Date: 07/10/21

To,
 Dudhwala Real Estate & Investment
 C.S. No 226 of Byculla Division at
 258,Retreat Compound, Bellasis Road
 Mumbai Central, Mumbai



Sub: Revalidation of Consent to Establish with expansion for redevelopment construction project in Red Category

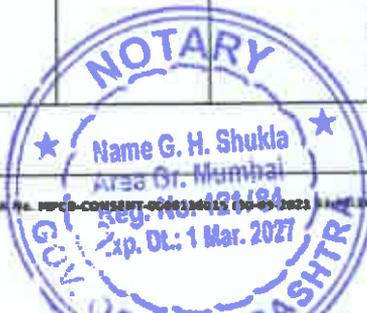
- Ref:**
1. consent to Establish granted vide No BO/RO(P&P)/EIC No. MU-1195-09/E/CC-393 dtd 05.11.2009
 2. Minutes of 7th Consent Committee Meeting held on 03.09.2021 & 09.09.2021

Your application NO. MPCB-CONSENT-0000116015

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. The consent is granted for period upto commissioning of the project or co terminus with the validity of EC dtd 20.05.2016 whichever is earlier
2. The capital investment of the project is Rs.96.0 Cr. (As per undertaking submitted by pp).
3. The Consent to Establish-revalidation with expansion is valid for redevelopment construction project named as M/s Dudhwala Real Estate & Investment, at C.S. No 226 of Byculla Division at 258,Retreat Compound, Bellasis Road, Near ST Depo, Mumbai Central, Mumbai on Total Plot Area of 4994 SqMtrs for total construction BUA of 42565.53 SqMtrs as per EC granted dated 20.05.2016 including utilities and services
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	175	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body





Maharashtra Pollution Control Board

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5. Conditions under Air (P& CP) Act, 1981 for air emissions:

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-250 KVA	01	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	315 Kg/Day	OWC and Composting	As Manure
2	Non-Biodegradable	211.59 Kg/Day	Segregation	To Local Body
3	STP Sludge	15 Kg/Day	Dewatering	As Manure

7. Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	60	Ltr/A	Reprocessing	To Authorized Reprocessor

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- Project Proponent shall provide the Organic waste digester with composting facility or biodigester with composting facility effectively.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
- The Project Proponent shall submit Bank Guarantee of Rs 9.6 Lakhs (amounting 0.1 % of Capital investment). The same shall be forfeited as PP has not obtained revalidation of consent to establish dtd 05.11.2009, thus violated the consent conditions.
- The Project proponent shall submit Board Resolution in prescribed format within 15 days as PP has not obtained revalidation of consent to establish after 05.11.2014, thus violated the consent conditions. PP shall submit Bank guarantee of Rs 2.0 lakhs towards submission of Board Resolution.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- PP shall submit an affidavit in Board's prescribed format within 15 days regarding compliance of C to E & Environmental Clearance conditions.



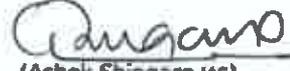


Maharashtra Pollution Control Board
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18. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEAC-2015/CR-199(I)/TC-1 dtd 20.05.2016 for construction project having total plot area of 4994.0 Sqm and total construction BUA of 42565.53 Sqm.

For and on behalf of the
Maharashtra Pollution Control Board.

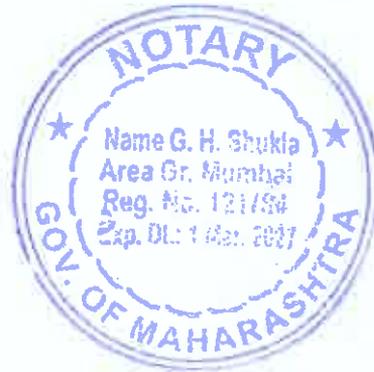

(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	248000.00	TXN2105001365	19/05/2021	Online Payment
2	500.00	MPCB-DR-6858	09/07/2021	NEFT
3	1500.00	MPCB-DR-7238	30/07/2021	NEFT
4	75000.00	MPCB-DR-8123	29/09/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai
- They are directed to ensure the compliance of the consent conditions.
- They are directed to obtain and forfeit the bank guarantee of Rs 9.6 lakh from the Project Proponent
2. Chief Accounts Officer, MPCB, Sion, Mumbai





Maharashtra Pollution Control Board

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SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

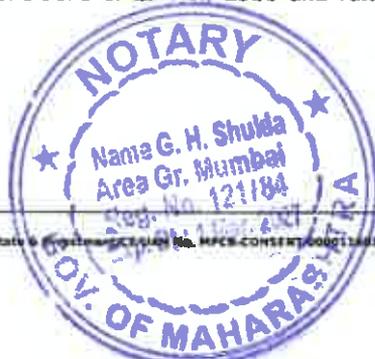
- 1) A) As per your application, you have proposed to provide Two Sewage Treatment Plant (STP) with design capacity of 175 CMD & 75 CMD capacity based on MBBR
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed In mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C) The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	172.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.





Maharashtra Pollution Control Board

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Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
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** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	Consent to Establish (Revalidation)	Rs 9.6 Lakhs	15 Days	Compliance of Consent Conditions	Rs 9.6 Lakhs	violation of consent condition

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG Imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

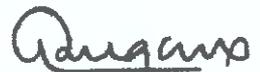


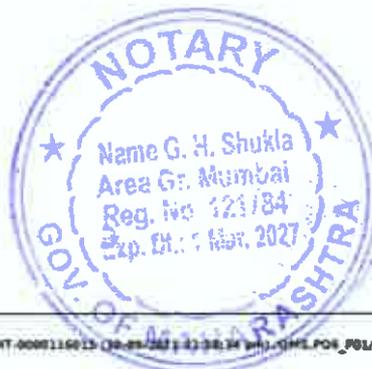


5 Conditions for D.G. Set

- a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAC)
Member Secretary



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2015/CR-199 (I)/TC-1
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexe.
 Mumbai- 400 032.
 Dated: 20th May, 2016

To,
 M/s Dudhwala Real Estate & Investment.
 Dudhwala House, 292, Bellasis Road.
 Mumbai Central. Mumbai- 400 008..

Subject: Amendment in Environment clearance for proposed redevelopment project on plot bearing S.No.226 of Byculla division at 258, Retreat compound. Bellasis road. Mumbai by M/s Dudhwala Real Estate & Investment

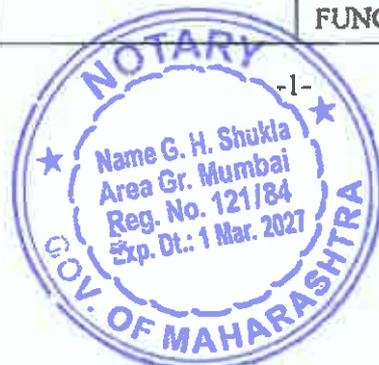
Sir,

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 39th 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 93rd & 96th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Sr. No.	Details	As per EC Received	Proposed Amendment	Remarks
1	Name of Proponent	M/s. Dhudhwala real estate and investment	M/s. Dhudhwala real estate and investment	No change
2	Address	S. No. 226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Mumbai: 400008	S. No. 226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Mumbai: 400008	No change
3.	Name of the Project	Redevelopment Project	Redevelopment Project	No change
4.	Plot Area	4,994 m ²	4,994 m ²	No change
5.	FSI area	12,485.45 m ²	14,982.54 m ² FSI 5,243.89 m ² FUNGIBLE	Increase in FSI from 2.50 to 3.00 + Fungible FSI

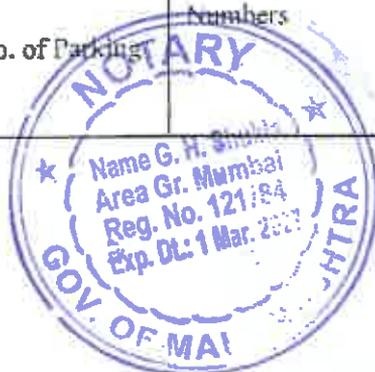


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			Total = 20,217.43 m ²	
6.	Non FSI area	17,090.55 m ²	22348.10 m ²	Increase in non FSI area due to increase in seven number of floors + Fire check floor + Basement
Sr. No.	Details	As per EC Received	Proposed Amendment	Remarks
7.	Total Built up area (FSI-Non-FSI)	29,576.00 m ²	42565.53 m ²	Increase in non FSI area due to increase in number of floors due to increase FSI from 2.50 to 3.00 + Fungible FSI
8.	Building Configuration	Building No.1 (Tenant Building) Basement + Ground floor + Stilt + Podium + 15 upper floors (1 Shop at Gr floor) No of Flats : 25 Building No.2 (Sale + Tenant + MHADA Building) Wing A - Ground floor + 2 level podium + 23 upper floors Wing B - Ground floor + 2 level podium + 23 upper floors	Building 1 : (Tenant) Basement + Ground floor (Part Stilt) + Podium + 15 upper floors Building 2 : Wing A : Gr. (Stilt) + 2 level Podium + 30 upper floors, Wing B: Gr. (Stilt) + 2 level podium + 30 upper floors + Basement	Increase in seven number of floors + Fire Check Floor + Basement

Sr. No.	Details	As per EC Received	Proposed Amendment	Remarks
17	Solid waste generation	Biodegradable waste: 315.8 Kg/day Non Biodegradable waste: 211.59 kg/day	Total waste: 666 Kg/day Biodegradable waste: 400 kg/day Non Biodegradable waste: 266 kg/day	Increase in solid waste due to increase in occupancy
18	No. of Parkings	Building 1 : 25 Numbers	Building 1 : 25 Numbers	No change



		Building 2 : 191 Numbers	Building 2 : 280 Numbers	
19	Parking Area	5840.00 m ²	7040.00 m ²	Increase in parking area due to addition of basement car parking near bldg. 2
20	Green Belt Development	Area: 671.00 m ² Existing trees: 78 Nos. Trees to be cut: 48 Numbers Trees to be transplant: 30 Nos. New tree plantation: 174 numbers	Area: 671.00 m ² Existing trees: 78 Nos. Trees to be cut: 48 Numbers Trees to be transplant: 30 Nos. New tree plantation: 174 Numbers	No change

3. The proposal has been considered by SEIAA in its 93rd & 96th meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environment clearance is issued subject to Court Order passed by Hon'ble High Court Bombay dated 11.03.2016 in the application Writ Petetion No. 1740/1998 & PIL No. 217 of 2013.
- (ii) STP capacity to be increased up to 200 KLD.
- (iii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iv) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.
- (v) 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.
- (vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.

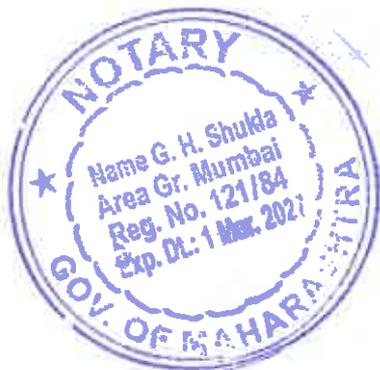


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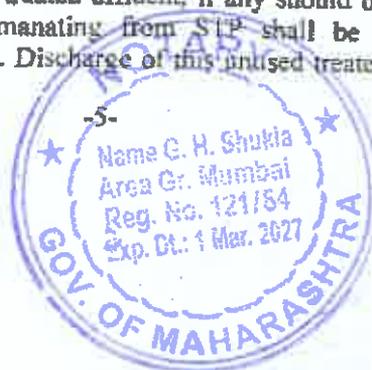
- (vii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (viii) "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.
- (ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

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



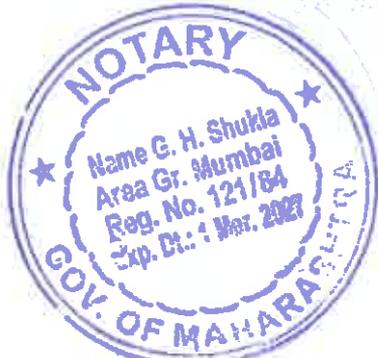
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase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



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be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

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



- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

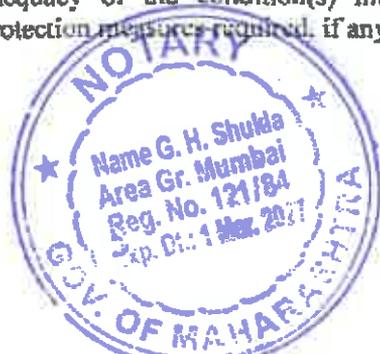
General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maha.gov.in>.

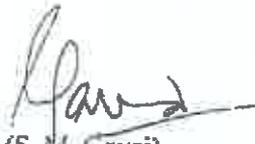


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- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department. on 1st June & 1st December of each calendar year.
 - (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO₂, 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.
 - (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (xiii) The environmental statement for each financial year ending 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.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 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 environmental 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.


 (S. M. Gavai)
 Member Secretary, SEIAA

Copy to:

1. Shri. Johnny Joseph, Chairman, IAS (Retd.), SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.
2. Additional Secretary, MOEF, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. 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).
4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSFDCL, MG Road, Fort, Mumbai
6. Collector, Mumbai.
7. Commissioner, Municipal Corporation of Greater Mumbai (M.C.G.M.)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Mumbai
10. Select file (TC-3)

(EC uploaded on

23/07/2021)





Maharashtra Pollution Control Board
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MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: jdwater@mpcb.gov.in



Kalpataru Point, 2nd and
 4th floor, Opp. Cine Planet
 Cinema, Near Sion Circle,
 Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000108772/CO 2110000866

Date: 20/10/21

To,
 Dudhwala Real Estate & Investment
 C.S. No 226 of Byculla Division at
 258,Retreat Compound, Bellasis Road
 Mumbai Central, Mumbai



Sub: Consent to Operate(1st part) for redevelopment construction project in Red Category

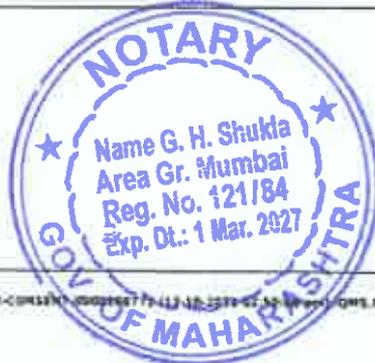
- Ref:**
1. consent to Establish granted vide No BO/RO(P&P)/EIC No. MU-1195-09/E/CC-393 dtd 05.11.2009
 2. Revalidation of consent to Establish granted vide No Format1.0/CC/UAN No 0000116015/CE/2110000353 dtd 07.10.2021
 3. Minutes of 7th Consent Committee Meeting held on 03.09.2021 & 09.09.2021

Your application NO. MPCB-CONSENT-0000108772

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for period upto 30.06.2022
2. The capital investment of the project is Rs.67.0 Cr. (As per C.A Certificate submitted by industry).
3. The Consent to Operate (part-I) is valid for redevelopment construction project named as M/s Dudhwala Real Estate & Investment, at plot bearing No C.S. No 226 of Byculla Division at 258,Retreat Compound, Bellasis Road, Mumbai Central, Mumbai on Total Plot Area of 4994.0 SqMtrs for part construction BUA of 24392.0 SqMtrs out of Total Construction BUA of 42565.53 SqMtrs as per EC granted dated 20.05.2016 including utilities and services
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr No	Description	Permitted (in CMD)	Standards to Disposal	
1.	Trade effluent	Nil	NA	NA





Maharashtra Pollution Control Board 616fbf5f3fcdcb40d8770926

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16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEAC-2015/CR-199(I)/TC-1 dtd 20.05.2016 for construction project having total plot area of 4994.0 Sqm and total construction BUA of 42565.53 Sqm.

For and on behalf of the
Maharashtra Pollution Control Board.

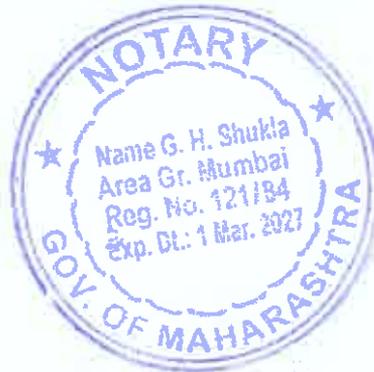

(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	496000.00	MPCB-DR-4519	23/02/2021	RTGS
2	4000.00	MPCB-DR-7239	30/07/2021	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai |
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai





Maharashtra Pollution Control Board

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SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

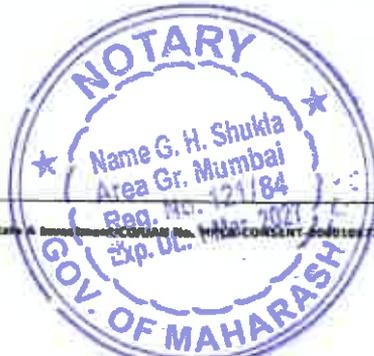
- 1) A) As per your application, you have provided Two Sewage Treatment Plant (STP) w.th design capacity of 175 CMD & 75 CMD capacity based on MBBR
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C) The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	172.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.



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SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Stack Attached To	APC System	Height In Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set-250 KVA	Acoustic Enclosure	3.5	Diesel	40 Ltr/Hr

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
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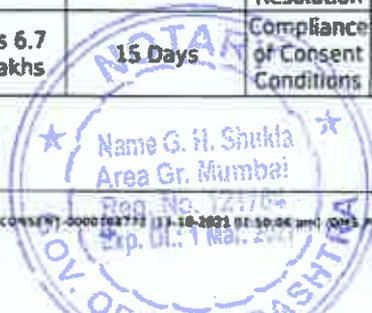
- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C 20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate(1st Part)	Rs 10 Lakhs	15 Days	Operation & Maintenance of Pollution Control Systems	Continuous	30.06.2022
2	Consent to Operate(1st Part)	Rs 2 Lakhs	15 Days	Towards submission of Board Resolution	Continuous	30.06.2022
3	Consent to Operate(1st Part)	Rs 6.7 Lakhs	15 Days	Compliance of Consent Conditions	Continuous	30.06.2022





Maharashtra Pollution Control Board

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Consent						
Sr. No.	(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG Imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	Consent to Operate(1st Part)	Rs 6.7 Lakhs	15 Days	Compliance of Consent Conditions	Rs 6.7 Lakhs	violation of consent condition.

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG Imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

General Conditions:

- The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collector system.
- Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- Conditions for D.G. Set
 - Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.



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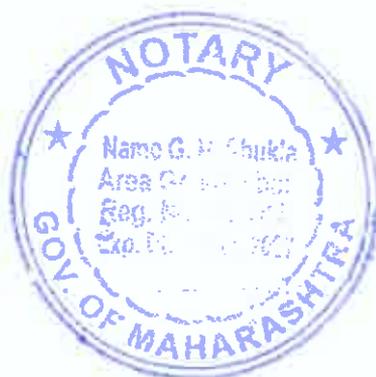
Maharashtra Pollution Control Board

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- d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: jdwater@mpcb.gov.in



Kalpataru Point, 2nd and
 4th floor, Opp. Cine Planet
 Cinema, Near Sion Circle,
 Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000142469/CO/2210001645

Date: 21/10/2022

To,
 M/s. Dudhwala Real Estate & Investment,
 Plot bearing S. No. 226 of Byculla Division
 at 258, Retreat Compound, Bellasis Road,
 Mumbai.



Your Service is Our Duty

Sub: Renewal of Consent to Operate for 1st (Part) & Consent to 1st Operate for Part- II for Redevelopment Construction Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-I
 2. Consent to Establish granted vide No BO/RO(P&P)/EIC No. MU-1195-09/E/CC-393 dtd 05.11.2009
 3. Revalidation of consent to Establish granted vide No Format1.0/CC/UAN No 0000116015/CE/2110000353 dtd 07.10.2021
 4. Consent to 1st Part Operate vide No.Format 1.0/CC/UAN No.0000108772/CO-2110000866, Dtd-20.10.2021.

Your application NO. MPCB-CONSENT-0000142469

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. The consent is granted for period upto 30.06.2025
2. The capital investment of the project is Rs.88.00 Cr. (As per undertaking submitted by pp).
3. The Renewal of Consent to Operate for 1st (Part) & Consent to 1st Operate for Part- II for Redevelopment Construction Project named as M/s. Dudhwala Real Estate & Investment, Plot bearing S. No. 226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Mumbai on Total Plot Area of 4994.0 Sq.Mtrs for construction BUA of 40430 Sq.Mtrs (existing obtained operate having BUA-24392.0 Sq.Mtrs and 1st operate (Part-II) BUA-16038.0 Sq.Mtrs, Remaining BUA-2135.53 Sq.mtrs) out of Total Construction BUA of 42565.53 Sq.Mtrs as per EC granted dated-20.05.2016 including utilities and services

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-30.06.2012	4994.00	29576.00
2	Environmental Clearance issued dtd-20.05.2016	4994.00	42565.53
3	Re-validation of Consent to Establish with Expansion dtd-07.10.2021	4994.00	42565.53
4	Consent to 1st Operate (Part Operate)-20.10.2021	4994.00	24392.00



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: jdwater@mpcb.gov.in

Kalpataru Point, 2nd and
 4th floor, Opp. Cine Planet
 Cinema, Near Sion Circle,
 Sion (E), Mumbai-400022



Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000142469/CO/2210001645

Date: 21/10/2022

To,
 M/s. Dudhwala Real Estate & Investment,
 Plot bearing S. No. 226 of Byculla Division
 at 258, Retreat Compound, Bellasis Road,
 Mumbai.



Your Service is Our Duty

Sub: Renewal of Consent to Operate for 1st (Part) & Consent to 1st Operate for Part- II for Redevelopment Construction Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-I
 2. Consent to Establish granted vide No BO/RO(P&P)/EIC No. MU-1195-09/E/CC-393 dtd 05.11.2009
 3. Revalidation of consent to Establish granted vide No Format1.0/CC/UAN No 0000116015/CE/2110000353 dtd 07.10.2021
 4. Consent to 1st Part Operate vide No.Format 1.0/CC/UAN No.0000108772/CO-2110000866, Dtd-20.10.2021.

Your application NO. MPCB-CONSENT-0000142469

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. The consent is granted for period upto 30.06.2025
2. The capital investment of the project is Rs.88.00 Cr. (As per undertaking submitted by pp).
3. The Renewal of Consent to Operate for 1st (Part) & Consent to 1st Operate for Part- II for Redevelopment Construction Project named as M/s. Dudhwala Real Estate & Investment, Plot bearing S. No. 226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Mumbai on Total Plot Area of 4994.0 Sq.Mtrs for construction BUA of 40430 Sq.Mtrs (existing obtained operate having BUA-24392.0 Sq.Mtrs and 1st operate (Part-II) BUA-16038.0 Sq.Mtrs, Remaining BUA-2135.53 Sq.mtrs) out of Total Construction BUA of 42565.53 Sq.Mtrs as per EC granted dated-20.05.2016 including utilities and services

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-30.06.2012	4994.00	29576.00
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3	Re-validation of Consent to Establish with Expansion dtd-07.10.2021	4994.00	42565.53
4	Consent to 1st Operate (Part Operate)-20.10.2021	4994.00	24392.00

Exh + F

386

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Annexure- VII

**MUNICIPAL CORPORATION OF GREATER MUMBAI
PUBLIC HEALTH DEPARTMENT
INSECTICIDE BRANCH**

Office of - Pest Control Officer
S.M.C. 'E' Ward Office Bldg.
10, Shaikh Hafizuddin Marg,
Byculla, Mumbai 400 008.

Office of Pest Control Officer
'E' Ward, Ground floor,
10, S.K. Hafizuddin Marg,
Byculla, Mumbai-400 008
No. PCO/E/590 /SR.
Date: 20/02/2015

To,
Nisar I Patel. (C A. to Owner).
Dudhwala House, 292 Belasis Road,
Mumbai Central, Mumbai-400 008.

**Sub: - Permission to retain a Bore well and the use of water
from the Bore well for Construction & after it for
flushing & gardening purpose on plot bearing CS No
226 of Byculla Division at 258, Belasis Road, Mumbai
Central, Mumbai- 400 008.**

Ref: -1) Application under PCO/ E / 500 /SR of 20/02/2015
& undertaking submitted by you
2) IO's Sanction Vide No 10/2866 /SR, dtd. 8/02/2015

Sir,

Permission to retain a bore well and the use of water from the Bore well for construction & after it for flushing & gardening purpose at the above place is hereby granted to you subject to the compliance with the conditions mentioned in the memo of conditions duly signed by you. A board prohibiting the use of the well water for drinking, bathing, cooking purpose shall be exhibited at a conspicuous place.

The permission is liable to be summarily revoked, if any of the conditions in the memo of conditions is not found to have been complied with or breached, in that case you will be liable to legal action as provided under Mumbai Municipal Corporation Act.



[Signature]
Pest Control Officer
'E' Ward

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MUNICIPAL CORPORATION OF GREATER MUMBAI Annexure- VI
(Hydraulic Engineer's Department)

ACB/35195/WW
23/12/2014

Office of Asst Engineer (Water Works)
"E" Ward, 2nd floor,
10, St. Haffezdin Marg,
Byculla, Mumbai 400 008
Tel. No. 022-23081471, Ext.- 305
new_www@ymail.in

To,
M/s Modam Tech
Mr. Inamuddin F. Khan,
Licence Plumber & Civil Contractor,
100, opp. BMC Colony,
Ram Mandir Lane, Andheri (W),
Mumbai - 400 058.
Call: 9769929290
9930052504

Sub:- N.O.C. for 1 no. of bore well in redevelopment of property
bearing C.S.No.226 of Byculla Division, 258 Bellasis Road
in "E" Ward Mumbai-400008.

Ref:- 1) Your letter dated 12.12.2014.
2) JOD No. EEBPC/2397/E/A date 07.08.2008.

With reference to the above said subject matter, the site was inspected by this office staff.
On site inspection and based on site shown on plan it was found that, as far as this department is
concerned, there are no existing / proposed water supply main / tunnel in the subject site. Hence
there is no objection to take 1 no. of bore well in the premises of C.S.No.226, 258 Bellasis
Road, Byculla Division in "E" Ward.

[Signature]
Asst. Engc. (Water Works)
"E" Ward



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RECEIPT NO. : 5175716



BRIHANMUMBAI MAHANAGAR PALIKA WARD

WATER UTILIZATION DEPARTMENT

Receipt/SAP Doc No : 1001190617

Date: 17.01.2015

Reference No :

Collection at: AG20.5 Ward

Received From : M/S BUNHWALAREAL ESTATE & INVESTMENT

TOWARDS	AMOUNT (Rs.)	CHEQUE/BB/PO BT	CHEQUE/PO/BB	BANK NAME
Service Fees 40	7,400.00			

TOTAL : 7,400.00

(SEVEN THOUSAND SIX HUNDRED RUPEES ONLY)

Receipts NOT FOR BLDG SERVS/2382/2/A BT DT. 06.2003 RPH S.T.



Received By
Cash Receiving Clerk

Cheque Received Subject to Realisation



**MUNICIPAL CORPORATION OF GREATER MUMBAI
TREE AUTHORITY**

Office of the Supdt. of Gardens
Veermata Jijabai Bhosale Udyan,
Dr. Ambedkar Road Byculla (East),
Mumbai-400 027.
No. DYSG/TA/MC/1321
Date: 25/4/08

435
22/08

To,
Shri. Nirmal I. Patel
City Engineer
04th Floor, Hare
272 Bellary Road,
Mumbai Cantonment, Mumbai - 8

Sub : Permission for removal/removal by transplanting
of trees coming in the way of construction of
building under D.C.R. 23(2) in PWD bearing
C.I. No. 221 of Bywill No. 4 of 2008. 2008
City Engineer's Office

Ref: 1) Your proposal dt. 5/12/2007
2) Tree Authority's Resolution No. Di
M.C./Chairman (Tree Authority)'s sanction under
No. 194/653 dt. 12.3.08.

Sir/Madam,

With reference to above it is to inform that your request for removal of
trees coming in the way of proposed development has been considered by the
Tree Authority under section 8(3) of The Maharashtra (Urban Areas) Protection
& Preservation of Trees Act 1975, as modified upto 9th June 2004. The
permission for cutting of 48 trees (bearing tree Sr.No.
1, 2, 3, 6, 7, 8, 14, 18, 15, 17, 20, 22, 25, 27, 30, 32, 34, 35,
37, 40, 42, 44, 47, 48, 49A, 50, 51, 53, 54, 59, 61, 62,
63, 71, 72, 73) and
transplanting of 34 trees (bearing tree Sr.No. 4, 5, 9, 11, 12, 14,
16, 21, 26, 28, 29, 31, 36, 41, 46A, 52, 53, 58, 64, 65, 67, 68,
69, 74, 75, 76, 77) is given by the Tree Authority vide its
Resolution No. Di M.C./Chairman, Tree Authority's Sanction
No. 194/653 dt. 12.3.08.

The remaining 02 trees (bearing tree Sr.No. 32, 75)

should be retained as it is.

As per the provision under section 8(3)(a) of the said Act, you are hereby directed that no tree shall be cut/transplanted until fifteen days (15) after the permission is given by the Tree Authority.

You are directed to plant 96 trees in the said property within 30 days in accordance with the provision under section 8(7) of the said Act and intimate to the Tree Officer about the action taken therein.



Further in accordance with the provision under section 11(1) of the said Act, you are hereby directed to plant requisite number of trees as per the norms of the Tree Authority i.e. in open spaces two (2) trees per 100 sq.mtr. and in R.G.Area Five(5) trees per 100 sq.mtr. and care should be taken so that tree grows properly and give a report to the Tree Officer about the condition of these trees once in six months for a period of 3 years.

As per provision under section 19(b), you are directed to obtain the N.O.C. of the Tree Officer for planting of trees in open spaces as well as in R.G.Area as per the norms of Tree Authority before getting occupation / completion certificate of the newly constructed building.

Your attention is kindly drawn to the provisions under section of 21 of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified on 9th June 2004.

21(1) Whoever fells any tree or causes any tree to be felled in contraventions of the provisions of the Act or without reasonable excuse fails to comply with any order issued or condition imposed by the Tree Officer or the Tree Authority or voluntarily obstructs any member of the Tree Authority or the Tree Officer or any Officers and Servants subordinate to him in the discharge of their functions under this Act, shall, on conviction, be punished with the fine of not less than one thousand rupees which may extend upto five thousand rupees for every offence and also with imprisonment for a term of not less than one week, which may extend upto one year.

(2) The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offence.

As per direction of the Tree Authority, you are hereby directed to submit the photographs taken while transplanting of trees and the C.D. of the transplantation of the trees, so as to ensure proper transplantation of the trees.

Thanking you.

Yours faithfully,

[Signature]
Supt. of Gardens
& Tree Officer.

Copy to :-

1) MS. _____

For information with reference to your application vide No. _____ dt. _____

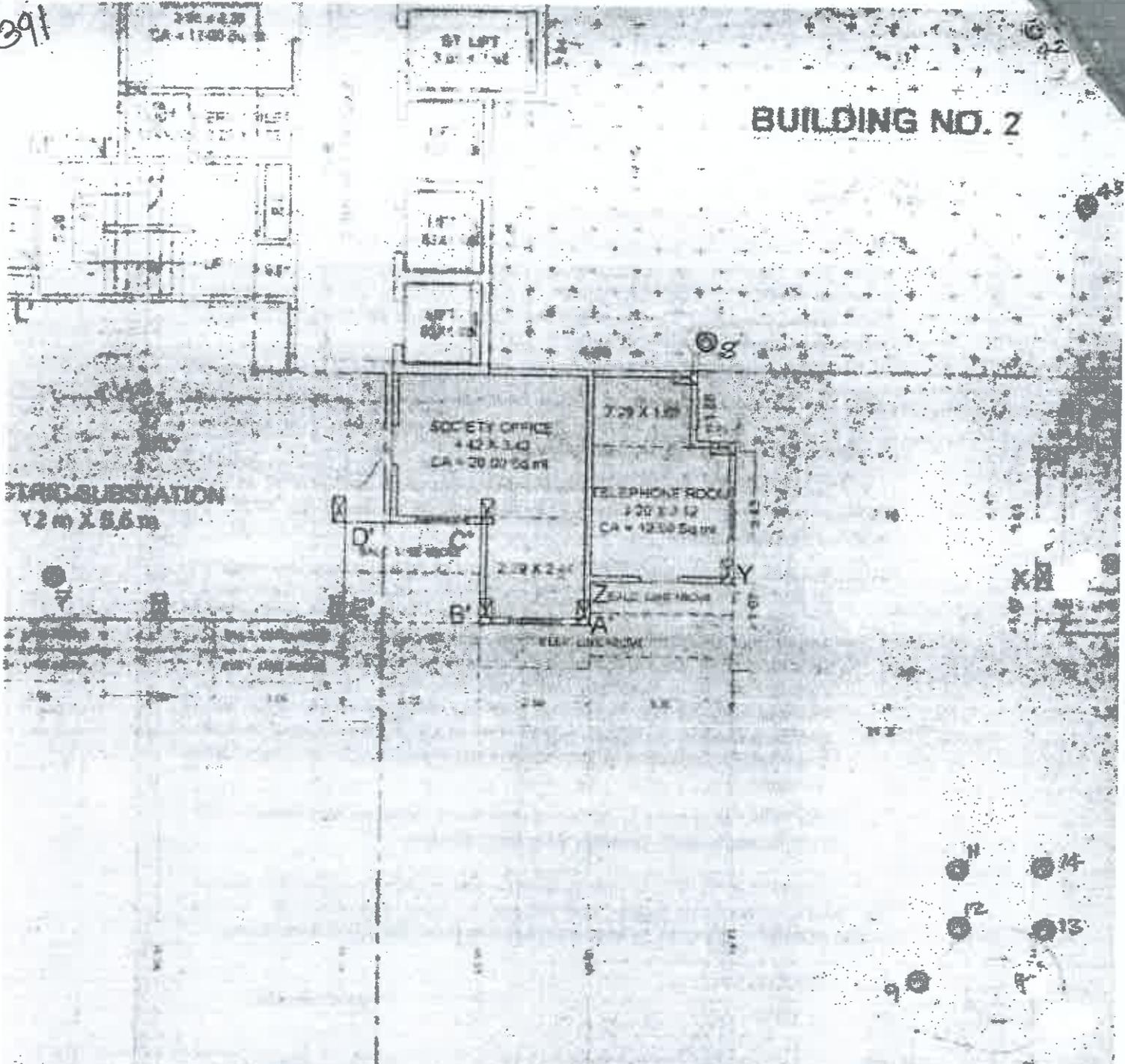
- 2) Assit. Commissioner _____ Ward.
- 3) DySQ (City / WS / ES) with a copy of the plan.

For information and necessary action please.



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BUILDING NO. 2



BUILT UP AREA CALCULATION

FOR GROUND FLOOR		REFUG
1	4.20 x 3.40 x 140	44.28 Sq. Mtr
TOTAL ADDITION		44.28 Sq. Mtr
DEDUCTIONS		
2	2.29 x 3.12 x 140	1.04 Sq. Mtr
3	1.80 x 3.04 x 140	2.19 Sq. Mtr
TOTAL DEDUCTION		3.23 Sq. Mtr



R.S. AREA DIAGRAM
SCALE - 20x

R.S. AREA CALCULATION



shaikh & associates
Architects, Engineers & Interior Designers

1101 Park Road, Suite 404, Park Road, Mumbai - 400 077
Ph: 2510112, 2510113, 2510114, 2510115
Fax: 2510116, 2510117

Annexure- IX

Date:- 25/9/08

To,
Deputy Supdt. of Gardens
Veer Jyabai Bhambale Layan,
Dr. Ambedkar Road, Dyculla (E),
Mumbai-400027.

Subj: Photographs of transplanting trees on plot bearing C.S. No.266 of Evesha Division at Bellash Road, Mumbai Central.

Ref:- NO- DYSG/TAMC/1371 dated 25/4/08

Dear Sir,

As per the N.O.C. Issued by your office dated 25-4-08 we have to cut 48 Nos. trees cutting and 30 Nos. trees are transplanting as per your Office N.O.C.

The transplanting trees as on the same site is not possible due to excavation on site & material dumping on site & as there will be labour on site. So we are transplanting at our another site at Village Marol, Andheri (E), CTS No. 1651 - B.

Copy of the location plan at our Andheri site is attached herewith and copies of photographs showing the trees already transplanting at our Andheri site and plan enclosed here with for your information and record.

You are requested to acknowledge the same.

Thanking you.



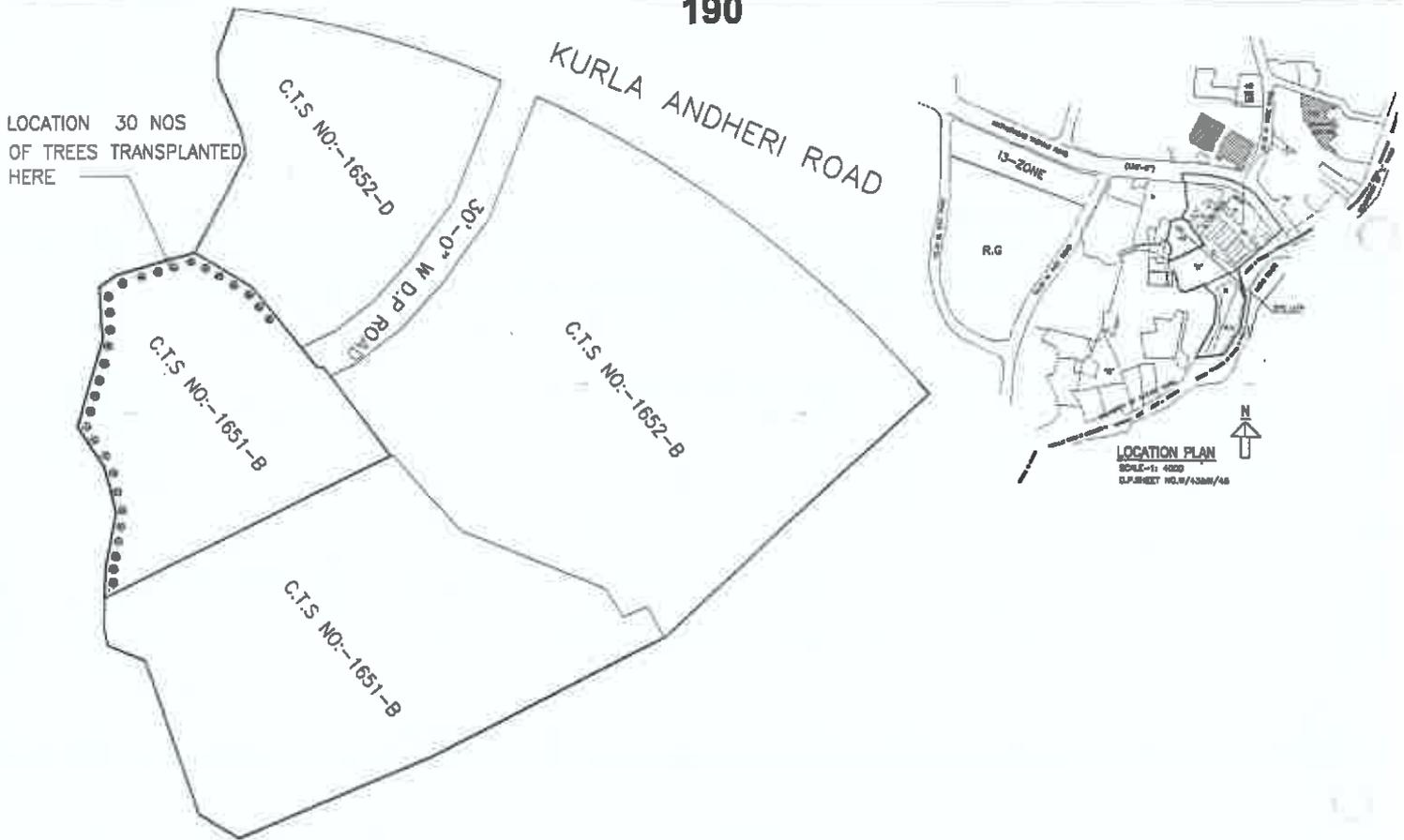
Yours faithfully

[Signature]
For M.s. Shaikh & Associate
(Architect)



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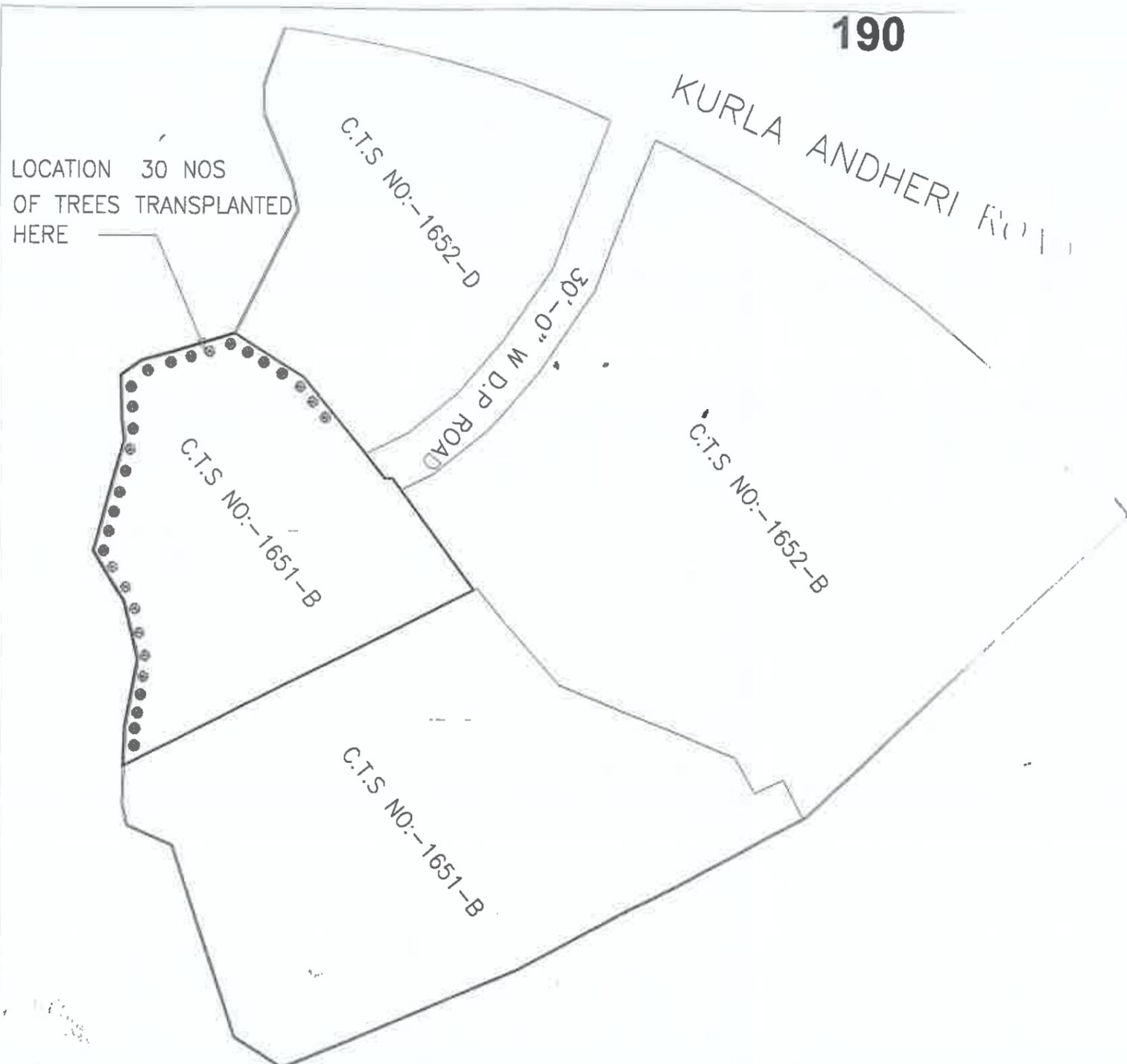
190



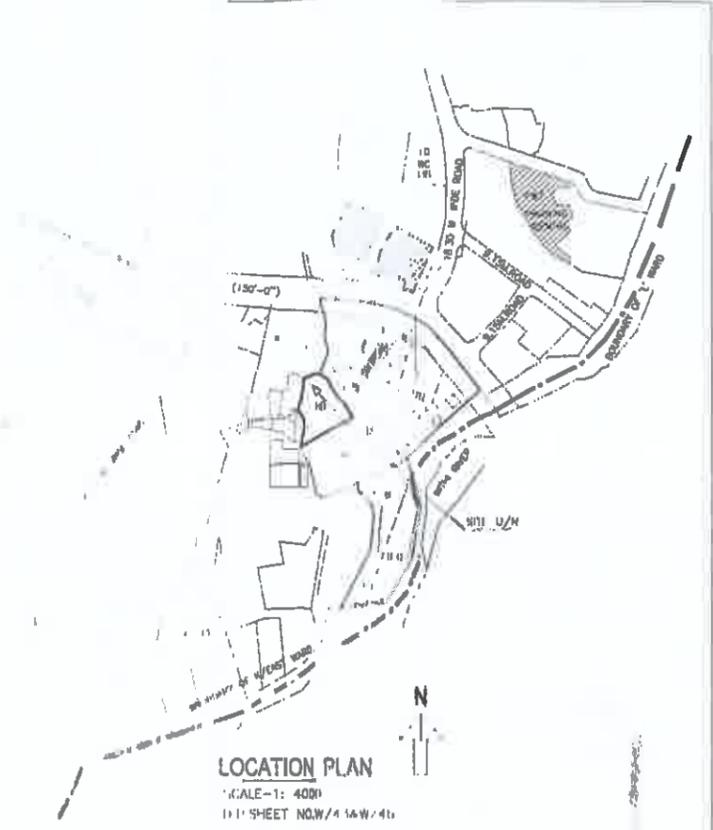
PLAN SHOWING THE BLOCK & LOCATION PLAN OF PLOT BEARING C.T.S. NO-1651 B. SITUATED AT VILLAGE MAROL AT ANDHERI--(E) WHERE 30 NOS OF TREES ARE TRANSPLANTED OF PLOT BEARING C.S.NO-226 OF BYCULLA DIVISION MUMBAI-



398
395



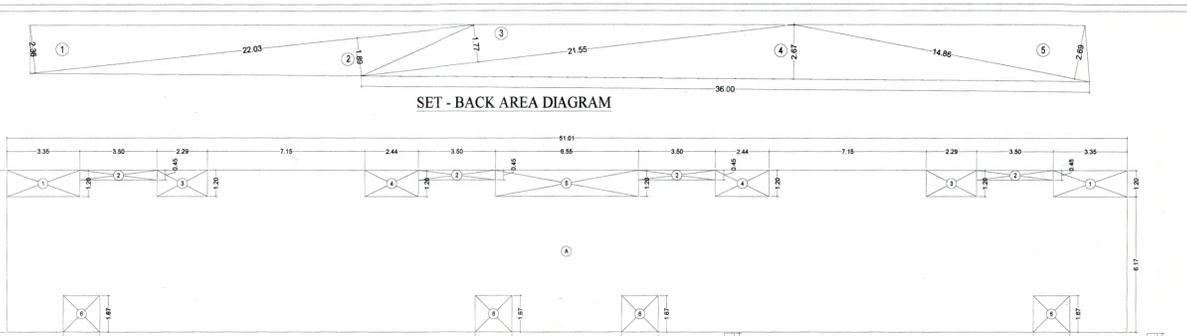
LOCATION 30 NOS
OF TREES TRANSPLANTED
HERE



PLAN SHOWING THE BLOCK & LOCATION PLAN OF PLOT BEARING C.T.S. NO. 1651 B. SITUATED AT VILLAGE MAROL AT ANDHERI-(E) WHERE 30 NOS OF TREES ARE TRANSPLANTED OF PLOT BEARING C.S.NO-226 OF BYCULLA DIVISION MUMBAI-



BASEMENT FLOOR PLAN
SCALE 1:200



BUILT UP AREA DIAGRAM FOR 3rd FLOOR
SCALE: 1:100

Basement, 1st, 2nd Podium & 3rd fl. Res. Fl. SHEET NO. - 0212 BUILDING NO. - 2

NET PLOT AREA CALCULATION	
1) TOTAL PLOT AREA	= 4964.16 SQ.MT. (A)
2) TOTAL SET BACK AREA	= 133.94 SQ.MT. (B)
NET PLOT AREA (A-B)	= 4830.22 SQ.MT.

SET BACK AREA CALCULATION	
1) 1/2 x 22.03 x 2.36 x 1 NO	= 26.00 SQ.MT.
2) 1/2 x 21.55 x 1.77 x 1 NO	= 19.07 SQ.MT.
3) 1/2 x 36.00 x 2.67 x 1 NO	= 48.06 SQ.MT.
4) 1/2 x 14.86 x 2.69 x 1 NO	= 19.99 SQ.MT.
TOTAL SET BACK AREA	= 133.94 SQ.MT.

BUILT UP AREA CALCULATION FOR 3rd FLOOR

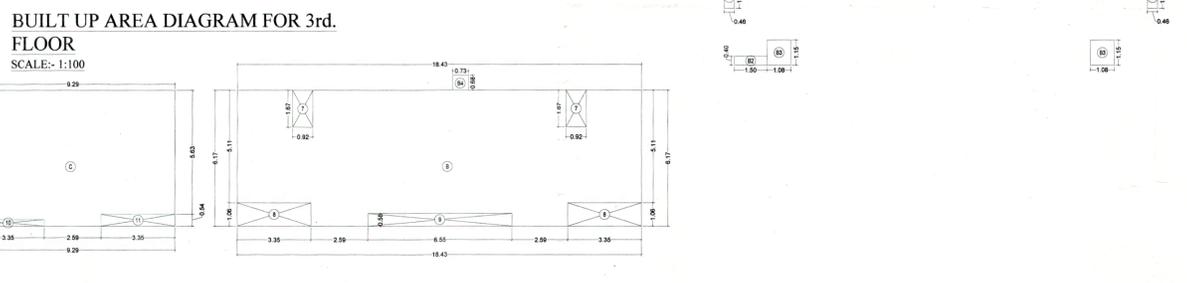
3RD FLOOR	
A	51.01 X 7.37 X 1NO = 375.94 SQ.MT.
B	16.43 X 6.17 X 1NO = 113.71 SQ.MT.
C	9.29 X 6.17 X 1NO = 57.32 SQ.MT.
TOTAL ADDITION	= 546.97 SQ.MT. X

DEDUCTIONS	
1	3.35 X 1.20 X 2NOS = 8.04 SQ.MT.
2	3.50 X 0.45 X 4NOS = 6.30 SQ.MT.
3	2.29 X 1.20 X 2NOS = 5.50 SQ.MT.
4	2.44 X 1.20 X 2NOS = 5.88 SQ.MT.
5	6.55 X 1.20 X 1NO = 7.86 SQ.MT.
6	1.67 X 1.67 X 4NOS = 11.16 SQ.MT.
7	0.92 X 1.67 X 2NOS = 3.07 SQ.MT.
8	3.35 X 1.06 X 2NO = 7.10 SQ.MT.
9	6.55 X 0.58 X 1NO = 3.80 SQ.MT.
10	3.35 X 3.35 X 1NO = 1.01 SQ.MT.
11	3.35 X 0.54 X 1NO = 1.81 SQ.MT.
TOTAL DEDUCTION	= 61.51 SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)	= 485.46 SQ.MT. X1
ADD FUNGIBLE COMMON AREA	= 4.50 SQ.MT. Z1
TOTAL NET BUILT UP AREA (X1 + Z1)	= 489.96 SQ.MT.

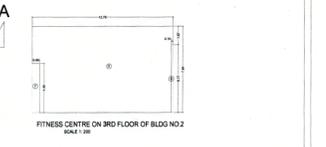
FUNGIBLE COMMON AREA CALCULATION	
3RD FLOOR	
B1	0.46 X 1.00 X 2NOS = 0.92 SQ.MT.
B2	1.50 X 0.40 X 1NO = 0.60 SQ.MT.
B3	1.08 X 1.15 X 2NOS = 2.48 SQ.MT.
B4	0.73 X 0.88 X 1NOS = 0.65 SQ.MT.
TOTAL ADDITION	= 4.65 SQ.MT. X



2nd. PODIUM FLOOR PLAN
SCALE 1:200



3rd. FLOOR PLAN SCALE 1:100



FITNESS CENTRE ON 3RD FLOOR OF BLDG NO.2
SCALE 1:200



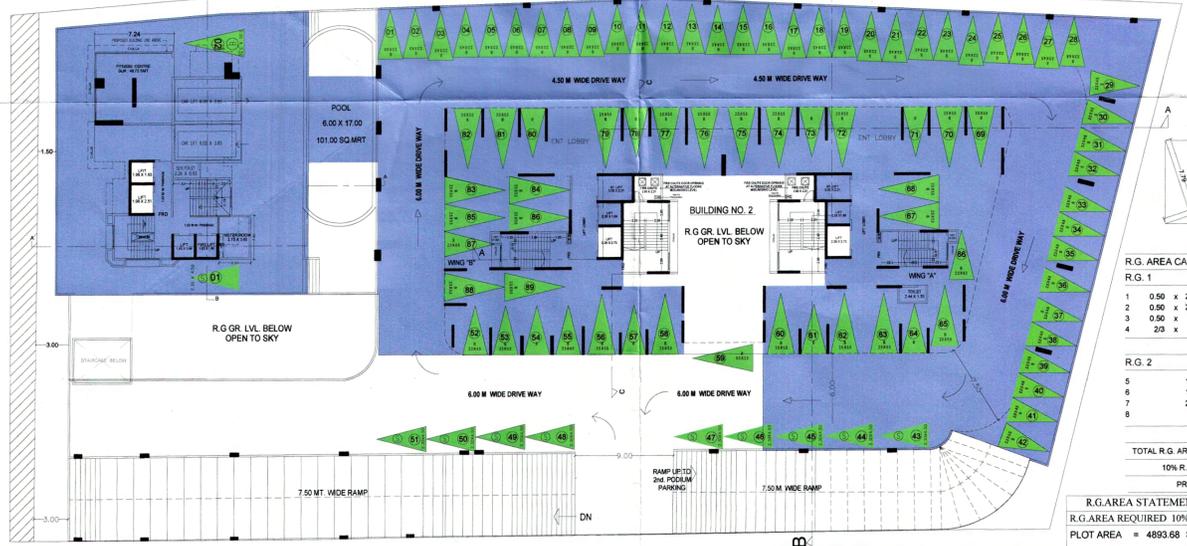
SOCIETY OFFICE ON 2ND PODIUM OF BLDG NO.2
SCALE 1:200



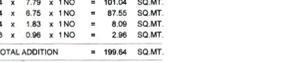
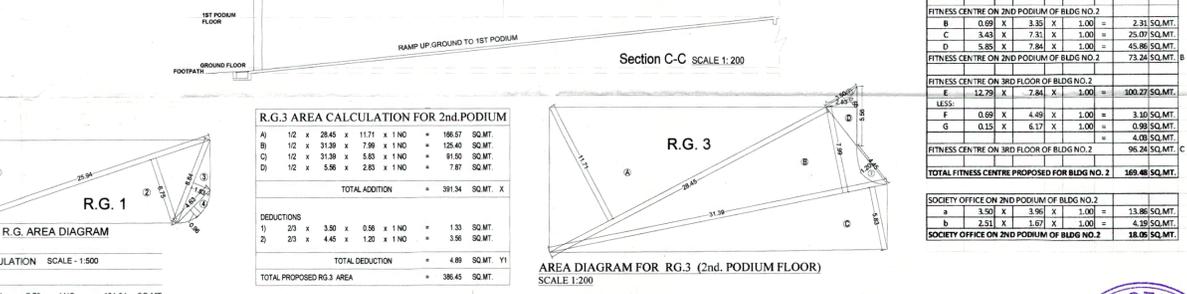
FITNESS CENTRE ON 1ST PODIUM OF BLDG NO.1
SCALE 1:200



FITNESS CENTRE ON 2ND PODIUM OF BLDG NO.2
SCALE 1:200



1st. PODIUM FLOOR PLAN
SCALE 1:200



R.G. 1 AREA DIAGRAM

R.G. AREA CALCULATION SCALE - 1:500

R.G. 1

1	0.50 x 25.94 x 7.79 x 1NO	= 101.04 SQ.MT.
2	0.50 x 25.94 x 6.75 x 1NO	= 87.55 SQ.MT.
3	0.50 x 8.84 x 1.83 x 1NO	= 8.09 SQ.MT.
4	2.3 x 4.53 x 0.96 x 1NO	= 2.96 SQ.MT.
TOTAL ADDITION	= 199.64 SQ.MT.	

R.G. 2

5	17.93 x 2.41 x 1NO	= 43.21 SQ.MT.
6	10.71 x 7.31 x 1NO	= 78.26 SQ.MT.
7	20.09 x 1.22 x 1NO	= 24.51 SQ.MT.
8	7.80 x 5.55 x 1NO	= 43.29 SQ.MT.
TOTAL ADDITION	= 189.30 SQ.MT.	
TOTAL R.G. AREA (199.64 + 189.30)	= 388.94 SQ.MT.	
10% R.G. AREA REQUIRED	= 489.36 SQ.MT.	
PROPOSED R.G. AREA	= 778.30 SQ.MT.	

R.G. AREA STATEMENT

R.G. AREA REQUIRED 10% OF PLOT AREA = 489.36 SQ.MT.

1) R.G. 1 = 199.64 SQ.MT.

2) R.G. 2 = 189.30 SQ.MT.

3) R.G. 3 = 386.45 SQ.MT.

TOTAL R.G. = 775.39 SQ.MT.

R.G.3 AREA CALCULATION FOR 2nd PODIUM

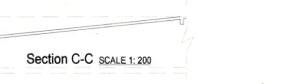
A)	12 x 28.45 x 11.71 x 1NO	= 196.57 SQ.MT.
B)	12 x 31.39 x 7.99 x 1NO	= 126.40 SQ.MT.
C)	12 x 31.39 x 5.83 x 1NO	= 91.50 SQ.MT.
D)	12 x 5.56 x 2.83 x 1NO	= 7.87 SQ.MT.
TOTAL ADDITION	= 391.34 SQ.MT. X	

DEDUCTIONS

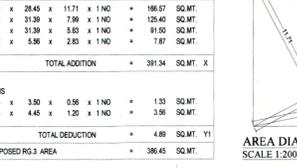
1)	3/3 x 3.30 x 0.56 x 1NO	= 1.33 SQ.MT.
2)	2/3 x 4.45 x 1.20 x 1NO	= 3.58 SQ.MT.
TOTAL DEDUCTION	= 4.91 SQ.MT. Y1	
TOTAL PROPOSED R.G.3 AREA	= 386.43 SQ.MT.	



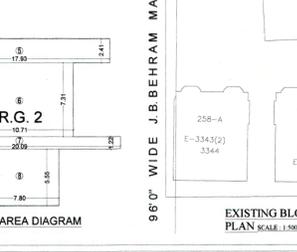
R.G. 2 AREA DIAGRAM



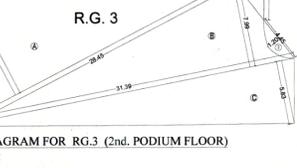
R.G. 3 AREA DIAGRAM



AREA DIAGRAM FOR R.G.3 (2nd. PODIUM FLOOR)
SCALE 1:200



R.G. 2 AREA DIAGRAM



EXISTING BLOCK PLAN SCALE 1:200

FITNESS CENTRE ON 1ST PODIUM OF BLDG NO.1	
A	7.24 x 6.73 x 1.00 = 48.73 SQ.MT.
TOTAL FITNESS CENTRE PROPOSED FOR BLDG NO.1	48.73 SQ.MT.

FITNESS CENTRE ON 2ND PODIUM OF BLDG NO.2	
B	0.99 x 3.35 x 1.00 = 3.31 SQ.MT.
C	3.43 x 7.31 x 1.00 = 25.07 SQ.MT.
D	5.85 x 7.84 x 1.00 = 45.86 SQ.MT.
FITNESS CENTRE ON 2ND PODIUM OF BLDG NO.2	74.24 SQ.MT.

FITNESS CENTRE ON 3RD FLOOR OF BLDG NO.2	
E	12.79 x 7.84 x 1.00 = 100.27 SQ.MT.
LESS:	
F	0.69 x 4.49 x 1.00 = 3.10 SQ.MT.
G	0.15 x 6.17 x 1.00 = 0.93 SQ.MT.
TOTAL FITNESS CENTRE ON 3RD FLOOR OF BLDG NO.2	96.24 SQ.MT.

SOCIETY OFFICE ON 2ND PODIUM OF BLDG NO.2	
a	3.90 x 3.96 x 1.00 = 15.36 SQ.MT.
b	2.51 x 1.67 x 1.00 = 4.19 SQ.MT.
SOCIETY OFFICE ON 2ND PODIUM OF BLDG NO.2	19.55 SQ.MT.

PROFORMA - B

CONTENT OF SHEETS

1) TO 2nd PODIUM FLOOR PLAN - A THE FLOOR PLAN, BUILT UP AREA DIAGRAM & CALCULATION

STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN

OWNERS NAME & SIGNATURE

Mr. Imtiaz (Partner) of M/s. Dudhwala Real Estate & Investment (Developers)

PATEL
IMTIAZ
IBRAHIM

THIS PLAN IS DIGITALLY SIGNED & ISSUED
UNDER REFERENCE No. EEP/2021/76

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S. NO. 228, OF BYCULLA DIVISION SITUATED AT 258, RETREAT COMPOUND, BELLAIR ROAD, MUMBAI CENTRAL, MUMBAI - 400 008.

A R C H I T E C T / LICENSED SURVEYOR

Shaikh & Associates
RUBENKUNDA HOUSE, DR. A. R. NAIR ROAD, AGRIPADA, MUMBAI-400 011, Tel: 2302 7800

SUJATA JAYSINGH ADPATIL
Amul manutras chaurang #
S.E. (B.P.) City-VI A.E. (B.P.) City-IV

Dinesh Shivram Naik
EX. ENG. (B.P.) City-II

FILE NO. DRAWN BY: DATE: 02/12/2021
01/10/2021



TABLE - II
DETAILS OF FUNJIBLE B.U.A. FOR REHAB / SALE & PREMIUM CALCULATIONS

Sr.No.	Description	Residential in Sq.Mt.	Commercial in Sq.Mt.	Total in Sq.Mt.
1.	Permissible B.U.A. (Sr.No.14 of Proforma-A)	15101.19		15101.19
2.	Permissible Fungible B.U.A. (1X0.35 or 0.20)	5189.66		5189.66
3.	Total Permissible B.U.A. (1+2)	20290.85		20290.85
4.	Total Proposed B.U.A. including Fungible F.S.I. (14+B3 of Proforma -A) [Check: Shall not be more than -3 (Total A+B of column No.21 of Table No.I)]	19522.98		19522.98
5.	Permissible Fungible B.U.A. for rehab, MHADA & M.C.G.M. Component (Total A+B of column No.15 of Table No.I)]	1543.09	546.98	1543.09
6.	Fungible B.U.A. utilized for rehab, MHADA & M.C.G.M. (Col.19-14-20) of Table No.I] [Check: Shall not be more than 5 above & shall be equal to 5- Col.No.21 of Table No.I)]	1359.59	8.40	1359.59
7.	Permissible Fungible B.U.A. for Sale Component (2-5)	3099.59		3099.59
8.	Fungible B.U.A. utilized for Sale (4-1-6) above [Check: Shall not be more than 7 above]	3053.80		3053.80
9.	Deficit area	183.50	538.58	538.58
10.	Ready Recknor Rate for the Year 2020	722.08		722.08
11.	% of Ready Recknor Rate			45.79
12.	Premium amount to be recovered (8x9x10)			
13.	Payment Receipt No. & Date			

REFUGE AREA STATEMENT BULD. NO.-1

6th REFUGE FLR AREA	= 85.61 X 01	= 85.61 SQ.MT
7th FLR AREA	= 131.60 X 01	= 131.60 SQ.MT
8th FLR AREA	= 133.71 X 01	= 133.71 SQ.MT
9th TO 12th TYP. FLR AREA	= 177.78 X 04	= 711.12 SQ.MT
TOTAL		1062.04 SQ.MT

PERMISSIBLE AREA STATEMENT

(A) AS PER 50% INCENTIVE - REHABILITATION AREA	= 4094.19 SQ.MT
(B) REHAB TENANT (AS PER MHADA LIST) (2002.01/04/06 NR)	= 3022.01 SQ.MT
(C) REHAB B.U.A. OF EXISTING TENANT (1X0.35)	= 482.41 SQ.MT
(D) B.U.A. CONSIDERED FOR 80% INCENTIVE	= 3309.83 SQ.MT
(E) TOTAL PERMISSIBLE AREA (A+B+C+D)	= 11019.19 SQ.MT

BUILD. NO. - 1 BUILT-UP AREA STATEMENT

BASEMENT	85.30	85.30
1st FLR	131.60	131.60
2nd FLR	131.60	131.60
3rd FLR	131.60	131.60
4th FLR	131.60	131.60
5th FLR	131.60	131.60
6th FLR	85.61	85.61
7th FLR	133.71	133.71
8th FLR	133.71	133.71
9th FLR	133.71	133.71
10th FLR	133.71	133.71
11th FLR	133.71	133.71
12th FLR	133.71	133.71
13th FLR	133.71	133.71
14th FLR	133.71	133.71
15th FLR	133.71	133.71
16th FLR	133.71	133.71
TOTAL AREA	2176.90	2176.90

BUILD. NO. - 2 BUILT-UP AREA STATEMENT

BASEMENT	85.30	85.30
1st FLR	131.60	131.60
2nd FLR	131.60	131.60
3rd FLR	131.60	131.60
4th FLR	131.60	131.60
5th FLR	131.60	131.60
6th FLR	85.61	85.61
7th FLR	133.71	133.71
8th FLR	133.71	133.71
9th FLR	133.71	133.71
10th FLR	133.71	133.71
11th FLR	133.71	133.71
12th FLR	133.71	133.71
13th FLR	133.71	133.71
14th FLR	133.71	133.71
15th FLR	133.71	133.71
16th FLR	133.71	133.71
TOTAL AREA	2176.90	2176.90

REFUGE AREA STATEMENT BULD. NO.-2

8th REFUGE FLR AREA	= 462.10 X 01	= 462.10 SQ.MT
9th & 11th TYPICAL FLR AREA	= 627.86 X 02	= 1255.72 SQ.MT
10th FLR AREA	= 628.81 X 01	= 628.81 SQ.MT
12th & 13th TYPICAL FLR AREA	= 631.21 X 02	= 1262.42 SQ.MT
14th TYPICAL FLR AREA	= 632.19 X 01	= 632.19 SQ.MT
TOTAL		4241.24 SQ.MT

REFUGE AREA STATEMENT BULD. NO.-2

15th REFUGE FLR AREA	= 467.06 X 01	= 467.06 SQ.MT
16th TO 20th TYPICAL FLR AREA	= 633.14 X 05	= 3165.70 SQ.MT
21st TYPICAL FLR AREA	= 622.85 X 01	= 622.85 SQ.MT
TOTAL		4255.61 SQ.MT

REFUGE AREA STATEMENT BULD. NO.-2

22nd REFUGE FLR AREA	= 457.88 X 01	= 457.88 SQ.MT
23rd TO 28th TYP. FLR AREA	= 622.85 X 06	= 3737.10 SQ.MT
TOTAL		4194.98 SQ.MT

REFUGE AREA STATEMENT BULD. NO.-2

29th REFUGE FLR AREA	= 561.11 X 01	= 561.11 SQ.MT
30th FLR AREA	= 622.85 X 01	= 622.85 SQ.MT
31st FLR AREA	= 348.26 X 01	= 348.26 SQ.MT
TOTAL		1532.22 SQ.MT

REFUGE AREA STATEMENT BULD. NO.-1

13th REFUGE FLR AREA	= 147.60 X 01	= 147.60 SQ.MT
14th TO 16th TYPICAL FLR AREA	= 177.78 X 03	= 533.34 SQ.MT
TOTAL		680.94 SQ.MT

REFUGE AREA STATEMENT BULD. NO.-1

8th REFUGE FLR AREA	= 85.61 X 01	= 85.61 SQ.MT
9th REFUGE FLR AREA	= 131.60 X 01	= 131.60 SQ.MT
10th REFUGE FLR AREA	= 133.71 X 01	= 133.71 SQ.MT
11th TO 12th TYPICAL FLR AREA	= 177.78 X 02	= 355.56 SQ.MT
TOTAL		548.58 SQ.MT

PARKING AREA STATEMENT

AREA (SQ.MT)	PARKING REQ. AS PER REGN	NO. OF FLATS	PARKING REQUIRED
0 TO 35	1 PER 1 FLAT	18	18
35 TO 45	1 PER 1 FLAT	07	07
45 TO 70	1 PER 1 FLAT	49	24.50
70 TO 80	1 PER 1 FLAT	29	14.50
80 TO 90	1 PER 1 FLAT	29	14.50
90 TO 100	1 PER 1 FLAT	29	14.50
100 TO 110	1 PER 1 FLAT	29	14.50
110 TO 120	1 PER 1 FLAT	29	14.50
120 TO 130	1 PER 1 FLAT	29	14.50
130 TO 140	1 PER 1 FLAT	29	14.50
140 TO 150	1 PER 1 FLAT	29	14.50
150 TO 160	1 PER 1 FLAT	29	14.50
160 TO 170	1 PER 1 FLAT	29	14.50
170 TO 180	1 PER 1 FLAT	29	14.50
180 TO 190	1 PER 1 FLAT	29	14.50
190 TO 200	1 PER 1 FLAT	29	14.50
200 TO 210	1 PER 1 FLAT	29	14.50
210 TO 220	1 PER 1 FLAT	29	14.50
220 TO 230	1 PER 1 FLAT	29	14.50
230 TO 240	1 PER 1 FLAT	29	14.50
240 TO 250	1 PER 1 FLAT	29	14.50
250 TO 260	1 PER 1 FLAT	29	14.50
260 TO 270	1 PER 1 FLAT	29	14.50
270 TO 280	1 PER 1 FLAT	29	14.50
280 TO 290	1 PER 1 FLAT	29	14.50
290 TO 300	1 PER 1 FLAT	29	14.50
300 TO 310	1 PER 1 FLAT	29	14.50
310 TO 320	1 PER 1 FLAT	29	14.50
320 TO 330	1 PER 1 FLAT	29	14.50
330 TO 340	1 PER 1 FLAT	29	14.50
340 TO 350	1 PER 1 FLAT	29	14.50
350 TO 360	1 PER 1 FLAT	29	14.50
360 TO 370	1 PER 1 FLAT	29	14.50
370 TO 380	1 PER 1 FLAT	29	14.50
380 TO 390	1 PER 1 FLAT	29	14.50
390 TO 400	1 PER 1 FLAT	29	14.50
400 TO 410	1 PER 1 FLAT	29	14.50
410 TO 420	1 PER 1 FLAT	29	14.50
420 TO 430	1 PER 1 FLAT	29	14.50
430 TO 440	1 PER 1 FLAT	29	14.50
440 TO 450	1 PER 1 FLAT	29	14.50
450 TO 460	1 PER 1 FLAT	29	14.50
460 TO 470	1 PER 1 FLAT	29	14.50
470 TO 480	1 PER 1 FLAT	29	14.50
480 TO 490	1 PER 1 FLAT	29	14.50
490 TO 500	1 PER 1 FLAT	29	14.50
500 TO 510	1 PER 1 FLAT	29	14.50
510 TO 520	1 PER 1 FLAT	29	14.50
520 TO 530	1 PER 1 FLAT	29	14.50
530 TO 540	1 PER 1 FLAT	29	14.50
540 TO 550	1 PER 1 FLAT	29	14.50
550 TO 560	1 PER 1 FLAT	29	14.50
560 TO 570	1 PER 1 FLAT	29	14.50
570 TO 580	1 PER 1 FLAT	29	14.50
580 TO 590	1 PER 1 FLAT	29	14.50
590 TO 600	1 PER 1 FLAT	29	14.50
600 TO 610	1 PER 1 FLAT	29	14.50
610 TO 620	1 PER 1 FLAT	29	14.50
620 TO 630	1 PER 1 FLAT	29	14.50
630 TO 640	1 PER 1 FLAT	29	14.50
640 TO 650	1 PER 1 FLAT	29	14.50
650 TO 660	1 PER 1 FLAT	29	14.50
660 TO 670	1 PER 1 FLAT	29	14.50
670 TO 680	1 PER 1 FLAT	29	14.50
680 TO 690	1 PER 1 FLAT	29	14.50
690 TO 700	1 PER 1 FLAT	29	14.50
700 TO 710	1 PER 1 FLAT	29	14.50
710 TO 720	1 PER 1 FLAT	29	14.50
720 TO 730	1 PER 1 FLAT	29	14.50
730 TO 740	1 PER 1 FLAT	29	14.50
740 TO 750	1 PER 1 FLAT	29	14.50
750 TO 760	1 PER 1 FLAT	29	14.50
760 TO 770	1 PER 1 FLAT	29	14.50
770 TO 780	1 PER 1 FLAT	29	14.50
780 TO 790	1 PER 1 FLAT	29	14.50
790 TO 800	1 PER 1 FLAT	29	14.50
800 TO 810	1 PER 1 FLAT	29	14.50
810 TO 820	1 PER 1 FLAT	29	14.50
820 TO 830	1 PER 1 FLAT	29	14.50
830 TO 840	1 PER 1 FLAT	29	14.50
840 TO 850	1 PER 1 FLAT	29	14.50
850 TO 860	1 PER 1 FLAT	29	14.50
860 TO 870	1 PER 1 FLAT	29	14.50
870 TO 880	1 PER 1 FLAT	29	14.50
880 TO 890	1 PER 1 FLAT	29	14.50
890 TO 900	1 PER 1 FLAT	29	14.50
900 TO 910	1 PER 1 FLAT	29	14.50
910 TO 920	1 PER 1 FLAT	29	14.50
920 TO 930	1 PER 1 FLAT	29	14.50
930 TO 940	1 PER 1 FLAT	29	14.50
940 TO 950	1 PER 1 FLAT	29	14.50
950 TO 960	1 PER 1 FLAT	29	14.50
960 TO 970	1 PER 1 FLAT	29	14.50
970 TO 980	1 PER 1 FLAT	29	14.50
980 TO 990	1 PER 1 FLAT	29	14.50
990 TO 1000	1 PER 1 FLAT	29	14.50
TOTAL		153 NOS	

PARKING AREA STATEMENT

AREA (SQ.MT)	PARKING REQ. AS PER REGN	NO. OF FLATS	PARKING REQUIRED
0 TO 35	1 PER 1 FLAT	18	18
35 TO 45	1 PER 1 FLAT	07	07
45 TO 70	1 PER 1 FLAT	49	24.50
70 TO 80	1 PER 1 FLAT	29	14.50
80 TO 90	1 PER 1 FLAT	29	14.50
90 TO 100	1 PER 1 FLAT	29	14.50
100 TO 110	1 PER 1 FLAT	29	14.50
110 TO 120	1 PER 1 FLAT	29	14.50
120 TO 130	1 PER 1 FLAT	29	14.50
130 TO 140	1 PER 1 FLAT	29	14.50
140 TO 150	1 PER 1 FLAT	29	14.50
150 TO 160	1 PER 1 FLAT	29	14.50
160 TO 170	1 PER 1 FLAT	29	14.50
170 TO 180	1 PER 1 FLAT	29	14.50
180 TO 190	1 PER 1 FLAT	29	14.50
190 TO 200	1 PER 1 FLAT	29	14.50
200 TO 210	1 PER 1 FLAT	29	14.50
210 TO 220	1 PER 1 FLAT	29	14.50
220 TO 230	1 PER 1 FLAT	29	14.50
230 TO 240	1 PER 1 FLAT	29	14.50
240 TO 250	1 PER 1 FLAT	29	14.50
250 TO 260	1 PER 1 FLAT	29	14.50
260 TO 270	1 PER 1 FLAT	29	14.50
270 TO 280	1 PER 1 FLAT	29	14.50
280 TO 290	1 PER 1 FLAT	29	14.50
290 TO 300	1 PER 1 FLAT	29	14.50
300 TO 310	1 PER 1 FLAT	29	14.50
310 TO 320	1 PER 1 FLAT	29	14.50
320 TO 330	1 PER 1 FLAT	29	14.50
330 TO 340	1 PER 1 FLAT	29	14.50
340 TO 350	1 PER 1 FLAT	29	14.50
350 TO 360	1 PER 1 FLAT	29	14.50
360 TO 370	1 PER 1 FLAT	29	14.50
370 TO 380	1 PER 1 FLAT	29	14.50
380 TO 390	1 PER 1 FLAT	29	14.50
390 TO 400	1 PER 1 FLAT	29	14.50
400 TO 410	1 PER 1 FLAT	29	14.50
410 TO 420	1 PER 1 FLAT	29	14.50
420 TO 430	1 PER 1 FLAT	29	14.50
430 TO 440	1 PER 1 FLAT	29	14.50
440 TO 450	1 PER		

BRIHANMUMBAI MAHANAGARPALIKA

Exh-II

No. Ch E / SWD / 1440 / Planning Dt. 11 OCT 2007
Cell

399

Office of the
Dy.Ch. Eng. (Storm Water Drains) City
Engineering Services & Project Bldg.,
3rd Floor, N.M. Joshi Marg,
Byculla, MUMBAI-400 011

To,
M/s. Shaikh & Associates,
Architects,
382/B, Pavwala Bldg.,
Room No. 4, Ground floor,
Near Nagina Restaurant,
Grant Road, Mumbai-400 007.

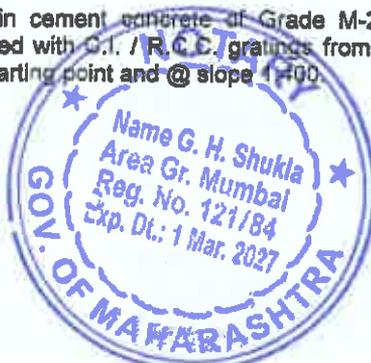
Sub: Storm Water Drains Remarks for proposed redevelopment of
property bearing C.S. No. 228 of Byculla Division, at 258,
Retreat Compound, J.B. Behram Marg, Mumbai Central in
E-Ward.

Ref: Your letter under No. -- dtd. 01.10.2007.

Gentlemen,

With reference to above I have to inform you that there is no objection to carry out the work of Storm Water Drain as per accompanying approved plan, subject to the following conditions: -

1. The minimum formation / ground level of plot under reference shall be at least (92'-00") 28.04 M. THD or 15 cm. (6") above the formation level of raised footpath, existing access abutting / proposed road, whichever is higher.
2. The Storm Water Drain suggested in approved plan shall be laid as per Municipal Specifications using R.C. C. pipes \ NP2 class (I.S. Mark only) duly encased with 15 cm. thick M. 10 cement concrete all around. Built up drain covered with prestressed R.C.C./ C.I. grating for entire length as such that the velocity of flow is maintained at 1.2M. / Sec. (4' / sec.) while the drain is running full.
3. The access / internal layout roads / D.P. Roads shall be provided with closed Storm Water Drain as shown in the accompanying plan with regular water entrances at 15 M. (50') and manholes at 30 M. (100') C/c at developer's cost.
4. Two catch pit chambers shall be provided at points K & G by providing 60 Cm (2') pit below the invert level of chambers as shown on the accompanying plan. The internal S.W. Drain arrangement shall be provided as follows.
 - a) 300 mm. dia R.C.C. pipe (Slope 1:150) from points -- A-B-C-D-E-F-G-H, K-F, L-M-N-O-P-G.
 - b) 300 mm. wide built up drain in cement concrete of Grade M-20 having minimum thickness of walls 20 cm. covered with C.I. / R.C.C. gratings from points -- J-K with minimum depth of 300 mm. at starting point and @ slope 1:100.



286 400

d) Down take pipes of 100 mm. dia. from podium level upto ground level shall be provided, (which shall be connected to nearest W.E. on ground level) slope to the surface of podium shall be given in such way that all the storm water shall flow towards down take pipe without stagnation.

5. The side / marginal open spaces shall be leveled, consolidated and/or paved with cement concrete with proper slope and drained in such a way to discharge the storm water into proposed storm water entrances.
6. Before starting of the work Invert level of manhole on Municipal storm water drain to which internal S. W. Drain is to be connected shall be confirmed on site with respect to invert level of last catch pit chamber.
7. You shall carry out the entire S.W.D. work through licensed plumber. His name, address (office and residential) Tel. No. License No., etc., shall be intimated to this office in advance before carrying out the work.

REGARDING STREET CONNECTION :

8. a) You shall make one connections of 300 mm. dia. R.C.C. pipes NP2 class (I.S.Mark only) i.e. from point G-H duly encased with 15 cm. Thick M-10 grade cement concrete all around from last catch pit chamber to Municipal S.W. Manhole at Developer's cost and risk. The connection shall be made only after the necessary permission for road opening is obtained from A.E.(Maint) of E-Ward.
- b) The work of providing S.W. Drain from last catch pit chamber to Municipal S.W. Drain shall be carried out under the supervision and as per suggestions of A.E.(Maint.) of 'E' Ward.
- c) In case if it is not possible to connect internal S.W. Drain to existing manhole on Municipal Storm Water Drain due to site conditions / difficulties or if the existing manhole is away from the plot, then, internal S.W. Drain shall be connected to Municipal S.W. Drain by constructing additional manhole on Municipal S.W. Drain at developer's cost.

REGARDING COMPLETION CERTIFICATE :

9. You shall approach to this office for completion certificate after actual street connection is done alongwith following papers.
 - a) Certificate along with completion plan of S.W. Drains as carried out on site as per Municipal specifications duly signed by you, and also from Licensed Plumber.
 - b) Remarks and sketch from office of the concerned ward about actual street connection from last catch pit chamber to Manhole.
 - c) Plan showing ground level of connecting manhole with respect to THD, depth of manhole along with depth of connection shall be submitted.
10. Completion certificates will be issued, to you if the work of Storm Water Drains is carried out satisfactorily and as per approved plan.



11. Other conditions :-

- a) As regards road and footpath work in setback portion you are requested to obtain remarks from E.E.(Road)City.
- b) In setback portion after construction of footpath if required water entrance should be shifted from point Q to R i.e. to new portion by extending existing 300 mm dia. R.C.C. pipe (NP2 class) lateral connecting to existing Municipal manhole as per Municipal Specifications and Drawings in consultation with Deputy Chief Engineer (Storm Water Drain) Planning Cell and under supervision of Asstt.Engr.(Maint.) 'E' Ward at developer's cost. Please note that if shifting of W.E. will not be possible by extending the existing pipes then you will have to provide new water entrance at suitable places at your cost.
- c) Necessary arrangement shall be provided in basement in accordance with I.S:12251 - 1987 for proper collection and disposal of storm water. The arrangement shall also be made to pump out / drain out the water of the basement to the nearest water entrance by providing sump well.
- d) An indemnity bond on stamp paper of Rs.100/- shall be submitted to Executive Engineer (Storm Water Drain) Const. City indemnifying M.C.G.M. against any losses, damages, etc. if occurred due to flooding in the plot under reference and stating that the same is binding on you and your heir / successor or whomsoever deriving title through them.
- e) These remarks are valid for one year from the date of issue of this letter within which period completion certificate should be obtained failing which the remarks will attract revalidation. Charges / fee of Rs. 200/- or prevailing fee will be charged for each revalidation / revision at the time of revalidation.
- f) These remarks are given from the point of views for disposal of storm water only, without prejudice to the boundaries of the plot shown, ownership status of existing structures on it, if any and use of the land under reference.

Yours faithfully,

sd/-
Executive Engineer
(Storm Water Drains) City Z-I

Copy to: E.E.B.P.(City).

Ref : EB/2397/E/A dtd. 28.09.2007.

Copy forwarded for information. Occupation certificate shall not be granted unless completion certificate for SWD work is granted by this office.

Dy. Ch E / *SWD* / Planning Cell Dt. 11 OCT 2007

sd/-
E.E.(S.W.D.) City Z-I

✓ Copy to: A.E. (Environment) 'E' Ward

Copy for information please.

Panav
11/10/07
E.E.(S.W.D.) City Z-I



MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Dy. Ch. Eng./SWD/3742 / P.C. dtd. 25/1/2016

Office of the :
 Dy.Ch.Eng.(Storm Water Drains) P.C.
 Engineering Hub Bldg.,
 Dr. E. Moses Road,
 Acharya Atre Chowk, Worli Naka,
 Worli, Mumbai- 400 018
 Tel No 022-24955059 / 24955229
 Fax No 022-24980097

To,
 M/s. Shalkh & Associates
 Architects,
 Rubberwala House,
 Dr. A.R. Nair Road, Agripada,
 Mumbai-400011.

Sub : Part Completion Certificate for Storm Water Drain proposed redevelopment of property bearing C.S. No. 226 of Byculla Division at 258, Belasis Road, Mumbai Central, Mumbai.

Ref : 1. Your L.P.s M/s. Modern Tech's letter dtd. 24.12.2015.
 2. This office SWD remarks u/nr. Dy.Ch.E./SWD/2548/PC dtd. 12.10.2015.
 3. Letter from A.E. (SWM) 'E' Ward u/nc. AE/E/5975/SWM dtd. 03.08.2015.

Gentlemen,

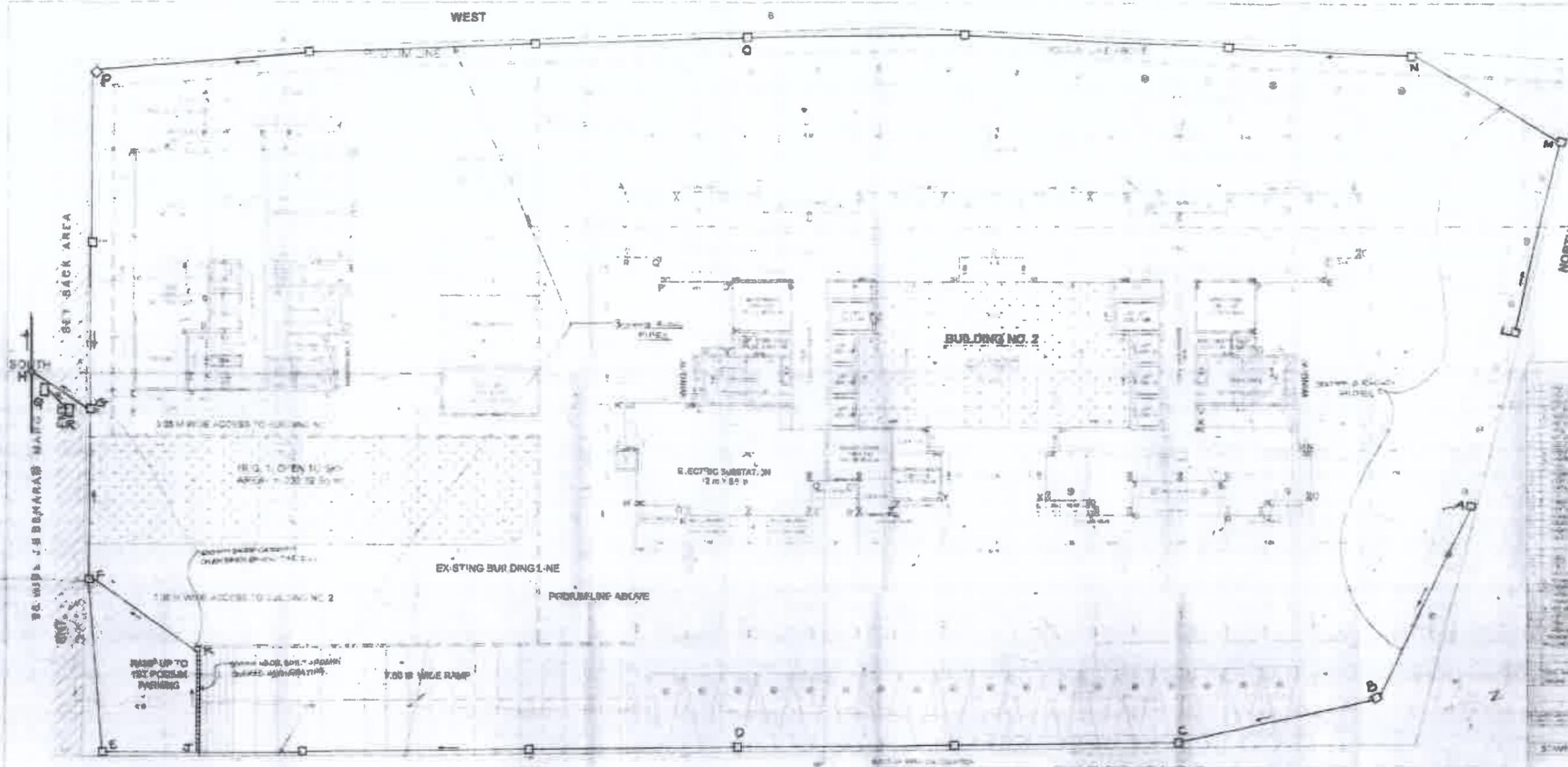
Reference to your above referred letter at Sr.No.1 and letter from Asstt. Engineer (Env.) 'E' Ward referred at Sr. No. 3 the internal Storm Water Drain Part Completion Certificate submitted by you in compliance with reference at Sr.No.2 above, is hereby accepted.

Yours faithfully,

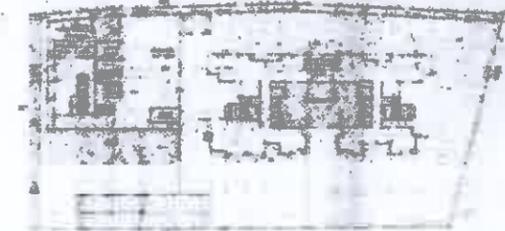
Acc : Plan


 Executive Engineer
 (Storm Water Drains) Planning Cell (City)





GROUND FLOOR LAYOUT PLAN



NO.	DESCRIPTION	AREA (SQ. M)	VOLUME (CU. M)
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NO.	DESCRIPTION	AREA (SQ. M)	VOLUME (CU. M)
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NO.	DESCRIPTION	AREA (SQ. M)	VOLUME (CU. M)
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NO.	DESCRIPTION	AREA (SQ. M)	VOLUME (CU. M)
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NO.	DESCRIPTION	AREA (SQ. M)	VOLUME (CU. M)
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Approved by the Government of Maharashtra
 By the Secretary, Government of Maharashtra, Mumbai, India
 Date: 12/11/2022



409

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Dy. Ch. Eng./SWD/2546 / P.C. dtd. 12/10/18

Office of the :
Dy.Ch.Eng.(Storm Water Drains) P.C.
Engineering Hub Bldg.,
Dr. E. Moses Road,
Acharya Atre Chowk, Worli Naka,
Worli, Mumbai- 400 018
Tel No 022-24955059 / 24955229
Fax No 022-24980097

✓ To,
M/s. Shaikh & Associates,
Architects,
Rubberwala House,
Dr. A.R. Nair Road,,
Agripada, Mumbai- 400 011

Sub : Revised Storm Water Drain Remarks for redevelopment
on property bearing C.S. No. 226 of Byculla Division at
Belasis Road, Mumbai Central in 'E' Ward, Mumbai.

Ref : 1) Licensed Plumber M/s. Modern Tech's letter under
No.- Nil dtd. 22.09.2015.
2) EB/2397/E/A dtd. 04.04.2015.
3) This office earlier remarks u/no.
Dy.Ch.Eng./SWD/1940/P.C. dtd. 11.10.2007.

Gentlemen,

Reference to the above, you are requested to carry out the work of Storm Water Drain as per accompanying plan, subject to the following conditions :-

1. The minimum formation / ground level of plot under reference shall be at least 29.04 M. (92.00') THD or 15 cm. (6") above the formation level of proposed footpath, if any; raised footpath / existing access, abutting / proposed road, whichever is higher.
2. The Storm Water Drain suggested in the accompanying plan shall be laid as per Municipal Specifications using R.C.C. pipes NP2 class below 450 mm. dia. and NP3 class pipe for 450 mm. dia. and above pipes, (I.S.I. Mark only) duly encased with 15 cm. thick M-15 cement concrete all around alongwith provision of water entrances having minimum size of 450mm. x 450mm. covered with M.S. / C.I. gratings. The built up drain shall be covered with prestressed R.C.C. / C.I. grating for entire length. The velocity of flow shall be maintained at 1.2M / Sec. (4' / sec.) while the drain is running full.
3. Four catch pit chambers shall be provided at points 'G', 'L', 'Y' and 'W' which shall be 60 cm (2') below the invert of pipes, as shown in the accompanying plan. The internal S. W. Drain arrangement shall be provided as follows :-
 - a) 300 mm. dia. R.C.C. pipes (slope 1:150) from points : A-B-C-D-E-F-G-H, J-K-L-G, P-Q-R-S-T-G, W-R, Y-F.
 - b) 300 mm. wide built up drain shall be in cement concrete of Grade M-20 having minimum thickness of walls of 20 cm. which shall be covered with gratings from points M-N-O-L, U-V-W and X-Y with minimum depth of 300 mm. at starting point @ slope 1:400.
 - c) The down take pipes of 100 mm. dia. from parking/ terrace level up to ground level shall be provided which shall be connected to the water entrance on ground level within property. The slope to the surface of parking/ terrace shall be given in such a way that all the storm water from parking / terrace will flow towards down take pipes without stagnation.



450 905

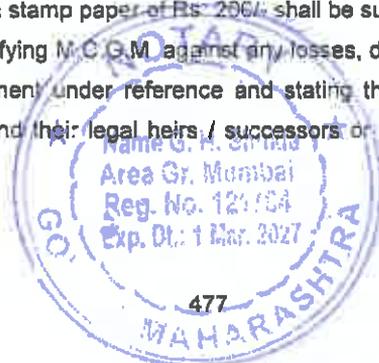
4. The side / marginal open spaces shall be levelled, consolidated and paved with cement concrete with proper slope in such a way to discharge the storm water into proposed storm water entrances.
5. Before starting of the work, invert levels of manhole on Municipal storm water drain to which internal S. W. Drain is to be connected shall be confirmed on site with respect to invert level of last catch pit chamber.
6. You shall carry out the entire S.W.D. work through the Licensed Plumber and under supervision of Licensed Supervisor. Their names, address (office and residential) Tel. No. License No., etc., shall be intimated to this office in advance before carrying out the work.

REGARDING STREET CONNECTION :

7. a) You shall make one connection of 300 mm. dia. R.C. pipe NP2 class (I.S.I. Mark only) from point 'G' to 'H' duly encased with 15 cm. Thick M-15 grade cement concrete all around from last catch pit chamber to Municipal S.W. Manhole, along with shifting of any utilities if necessary, at Developer's risk and cost. The connection shall be made only after the necessary permission for road opening is obtained from A.E. (Maint) of 'E' Ward.
- b) The work of providing S.W. Drain from last catch pit chamber to Municipal S.W. Drain shall be carried out under the supervision and as per suggestions of A.E. (Env.) of 'E' Ward.
- c) In case, if it is not possible to connect internal S.W. Drain to existing manhole on Municipal Storm Water Drain due to site conditions / difficulties or if the existing manhole is far away from the plot, then the internal S.W. Drain shall be connected to Municipal S.W. Drain by constructing additional manhole on Municipal S.W. Drain at developer's cost.

REGARDING COMPLETION CERTIFICATE :

8. You shall approach to this office for Completion Certificate after actual street connection is done along with following papers :-
 - a) Certificate along with Completion plan of S.W. Drains as carried out on site as per Municipal specifications duly signed by you and also by the Licensed Plumber on their own letter head.
 - b) Remarks and sketch from office of the concerned ward about actual street connection from last catch pit chamber to Municipal S.W. Drain.
9. The Completion Certificate shall be obtained on completion of the work of internal Storm Water Drain as per Municipal specifications and as per accompanying plan, from this office.
10. Other Conditions.
 - a) As regards road and footpath work in setback portion, you are requested to obtain remarks from E.E.(Road)City. / E.E.(T.&C.) City / A.E.(Survey) City.
 - b) The necessary arrangement shall be provided in basement in accordance with I.S. 12251-1987 (Re-affirmed) for proper collection and disposal of storm water. The arrangement shall also be made to pump out / drain out the water of the basement to the nearest water entrance within the property by providing sump well.
 - c) An Indemnity Bond on stamp paper of Rs. 200/- shall be submitted to the Ex. Eng. (S.W.D.) Planning Cell indemnifying M.C.G.M. against any losses, damages, etc., if occurred, due to flooding in the basement under reference and stating that the same will be binding on Owner / Developer and their legal heirs / successors or whosoever deriving title through them.



11. These remarks are valid for one year from the date of issue of this letter, within which period Completion Certificate shall be obtained, failing which the remarks will have to be revalidated. The prevailing fees / charges will be charged for each revalidation / revision.
12. These remarks are given from the point of view of disposal of storm water only, without prejudice to the boundaries of the plot shown, ownership of plot, status of existing structures on it, if any, and use of the land under reference.
13. That during the execution work of the proposed building, if any Storm Water Drain, other than shown on accompanying plan, is found existing within the plot, the work of proposed building shall be stopped and the same shall be brought to the notice of this office immediately. No further work shall be commenced unless the remarks regarding the same are obtained from this office.
14. These remarks are offered without taking into consideration the system of Rain Water Harvesting, as the same is not shown by the Architect. If the Rain Water Harvesting system is proposed in future, then revised SWD remarks shall be obtained.
15. These revised SWD remarks supersedes the earlier SWD remarks issued by this office.

Yours faithfully,

1

Acc. : Plan


Executive Engineer
(Storm Water Drains) Planning Cell.(City)



TABLE - 1
RESULTS OF PARTIAL S.I.A. FOR GROUP - 1 & PREMIUM CALCULATIONS

Sl. No.	Description	Particulars in Sq.M	Rate in Rs./Sq.M	Amount in Rs.
1	Particulars S.I.A. for Group - 1	14000.00	200.00	2800000.00
2	Particulars S.I.A. for Group - 2	4000.00	175.00	700000.00
3	Particulars S.I.A. for Group - 3	7000.00	200.00	1400000.00
4	Particulars S.I.A. for Group - 4	1000.00	100.00	100000.00
5	Particulars S.I.A. for Group - 5	1000.00	100.00	100000.00
6	Particulars S.I.A. for Group - 6	1000.00	100.00	100000.00
7	Particulars S.I.A. for Group - 7	1000.00	100.00	100000.00
8	Particulars S.I.A. for Group - 8	1000.00	100.00	100000.00
9	Particulars S.I.A. for Group - 9	1000.00	100.00	100000.00
10	Particulars S.I.A. for Group - 10	1000.00	100.00	100000.00
11	Particulars S.I.A. for Group - 11	1000.00	100.00	100000.00
12	Particulars S.I.A. for Group - 12	1000.00	100.00	100000.00
13	Particulars S.I.A. for Group - 13	1000.00	100.00	100000.00
14	Particulars S.I.A. for Group - 14	1000.00	100.00	100000.00
15	Particulars S.I.A. for Group - 15	1000.00	100.00	100000.00
16	Particulars S.I.A. for Group - 16	1000.00	100.00	100000.00
17	Particulars S.I.A. for Group - 17	1000.00	100.00	100000.00
18	Particulars S.I.A. for Group - 18	1000.00	100.00	100000.00
19	Particulars S.I.A. for Group - 19	1000.00	100.00	100000.00
20	Particulars S.I.A. for Group - 20	1000.00	100.00	100000.00

REFUGE AREA STATEMENT BUILD NO. 1

Sl. No.	Description	Area in Sq.M	Rate in Rs./Sq.M	Amount in Rs.
1	Refuge Area	1000.00	100.00	100000.00

REFUGE AREA STATEMENT BUILD NO. 2

Sl. No.	Description	Area in Sq.M	Rate in Rs./Sq.M	Amount in Rs.
1	Refuge Area	1000.00	100.00	100000.00

BUILT-UP AREA STATEMENT

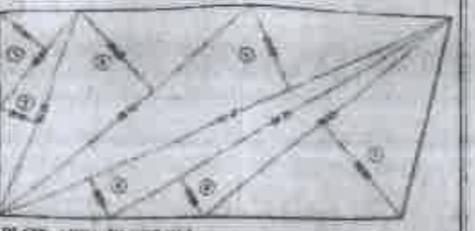
Sl. No.	Description	Area in Sq.M	Rate in Rs./Sq.M	Amount in Rs.
1	Built-up Area	1000.00	100.00	100000.00

BUILDING AREA STATEMENT

Sl. No.	Description	Area in Sq.M	Rate in Rs./Sq.M	Amount in Rs.
1	Building Area	1000.00	100.00	100000.00

REFUGE AREA STATEMENT BUILD NO. 3

Sl. No.	Description	Area in Sq.M	Rate in Rs./Sq.M	Amount in Rs.
1	Refuge Area	1000.00	100.00	100000.00



PLOT AREA CALCULATION

Sl. No.	Description	Area in Sq.M
1	Plot Area	1000.00

PARKING AREA STATEMENT

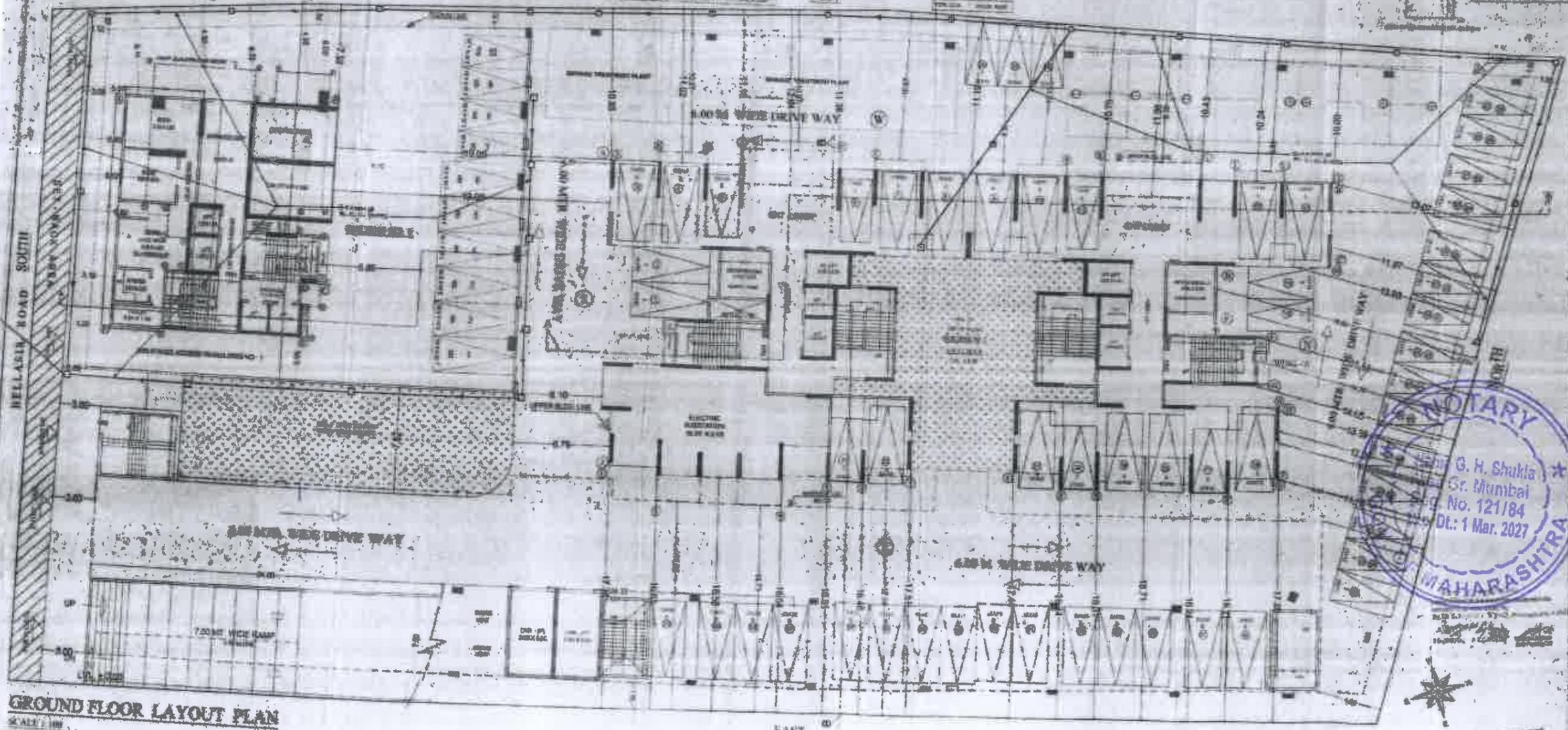
Sl. No.	Description	Area in Sq.M	Rate in Rs./Sq.M	Amount in Rs.
1	Parking Area	1000.00	100.00	100000.00

PYRAMID RELATED STATEMENT

Sl. No.	Description	Area in Sq.M	Rate in Rs./Sq.M	Amount in Rs.
1	Pyramid Related Area	1000.00	100.00	100000.00

PLANNED PARKING STATEMENT

Sl. No.	Description	Area in Sq.M	Rate in Rs./Sq.M	Amount in Rs.
1	Planned Parking Area	1000.00	100.00	100000.00



GROUND FLOOR LAYOUT PLAN
SCALE: 1/100

NOTARY
G. H. Shukla
Sr. Mumbai
No. 121/84
Dt.: 1 Mar. 2027
MAHARASHTRA

FORM NO. 1

REGISTRATION - A

REGISTRATION - B

CONTENT OF SHEETS

REGISTRATION - C

REGISTRATION - D

REGISTRATION - E

REGISTRATION - F

REGISTRATION - G

REGISTRATION - H

REGISTRATION - I

REGISTRATION - J

REGISTRATION - K

REGISTRATION - L

REGISTRATION - M

REGISTRATION - N

REGISTRATION - O

REGISTRATION - P

REGISTRATION - Q

REGISTRATION - R

REGISTRATION - S

REGISTRATION - T

REGISTRATION - U

REGISTRATION - V

REGISTRATION - W

REGISTRATION - X

REGISTRATION - Y

REGISTRATION - Z

TOTAL NO. OF PARKING = 70 - 100 - 80 ROUNDS

Shukla & Associates
Surveyors & Architects
Mumbai

Exh-J

408

To,

DATE:28/07/2022

Astt.Eng.(B.P.)City-IV

Mahanargarpalika New Building,

C.S.No.335, Bhagwan Valmiki Chowk,

Vidyalankar College Road,

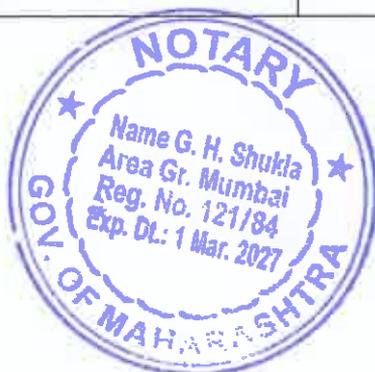
Wadala (E), Mumbai- 400 037.

Sub: Proposed redevelopment of residential building on plot bearing C.S.No.226 of Byculla Divison at 258 Bellasis Road, Mumbai Central, Mumbai-400 008.

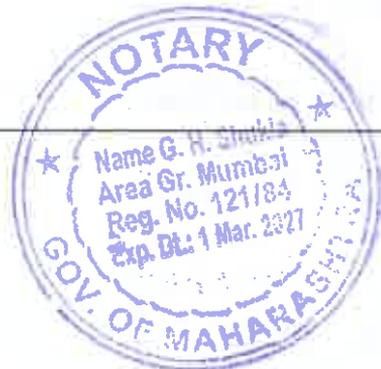
Ref: EB/2397/E/A

In this case, amended plans for the proposed building on above mentioned property was issued on 18.07.2022. We are enclosing the following documents/ amended compliance for endorse the full C.C. for entire work of building no. 01 & 02 as per amended plans dt:- 18.07.2022.

Amended approval letter condition dt:- 18.07.2022		
Sr.No.	Conditions	Remarks.
1.	That all the conditions of I.O.D. under even No. dt:- 28.09.2007 & amended approval letter dt:- 31.07.2018, 03.03.2020 shall be complied with.	Complied with.
2.	That the revised structural design/ calculations/ details/ drawings shall be submitted before endorsement of C.C.	Complied with attached in compliance check.
3.	That the payments towards following shall be made before asking for C.C. a. Development Charges. b. Extra Water/ Sewerage charges at A.E.W.W. 'E' Ward office. c. Premium towards labour welfare cess. d) Premium at 100% rate of ASR for Amenity Space as per Transitional Policy (T-5).	Complied with attached in compliance check.
4.	That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.	Noted
5.	That the C.C. shall be got endorsed as per the amended plan.	Applied
6.	That the work shall be carried out strictly as per	Noted



	approved plan.	
7.	That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with.	Complied with attached in compliance check.
8.	That adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air & the construction debris generated shall be deposited in specific sites inspected & approved by MCGM.	Noted
9.	That the debris shall be managed in accordance with the provisions of Construction & Demolition Waste Management Rules 2016.	Noted
10.	That the Registered undertaking regarding allotment of parking spaces directly one behind the other to the respective flats having requirement of more than one parking space before endorsement of C.C.	Complied with attached in compliance check.
11.	That the work shall be carried out strictly as per approved plan.	Noted
12.	That the condition/s of the Office Memorandum issued under F. No. IA3-22/10/2022-IA.III dated 05.05.2022 issued by Ministry of Environment, Forest and Climate Change shall be complied with.	As per Environment clearance, dt:- 20.05.2016, construction area is 42565.33 sq.mt. for Building no. 01 comprising of Basement + Ground floor (part stilt) + Podium (1 st) + 15 upper floors (i.e. 2 nd to 16 th floors). Building no. 02, Wing 'A' Ground floor (stilt) + 2 level podiums + 30 upper floors (i.e. 3 rd to 32 nd floors), Wing 'B' Ground floor (Stilt) + 2 level podiums + 30 upper floors (i.e. 3 rd to 32 nd floors) + Basement. Now, As per the approved



	<p>amended plans construction area is 40430 sq.mt. for Building no. 01 comprising of Basement + Ground floor (part stilt) + Podium (1st) + 15 upper floors (i.e. 2nd to 16th floors). Building no. 02, Wing 'A' Ground floor (stilt) + 2 level podiums + 28 upper floors (i.e. 3rd to 30th floors), Wing 'B' Ground floor (Stilt) + 2 level podiums + 29 upper floors (i.e. 3rd to 31st floors) + Basement. The proposed building description, tenements & construction area is within limit of EC clearance. Hence, revised EC is not applicable however the application in prescribed format on PARIVESH portal will be filled mentioning the required details of proposed amendments before asking O.C. of the additional area as per the approved plan dated 18.07.2022.</p>
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In view of above, you are kindly requested to endorse the full C.C. for entire work of building no.

01 & 02 as per amended plans dt:- 18.07.2022.

Thanking you,

Yours faithfully,

For, M/s. Shaikh & Associates

Digitally signed by:
 MUHAMMAD ALI
 2544001
 MUHAMMAD ALI
 SHAIKH
 2022.07.28 11:01:27 +0530

(LICENSE SURVEYOR)



MUNICIPAL CORPORATION OF GREATER MUMBAI

Exh - K

411

Sub: Proposed redevelopment of building on plot bearing C S no. 226 of Byculla division, E ward.

Ref: 1) File no EB/2397/E/A

2) Hon'ble NGT order dtd.23.07.2021

3) **Dudhwala Aquapari**

Hon'ble NGT Original application no 51/2021(WZ)

(I.A. No. 50/2021)

Sayyed Mohammed Sahir Usman-----Applicant

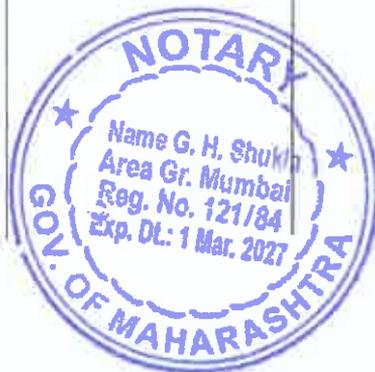
Versus

The Principal Secretary, DoE- GoM & Ors. -----Respondent(s)

4) Site visited along with the representative of SEIAA, CPCB, MPCB, District Magistrate and this office.

With reference to above subject matter and joint site visit dtd 01.12.2021, this office is in receipt of email dt 03.12.2021. As mentioned in the same, this office remarks are as follow,

Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to Submit the information	Submission by Dy.Ch.E.(B.P.) City's office
a.	PP has procured first Environment clearance dated 30.06.2012 and modified/ amended Environment Clearance vide no. SEAC-2015/CR-199(I)/TC-1 dated 20.05.2016, but not complied with condition of both EC and its amounts to serious violation.	1.PP to also submit compliance report submitted to 6 Monthly to till date. 2. PP to submit copies of E C -2012 & 2016 including their application for EC.	MCGM	Project Proponent has submitted reply on dtd 09.12.2021 with Acknowledgement of submission of report to The CCF, Regional office upto Dec-2015.
b.	PP Has not obtained mandatory Consent to Established and Consent to Operate obtained from MPCB	MCGM directed to submit project IOD, Plinth certificate, concession Certificate from Municipal Commissioner, commencement certificate, further CC & O C and completion certificates	MCGM	1) Concession report u/no. MCP/2546 dtd 24.09.2007 2) IOD issued u/no. EB/2397/E/A dtd 28.09.2007 3) Plinth CC issued u/no. EB/2397/E/A dtd 07.08.2008 4) Phase Programme approved u/no. EB/2397/E/A dtd 06.04.2009 5) FCC issued u/no. EB/2397/E/A dtd 15.04.2009, 21.02.2012 and 03.10.2012. 6) Concession report u/no. MCP/1095 dtd 18.12.2014

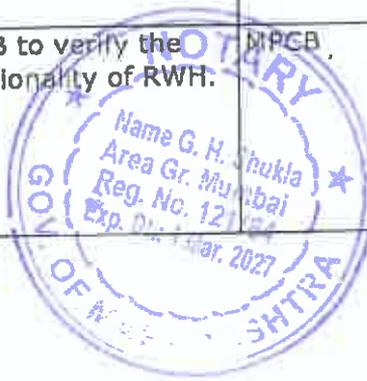


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Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to Submit the information	Submission by Dy.Ch.E.(B.P.) City's office
				7) Amended approval issued u/no. EB/2397/E/A dtd 04.04.2015 8) FCC endorsed and extended as per amended plans dtd 04.04.2015 u/no. EB/2397/E/A dtd 10.04.2015 and 02.05.2015 resp. 9) Part OC issued u/no. EB/2397/E/A dtd 27.07.2017. 10) Amended approval issued u/no. EB/2397/E/A dtd 31.07.2018 11) FCC extended as per amended plans dtd 31.07.2018 u/no. EB/2397/E/A dtd 07.08.2018 12) Amended approval issued u/no. EB/2397/E/A dtd 03.03.2020 13) FCC endorsed and extended as per amended plans dtd 03.03.2020 u/no. EB/2397/E/A dtd 17.03.2020 14) FCC extended as per amended plans dtd 03.03.2020 u/no. EB/2397/E/A dtd 18.08.2021
c.	PP has started use of premises without consent to operate and PP has not installed STP.	PP to confirm STP provision and MPCB to verify operational status.	MPCB	Matter pertains to MPCB
d.	PP has not obtained permission for Ground Water Extraction and PP is Extracting huge quantity of ground water for construction.	1.PP to confirm Bore well status and MCGM to verify the same. 2.PP to submit details of water supply challan and quantity of water and MCGM to verify the challan and certificate of supplier.	PP/MCGM	1) Project Proponent has obtained the permission for Bore well from Assistant Engineer (Water Works) E ward, u/no. ACE/35195/WW dtd 23.12.2014 and PCO/E/590/SR dt 20.03.2015. 2) Project Proponent has not submitted yet.

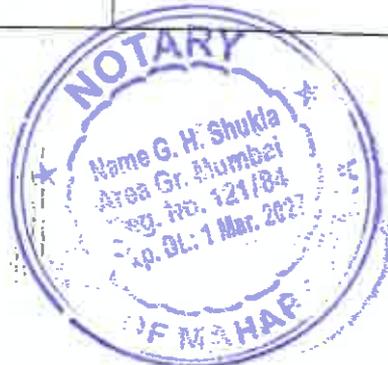


Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to Submit the information	Submission by Dy.Ch.E.(B.P.) City's office
e.	PP has not made any transplant as mandated in EC for 30 trees and also not made compensatory plantation against the cutting of 48 trees and also not planted 174 number of trees as disclosed in EC dated 30.06.2012.	PP shall submit the tree transplantation status and compensatory plantation as per EC. It is to verified by MCGM concern department.	PP/MCGM	Project Proponents has submitted the Tree NOC issued u/no. DYSG/TA/MC/1371 dt 24.05.2008. And Acknowledgement of submission of letter for transplanting trees to the concerned department. Balance no. of trees will be planted before full OC. Concerned department i.e. (S.G.) has informed that site under reference will be verified on site by SG department. On receipt of remarks of SG department the same will be forwarded.
f.	PP has not provided requisite Open Space for recreational ground as per the DC Rules on virgin land as directed by Hon'ble Supreme Court.	MCGM to confirm RG is provided as per approval and open spaces provided.	MCGM	Plan showing 8% RG is attached herewith. PP has stated that same will be complied before asking full OC, as construction activity is not yet completed.
g.	PP has not preserved top soil and not obtained permission for ground water extraction and due to basement construction ground water level is depleted.	MCGM shall confirm about provided bore well and basement is constructed as per approved plans.	MCGM	Project Proponent has obtained the permission for Bore well from Assistant Engineer (Water Works) ward, u/no. ACE/35195/WW dtd 23.12.2014 and PCO/E/590/SR dt 20.03.2015. Construction of basement is under progress.
h.	PP has not installed Rain Water Harvesting System (RWH) as mandated in EC dated 30.06.2021.	MPCB to verify the functionality of RWH.	MPCB	Matter pertains to MPCB



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Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to Submit the information	Submission by Dy.Ch.E.(B.P.) City's office
i.	PP has not installed Storm Water Drainage System as mandated in EC dated 30.06.2012.	MCGM shall confirm provision of Storm Water Drain and compliance of same	MCGM	Project Proponent has obtained the remarks from Executive Engineer (Storm Water Drain) Planning Cell, City, u/no. DyChE/SWD/1940/PC dtd 11.10.2007 and u/no. DyChE/SWD/2546/PC dtd 12.10.2015. And part completion Certificate thereon u/no. u/no. DyChE/SWD/3742/PC dtd 25.10.2016.
j.	PP has not installed Solid Waste Composting System for treatment of biodegradable waste as mandated in EC dated 30.06.2012.	MPCB to verify the installation of OWC and STP.	MPCB	Matter pertains to MPCB
k.	PP has installed exceeding 4 number of DG Sets against the permissible 2 DG Sets as mandated in EC dated 30.06.2012.	PP to submit compliance of provision of DG sets	PP	Construction/ installation of two no of DG sets are under the progress.
l.	PP has caused traffic congestion in the area due to this project and cause to air pollution on account of emission from the vehicles.	PP should submit report through Environmental consultant of Level Of Services proposed/provided and MCGM to verify the same by their traffic department.	PP/MCGM	Report through Environmental consultant of Level Of Services proposed from PP is awaited.
m.	PP has violated the conditions imposed in SEAC & SEIAA meetings.	PP to submit compliance of EC and MCGM should confirm the compliance of approval	PP/MCGM	Full OC is not yet issued and compliance of the part OC are complied as per DCPR 2034.



Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to Submit the information	Submission by Dy.Ch.E.(B.P.) City's office
n.	PP has made change in scope of the projects by increasing the total BUA of the projects by increasing in the FSI & loading of TDR and carried out the construction more than 50000 M ²	Registered architect to confirm A.Total construction area statement as per EC of MoEF CC. B.Total construction with EC permitted area C.The configuration of building confirming by registered architect	PP/MCGM	PP has submitted the copy of registered architect stating details of constructed area.
o.	PP has not provided Marginal Space as per the DC Rules.	MCGM to confirming Open space to concession report	MCGM	Marginal open spaces are provided as per approved plan.
p.	PP is manipulating government authorities for procuring various permission.	Legal Reply	PP	PP's reply is attached
q.	PP has violated the principle of sustainable development by not installing pollution control devices.	MPCB to submit Summary of implementation of STP, OWC, solar Panel, DG Set, RWH and other Environmental Scheme	MPCB	Matter pertains to MPCB
r.	PP has not made any environment management plan.	PP to submit EMP through their environmental consultant.	PP	PP has stated that they have already complied the conditions of EC and if anything is balance, they assure the authority to comply the same before Full OC
s.	PP has caused substantial damage to environment and ecology more than Rs 200 Crores, which shall be recovered from PP.	PP to reply.	PP	PP's reply is attached
t.	PP is unapologetic and PP has adopted careless and reckless attitude towards the environment protection.	PP to reply	PP	PP's reply is attached

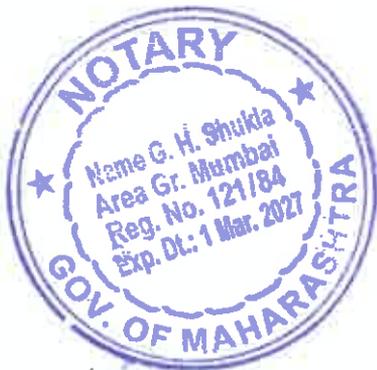


416

Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to Submit the information	Submission by Dy.Ch.E.(B.P.) City's office
u.	All authorities are allowing PP for further illegal construction without Consents.	PP to reply	PP	PP's reply is attached
v.	Thus it is mandatory to stop the project construction permanently till the compliance/ rectification of the above illegal act and removal of the defects from the construction.	PP to reply	PP	PP's reply is attached

Submitted please.


10/12/2024
Executive Engineer (Building Proposal) City-II



417



DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Information in respect of Hon'ble NGT order vide O.A 51/2021 in the matter of M/s Dudhwala Aquapearl , CTS No.226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Near ST Depot, Mumbai Central, Mumbai.

DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Fri, Dec 10, 2021 at 5:23 PM

To: SRO Mumbai 1 <sromumbai1@mpcb.gov.in>

Cc: "che.dp@mcgm.gov.in" <che.dp@mcgm.gov.in>, "dyche01bpcity.dp@mcgm.gov.in"

<dyche01bpcity.dp@mcgm.gov.in>, "pjarchco@gmail.com" <pjarchco@gmail.com>, NISHCHAL C <nischal.cpcb@nic.in>, RO Mumbai <romumbai@mpcb.gov.in>, Netra Chaphekar <lo@mpcb.gov.in>

Dyche office reply.pdf

Sir,

This office reply is attached herewith, for C.s. No 226, Byculla Division, E ward.
(Dudhwala Aquapearl)

Regards,
Dy.Ch.E.(B.P.)City

[Quoted text hidden]

6 attachments

- Borewell Permission-23-12-2014.PDF
507K
- Permission for retain borewell 20.3.2015.PDF
364K
- S.W.D Remarks with plan 2015.pdf
5864K
- SWD Remarks 11-10-2007.pdf
8766K
- SWD completion With plan 25-01-2016.pdf
2528K
- Six Month reports.pdf
4567K



418

2/11/22, 4:43 PM

Gmail - Information in respect of Hon'ble NGT order vide O.A 51/2021 in the matter of M/s Dudhwala Aquapearl , CTS No.22...



DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Information in respect of Hon'ble NGT order vide O.A 51/2021 in the matter of M/s Dudhwala Aquapearl , CTS No.226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Near ST Depot, Mumbai Central, Mumbai.

DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Fri, Dec 10, 2021 at 5:25 PM

To: sromumbai1@mpcb.gov.in

Cc: "dycebpcity@gmail.com <dycebpcity@gmail.com>, che.dp@mcgm.gov.in <che.dp@mcgm.gov.in>, dyche01bpcity.dp@mcgm.gov.in <dyche01bpcity.dp@mcgm.gov.in>pjarchco@gmail.com" <dycebpcity@gmail.com>, Che dp <che.dp@mcgm.gov.in>, dyche01bpcity.dp@mcgm.gov.in

Sir,

This office reply is attached herewith, for C.s. No 226, Byculla Division, E ward.
(Dudhwala Aquapearl)

Regards,
Dy.Ch.E.(B.P.)City

2 attachments

 Dyche office reply.pdf
3402K

 PP Reply dated 09.12.2021.pdf
3555K





DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Information in respect of Hon'ble NGT order vide O.A 51/2021 in the matter of M/s Dudhwala Aquapearl , CTS No.226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Near ST Depot, Mumbai Central, Mumbai.

DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Fri, Dec 10, 2021 at 5:25 PM

To: SRO Mumbai 1 <sromumbai1@mpcb.gov.in>

Cc: "dycebpcity@gmail.com <dycebpcity@gmail.com>, che.dp@mcgm.gov.in <che.dp@mcgm.gov.in>, dyche01bpcity.dp@mcgm.gov.in <dyche01bpcity.dp@mcgm.gov.in>pjarchco@gmail.com" <pjarchco@gmail.com>, NISHCHAL C <nischal.cpcb@nic.in>, RO Mumbai <romumbai@mpcb.gov.in>, Netra Chaphekar <lo@mpcb.gov.in>

Sir,

This office reply is attached herewith, for C.s. No 226, Byculla Division, E ward.
(Dudhwala Aquapearl)

Regards,
Dy.Ch.E.(B.P.)City

8 attachments



Architect's letter.jpg
62K

Approval letter_2018.pdf
197K

2nd amend plan dtd 2018.pdf
4669K

Amendletter_030320.pdf
167K

Amended 03_03_20.pdf
6990K

2085217_OC_signed.pdf
192K

OC plan.pdf
3987K

120630 Environment NOC Dt 30-06-2012.pdf
1069K





DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Information in respect of Hon'ble NGT order vide O.A 51/2021 in the matter of M/s Dudhwala Aquapearl , CTS No.226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Near ST Depot, Mumbai Central, Mumbai.

DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Fri, Dec 10, 2021 at 5:25 PM

To: SRO Mumbai 1 <sromumbai1@mpcb.gov.in>

Cc: "dycebpcity@gmail.com <dycebpcity@gmail.com>, che.dp@mcgm.gov.in <che.dp@mcgm.gov.in>, dyche01bpcity.dp@mcgm.gov.in <dyche01bpcity.dp@mcgm.gov.in>pjarchco@gmail.com" <pjarchco@gmail.com>, NISHCHAL C <nischal.cpcb@nic.in>, RO Mumbai <romumbai@mpcb.gov.in>, Netra Chaphekar <lo@mpcb.gov.in>

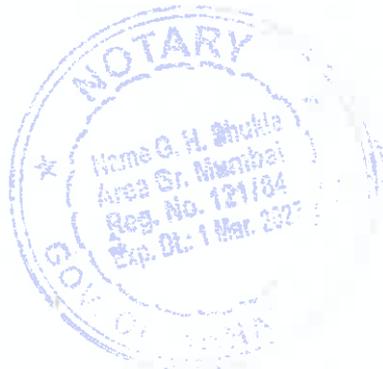
Sir,

This office reply is attached herewith, for C.s. No 226, Byculla Division, E ward.
(Dudhwala Aquapearl)

Submitted Please.

Regards,
Dy.Ch.E.(B.P.)City**7 attachments**

-  Environment NOC Dt 30-06-2012.pdf
1069K
-  Environment NOC Dt 20 May 2016.pdf
6127K
-  TREE NOC 25.4.2008.PDF
8650K
-  Tree Transplant letter with plan.pdf
623K
-  R.G.Location In Approved plan .pdf
1643K
-  R.G.Area.pdf
397K
-  PHASE-PROGRAM Letter & Plan Dt 06.04.2009.PDF
3296K





DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Fw: Format for obtaining data from MCGM.pdf

DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Mon, Jan 17, 2022 at 3:04 PM

To: SRO Mumbai 1 <sromumbai1@mpcb.gov.in>

Cc: "che.dp@mcbgm.gov.in" <che.dp@mcbgm.gov.in>, "dyche01city.pd@mcbgm.gov.in" <dyche01city.pd@mcbgm.gov.in>,
RO Mumbai <romumbai@mpcb.gov.in>, "pjarchco@gmail.com" <pjarchco@gmail.com>, Netra Chaphekar<lo@mpcb.gov.in>, "sajid.patel@dudhwalas.com" <sajid.patel@dudhwalas.com>, "sayyed.najeeb@ndw.group"
<sayyed.najeeb@ndw.group>, "firdaus.khan@ndw.group" <firdaus.khan@ndw.group>, NISHCHAL C

<nischal.cpcb@nic.in>, eebpcity02@mcbgm.gov.in

Bcc: amolc7@gmail.com, sjpatilcoep@gmail.com, sumitspadwal@gmail.com

Respected Sir,

With reference to this office earlier mail sent on dt. 10/12/2021 and your email received in this office on dt. 10/01/2022 (with no attachment) and dt. 11/01/2022, the information as required by you in prescribed format, as received from project proponent is attached herewith please.

Submitted Please.

Regards,
Dy.Ch.E.(B.P.)City

[Quoted text hidden]

2 attachments Mazgaon Division Annexure-1 to 4.pdf
171K Byculia Divlsion ANNEXURE - 1 to 4.pdf
1683K



DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Information in respect of Hon'ble NGT order vide O.A 51/2021 in the matter of M/s Dudhwala Aquapearl , CTS No.226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Near ST Depot, Mumbai Central, Mumbai

DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Fri, Dec 10, 2021 at 5:37 PM

To: SRO Mumbai 1 <sromumbai1@mpcb.gov.in>

Cc: "dycebpcity@gmail.com <dycebpcity@gmail.com>, che.dp@mcgm.gov.in <che.dp@mcgm.gov.in>, dyche01bpcity.dp@mcgm.gov.in <dyche01bpcity.dp@mcgm.gov.in>pjarchco@gmail.com" <dycebpcity@gmail.com>, Che dp <che.dp@mcgm.gov.in>, dyche01bpcity.dp@mcgm.gov.in, "dycebpcity@gmail.com <dycebpcity@gmail.com>, che.dp@mcgm.gov.in <che.dp@mcgm.gov.in>, dyche01bpcity.dp@mcgm.gov.in <dyche01bpcity.dp@mcgm.gov.in>pjarchco@gmail.com" <pjarchco@gmail.com>, NISHCHAL C <nischal.cpcb@nic.in>, RO Mumbai <romumbai@mpcb.gov.in>, Netra Chaphekar <lo@mpcb.gov.in>

1st Amended plan -2015.rar

Sir,

This office reply is attached herewith, for C.s. No 226, Byculla Division, E ward.
(Dudhwala Aquapearl)

Regards,
Dy.Ch.E.(B.P.)City

3 attachments IOD Plans.pdf
13648K I O D-2892007.PDF
3376K Amended Approval_04.04.2015.PDF
1316K



DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Information in respect of Hon'ble NGT order vide O.A 51/2021 in the matter of M/s Dudhwala Aquapearl , CTS No.226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Near ST Depot, Mumbai Central, Mumbai.

1 message

DeputyChiefEngineer BPCity <dycebpcity@gmail.com>

Fri, Feb 11, 2022 at 8:46 PM

To: SRO Mumbai 1 <sromumbai1@mpcb.gov.in>, NISHCHAL C <nischal.cpcb@nic.in>, Netra Chaphekar <lo@mpcb.gov.in>, RO Mumbai <romumbai@mpcb.gov.in>, darshan.mhatre@mpcb.gov.in, "dycebpcity@gmail.com <dycebpcity@gmail.com>, che.dp@mcgm.gov.in <che.dp@mcgm.gov.in>, dyche01bpcity.dp@mcgm.gov.in <dyche01bpcity.dp@mcgm.gov.in>pjarchco@gmail.com" <pjarchco@gmail.com>

Cc: Che dp <che.dp@mcgm.gov.in>, dyche01bpcity.dp@mcgm.gov.in, eebpcity02@mcgm.gov.in, amolc7@gmail.com, sjpatilcoop@gmail.com

Bcc: avinash_tambe@rediffmail.com, dsnaik.mail@gmail.com

- 2nd amend plan dtd 2018.pdf
- 120630 Environment NOC Dt 30-06-2012.pdf
- 2085217_OC_signed.pdf
- Amended 03_03_20.pdf
- Amendletter_030320.pdf
- Approval letter_2018.pdf
- Architect's letter.jpg
- Borewell Permission-23-12-2014.PDF
- Byculla Division ANNEXURE - 1 to 4.pdf
- Dyche office reply.pdf
- Environment NOC Dt 30-06-2012.pdf
- OC plan.pdf
- Permission for retain borewell 20.3.2015.PDF
- PHASE PROGRAM Letter & Plan Dt 06.04.2009.PDF
- R.G.Location in Approved plan .pdf
- S.W.D Remarks with plan 2015.pdf
- Six Month reports.pdf
- SWD completion With plan 25-01-2016.pdf
- SWD Remarks 11-10-2007.pdf
- TREE NOC 25.4.2008.PDF
- Tree Transplant letter with plan.pdf
- Amended Approval_04.04.2015.PDF
- I O D-2892007.PDF
- IOD Plans.pdf



PP Reply dated 09.12.2021.pdf

R.G.Area.pdf

Sir,

In the above matter, this office has already submitted the information, via email viz

- 1) This office Email dtd 10.12.2021 at 5.23 PM with 7 attachments as Dyche office reply, Borewell permission-23.12.2014, permission to retain borewell-20.03.2015, SWD remarks with plan 2015, SWD remarks 11.10.2007 SWD completion with plan 25.01.2016, six months reports,
- 2) This office Email dtd 10.12.2021 at 5.25 PM with 2 attachments as Dyche office reply, PP reply dated 09.12.2021.
- 3) This office Email dtd 10.12.2021 at 5.25 PM with 8 attachments as Architect's letter, Approval letter_2018, 2nd amend plan dtd 2018, Amend letter_030320, Amended 03_03_20, 2085217_OC_signed, OC plan, 120630 Environmental NOC dt 30.06.2012
- 4) This office Email dtd 10.12.2021 at 5.25 PM with 7 attachments as Environmental NOC dt 30.06.2012, Environmental NOC dt 20 may 2016, Tree NOC 25.04.2008, Tree Transplant letter with plan, R.G. Location in Approved plan, R.G. area, Phase Program letter and plan dt 06.04.2009
- 5) This office Email dtd 10.12.2021 at 5.237 PM with 1+3 attachments as 1st amended plan-2015, IOD plans, IOD-2892007, Amended appeoval_04.04.2015
- 6) This office Email dtd 17.01.2022 at 3.04 PM with 2 attachments as Mazgaon Division Annexure-1 to 4, Byculla Division Annexure-1 to 4.

Further, this office reply for the email received from your office on 03.02.2022 is as follows,

- 1) Current status of construction as on date 17.01.2022 reported by MCGM is based on which sanctioned plan? and whether the configuration reported as on 17.01.2022 is in conformation with that of EC dated 20.05.2016 – MCGM.

Reply - Please find the attachment, as "comparative statement for EC and CC approved" and "Environment NOC Dt 20 May 2016"

2.Details and Copies of Consent to Establish/Operate issued – MPCB.

3.Details of Sewage Treatment Plant, Solid Waste Management, Rain Water Harvesting System, Energy Conservation Measures and other environmental services its verification – MPCB.

4.Details of water supply and its quantity; if sourced through pvt. water tanker copy of challans for procurement of water – PP and its verification by MCGM.

Reply- Concerned department is informed to offer their remarks. Concerned persons are Medical Health Officer, E ward, Dr. Shailendra Gujar (9920759813) and AE Shri Malekar, Water works (9819894342). The concerned department is informed to submit their remarks directly to Sub Regional Officer Mumbai-1 via email.

5.PP to submit Level of Services proposed/provided and MCGM to verify the same by their traffic department.

Reply- Concerned department is informed to offer their remarks. Concerned person is Assistant Engineer, E ward, Shri. Pimpale (9967911375). The concerned department is informed to submit their remarks directly to Sub Regional Officer Mumbai-1 via email.

6) It is learnt that, Remarks from Superintendent of Garden for the Sr. No.(e) of the listed grievances are already submitted to Sub Regional Officer Mumbai-1 on dtd 10.02.2022. Concerned person is Assistant Engineer, E ward, Shri. Shelar (9890979162)

It is to inform here that the earlier all the emails attachments sent by this department are once again attached herewith for ready reference.

Submitted Please.

Regards,
Dy.Ch.E.(B.P.)City

5 attachments

IMG-20220211-WA0005.jpg
101K



428



IMG-20220211-WA0006.jpg
100K



IMG-20220211-WA0007.jpg
105K

 **comparative statement for EC and CC approved.pdf**
103K

 **Environment NOC Dt 20 May 2016.pdf**
6127K



Exht. K
426

DUDHWALA REAL ESTATE & INVESTMENT

A-WING, 3RD FLOOR, DUDHWALA COMPLEX, 292 BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI - 400 006.
Tel. : +91-22-6136 3333 / +91-22-2309 2222 | E-mail : support@dudhwalas.com

Date: 09.12.2021

To,
Deputy Chief Engineer (B.P. City),
MCGM, Building proposal building,
Vidyalankar College Road,
Wadala East, Mumbai

Sir,

Subject: Redevelopment of property bearing CS. No. 226 of Byculla Division.

Ref: ER/3397/2/A

We, the Project Proponent of the above mentioned subject property, have received an email from your office seeking reply to below mentioned question in connection with the case before Hon'ble NGT in Original application no 51/2021(WZ) (I.A No. 50/2021). Thus, we are hereby replying the same as under:

Hon'ble NGT Original application no 51/2021(WZ)
(I.A No. 50/2021)

Sayed Mohammed Sahir Usman

Applicant

Versus

The Principal Secretary, DoE-GoM & Ors.

Respondent(s)

Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to submit the information	Reply of Project Proponent
a.	PP has procured first Environment clearance dated 30.06.2021 and modified/amended Environment Clearance vide no. SEAC-2015/CR-199(I)/TC-1 dated 20.05.2016, but not complied with condition of both EC and its amounts to serious violation.	1.PP to also submit compliance report submitted to 6 Monthly to till date 2.PP to submit copies of E C -2012 & 2016 including their application for EC.	MCGM	1. Attached herewith the copy of 6 monthly compliance report upto December 2015.- Annexure "A-1" 2. E.C dated 30.06.2012 & revised dated E.C. 2016 including application for EC- Annexure "A-2"
b.	PP Has not obtained mandatory Consent to Established and Consent to Operate obtained from MPCB	MCGM directed to submit project IOD, Plinth certificate, concession Certificate from Municipal Commissioner, commencement certificate, further CC & O C and completion certificates	MCGM	-----

Stamp: Name G. H. Shukla
Area Gr. Mumbai
Reg. No. 121/84
Exp. Dt.: 1 Mar. 2027
GOV. OF MAHARASHTRA

927

c.	PP has started use of premises without consent to operate and PP has not installed STP.	PP to confirm STP provision and MPCB to verify operational status.	MPCB	-----
d.	PP has not obtained permission for Ground Water Extraction and PP is Extracting huge quantity of ground water for construction.	1. PP to confirm Bore well status and MCGM to verify the same. 2. PP to submit details of water supply challan and quantity of water and MCGM to verify the challan and certificate of supplier.	PP/MCGM	Attached herewith Bore well permission - Annexure "B"
e.	PP has not made any transplant as mandated in EC for 30 trees and also not made compensatory plantation against the cutting of 48 trees and also not planted 174 number of trees as disclosed in EC dated 30.06.2012.	PP shall submit the tree transplantation status and compensatory plantation as per EC. It is to verified by MCGM concern department.	PP/MCGM	1. Letter of transplantation of 33 nos. of trees is attached herewith - Annexure "C-1" and we shall plant proposed 174 nos. Of tree before obtaining Full OC. 2. Attached herewith tree NOC - Annexure "C-2"
f.	PP has not provided requisite Open Space for recreational ground as per the DC Rules on virgin land as directed by Hon'ble Supreme Court.	MCGM to confirm RG is provided as per approval and open spaces provided.	MCGM	-----
g.	PP has not preserved top soil and not obtained permission for ground water extraction and due to basement construction ground water level is depleted.	MCGM shall confirm about provided bore well and basement is constructed as per approved plans.	MCGM	-----
h.	PP has not installed Rain Water Harvesting System (RWH) as mandated in EC dated 30.06.2021.	MPCB to verify the functionality of RWH.	MPCB	-----
i.	PP has not installed Strom Water Drainage System as mandated in EC dated 30.06.2012.	MCGM shall confirm provision of Strom Water Drain and compliance of same	MCGM	-----
j.	PP has not installed Solid Waste Composting System for treatment of biodegradable waste as mandated in EC dated 30.06.2012.	MPCB to verify the installation of OWC and STP.	MPCB	-----
k.	PP has installed exceeding 4 number of DG Sets against the permissible 2 DG Sets as mandated in EC dated 30.06.2012.	PP to submit compliance of provision of DG sets	PP	Provision for setup of 2 DG Set is made on site and the work is in progress.
l.	PP has caused traffic congestion in the area due to this project and cause to air pollution in amount of emission from the site.	PP should submit report through Environmental consultant of Level Of Services proposed/provided and MCGM to verify the same by their traffic department.	PP/MCGM	Attached herewith copy of traffic consultant - Annexure "D"



m.	PP has violated the conditions imposed in SEAC & SEIAA meetings.	PP to submit compliance of EC and MCGM should confirm the compliance of approval	PP/MCGM	Compliance related to Full OC is pending, rest all the conditions are complied.
n.	PP has made change in scope of the projects by increasing the total BUA of the projects by increasing in the FSI & loading of TDR and carried out the construction more than 50000 M ²	Registered architect to confirm A. Total construction area statement as per EC of MoEFCC. B. Total construction with EC permitted area C. The configuration of building confirming by registered architect	PP/MCGM	Attached herewith copy of registered architect/L.S. stating details of constructed area. Annexure "E"
o.	PP has not provided Marginal Space as per the DC Rules.	MCGM to confirming Open space to concession report	MCGM	-----
p.	PP is manipulating government authorities for procuring various permission.	Legal Reply	PP	We have not manipulated any government authority for obtaining permission for carrying out construction. All permission have been obtained by us are in accordance with law and thus valid.
q.	PP has violated the principle of sustainable development by not installing pollution control devices.	MPCB to submit Summary of implementation of STP, OWC, solar Panel, DG Set, RWH and other Environmental Scheme	MPCB	-----
r.	PP has not made any environment management plan.	PP to submit EMP through their environmental consultant.	PP	We have already complied with most of the conditions of EC and anything is balance will be complied with before asking for Full OC from MCGM.
s.	PP has caused substantial damage to environment and ecology more than Rs 200 Crores, which shall be recovered from PP.	PP to reply.	PP	We have not caused any environmental damage much less than 200 crores, the construction carried out is strictly in accordance with the permission.
t.	PP is unapologetic and PP has adopted careless and reckless attitude towards the environment protection.	PP to reply	PP	We have never adopted any careless & reckless attitude towards environment & have always been an environmentally conscious company.
u.	All authorities are allowing PP for further illegal construction without Consents.	PP to repl	PP	None of the authorities have permitted illegal construction, infact the construction carried out is strictly in accordance with permissions



429

v.	Thus it is mandatory to stop the project construction permanently till the compliance/ rectification of the above illegal act and removal of the defects from the construction.	PP to reply	PP	As the construction carried out is in accordance with law & the permissions granted by various authorities there is no requirement much less any necessity to stop the construction
----	---	-------------	----	---

For M/s Dudhwala Real Estate & Investment

Partner

बृहन्मुंबई महानगरपालिका
उपप्रमुख अभियंता (इ.प्र.) शहर
शिंदे कार्यालय

दिनांक - 9 DEC 2021 (4925)

उप. अभ. प्र. सं. / 275

सेल २०:२०, २२, २२, २३, ४, ५, २०

सहायक अभियंता
शहर

सहायक अभियंता (ईमारत परीक्षण) शहर २/१२/२१

9-12-21

उप प्रमुख अभियंता (ई. प्र.) शहर

बृहन्मुंबई महानगरपालिका
सहायक अभियंता
ईमारत परीक्षण (शहर) २/१२/२१

(2400)

9 DEC 2021

275

RECEIVED / SE 10 VI
21/12/21

