

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

**Original Application No. 49/2021(WZ)**

Mr. Sayyed Mohammed Sabir Usman

.....Applicant

V/s

Union of India & Ors. & Ors.

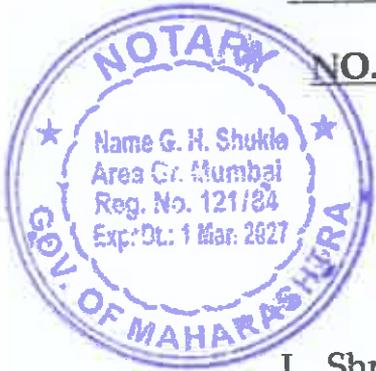
.....Respondents

**AFFIDAVIT IN REPLY ON BEHALF OF THE RESPONDENT**

**NO. 5 – BRIHANMUMBAI MUNICIPAL CORPORATION**

**(BMC)**

I, Shri. Rahul Namdev Landge, an Inhabitant, working as Assistant Engineer with Brihanmumbai 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 5. I am filing this affidavit in reply thereto. At the outset I submit that the application filed against Respondent No. 5 - Brihanmumbai Municipal Corporation (hereinafter referred as BMC) is not maintainable in view of Section 5 (2) of Mumbai 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 grievance in that the violation of environmental norms by the project proponent (PP) i.e. Respondent no. 8 - M/s Castle Realtors Private Limited, Mumbai, in developing housing project "NDW Aquagem" at City Survey (CTS) No. 1/378 of Mazgaon Division, Balwant Singh Dhody Marg, Nesbit Road, Mazgaon, District-Mumbai City, Maharashtra, within the local limit and jurisdiction of Brihanmumbai Municipal Corporation.



By this application, the demolition of illegal structures has been sought. It is alleged in the present application that the Respondent No. 8 i.e. Project Proponent obtained Environment Clearance on dated 25.06.2007, had expired on 24.06.2012 and that without getting it revalidated, the construction has been raised, which all needs to be demolished.

3. 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 constructed illegal basement causing damage to groundwaterlevel without any permission from competitive authority.

*This Respondent submits that; PP has not started construction of basement on site. However, the basement is approved below building no.3 by this respondent as per the regulations in force. Hereto annexed and marked as Exhibit 'A' is a Copy of approval papers and approved drawing.*



- b. PP has not made any test for ground water contamination and quality of water and there is serious ground water contamination.

*This Respondent submits that; PP has submitted test result of ground water samples. The same are satisfactory and does not indicate any contamination. Hereto annexed and marked as **Exhibit 'B'** is the copy of test results of ground water samples.*

- c. PP has not complied the conditions of commencement certificate mandating prior environment clearance and consents from the MPCB.

*This Respondent submits that; The PP has complied with the conditions of IOD dated 23.03.2007, before asking commencement certificate from Respondent no.5. Thereupon, this Respondent had issued commencement certificate at various stages of the proposal. Hereto annexed and marked as **Exhibit 'C'** is the copy of IOD containing all conditions.*

*Further it is submitted that the Environment Clearance was issued on 25.06.2007 for total built-up area 31389.89 sq.m. Hereto annexed and marked as **Exhibit 'D'** is the Copy of Environment Clearance (EC). In the said Environment*



Clearance there is no mention of validity period. However, approval of Hon'ble Municipal Commissioner was obtained to insist revised Environmental Clearance before issuing further commencement certificate if total built-up area exceeds 31389.89 sq.m.

Further it is to be submitted that till to date Full CC is issued to Building no.1 as per last approved plans i.e. upto 34 floors. Till to date CC upto only 16th floor is issued to Building no.2, whereas plans are approved for total 18 floors. Till to date CC upto only basement top is issued to Building no. 3, whereas plans are approved for Basement + Stilt + 3 podium levels. The total Built-up Area for which plans are approved is 31742.15 sq.m. However, Commencement Certificate is not issued for upper two floors in building no.2 and for upper floors above plinth in building no.3. The total constructed area on site as per the approved CC is 29159.58 sq.m. Therefore, it is clearly demonstrated that the commencement certificate issued is not exceeding Total Built-up area of 31389.89 sq.m. for which Environment Clearance is already obtained. Hereto annexed and marked as Exhibit 'E' is the Copy of last approved plan and Commencement Certificate.



*As regards 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. 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 infrastructure 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 developed the 10 % open space as per the DC Rule, but BMC officers have neglected to perform duties as per the norms. There is no plantation at site.

*This Respondent submits that the open spaces are provided as per approved plans on site. The developed RG as per the approved plan will be insisted before issue of Full Occupation Certificate. PP has planted trees on site, Hereto annexed and marked as **Exhibit 'F'** is copy of site inspection report of Garden Department of this Respondent.*

- e. PPP has not provided the ramp slope in the ratio of 1:10 as mandated in DC Rules of BMC.

*This Respondent submits that; the ramp slope is provided as per approved plans.*

- f. PP has not provided site margin as per the DC Rules of BMC.

*This Respondent submits that; the site margin is provided as per the approved plan. The same was verified by this office staff before issuing CC above plinth level.*

- g. PP is extracting huge quantity of ground water from four bore wells for construction of project as well as domestic use of occupied project without any permission from competitive authority for operational purpose.

*This respondent submits that there exists only one bore well on site. PP has obtained permission for one bore well from Dy. Insecticide Officer 'E' ward, competitive authority of this Respondent, u/no. IO/2121/SR dated 14.09.2007. Hereto annexed and marked as Exhibit 'G' is the copy of permission for one bore well given by Dy. Insecticide Officer 'E' ward of this Respondent.*





- h. PP has not provided any energy conservation system for energy saving like solar system.

*This respondent submits that the PP has informed that the solar system will be fixed before applying for full occupation certificate as construction activity is not yet completed on site. Hence, the same will be insisted before full OC.*

- i. PP has not provided any rain water harvesting system for ground water recharge.

*This respondent submits that the PP has provided Rain Water Harvesting System.*

- j. PP has not preserved top layer of fertile soil and there is no DG soil test for contamination.

*This respondent submits that the construction project undertaken by the PP is a redevelopment project under regulation 33(7) of DCR 1991, which is specifically articulated for redevelopment of existing cessed structures existing prior to 1969. Therefore, it is evident that the land under consideration is neither agricultural land nor virgin land. The land under consideration was containing existing building built on it. Hence, there was no top layer of fertile soil in existence. Moreover, the excavation for basement is not yet started on site. If any fertile soil is encountered during*



*such excavation then the PP will be instructed to preserve the fertile soil.*

- k. PP has not provided fire and safety system at site.

*This respondent submits that the authority to assess fire safety of the project is (CFO) Chief Fire Officer of this Respondent. CFO has issued NOC for the building plans. Moreover, CFO has verified the fire protection system installed by the PP before issuing NOC for part occupation purpose. Hereto annexed and marked as **Exhibit 'H'** is the copy of the NOC Chief Fire Officer of this Respondent.*

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

*This respondent submits that the plans are approved by considering the road widths as shown in approved Development Plan. Therefore, there is no obstruction for vehicular movement due to this project and no cause of traffic congestion.*

- m. PP has not prepared any environment management plan.



*This respondent submits that the PP has submitted a Environment Management Plan. Hereto annexed and marked as **Exhibit 'I'** is the copy of the Environment Management Plan.*

- n. PP has carried out substantial change in the scope of the project in violation of terms and conditions of EC dated 25.06.2007.

*This respondent submits that the Environmental Clearance has been obtained for construction area of 31,389.89 m<sup>2</sup>. As on date no commencement certificate is issued exceeding this area.*

4. I say that, in pursuance of the order of Hon'ble NGT dated 22.07.2021, 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. 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 'I'** is the copy of the reply.
5. I say that, 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 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 EC, issued to them time to time.

6. I say that in view of the above there is no cause of action against this Respondent. In these circumstances, it is respectfully submitted that the Application of applicant is 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
7. I say that the present respondent will abide by any directions of this Hon'ble Tribunal.
8. This Respondent craves leave to add, alter or amend the aforesaid averments as and when necessary.

*[Handwritten Signature]*

Respondent No.5

This day of 5th April, 2023



*[Handwritten Signature]*

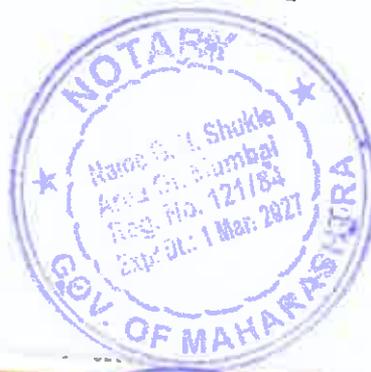
Advocate for Respondent No.5

### 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.

*[Handwritten Signature]*

Identified by  
Advocate



*[Handwritten Signature]*  
Deponent

**BEFORE ME**

**G. H. SHUKLA**  
NOTARY GREATER MUMBAI  
Jagdamba Bhavan, Ground Floor  
Sanpatrao Kadam Marg, Lower Part  
MUMBAI - 400 013

**NOTED & REGISTERED**  
Sr. No. 46627/154/2023  
Dated 5 APR 2023



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

**AT PUNE**

**Original Application No. 49/2021(WZ)**

**Mr. Sayyed Mohammed Sabir Usman**

**....Applicant**

**V/S**

**The Principal Secretary,**

**Government of Maharashtra &Ors.**

**...Respondents**



**AFFIDAVIT IN REPLY**

**Dated this 5<sup>th</sup> day of April 2023**

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

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

**Original Application No. 49/2021(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 approval papers and approved drawing.	329 - 330
2.	B.	Copy of test results of ground water samples.	331 - 335
3.	C.	Copy of IOD containing all conditions.	336 - 345
4.	D.	Copy of Environment Clearance (EC)	346 - 350

5.	E.	Copy of last approved plan and Commencement Certificate.	351 - 385
6.	F.	Copy of site inspection report of Garden Department of this Respondent.	386
7.	G.	Copy of permission for one bore well given by Dy. Insecticide Officer 'E' ward of this Respondent.	387 - 389
8.	H.	Copy of the NOC Chief Fire Officer of this Respondent.	390 - 395
9.	I.	Copy of the Environment Management Plan.	396 - 422
10.	J.	Copy of Reply filed by the present Respondent.	423 - 439

Date:

Mumbai

Adv. for Respondent



Basement &  
MoEF before  
CC.

Exhibit-A

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. CHE/ 625 / DPO/ City II - 21/8/15

Sub: Proposed redevelopment of property bearing C.S. No. 1/378 of Mazgaon Division situated at Balwant Singh Dhodi Marg, E Ward, Mumbai.

Developer : Mr. Nisar I. Patel & Mr. Rafique I. Patel of M/s Castle Realtors Pvt. Ltd. C.A. to Owner M/s Bombay Engineering & Metal Works Pvt. Ltd.

Architect : Shri Vivek Bhartu

Reference is requested to the detailed report of Ex.Eng. (BP) City II / Dy.Ch.Eng. (BP) City and recommendations submitted to Hon. M.C. by the undersigned and Hon. M.C.'s endorsement thereon. "As per the proposal at Sr.No. 3,7,9 "please examine" as per the provisions of D.C.R also examine the following.

1. Examine the eligibility of non cessed area for FSI 3.00.
2. Provision of two society offices.
3. Provision of Regulation 42 (1a).
4. HRC and MOEF NOC required before C.C."

In this regard, this office remarks are as under:

**Sr.No.3 of Report:**

In this regard architect has now submitted representation wherein he has mentioned that he is proposing only additional 6 floors on building no.1 with height 109.50 mt. as per high rise NOC, instead of 8 floors and has proposed to consume balance F.S.I. on building no. 2. The amendments proposed in building no. 2 will be scrutinised separately and concessions will be sought subsequently in that building file.

The high rise committee NOC with single staircase for building comprising stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium + 4<sup>th</sup> to 34<sup>th</sup> upper floors for height 109.50 mt. is submitted at pg. C/53-77. As such, the amended plans for building no.1 will be approved for height 109.50 mt. after approval of concessions and the C.C. will be granted for height 109.50 mt.

**Sr.No. 7 & 9 of Report :**

Reference is requested to the remarks of the undersigned wherein it is mentioned that "as regards point no. 7, the basement for storage in building No.3 which is yet to be constructed with height 4.20 m. by counting in FSI once will not be allowed. The height for storage to be restricted to 3.90 mt. else to count 1.50 times in F.S.I."

As regards point No. 9, servant toilet at floor level will be allowed by counting in FSI upto 27<sup>th</sup> floor and servant toilet beyond 27<sup>th</sup> floor at midlanding level will be allowed free of FSI.

As regards other observations of Hon. M.C. the point wise reply is as under:

1. Eligibility of non cessed area for F.S.I. 3.00 will be ensured by L.F.(BP) City.
2. As regards two society offices, one society office will be allowed free of FSI as per DCR 35 (2)(vi) read with DCR 38 (ii) and the other will be counted in F.S.I.
3. Since the depth of the living rooms is more than 7.5mt., required as per 42(1a), NOC from Ch. Eng. (M&E) will be insisted for artificial light and ventilation before C.C.
4. Since architect has now proposed to restrict the height of the building to 109.50 mt. revised HRC NOC is not necessary. Revised MOEF NOC will be insisted before asking C.C. beyond construction built up area of 31380.84 Sq.mt.

In view of above, Hon. M.C.'s approval is requested to Sr.Nos. 1 to 7 subject to 'X' and 'Y' above.



1. To allow permissible BUA of including fungible, BUA admeasuring 16641.70 Sq.mt. wherein fungible bulk up area of 1127.39 Sq.mt. for rehab cess and non cess Residential tenant and 52.03 Sq.mt. for rehab cess and non cess N.R. without charging premium and fungible BUA 2488.95 Sq.mt. + 622.24 Sq.mt. for sale residential and MHADA surplus respectively by charging premium as per policy as explained in point No. 5 as at pg. N/5 and N/6.
2. To allow R.G. at ground level having area adm. 240.00 Sq.mt. of irregular shape and size touching to the building line and compound wall as against 345.96 Sq.mt. i.e. 8% R.G. area without charging premium and remaining R.G. on topmost podium due to the compliance of remarks of A.E. (T&P) of 24.40 mt. wide proposed tentative R.L. as against earlier 18.30 m. received on 3.11.2014 i.e. after completion of substantial construction work as explained in point No.3 as at pg. N/3 and N/4.
3. To consider architect's request for following as explained in point No. 8 as at pg. N/7 to N/9.
  - (a) To allow 109.50 mt. height of building No.1 with single staircase in view of High Rise Committee N/C for Height 109.50 mt.
  - (b) To allow fire check floor of 1.80 mt. above existing 27<sup>th</sup> floor at a height of 88.15 mt. above ground level for which CFO has granted N/C.
  - (c) To condone second staircase by charging premium as mentioned at Sr.No.8 (f).
4. To allow 217 Nos. of parking spaces free of FSI on stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium floor on Building Nos. 1, 2 and 3 accessible by 7.00 mt. wide ramp touching to the compound wall & in basement having height 4.20 mt. for stack parking in building No. 3 accessible by single car lift as explained in point No. 10 as at pg. N/11.
5. To allow open space deficiency to the extent of 52.7% as approved earlier by charging premium for additional floor height as explained in point No.11 as at pg. N/12 to N/14.
6. To allow area of staircase, lift lobby, passage of habitable floor free of FSI by charging premium on sale portion and without charging premium for rehab portion as explained in point No.12 as at pg. N/14.
7. To allow basement having height of 3.50 mt. for para storage (ordown) accommodation as rehab N.R. tenements counted into FSI subject to submission of respective tenants consent before issue and remaining for underground tank, pump room, uses permitted as per D.C. Regn. 38 (9) free of FSI as per D.C. Regn. 35 (2)(v) as explained in point No.14 as at pg. N/15.

Submitted please.

Hon. M.C.  
/ Sir,

Drawn as proposed.

Hij Malt

25/8/15

Municipal Commissioner

(H.E. CDP)

DYCE (B/P) City

for no. 21

25/8/15  
CHDPK

Pratik  
25/8/15  
City Eng. (DP)

बृहन्मुंबई महानगरपालिका  
आयुक्त्यांचे कार्यालय

24 AUG 2015

समय: ११.१२.१३.१४  
१५.१६.१७.१८.

क्रमांक: MCP/7048

27/8/15



NDW

REGISTERED BY THE GOVT.

CASTLE REALTORS PVT. LTD.

U99999MH1997PTC108152

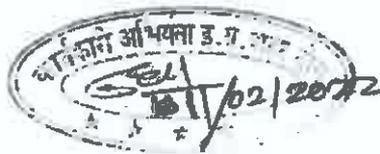
Dunyaap House 202, Eknagar Road, Mumbai Central, Mumbai 400008.

Tel: +91 22 2300 0555

Exhibit - B

Date : 10/02/2022

To,  
Assistant Engineer (BP)-City-IV,  
MCGM Building, Vidyalankar Marg,  
Opp. Hanuman Mandir,  
Antop Hill, Wadala (East),  
Mumbai - 400 037.



Sub : Redevelopment of property bearing C.S. No.1/378 of Mazgaon Division, situated at Nesbit Road, Mazgaon, Mumbai - 400 010.

Ref : 1) Hon'ble NGT Order vide O.A. 49/2021 in the matter of M/s. Castle Realtors Pvt. Ltd.  
2) EB/870/E/A

Respected Sir,

With reference to your letter dated 10/02/2022, in above subject matter, we are submitting herewith compliance report for point nos. g, y and z as under :

Sr. No.	Objection raised by Complainant	PP Submission
g.	PP has not made any test for ground water contamination and quality of water and there is serious ground water contamination.	No contamination of ground water is done. Ground water test analysis report is obtained from MCGM Department which is submitted herewith for ready reference.
y.	PP has caused traffic congestion in the area due to this project and cause to air pollution on account of emission from the vehicles.	No traffic congestion is caused due to our project & therefore, separate report is not necessary. In this context, it is submitted that the allegations made by Complainant are totally baseless and deprived the factual position as on site. Photograph is submitted herewith for ready reference.
z.	PP has not prepared any environment management plan.	Environment management plan is submitted herewith for ready reference.

In view of the above referred clear-cut position, we felt that the allegations made by complainant are totally baseless and deprived the merits of the case & therefore, we request you to submit the above referred report to concerned authority accordingly.

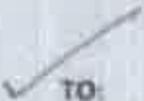
Thanking you,

Yours faithfully,

For M/s. Castle Realtors Pvt. Ltd.

# CASTLE REALTORS PVT.LTD.

DUDHWALA HOUSE, 292, BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI, 400 008.  
TEL: 23063333 (5 Lines) 23093333 (5 Lines) Fax: 91-22-23063333 Email: dwdhwala@vsnl.com



**TO:**  
Municipal Laboratory Centralized,  
G/North Ward Office,  
2<sup>nd</sup> Floor, Room No. 49,  
Dadar (West),  
Mumbai-400 028.

Date: 11/12/2021

**PROJECT: AQUAGEM BUILDING,**  
Nesbit Road, Mazgaon,  
Mumbai-4000 010.

**Subject: Testing of Bore water sample**

Sir,  
Water sample collected from Bore (2.00 liter bottle) is send for following tests  
(i) Ground-water contamination.  
(ii) Quality of Water.

The testing charges are paid in Cash.

Please provide us with the test report of bore water sample submitted to you and the test report will be collected by our office staff.

Thanks & Regards,

Yours Faithfully,





BMPP-21801-2015 to 50.000

PH491

## MUNICIPAL CORPORATION OF GREATER MUMBAI

## Public Health Department

It is distinctly understood that  
this report will not be used for  
advertisement purposes

MUNICIPAL LABORATORY  
Centralised G/North Offices, 2nd Floor,  
Room No. 49, J. K. Sawant Marg,  
Dadar, Mumbai-400 028.

## Analysis Report

* Customer Name & Address	REPORT NO.	PC/3742 of 2021
CASTLE REACTORS PVT LTD DE DEWALA HOUSE, 702 HILL ASIS ROAD, MUMBAI CENTRAL MUMBAI-400 008	Sample Id	MA/21/8424
PROJECT AQUAGEN BUILDING, NESBIT ROAD, MAGGAON, MUMBAI-400 010	Date of Receipt	13.12.2021
* Sample Description :- Construction Water-Bore well water	Quantity	2 lit.
Analysis Started on :- 14.12.2021		Analysis Completed on :- 15.12.2021

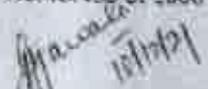
SR NO	TEST	RESULTS	PERMISSIBLE LIMITS	METHOD USED
1.	*pH	7.25	NLT 6.0	IS 3025 Part 11:1983 Reaffirmed 2006
2.	*To neutralize 100ml sample of water using Phenolphthalein as an indicator, 0.02N NaOH require.	4.4 ml	NMT 5.0ml of 0.02N NaOH	IS 3025 Part 22:1986 Reaffirmed 2003
3.	*To neutralize 100ml sample of water using Methyl Orange as an indicator, 0.02N H <sub>2</sub> SO <sub>4</sub> required	24.8 ml	NMT 25.0ml of 0.02N H <sub>2</sub> SO <sub>4</sub>	IS 3025 Part 23:1986 Reaffirmed 2003
4.	*Inorganic Solids	344.0 mg/lit	NMT 3000 mg/lit.	IS 3025 Part 18:1984 Reaffirmed 2002
5.	*Organic Solids	32.0 mg/lit	NMT 200 mg/lit.	IS 3025 Part 18:1984 Reaffirmed 2002
6.	*Sulphates as (SO <sub>4</sub> )	24.61 mg/lit	NMT 400 mg/lit.	IS 3025 Part 24:1986 Reaffirmed 2009
7.	*Chloride as (Cl)	68.16 mg/lit	NMT 2000 mg/lit.	IS 3025 Part 32:1988 Reaffirmed 2007
8.	*Suspended Matter	Nil	NMT 2000 mg/lit.	IS 3025 Part 17:1984 Reaffirmed 2012

**OPINION:** The sample of Construction Water conforms to the standards prescribed in BIS specification No. IS:456 of 2000 for the parameters tested.

Date:

18 DEC 2021

Customer Copy

  
 AUTHORISED SIGNATORY

Note: 1. Sample(s) not drawn by MAL, & the results apply to the sample(s) as received & tested at the laboratory for applicable parameters.

2. Total liability of MAL, is limited to received sample quantity

3. Analysis Report will not be reproduced partly or fully, without written approval from MAL.

\*Indicates the parameters are not accredited under NABL Scope

# Indicates information supplied by the customer for which the laboratory has no control

--End of Report--



NOTARY  
Name: K. Shukla  
SHERA



NOTA

Name: H. S. ...  
Area: Gr. Mumbai  
Reg. No. 121124  
Exp. Date: 11/11/77

GOV. OF MAHARASHTRA

Exhibit - C

SI-2006-10,000 Forms of Pages 1(B)

03/08

346

88

in replying please quote No. and date of this letter.

EX. ENR. ENR. Demolition (City) - 1  
E.V. ...  
105. ...  
Mumbai - 400 008

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. EB/870/E/A

No. E.B./CF/

BS/A

of 200 - 200

MEMORANDUM

Mr. Nisar Ibrahim Patel  
Mr. Rafiq Ibrahim Patel  
Partners M/S. Castle Builders Pvt. Ltd.  
C.A. G. K. S. ... Engineering & Metal Work Pvt. Ltd.  
232, Bellaria Road, Mumbai Central,  
Mumbai - 400 008.

Municipal Office,  
Mumbai ... 23/5/2007

With reference to your Notice, letter No. 1295 dated 16.10.2004 and delivered on 4.11.2004 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Plot bearing C.S.No. 1/378 of Mazgaon Divn. Balwantrambharam furnished to me under your letter, dated 16.10.2004 I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by the reasons :-

AI THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- 1) That the commencement certificate under Section 44(B)(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2) That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
- 3) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
- 4) That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.



Contd.- 2(a) -

( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 22 day of March, 2008, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

*Sd/-*  
Executive Engineer, Building Proposals,  
Mumbai City - 400 001

**SPECIAL INSTRUCTIONS**

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) ~~It is to be noted that the City Engineer has issued the following instructions:-~~  
~~These persons should be aware of the fact that the City Engineer has issued the following instructions:-~~  
~~Any person who is engaged in the construction of a building or other structure or in the occupation of a building or other structure should be aware of the fact that the City Engineer has issued the following instructions:-~~  
~~It is to be noted that the City Engineer has issued the following instructions:-~~

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property tax is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 171 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347(1) (a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.



- 1st -  
No. EEP/870/2/1A

Contd. (A)

- 5) That the specifications for layout D.O. or access roads/ development of setback land will not be obtained from E.E. Road (Construction) City before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E. (C.V. E.E. (S.W.D.) of City before submitting building completion certificate.
- 6) That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3) (b)] will not be submitted by him.
- 7) That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil shall not be submitted before C.C.
- 8) That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A.E. (Survey) / E.E. (T.O.) / E.E. (D.P.) / D.L.R. before applying for C.C.
- 9) That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
- 10) That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handling over certificate will not be obtained from Ward officer before demolishing C.C. and that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
- 11) That the Indemnity Bond indemnifying the Corporation for damages, fire accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 12) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 13) That the requirements of N.O.C. of Collector / M.H.A.D.A./Tres Authority will not be obtained & the requisitions, if any, will not be complied with before C.C.
- 14) That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- 15) That extra water and sewerage charges will not be paid to A.E.W.W. Ward before C.C.
- 16) That the true copy of the sanctioned layout / arrangement approved under No. EESP/863/E/AL along with the T & C. thereof will not be submitted before B.C.C./O.C.



- 17) That the premium/deposits as follows will not be paid -
- i) Development charges as per M.R.A T.P.(Amendment) Act,1992
  - ii) Balcony enclosure fees.
  - iii) Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'E' Ward.
- 18) That the registered undertaking in prescribed proforma agreeing to demarcate the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
- 19) That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
- 20) That the N.O.C. from Tree authority shall not be submitted before asking for plan C.C.
- 21) That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
- 22) That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.
- 23) That the N.O.C. from B.E.S.T. for sub station shall not be submitted.
- 24) That the fresh Tax Clearance Certificate from A.A. & C 'E' Ward shall not be submitted.
- 25) That the Regd. U/T against misuse of pocket terrace / part terrace / stilt shall not be submitted.
- 26) That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
- 27) That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
- 28) That the registered Power of Attorney shall not be submitted.
- 29) That the U.L.C. affidavit and Regd.U/T for U.L.C. shall not be submitted.
- 30) That the remarks from H.E. Department shall not be submitted.
- 31) That the debris shall not be dumped on the Municipal ground only.
- 32) That the board displaying the details of development of the work shall not be displayed at site.
- 33) That the necessary remarks for training of nails / construction of S.W.D will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for further C.C.



**No. EP/870/E/A**

25/8/87

**Contd. Id.**

34) That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.

35) That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office for further C.C.

36) That the copy of PAN card of the applicant shall not be submitted before C.C.

37) That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.

38) That the fresh P.R.Card in the name of owner shall not be submitted before C.C.

39) That the N.O.C. from Collector of Mumbai shall not be submitted before C.C.

40) That the revalidation of U.L.C. N.O.C. shall not be submitted before C.C.

41) That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.

42) That the N.O.C. from E.E.T. & C. shall not be obtained for the parking before C.C.

43) That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.

44) That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.

45) That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.

46) That the precautionary measures to avoid nuisance due to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.

47) That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.

48) No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S codes.



49) All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1983-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

50) In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PM/1845/1 of 2.2.2006.

51) That the facilities for physically handicapped persons shall not be provided as per the accompaniment in Govt. in U.D. Department notification No. TPB 432001/1829/CR-216/2001/LD-11 dated 2<sup>nd</sup> December 2008.

52) That the remarks regarding foundation level from Road Department shall not be submitted.

53) That Regd. LWF for handing over setback area for the balance portion of the plot not covered under this proposal as & when required by M.C.G.M. shall not be submitted.

54) That the N.O.C. from C.F.O. shall not be submitted before applying for plan C.C.

55) That the N.O.C. from Director of Industries for closure / shifting of industries existing on site shall not be submitted.

56) That the factory permission and/or license shall not be surrendered / submitted to Ward Office.

57) That the existing well will not be covered with R.C.C. slab with sanction of competent authority.

58) That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.

59) That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.

60) That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives u/No. TPB 432001/2133/CR-230/01/LD-11 dated 10<sup>th</sup> March 2006 shall not be provided before applying for occupation permission.

61) That the dust-bin will not be provided as per C.E.'s circular No. GE/297/1 of 26-6-1976.

62) That the recycling plant for waste water shall not be provided.

63) That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.

64) That the N.O.C. from M.H.A.D.A. for the allotment of residential tenements for tenant of one remaining shop & tenant of (R + shop) shall not be submitted before issue of C.C.



No.EB/870/E/A

Contd. (B)

as stated

- 65) That the N.O.C. from Charity commissioner for the compliance of condition No. 1 of N.O.C. dated 28.03.1997 shall not be submitted before C.C. upto plinth level.
- 66) That the compliance of D.P. Release letter shall not be submitted.
- 67) That the demarcation of area under setback shall not be submitted before issue of C.C. upto plinth level.
- 68) That the N.O.C. from M.T.N.L. for ascertaining the area required for M.T.N.L. room shall not be submitted before C.C.
- 69) That the Registered U/T mentioning that "A condition shall not be incorporated in the sale agreement that parking space will not be allotted to the occupants of the building & not to the outside. Also the parking facility will not be conveyed to the society", shall not be submitted before C.C.
- 70) That the remarks from A.E.(Maint.) 'E' Ward regarding status of the road shall not be submitted before plinth C.C.

**(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :**

1. That the requirement of N.O.C. from C.A., U.L.C.& R. Act, will not be complied with before starting the work above plinth level.
2. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
3. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
4. That the construction of road including storm water drain and footpath shall not be constructed.
5. That the compliance of necessary records for training of rain / construction of SWD will not be submitted before granting full C.C. for the said building.

**(C) THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING C.C. TO ANY PART OF THE PROPOSED BUILDING :**

1. That the conditions of Govt. order under No. 5212 dated 18.7.2006 shall not be complied with and that the certificate regarding compliance of conditions mentioned therein will not be submitted before submission of B.C.C.
2. That the conditions mentioned in the clearance under No. O/ULC/D-XV/VIS-434/06 dated 18.10.2006 obtained from Competent authority under U.L.C.& R. Act, 1978 will not be complied with.



NE-870

3. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and the drainage system or the residential part of the building will not be affected.
4. That some of the drains will not be laid internally with C.I. Pipes.
5. That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
6. That 10'-0" wide paved pathway upto staircase will not be provided.
7. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
8. That carriage entrance shall not be provided.
9. That the parking spaces shall not be provided as per D.C. Regulation No.36.
10. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 8 years from the date of its payment.
11. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
12. That the Drainage completion certificate from (S.P.)(P&D) City for provision of Septic Tank/Soak pit will not be submitted.
13. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.
14. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of insecticide Officer with a provision of temporary but safe and stable ladder etc.
15. That final N.O.C. from MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.
16. That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
17. That the Fresh property card in the name of the owner shall not be submitted.
18. That the completion of footpath, providing central dividers, lane marking and providing steel furniture shall not be completed.



(D) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE  
E.C.C.:

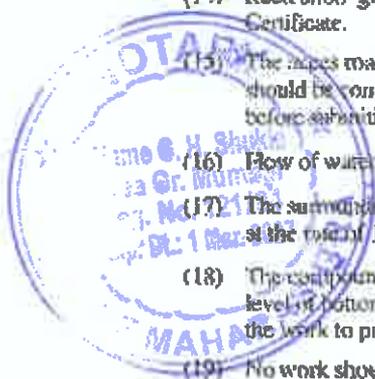
- 1. That certificate under Section 270-A Of M.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

*[Signature]*  
Executive Engineer  
Building Proposals (City)-II



No. EB/CE/23/3/07/RS 1A/  
 No. EB/870<sup>3</sup>/E/A  
 NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposits should be obtained any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full Dusing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand prep. debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the nanner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



BY SPEED POST

No. 21-669/2946-(A.II)  
Government of India  
Ministry of Environment and Forest  
(E.A. Division)

Parywatan Bhavan,  
CGO Complex, Lodi Road  
New Delhi 110003  
Dated: June 25, 2007

To  
✓  
M/s. Castle Builders Pvt. Ltd.  
Dudhwaik House,  
292, Bellasis Road,  
Mumbai Central,  
Mumbai-410003.

Subject: Environmental Clearance for construction of Residential and Commercial Complex at Mazgaon, Mumbai.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 1994 including amendments of July, 2004. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz. the Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its 13<sup>th</sup> meeting held on April 6-7, 2007.

2. The project proponent is proposing for construction of residential and commercial complex at C. S. No. 378 and 1/378 of Mazgaon Division, Mumbai. The project involves construction of the building comprising of 197 flats. The total plot area is 4,335.93 sq. m. The total built up area as indicated is 31,389.89 sq. m. Total water requirement will be 1.57 cu. m. / day. Total waste water generation from the complex will be 110 cu. m. / day. The waste water generated from the project will be treated in a STP having capacity of 150 cu. m. per day. The total solid waste generated will be 4,968 kg / day. The bio degradable waste will be composted and inert material will be disposed of for land filling.

3. The report submitted along with the application predicts that the impact of the project on the air quality will be confined and for short duration during construction phase. However, there will be negligible adverse impact on air quality during operation phase. There will be minor negative impact on ambient noise levels during construction as well as operation phase. There will be positive impact on water quality of the water body during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

The EAC, after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its



observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Ministry hereby accords necessary environmental clearance for the project subject to the strict compliance with the specific and general conditions mentioned below:

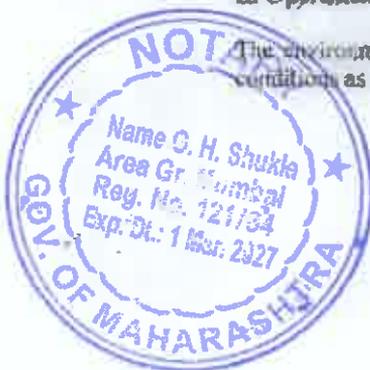
#### PART A- SPECIFIC CONDITIONS

##### I. Construction Phase

- i. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- ii. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic constituents.
- iii. A First Aid Room will be provided at the project site both during construction and operation of the project.
- iv. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- v. Disposal of muck including excavated material during construction phase should not create any adverse effects on the adjoining communities and be disposed off taking the necessary precautions for general safety and health aspects of people.
- vi. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
- vii. Ambient noise levels should conform to residential area standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- viii. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check" (PUC) certificate and to conform to applicable air and noise emission standards.
- ix. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate surroundings and the dump sites for such material must be secured so that they should not leach into the ground water.
- x. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.
- xi. 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.
- xii. 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 had started without obtaining environmental clearance.

##### II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:



i. Necessary permission of competent authority shall be taken to store diesel in the premises for operation of DG set.

ii. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.

iii. 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.

iv. Noise barriers should be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.

v. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area.

vi. The sewage treatment plant of adequate capacity should be provided and it should be certified by an independent expert for adequacy as well as efficiency and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for flushing of toilets and gardening. Discharge of treated sewage, if any, shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.

vii. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.

viii. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/sort solid waste should be disposed of for land filling.

ix. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.

x. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

xi. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

xii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.



xiii. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.

xiv. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

xv. Energy conservation measures like installation of solar panels for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

#### PART - B. GENERAL CONDITIONS

i) The environmental safeguards contained in the documents should be implemented in letter and spirit.

ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.

iii) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.

iv) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.

5. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MOEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.

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

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

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required), State Forest Department, Wildlife Act 1972, CRZ Rules etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, for their information.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language



informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.mepco.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.

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

12. The project authority will enter in to MOU with all buyers of the property, shops etc. to ensure operation and maintenance of the assets handed over to the society formed by the residents/owners of the buildings.

*K. Rathore*  
(K.C. RATHORE)  
Additional Director (IA)  
rathore27@yahoo.com  
Tele: 24360789

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15<sup>th</sup> Floor, Opp. Marathiya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kaptar Point, 3<sup>rd</sup> Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E), Mumbai.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

(K. C. RATHORE)  
Additional Director (IA)





**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**Amended Plan Approval Letter**

File No. EB/870/E/A/3377/AMEND dated 28.08.2020

**To,**  
**VIVEK GANESH BHARTU**  
**764-E, UMRIGAR BUILDING, TILAK**  
**ROAD, OPP. BEST, PARSII COLONY**  
**DADAR EAST**

**CC (Owner),**  
**Castle Realtors Pvt Ltd.**  
**Dudhwala House 292 Bellasis Road,**  
**Mumbai-400008**

**Subject :** Proposed Redevelopment of Residential Building on property Bearing C.S.No. 1/378 of Mazgaon Division Nesbit Road mazgaon Mumbai- 400010..

**Reference :** Online submission of plans dated 21.08.2020

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. dated 23/03/2007 and amended plan approved letter dated 30/12/2009, 15/10/2015, 22/02/2017, 07/08/2018 & 27/11/2019 shall be complied with.
- 2) That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- 3) That payment 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 towards Staircase, lift, lift lobby. e) Premium towards deficient open space. f) Premium towards Inadequate size of LOS. g) Development cess
- 4) That the C.C. shall be got endorsed as per the amended plan.
- 5) That the work shall be carried out strictly as per approved plan.
- 6) That the inadequate size of bathroom condition will be incorporated in sale agreement & registered undertaking to that effect will be submitted before asking C.C.
- 7) That the registered undertaking for not to misuse of continues chajja, elevation features & to handover the excess parking spaces to MCGM free of cost in case full permissible FSI is not consumed shall be submitted before asking C.C.
- 8) That all condition and direction specified in the order of Hon'ble Supreme Court dated 15.3.2018 in dumping ground case shall be complied with
- 9) That adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 10) That the debris shall be managed in accordance with the provisions of construction and demolition waste Management Rules 2016.
- 11) That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 12) That the payments are shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.

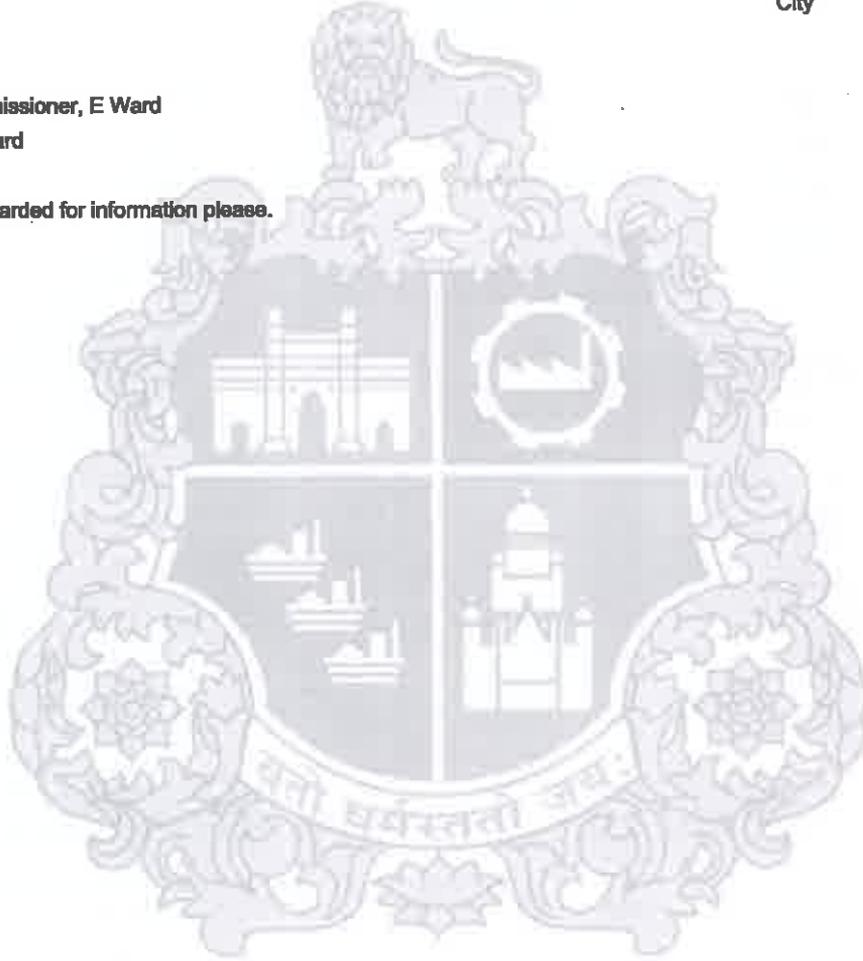


✓  
Name : Narendra Shahu  
Pagare  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater Mumbai  
Date : 26-Aug-2020 20: 11:32

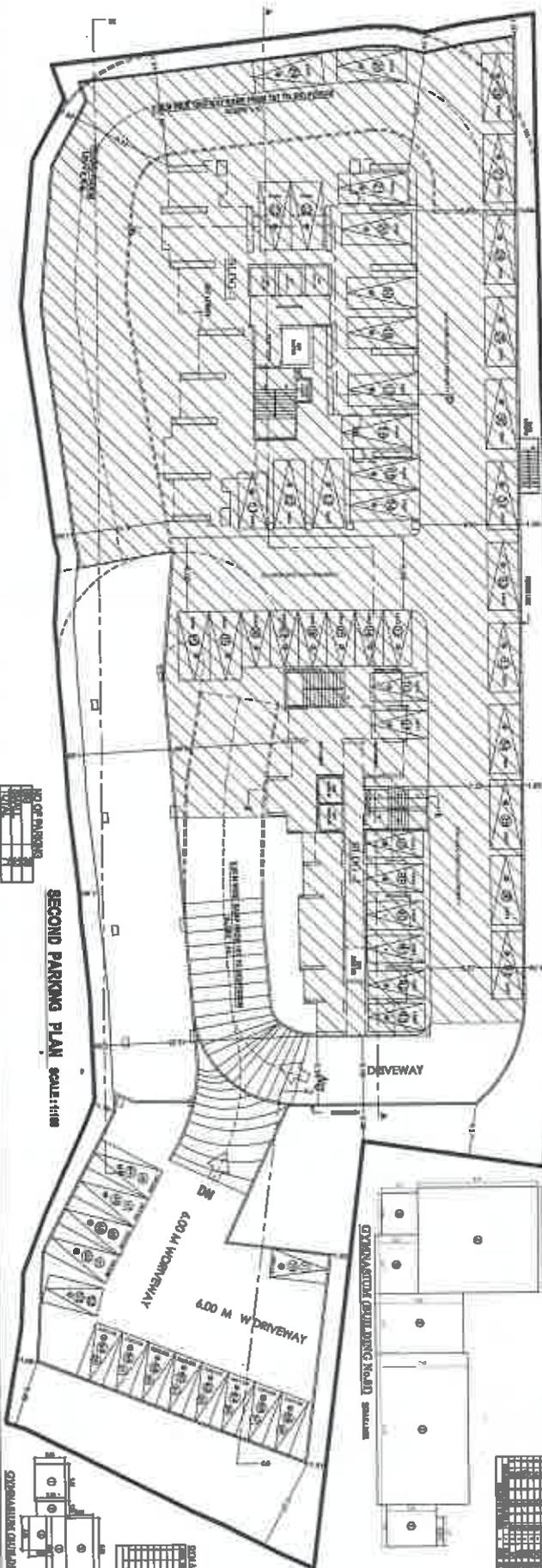
For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Executive Engineer . Building Proposal  
City

Copy to :

- 1) Assistant Commissioner, E Ward
  - 2) A.E.W.W., E Ward
  - 3) D.O. E Ward
- Forwarded for information please.







**NO OF PARKING**

TYPE	NO.
...	...

**SECOND PARKING PLAN SCALE: 1:100**

**DRIVEWAY**

**6.00 M WIDE DRIVEWAY**

**6.00 M WIDE DRIVEWAY**

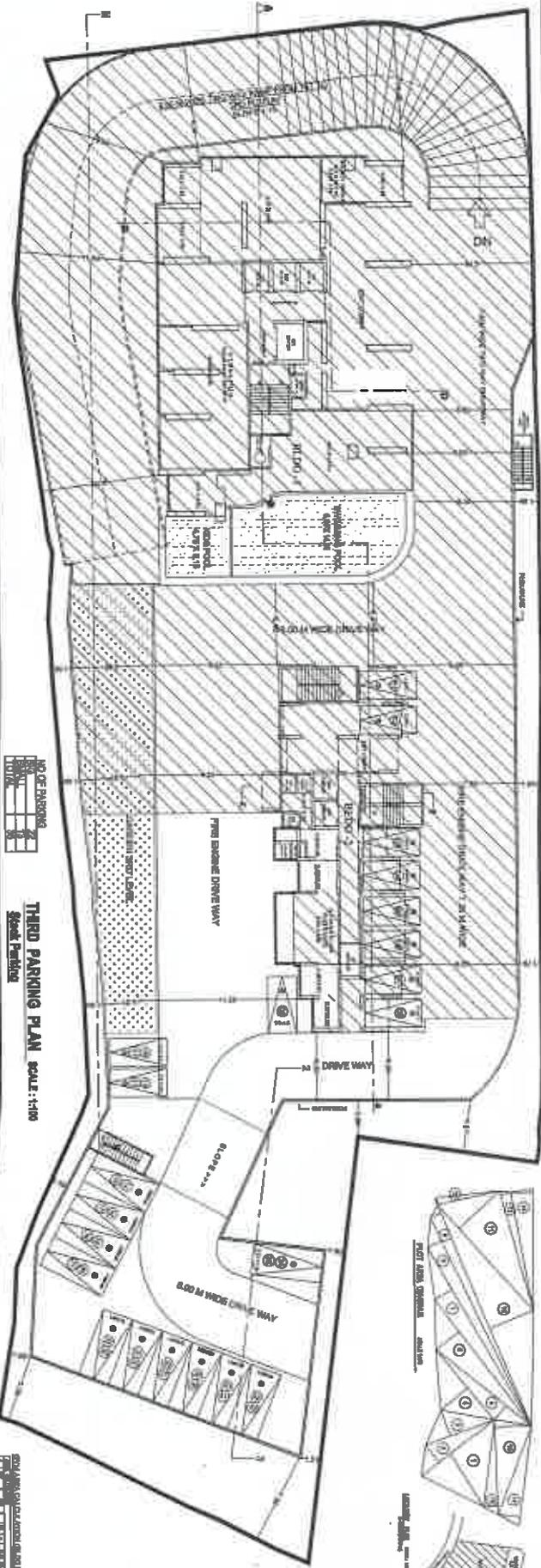
**NO OF PARKING**

TYPE	NO.
...	...

**DRIVEWAY**

**6.00 M WIDE DRIVEWAY**

**6.00 M WIDE DRIVEWAY**



**NO OF PARKING**

TYPE	NO.
...	...

**THIRD PARKING PLAN SCALE: 1:100**

**DRIVEWAY**

**6.00 M WIDE DRIVEWAY**

**6.00 M WIDE DRIVEWAY**

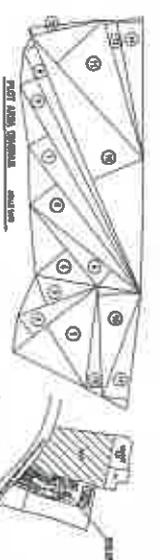
**NO OF PARKING**

TYPE	NO.
...	...

**DRIVEWAY**

**6.00 M WIDE DRIVEWAY**

**6.00 M WIDE DRIVEWAY**



**TABLE 1**

**GENERAL SPECIFICATIONS FOR BUILDING MATERIALS AND FINISHES**

NO.	DESCRIPTION	UNIT	QTY.	REMARKS
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...

**TABLE 2**

**GENERAL SPECIFICATIONS FOR BUILDING MATERIALS AND FINISHES**

NO.	DESCRIPTION	UNIT	QTY.	REMARKS
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...

**TABLE 3**

**GENERAL SPECIFICATIONS FOR BUILDING MATERIALS AND FINISHES**

NO.	DESCRIPTION	UNIT	QTY.	REMARKS
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...

**TABLE 4**

**GENERAL SPECIFICATIONS FOR BUILDING MATERIALS AND FINISHES**

NO.	DESCRIPTION	UNIT	QTY.	REMARKS
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...



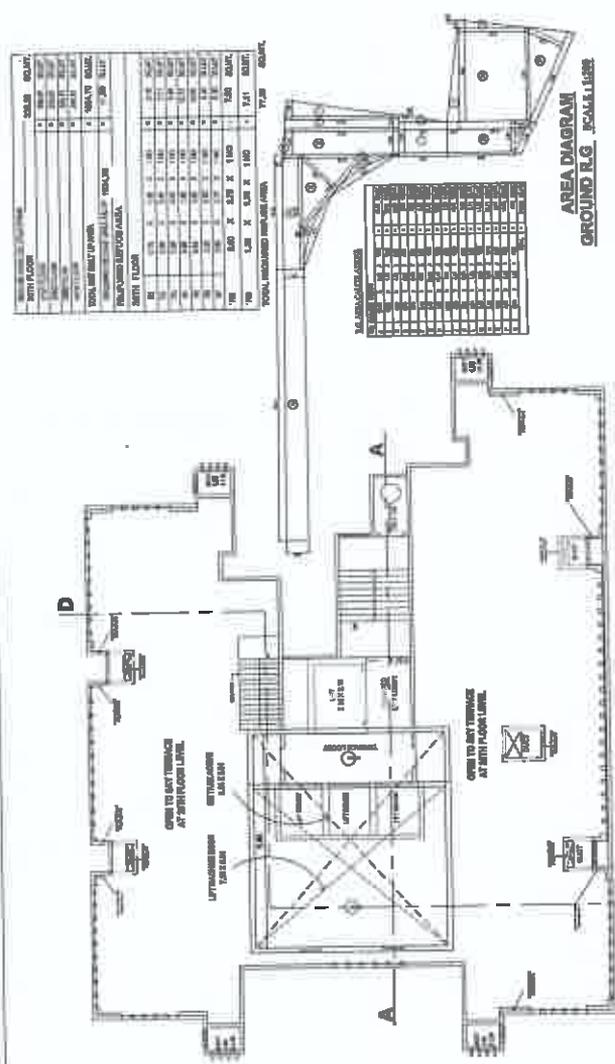




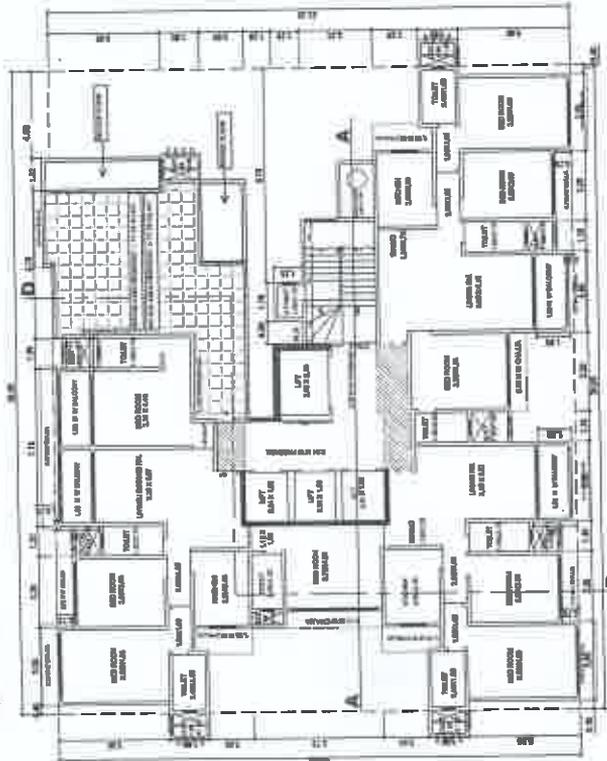


**BUILT UP AREA CALCULATION**

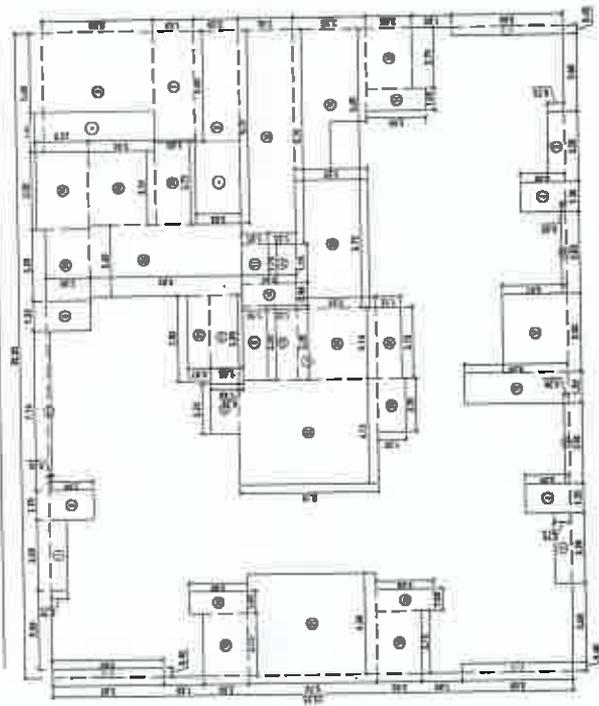
FLOOR	NO.	AREA (SQ. FT.)	NO.	AREA (SQ. FT.)	TOTAL
1ST FLOOR	1	10,000	1	10,000	10,000
2ND FLOOR	2	10,000	2	20,000	20,000
3RD FLOOR	3	10,000	3	30,000	30,000
4TH FLOOR	4	10,000	4	40,000	40,000
5TH FLOOR	5	10,000	5	50,000	50,000
6TH FLOOR	6	10,000	6	60,000	60,000
7TH FLOOR	7	10,000	7	70,000	70,000
8TH FLOOR	8	10,000	8	80,000	80,000
9TH FLOOR	9	10,000	9	90,000	90,000
10TH FLOOR	10	10,000	10	100,000	100,000
11TH FLOOR	11	10,000	11	110,000	110,000
12TH FLOOR	12	10,000	12	120,000	120,000
13TH FLOOR	13	10,000	13	130,000	130,000
14TH FLOOR	14	10,000	14	140,000	140,000
15TH FLOOR	15	10,000	15	150,000	150,000
16TH FLOOR	16	10,000	16	160,000	160,000
17TH FLOOR	17	10,000	17	170,000	170,000
18TH FLOOR	18	10,000	18	180,000	180,000
19TH FLOOR	19	10,000	19	190,000	190,000
20TH FLOOR	20	10,000	20	200,000	200,000
21ST FLOOR	21	10,000	21	210,000	210,000
22ND FLOOR	22	10,000	22	220,000	220,000
23RD FLOOR	23	10,000	23	230,000	230,000
24TH FLOOR	24	10,000	24	240,000	240,000
25TH FLOOR	25	10,000	25	250,000	250,000
26TH FLOOR	26	10,000	26	260,000	260,000
27TH FLOOR	27	10,000	27	270,000	270,000
28TH FLOOR	28	10,000	28	280,000	280,000
29TH FLOOR	29	10,000	29	290,000	290,000
30TH FLOOR	30	10,000	30	300,000	300,000
31ST FLOOR	31	10,000	31	310,000	310,000
32ND FLOOR	32	10,000	32	320,000	320,000
33RD FLOOR	33	10,000	33	330,000	330,000
34TH FLOOR	34	10,000	34	340,000	340,000
35TH FLOOR	35	10,000	35	350,000	350,000
36TH FLOOR	36	10,000	36	360,000	360,000
37TH FLOOR	37	10,000	37	370,000	370,000
38TH FLOOR	38	10,000	38	380,000	380,000
39TH FLOOR	39	10,000	39	390,000	390,000
40TH FLOOR	40	10,000	40	400,000	400,000
41ST FLOOR	41	10,000	41	410,000	410,000
42ND FLOOR	42	10,000	42	420,000	420,000
43RD FLOOR	43	10,000	43	430,000	430,000
44TH FLOOR	44	10,000	44	440,000	440,000
45TH FLOOR	45	10,000	45	450,000	450,000
46TH FLOOR	46	10,000	46	460,000	460,000
47TH FLOOR	47	10,000	47	470,000	470,000
48TH FLOOR	48	10,000	48	480,000	480,000
49TH FLOOR	49	10,000	49	490,000	490,000
50TH FLOOR	50	10,000	50	500,000	500,000
TOTAL					17,500,000



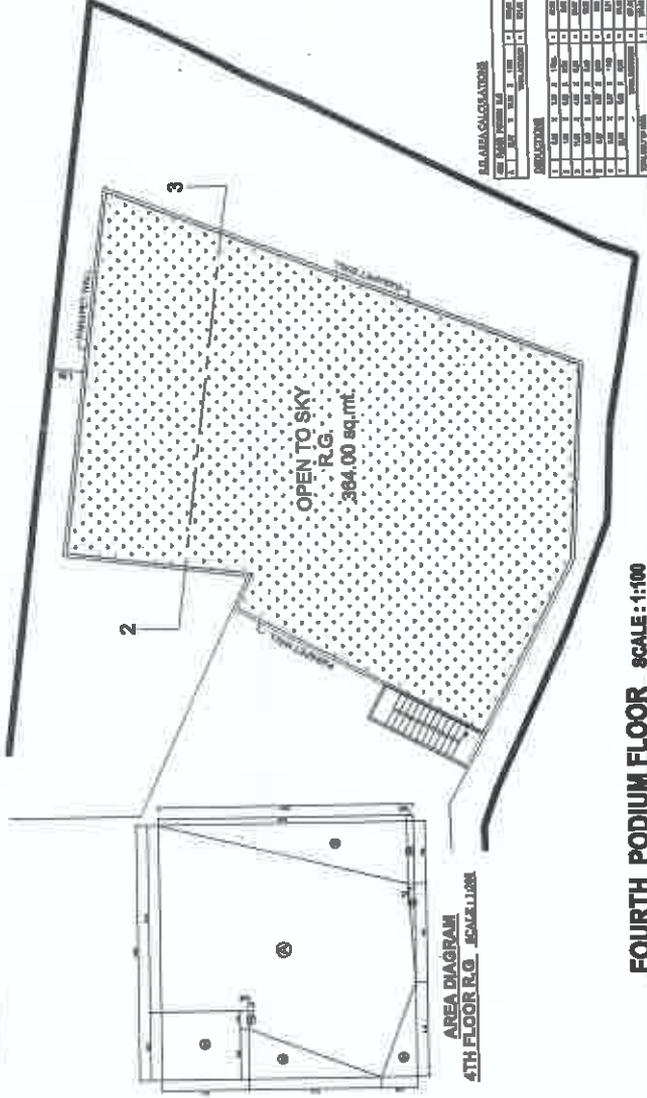
**TERRACE FLOOR PLAN OF BLDG NO-1 SCALE: 1:100**



**30TH FLOOR PLAN OF BLDG NO-1 SCALE: 1:100**



**30TH FLOOR AREA DIAGRAM OF BLDG NO-1 SCALE: 1:100**



**NOT TO BE QUOTED WITHOUT THE WRITER'S PERMISSION**

**PROFESSIONAL ENGINEER**

**FLORIDAMA - 3**

**DATE OF ISSUE: 10/10/2023**

**DATE OF DATE OF RECEIPT & APPROVAL OF PLAN: 10/10/2023**

**OFFICE: 1001 N. W. 10th St., Suite 100, Ft. Lauderdale, FL 33304**

**PROJECT: 1001 N. W. 10th St., Suite 100, Ft. Lauderdale, FL 33304**

**THIS PLAN IS HEREBY REVOKED & ANNULLS ALL PREVIOUS PLANS.**

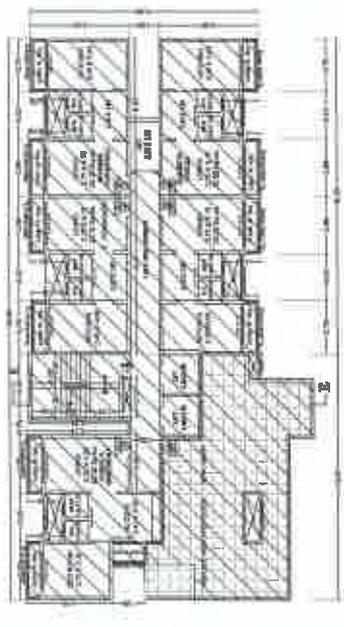
**REVISIONS:**

NO.	DESCRIPTION	DATE
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3	ISSUED FOR PERMIT	10/10/2023
4	ISSUED FOR PERMIT	10/10/2023
5	ISSUED FOR PERMIT	10/10/2023
6	ISSUED FOR PERMIT	10/10/2023
7	ISSUED FOR PERMIT	10/10/2023
8	ISSUED FOR PERMIT	10/10/2023
9	ISSUED FOR PERMIT	10/10/2023
10	ISSUED FOR PERMIT	10/10/2023
11	ISSUED FOR PERMIT	10/10/2023
12	ISSUED FOR PERMIT	10/10/2023
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65	ISSUED FOR PERMIT	10/10/2023
66	ISSUED FOR PERMIT	10/10/2023
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69	ISSUED FOR PERMIT	10/10/2023
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71	ISSUED FOR PERMIT	10/10/2023
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78	ISSUED FOR PERMIT	10/10/2023
79	ISSUED FOR PERMIT	10/10/2023
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83		

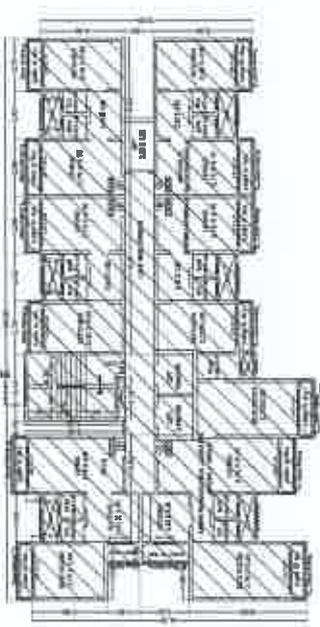




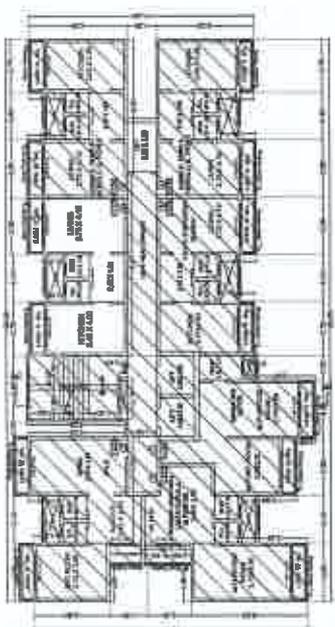
4TH FLOOR PLAN OF BLDG NO-1. SCALE 1:100



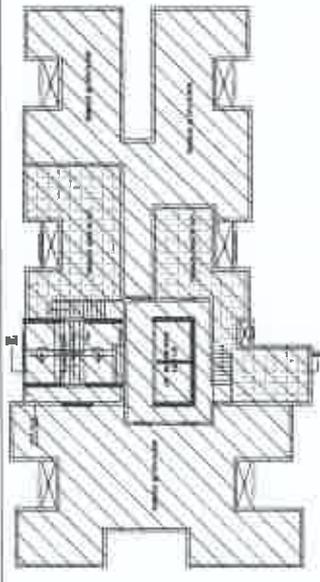
5TH FLOOR PLAN OF BLDG NO-2. SCALE 1:100



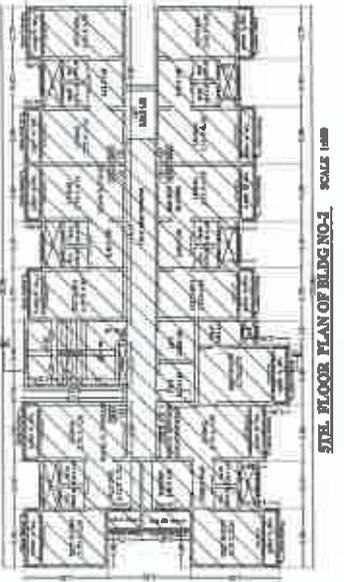
6TH FLOOR PLAN OF BLDG NO-2. SCALE 1:100



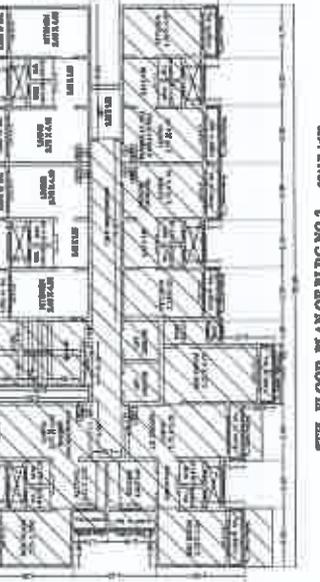
7TH FLOOR PLAN OF NO-4. SCALE 1:100



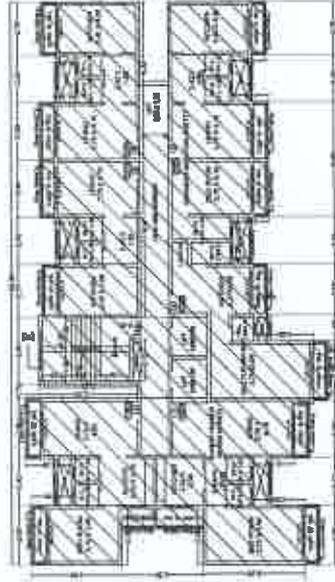
TERRACE FLOOR PLAN. SCALE 1:100



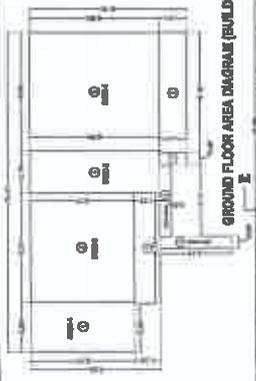
5TH FLOOR PLAN OF BLDG NO-1. SCALE 1:100



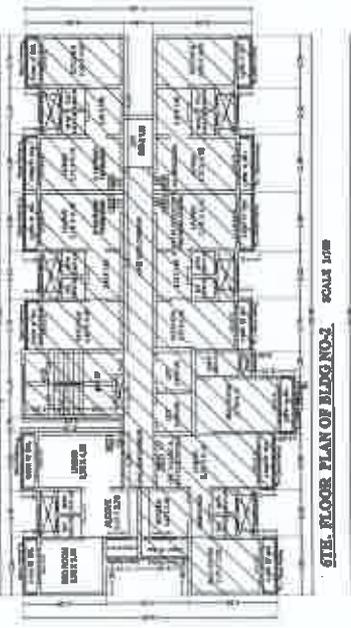
5TH FLOOR PLAN OF BLDG NO-1. SCALE 1:100



5TH FLOOR PLAN OF BLDG NO-1. SCALE 1:100



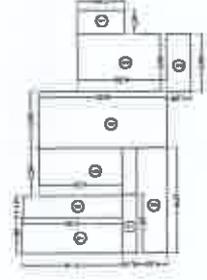
GROUND FLOOR AREA DIAGRAM (BUILDING NO-2)



5TH FLOOR PLAN OF BLDG NO-2. SCALE 1:100



5TH FLOOR PLAN OF BLDG NO-1. SCALE 1:100



7TH FLOOR REFUGER AREA DIAGRAM

**TABLE OF AREA CALCULATION**

NO.	DESCRIPTION	AREA (SQ. M)
1	AREA OF FLOOR	1000.00
2	AREA OF WALL	100.00
3	AREA OF CEILING	1000.00
4	AREA OF ROOF	1000.00
5	AREA OF TERRACE	100.00
6	AREA OF STAIR	100.00
7	AREA OF LIFT	100.00
8	AREA OF CORRIDOR	100.00
9	AREA OF SERVICE	100.00
10	AREA OF OTHER	100.00
<b>TOTAL AREA</b>		<b>4500.00</b>

**TABLE OF QUANTITY ESTIMATION IN BLUE COLOR**

NO.	DESCRIPTION	QUANTITY
1	CONCRETE	1000.00
2	STEEL	100.00
3	BRICK	10000.00
4	PLASTER	1000.00
5	PAINT	100.00
6	GLASS	100.00
7	DOOR	10.00
8	WINDOW	10.00
9	STAIR	10.00
10	LIFT	10.00
11	CORRIDOR	10.00
12	SERVICE	10.00
13	OTHER	10.00
<b>TOTAL QUANTITY</b>		<b>15000.00</b>

**PROJECION - B**

ARCHITECT: [Name]

ENGINEER: [Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

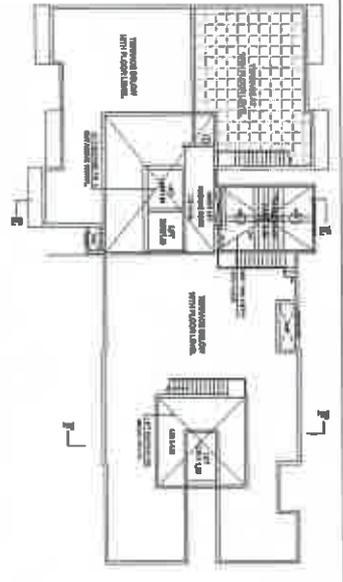
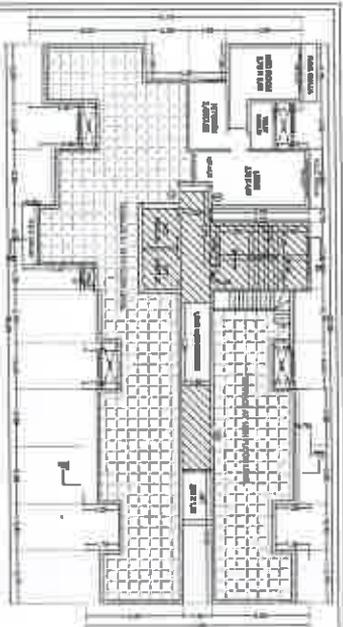
CLIENT: [Client Name]

LOCATION: [Location]

NO. OF SHEETS: [Total] / [Current]

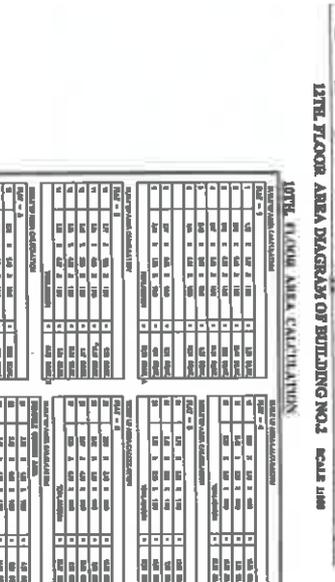
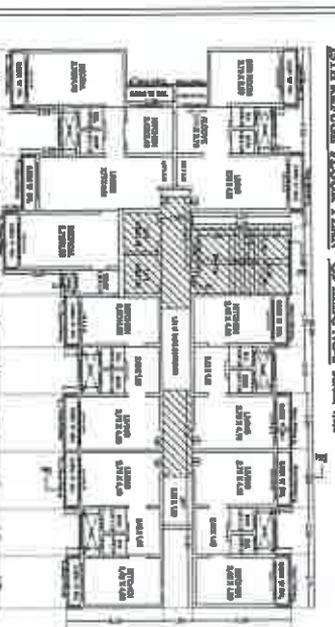
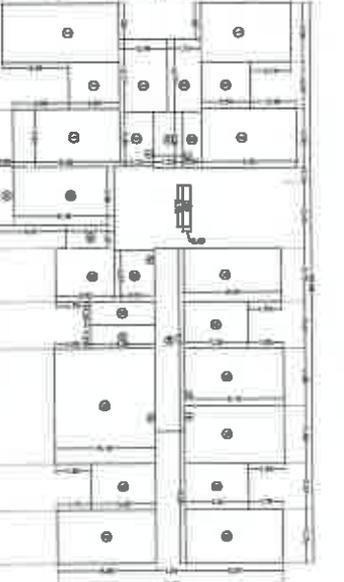
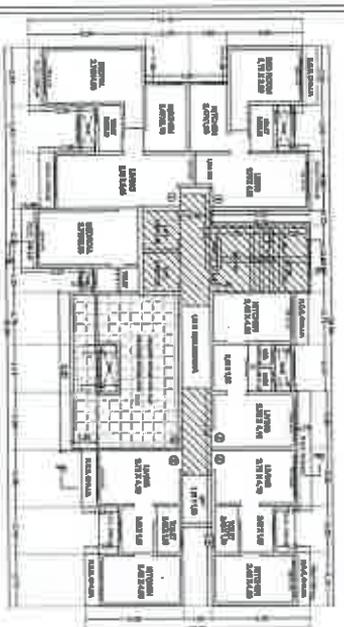
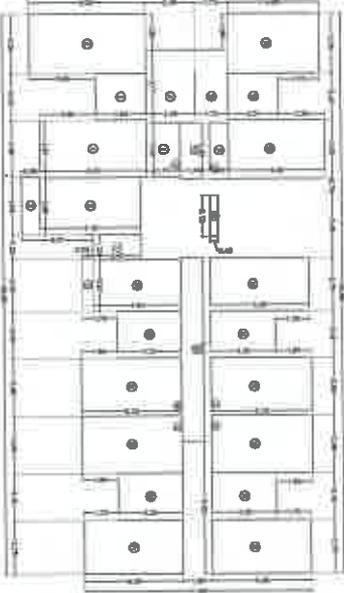
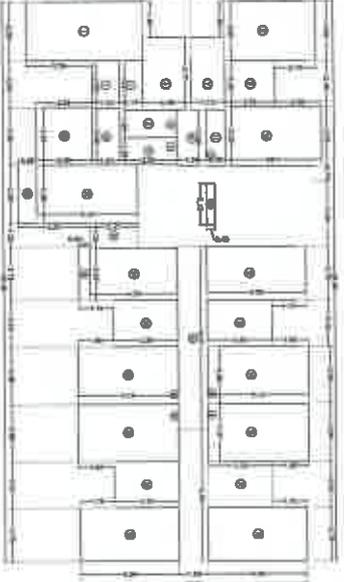
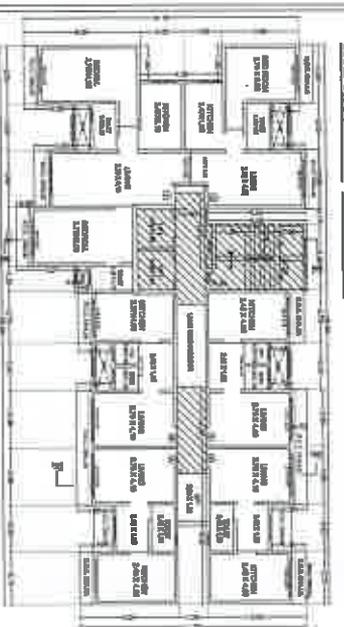
DATE OF SHEET: [Date]

SCALE OF SHEET: [Scale]



AREA OF FLOOR CALCULATION

NO.	DESCRIPTION	AREA (SQ. FT.)
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298	...	...
299	...	...
300	...	...



6TH FLOOR AREA CALCULATION

Table with columns for room numbers (1-10), area calculations, and total area. Includes sub-headers for 'AREA OF AREA CALCULATION' and 'TOTAL AREA'.

6TH FLOOR AREA CALCULATION

Table with columns for room numbers (1-10), area calculations, and total area. Includes sub-headers for 'AREA OF AREA CALCULATION' and 'TOTAL AREA'.

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Table with columns for room numbers (1-10), area calculations, and total area. Includes sub-headers for 'AREA OF AREA CALCULATION' and 'TOTAL AREA'.

7TH FLOOR AREA CALCULATION

Table with columns for room numbers (1-10), area calculations, and total area. Includes sub-headers for 'AREA OF AREA CALCULATION' and 'TOTAL AREA'.

7TH FLOOR AREA CALCULATION

Table with columns for room numbers (1-10), area calculations, and total area. Includes sub-headers for 'AREA OF AREA CALCULATION' and 'TOTAL AREA'.

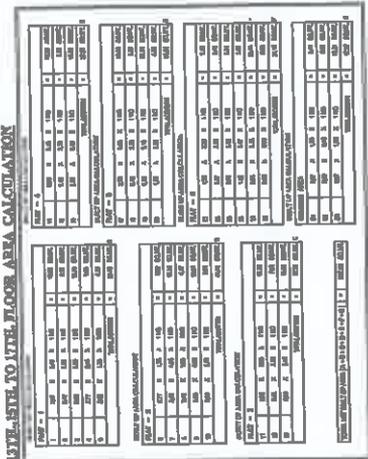
7TH FLOOR AREA CALCULATION

Table with columns for room numbers (1-10), area calculations, and total area. Includes sub-headers for 'AREA OF AREA CALCULATION' and 'TOTAL AREA'.

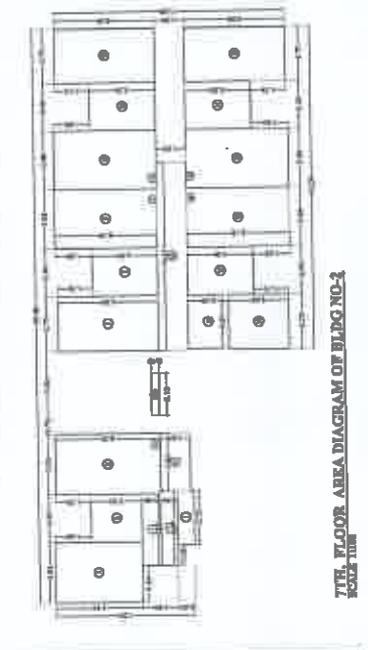
7TH FLOOR AREA CALCULATION

Table with columns for room numbers (1-10), area calculations, and total area. Includes sub-headers for 'AREA OF AREA CALCULATION' and 'TOTAL AREA'.

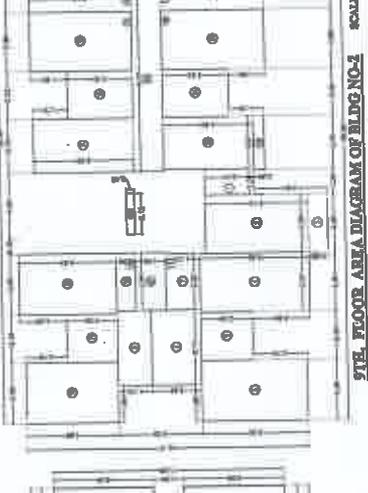
7TH FLOOR AREA DIAGRAM OF BLDG NO-1 SCALE 1:100



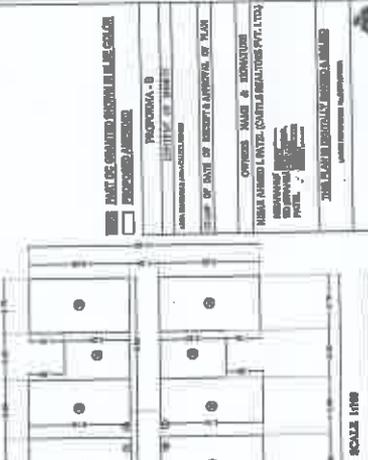
7TH FLOOR AREA DIAGRAM OF BLDG NO-2 SCALE 1:100



7TH FLOOR AREA DIAGRAM OF BLDG NO-3 SCALE 1:100



7TH FLOOR AREA DIAGRAM OF BLDG NO-4 SCALE 1:100



7TH FLOOR AREA CALCULATION

Table with columns for room numbers (1-10), area calculations, and total area. Includes sub-headers for 'AREA OF AREA CALCULATION' and 'TOTAL AREA'.

7TH FLOOR AREA CALCULATION

Table with columns for room numbers (1-10), area calculations, and total area. Includes sub-headers for 'AREA OF AREA CALCULATION' and 'TOTAL AREA'.

7TH FLOOR AREA CALCULATION

Table with columns for room numbers (1-10), area calculations, and total area. Includes sub-headers for 'AREA OF AREA CALCULATION' and 'TOTAL AREA'.

7TH FLOOR AREA CALCULATION

Table with columns for room numbers (1-10), area calculations, and total area. Includes sub-headers for 'AREA OF AREA CALCULATION' and 'TOTAL AREA'.

7TH FLOOR AREA DIAGRAM OF BLDG NO-1 SCALE 1:100



7TH FLOOR AREA DIAGRAM OF BLDG NO-2 SCALE 1:100



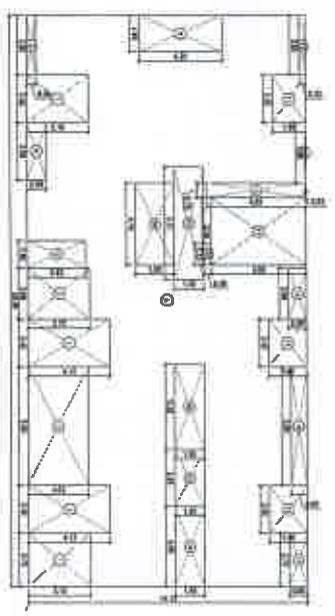
7TH FLOOR AREA DIAGRAM OF BLDG NO-3 SCALE 1:100



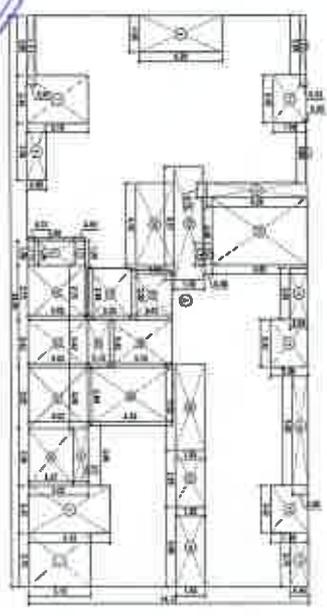
7TH FLOOR AREA DIAGRAM OF BLDG NO-4 SCALE 1:100



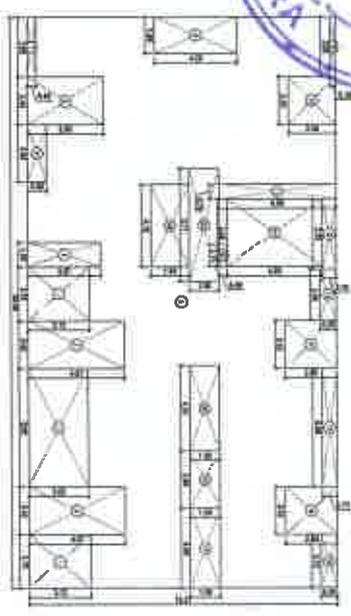
Professional stamps and signatures, including 'PAKISTAN ARCHITECTS ASSOCIATION', 'REGISTERED ARCHITECT', and 'REGISTERED ENGINEER'. Includes names like 'M. A. B. KHAN' and 'M. A. B. KHAN'.



15TH & 17TH FLOOR AREA DIAGRAM OF BUILDING NO-1 SCALE 1/8"



15TH FLOOR AREA DIAGRAM OF BUILDING NO-2 SCALE 1/8"



15TH FLOOR & 16TH AREA DIAGRAM OF BUILDING NO-4 SCALE 1/8"

15TH TO 16TH FLOOR UP AREA CALCULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE	TOTAL AREA (SQ. FT.)
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
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36	...	...	...	...
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97	...	...	...	...
98	...	...	...	...
99	...	...	...	...
100	...	...	...	...

15TH RESTROOM BUILD UP AREA CALCULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE	TOTAL AREA (SQ. FT.)
1	...	...	...	...
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15TH FLOOR BUILD UP AREA CALCULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE	TOTAL AREA (SQ. FT.)
1	...	...	...	...
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15TH FLOOR BUILD UP AREA CALCULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE	TOTAL AREA (SQ. FT.)
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Rota : 5000 (Gen-985:21.4.99)DyChE(BP)-1

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

En. Eng. Bldg. Proposal (City) - I  
1. Ward Municipal Offices 3rd Floor,  
10 S. K. Hafizuddin Road, Dnyanesh,  
Mumbai - 400 003.

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1986**

NO. EEBPC/ 870 I E IA of 21/4/09

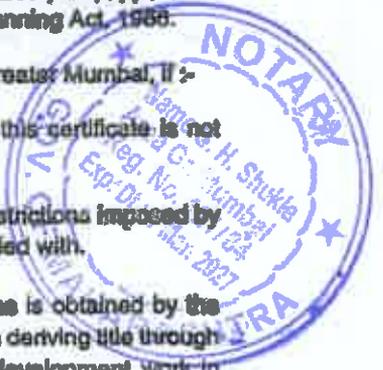
**COMMENCEMENT CERTIFICATE**

To,

Mr. Nisar Ibrahim Patel  
Mr. Rafiq Ibrahim Patel  
Partners m/s. Calkia Realtors  
Plot. Ltd. P.O. to Bombay Engrs.  
1, Patel Warden P.O. Ltd. Mumbai  
Sh. Central Mumbai 400002

With reference to your application No. 2569 dated 04/11/08 for Development Permission and grant of Commencement Certificate under Section 44 and 66 of the Maharashtra Regional and Town planning Act, 1986, to carry out development for proposed Redevelopment of the property bearing OS No. 1/328 & 328 of Madgaon Division and building permission under section 346 of the Bombay Municipal Corporation Act, 1988, to erect a building in Building No. 122 on Plot No./C.S.No./G.T.S. No. 1/375 & 328 Division/Village/Town Planning Scheme No. \_\_\_\_\_ Situated at Road / Street \_\_\_\_\_ Ward E 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, 1986.
- 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, 1986.



P.T.O.

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. G. M. 4712 Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This C.C. is granted upto 2nd parking floor of Bldg No 2 up to 14-95. etc. lower  
This Commencement Certificate is valid upto 20/4/2008

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

H. G. M. 4712  
Assistant Engineer  
Building Proposals (City/R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

E.B/870/E/A dt 20.1.08

The further c.c. is extended upto 21st floor, + LMR + OHT. 9.c. Full c.c. of building No 1

E.B/870/E/A dt 23.11.09

This c.c. is endorsed as per amended plan approved on 23/11/09 & granted c.c. for full work of bldg No 2 9.c. Gr + 12th upper floor. & Bldg. I. Still + 21 (pt) floor.

H. G. M. 4712  
Assistant Engineer

E.B/870/E/A dt 21.02.10

This c.c. is endorsed as per amended plan approved dt 20/12/09 & granted c.c. for full work of Bldg No 1 ie still + 3<sup>rd</sup> podium + 4th + 20<sup>th</sup> + 21<sup>st</sup> (Pt) floor + LMR + OHT of Bldg No 2. Gr (Pt) still (Pt) + 3 podium + 1<sup>st</sup> to 12<sup>th</sup> upper floor + LMR + OHT

H. G. M. 4712  
Assistant Engineer

H. G. M. 4712  
Assistant Engineer



C - 3


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

No EB/870/E/A/FCC/1/Amend

**COMMENCEMENT CERTIFICATE**

To,  
 M/s. Castle Realtors Pvt. Ltd.  
 292 Bellasis Road Mumbai Central Mumbai 400008.  
 4324.81

Sir,

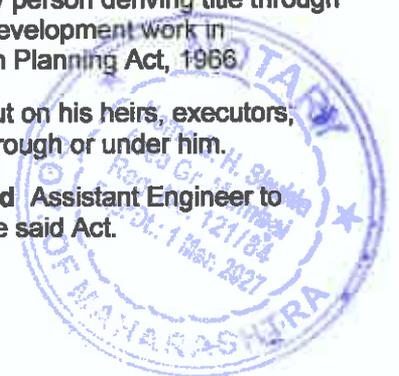
With reference to your application No. EB/870/E/A/FCC/1/Amend Dated. 30 Jun 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 30 Jun 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. 1/378 Division / Village / Town Planning Scheme No. Mazgaon situated at Balwant Sing Dohy Marg 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 20/4/2019



Issue On : 21 Apr 2007

Valid Upto : 20 Apr 2019

Application Number :

Remark :

This C.C. is granted up to 3rd Parking Floor of Bldg No2 i.e. up to 14.95 Mt. Height Dated 20/04/2008.

Approved By

-

Issue On : 30 Jan 2008

Valid Upto : 20 Apr 2019

Application Number :

Remark :

The Further C.C. is extended up to 21st Floor + LMR i.e. Full C.C. of Building No1.

Approved By

-

Issue On : 31 Jan 2009

Valid Upto : 20 Apr 2019

Application Number :

Remark :

The C.C. is endorsed as per Amended Plan Approved on 23/01/2009 & Granted C.C. for Full Work Of Bldg No2 that is i.e. up to 12th upper floor.

Approved By

-



Issue On : 07 Jan 2010

Valid Upto : 20 Apr 2019

Application Number :

Remark :

This C.C. is Endorsed as per Amended Plan Approved Dt. 30/12/2009 & Granted C.C. For Full Work of Bldg No1 i.e. still + 3 Podium + 4th to 26th & 27th (PT) floor + LMR + OHT & Bldg No2 Gr. (PT) Still (PT) + 3 Podiums + 4th to 12th Upper Floor LMR + OHT.

Approved By

-

Issue On : 07 Dec 2015

Valid Upto : 20 Apr 2019

Application Number :

Remark :

This C.C. is Endorsed of Building No1 Comprising of Still + 1st to 3rd Podium + 4th + 26th + 27th Part Upper Floors & Building No2 Comprising Still + 1st to 3rd Podium + 4th to 12 Upper Floor as per Amended Approved Plan dated 15/10/2015.

Approved By

-

Issue On : 04 Jul 2017

Valid Upto : 20 Apr 2019

Application Number :

Remark :

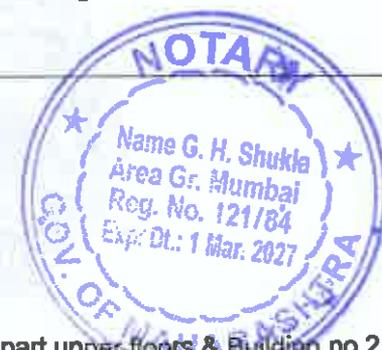
This C.C. is endorsed for Building No 1 having stilt + 3 level podium + 4th to 27th part upper floors & Building no 2 having stilt + 3 level podium + 4th to 12th upper floors as per Approved Amended plan on dated 22/02/2017.

Approved By

-

Issue On : 28 Dec 2017

Valid Upto : 20 Apr 2019



Application Number :

Remark :

This C.C. is extended for balance area of 27th floor as per last approved amended plans dated 22.02.2017

Approved By  
-

Issue On : 27 Aug 2018

Valid Upto : 26 Aug 2019

Application Number :

Remark :

This C.C. endorsed and further extended upto 32nd floor for bldg. No. 1 as per approved amended plan dated 07/08/2018.

Approved By  
-

Issue On : 11 Feb 2019

Valid Upto : 10 Feb 2020

Application Number :

Remark :

This plinth C.C. up to Basement top for Building no 3 is granted as per approved IOD plans dated 7/8/2018.

Approved By  
-

Issue On : 12 Dec 2019

Valid Upto : 11 Dec 2020

Application Number : EB/870/E/A/FCC/5/Amend

Remark :

This C.C endorse and further extended for Bldg. No.1for 28th floors to top of 33rdfloor i.e. height 106.45 mts. AGL + staircase, lift, lift lobby o f 34th floors + LMR & OHT as per approved amended plan dated 27/11/2019.



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

Issue On : 07 Sep 2020

Valid Upto : 20 Apr 2021

Application Number : EB/870/E/A/FCC/1/Amend

Remark :

This C.C. is endorsed for bldg. no.1, 2 & 3 and C.C. is further extended for bldg. no.1 upto top of 34th floors i.e. height 109.50 mts. AGL + LMR & OHT and C.C. is further extended for bldg. no.2 upto top of 16th (pt) floors except flat no.2 at 16th floor level i.e. height 54.60 mts. AGL + staircase, lift, lift lobby upto 19th floors (only for staircase & lift core with overhead water tank) + LMR + OHT as per approved amended plan dated 28/08/2020.

Name : Amol Marutirao  
Chaunpurg  
Designation : Assistant  
Engineer  
Organization : Municipal  
Corporation of Greater Mumbai  
Date : 07-Sep-2020 13: 28:46

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.



Honble Municipal Commissioner  
Approval to latest concessions.

372



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**Notesheet**

**Application Number :** EB/870/E/A/337/6/AMEND      **Ward Name :** E Ward  
**Zone Name :** City      **Inward Date :** 30 Jun 2018  
**Architect/LE/SE Name :** VIVEK GANESH BHARTU      **Issued On :** 24 Jul 2020

**Authority Remark:**

Approved as proposed by CE(DP). However, proforma A shall reflect BUA as per DCR 1991 and DCPR 2034.

Name : Iqbal Singh Chahal  
Designation : Municipal  
Commissioner  
Organization : Municipal  
Corporation Of Greater Mumbai  
Date : 24-Jul-2020 19:35:58

**Municipal Commissioner**



**MUNICIPAL CORPORATION OF GREATER MUMBAI****EB/870/E/A**

**Sub:** Proposed redevelopment of property bearing C.S. No.1/378 of Mazgaon Division, situated at Balwant Singh Dhodi Marg, (Nesbit Road), "E" Ward, Mumbai.

**Licensed Surveyor :** Shri. Vivek Bhartu.

**Owner:** M/s Castle Realtors Pvt. Ltd.

Amended proposal submitted under Regn. 9(6)(b) of DCPR 2034.

Draft plans for approval attached in additional documents.

**Brief history &Approval:-**

Sr.No.	Building no.	Proposed description & approvals.
1.	Building No.01	Part occupation was issued on 27.07.2017 for building no.01 having stilt + 3 level podiums + 4 <sup>th</sup> to 26 <sup>th</sup> + 27 <sup>th</sup> (part) upper floors (except lift no. 4).  Last approved amended plans was issued on 27.11.2019 with building comprises of Stilt + 1 <sup>st</sup> to 3 <sup>rd</sup> podium + 4 <sup>th</sup> to 34 <sup>th</sup> upper floors for residential purpose having height 109.50 mts. Also, Licensed Surveyor has availed the installment facility for premium of fungible FSI. Due to the installment facility C.C. for the 34 <sup>th</sup> floor was restricted & C.C. upto top of 33 <sup>rd</sup> floor i.e. height 106.45 mts. AGL+ staircase, lift, lift lobby of 34th floors + LMR & OHT as per approved amended plan dated 27/11/2019 was issued on 12.12.2019.
2.	Building No.02	Part occupation was issued on 27.07.2017 for building no. 02 having stilt + 3 level podiums + 4 <sup>th</sup> to 11 <sup>th</sup> & 12 <sup>th</sup> part upper floors (except flat no. 602, 803, 804 & 1103 & N.R. area with passage at ground floor).  Last amended plans was issued on 27.11.2019 with comprising of Stilt + 1 <sup>st</sup> to 3 <sup>rd</sup> podium + 4 <sup>th</sup> to 12 <sup>th</sup> floors for residential purpose having height 42.40 mt.& as per the amended plans C.C. was endorsed on 12.12.2019.
3.	Building no. 03	Last amended plans was issued on 27.11.2019 for Building No.3 comprising of basement + ground floor for commercial + 1 <sup>st</sup> to 3 <sup>rd</sup> podium with height 13.05 mt. & as per the amended plans C.C. was endorsed on 12.12.2019.

**Present proposal:-**

As per Regn. 9(6)(b) of DCPR 2034, "In case of such plots or layouts that started with due permission before DCPR 2034 have come into force and if the owner /developer, at his option,

thereafter seeks further development of plot/layout/buildings as per DCPR 2034, then the provisions of DCPR 2034 shall apply to the balance development. The development potential of such entire plot shall be computed as per DCPR 2034 from which the sanctioned FSI of buildings / part of buildings which are proposed to be retained as per approved plans as per then Regulations, shall be deducted to arrive at the balance development potential of such plot or layout.”

**a. Building no. 01:-**

Licensed Surveyor had submitted the amended plans as per Regn.9(6)(b) of DCPR 2034 with building comprising of Stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium + 4<sup>th</sup> to 34<sup>th</sup> upper floors for residential purpose having height 109.50 mts. With 1.50 mt. wide single staircase & 4 nos. of lifts.

**Proposed amendments:-**

1. Proposed lift opening at terrace without charging premium as per Reg.37(17) & as per circular u/No. CHE/DP/22099/GEN Dt: 10.11.2017 & as per transitional policy (T-2) u/No. CHE/DP/24394/GEN dt:- 04.12.2018 point no. 09.
2. Proposed change in location of refuge area on 30<sup>th</sup> floor as shown in plan.
3. Proposed elevation feature at terrace level.

**b. Building no. 02:-**

Licensed Surveyor had proposed Stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium + 4<sup>th</sup> to 19<sup>th</sup> floors for residential purpose having height 63.75 mt. with 1.50 mt. wide single staircase & 3 nos. of lifts.

**Proposed amendments:-**

1. Proposed vertical extension in building no.2 from 13<sup>th</sup> to 18<sup>th</sup> + 19<sup>th</sup> (pt.) upper floors for residential purpose over earlier approved Stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium + 4<sup>th</sup> to 12 upper floors in lieu of additional FSI and admissible TDR on Non cess plot area beyond 25% as per Regn.30(A), Table 12. Earlier claimed/consumed zonal FSI 1.33 along with balance sale fungible FSI.
2. Proposed one additional lift in building no.2 from Stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium + 4<sup>th</sup> to 18<sup>th</sup> upper floors.
3. Proposed minor changes in Gymnasium/Fitness Centre area at 3<sup>rd</sup> podium floor level.
4. Proposed to claim the area of staircase, lift, lift lobby, smoke vent, etc. free of FSI as per circular issued u/no. CHE/14548/DP/Gen dated 22.08.2017 from 13<sup>th</sup> floor onwards.

**c. Building no. 03:-**

Now, Licensed Surveyor has proposed building No.3 comprising of basement + ground floor for commercial + 1<sup>st</sup> to 4<sup>th</sup> podium with height 17.25 mt.

**Proposed amendment:-**

1. Proposed to accommodate additional parking spaces at 3<sup>rd</sup> podium level & proposed R.G.(L.O.S.) on 4<sup>th</sup> (pt.) podium floor.
2. Proposed additional staircase from 3<sup>rd</sup> podium floor to 4<sup>th</sup> podium floor.





	<p>2. <u>35% fungible BUA</u> :- <u>177.54 sq.mt.</u></p> <p>3. Total permissible BUA including fungible BUA :- 684.80 sq.mt.</p> <p>Submitted for approval as per Regn. 31 (3) of DCPR 2034 &amp; as per U.D.Notification u/No. TPB-4311/189/Case.No. 123/ 2019/UD-11 Dt:- 20.08.2019.</p>				
	<b>Comments by Ex.Eng.(B.P.)City-II</b>				
	Submitted for approval.				
2.	<table border="1"> <tr> <td> <p><b>To condone deficiency in open space ranging from Nil to 47.29% for building no. 02 by charging premium as per Regn.6(b) of DCPR 2034.</b></p> </td> <td> <p>Earlier, open space deficiency was Nil.</p> <p>Now, Licensed Surveyor proposed vertical extension in building no.2 from 13<sup>th</sup> to 18<sup>th</sup> + 19<sup>th</sup> (pt.) upper floors for residential purpose over earlier approved Stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium + 4<sup>th</sup> to 12 upper floors in lieu of additional FSI and admissible TDR on Non cess plot area beyond 25% as per Regn.30(A), Table 12. Earlier claimed/consumed zonal FSI 1.33 along with balance sale fungible FSI.</p> <p>Licensed Surveyor has requested condone the deficiency in open space ranging from Nil to 47.29% for building no. 02 by charging premium as per Regn.6(b) of DCPR 2034.</p> </td> <td> <p>Regn. 6(b) of DCPR 2034.</p> </td> <td> <p>Ch.Eng. (D.P.)/M.C. Sir</p> </td> </tr> </table>	<p><b>To condone deficiency in open space ranging from Nil to 47.29% for building no. 02 by charging premium as per Regn.6(b) of DCPR 2034.</b></p>	<p>Earlier, open space deficiency was Nil.</p> <p>Now, Licensed Surveyor proposed vertical extension in building no.2 from 13<sup>th</sup> to 18<sup>th</sup> + 19<sup>th</sup> (pt.) upper floors for residential purpose over earlier approved Stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium + 4<sup>th</sup> to 12 upper floors in lieu of additional FSI and admissible TDR on Non cess plot area beyond 25% as per Regn.30(A), Table 12. Earlier claimed/consumed zonal FSI 1.33 along with balance sale fungible FSI.</p> <p>Licensed Surveyor has requested condone the deficiency in open space ranging from Nil to 47.29% for building no. 02 by charging premium as per Regn.6(b) of DCPR 2034.</p>	<p>Regn. 6(b) of DCPR 2034.</p>	<p>Ch.Eng. (D.P.)/M.C. Sir</p>
<p><b>To condone deficiency in open space ranging from Nil to 47.29% for building no. 02 by charging premium as per Regn.6(b) of DCPR 2034.</b></p>	<p>Earlier, open space deficiency was Nil.</p> <p>Now, Licensed Surveyor proposed vertical extension in building no.2 from 13<sup>th</sup> to 18<sup>th</sup> + 19<sup>th</sup> (pt.) upper floors for residential purpose over earlier approved Stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium + 4<sup>th</sup> to 12 upper floors in lieu of additional FSI and admissible TDR on Non cess plot area beyond 25% as per Regn.30(A), Table 12. Earlier claimed/consumed zonal FSI 1.33 along with balance sale fungible FSI.</p> <p>Licensed Surveyor has requested condone the deficiency in open space ranging from Nil to 47.29% for building no. 02 by charging premium as per Regn.6(b) of DCPR 2034.</p>	<p>Regn. 6(b) of DCPR 2034.</p>	<p>Ch.Eng. (D.P.)/M.C. Sir</p>		
	<b>Comments by Asst. Eng.(B.P.)City-IV</b>				
	<p><b><u>Building No. 01:-</u></b></p> <p>Earlier, open space deficiency ranging from Nil to 52.70% for building height 106.45 mt. &amp; same was approved by Hon'ble M.C u/No. 7048 dt: 27.08.2015 &amp; also open space deficiency premium was paid.</p> <p>Now, Licensed Surveyor has proposed minor internal change in the said building without</p>				



changing building line & building height. There is additional open space deficiency is created.

**Building no. 03:-**

Earlier, open space deficiency was Nil. Now, Licensed Surveyor has proposed minor internal change in the said building without changing building line. There is additional open space deficiency is created.

**Building no. 02:-**

Earlier, open space deficiency was Nil.

Now, Licensed Surveyor proposed vertical extension in building no.2 from 13<sup>th</sup> to 18<sup>th</sup> + 19<sup>th</sup> (pt.) upper floors for residential purpose over earlier approved Stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium + 4<sup>th</sup> to 12 upper floors in lieu of additional FSI and admissible TDR on Non cess plot area beyond 25% as per Regn.30(A), Table 12 over earlier claimed/consumed zonal FSI 1.33 along with balance sale fungible FSI.

**Typical floors:-**

In this case, Licensed Surveyor has calculated the requirement of open spaces as per Regn.41 (2) Table A of DCPR 2034.

Height of building: - 63.75 mt.

L/V:- H/4 :- 63.75/4:- 15.93 MT. :- Max. 12.00 mt.

D/W :- 6.00 MT.

Side	Open Space required	Open space proposed	Deficiency	% Deficiency	Remarks.
North	9.00 mt. +12.00 mt. = 21.00 mt.	11.07 MT.	9.93 MT.	47.29%	J.O.S
EAST	12.00 MT.	9.00 MT.	3.00 MT.	25.00%	L/V
SOUTH	6.00 MT.	8.40 MT.	NIL	NIL	D/W
WEST	12.00 MT.	14.65 MT.	NIL	NIL	L/V

From the above table it was seen that open space deficiency is ranging from Nil to 47.29% for habitable floor by charging premium as per Regn.6(b) of DCPR 2034.

From the above table it was seen that open space deficiency is ranging from Nil to 47.29 % for habitable floor for building no. 02. Licensed Surveyor has requested to condone above open space deficiency by charging premium for habitable floor as per Regn.6(b). As the proposal is under the provision of Regn.33(7) of DCPR 2034.

**(a) Hardship:**

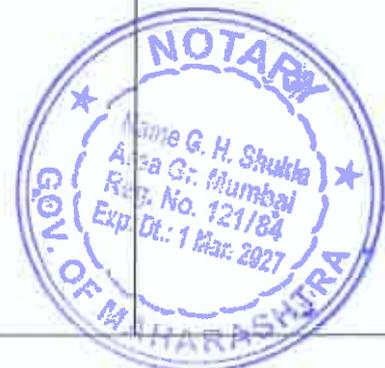
The proposal under reference is for rehabilitation of existing tenants as per Regn.33(7)

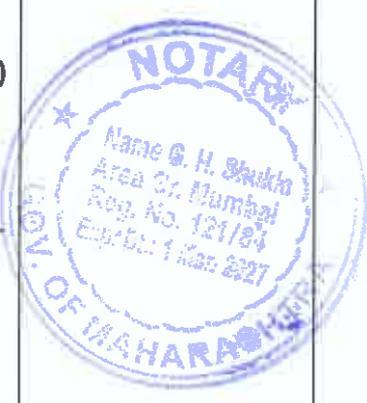
<p>with F.S.I. 3.00, 0.73 additional premium FSI, 0.64 admissible TDR on non cess area more than 25% of plot area &amp; fungible FSI as per Regn. 31(3) of DCPR 2034. Total permissible F.S.I. along with fungible F.S.I. works out to 3.00. Licensed Surveyor has proposed to consume full permissible F.S.I. for rehabilitation of existing tenants, non cessed tenants &amp; for sale component.</p> <p><b>(b) Fire Safety:</b> Due to planning constraints, the proposed open spaces as required under provision of DCPR are not possible to be provided and there are deficiencies in open space as shown in table. However, revised NOC from CFO attached in additional documents with due consideration from fire safety point of view however final CFO NOC will be insisted while granting O.C. hence the safety of all inhabitants of building and neighborhood will not be affected.</p> <p><b>(c) Health:</b> That the proposed building under reference is for redevelopment with the proposed planning to cope up with the requirement from rehabilitation point of view. The sanitation arrangement within the premises will be improved by providing the internal sanitation and is mandatory to the applicant to carry out drainage work under the supervision of Licensed Plumber and premises around the building within the plot boundary will be paved. Thus there will be overall improvement of environment. Hence, the health of inhabitants of the building and neighborhood will not be affected.</p> <p><b>(d) Structural Safety:</b> Since the building will be designed by the Structural Engineer having Registration with M.C.G.M. and appointed by the Developer/Owner as per prevailing I.S. Code with the consideration of modified norms for seismic forces and other measures. The structural part of the building under reference is to be supervised by the said Structural Engineer and the construction part is supervised by Licensed Site Supervisor, as such the safety of inhabitant of the building and neighborhood is not likely to be affected.</p> <p>Submitted for approval as explained above.</p>			
<b>Comments by Ex.Eng.(B.P.)City-II</b>			
Submitted for approval as per Regn. 6(b) of DCPR 2034.			
3.	To allow area covered by staircase, lift, lift lobby and passages free of F.S.I. by charging premium for sale component as per Regn.31(1)(iv)of DCPR 2034 and	Licensed Surveyor has proposed 1:50 mt. wide single staircase & 3 nos. of lifts by charging premium in building no. 02. Licensed Surveyor has claimed the area of staircase, lift & lobby free of FSI by charging premium as per	As per 31 (1)(iv) read with clause 6.15 of DCPR 2034 & as per circular u/No. CHE/DP/14548/ GEN Dt: 22.08.2017.
			Ch.Eng.(D.P.)/M.C. Sir

	without charging premium for rehab building as per Regn. 31(1) (iv) read with clause 6.15 of DCPR 2034 & as per circular u/No. CHE/DP/14548/GEN Dt: 22.08.2017 for building no. 02.	Regn.31(1)(iv) of DCPR 2034. Also, Licensed Surveyor has proposed lobby in front of lifts & staircase, equivalent to 1.50 times the depth and 1.50 times the width of the lift for sale building no. 02 from 13 <sup>th</sup> floor level. Licensed Surveyor has claimed the area of staircase, lift & smoke vent lobby free of FSI as per circular u/No. CHE/DP/ 14548/ GEN Dt: 22.08.2017.		
<b>Comments by Asst. Eng. (B.P.)City-IV</b>				
<p>As per the proposed amendments, Licensed Surveyor proposed vertical extension in building no.2 from 13<sup>th</sup> to 18<sup>th</sup> + 19<sup>th</sup> (pt.) upper floors for residential purpose over earlier approved Stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium + 4<sup>th</sup> to 12 upper floors in lieu of additional FSI and admissible TDR on Non cess plot area beyond 25% as per Regn.30(A), Table 12 over earlier claimed/consumed zonal FSI 1.33 along with balance sale fungible FSI.</p> <p>Licensed Surveyor has proposed 1.50 mt. wide single staircase &amp; 3 nos. of lifts by charging premium in building no. 02. Licensed Surveyor has claimed the area of staircase, lift &amp; lobby free of FSI by charging premium as per Regn.31(1)(iv) of DCPR 2034.</p> <p>Also, Licensed Surveyor has proposed lobby in front of lifts &amp; staircase, equivalent to 1.50 times the depth and 1.50 times the width of the lift for sale building no. 02 from 13<sup>th</sup> floor level. Licensed Surveyor has claimed the area of staircase, lift &amp; smoke vent lobby free of FSI as per circular u/No. CHE/DP/ 14548/ GEN Dt: 22.08.2017.</p> <p>Submitted for approval as per 31 (1)(iv) read with clause 6.15 of Regn. 33(10) of DCPR 2034 &amp; as per circular u/No. CHE/DP/14548/GEN Dt: 22.08.2017.</p>				
<b>Comments by Ex.Eng.(B.P.)City-II</b>				
Submitted for approval.				
4.	To allow the 1.20 mt. wide continuous chajja with level difference 0.60 mt. from floor level free	Licensed Surveyor has proposed Continuous chajja for Building no. 02 projecting maximum 1.20 mt. from building line with 0.60 mt.	Regn.6(b) of DCPR 2034	Ch.Eng.(D.P.)/M.C. Sir



	of F.S.I. only for elevation features for building no. 02.	level difference from floor level. The said continuous chajja is proposed only for elevation features. Licensed Surveyor has requested to allow the said continuous chajja with level difference 0.60 mt. free of FSI.		
<b>Comments by Asst. Eng. (B.P.)City-IV</b>				
<p>As per Regn. 31(1)(xii) read with regn. 42(ii)(e)(i) of DCPR 2034 Chajja is permissible upto 1.20 mt. free of FSI.</p> <p>Licensed Surveyor has proposed continuous chajja projecting maximum 1.20 mt. from building line with 0.60 mt. level difference from floor level for building no.02. The said continuous chajja proposed only for elevation features. Licensed Surveyor has requested to allow the said continuous chajja with level difference 0.60 mt. free of FSI. Registered undertaking not to misuse the chajja will be insisted before asking C.C. &amp; same condition will be incorporated as an IOD condition.</p> <p>Submitted for approval as explained above.</p>				
<b>Comments by Ex.Eng.(B.P.)City-II</b>				
Submitted for approval.				
5.	To allow the parapet wall with height 4.50 mt. parapet wall proposed at top most terrace floor level at all side of the building with 60% void beyond 1.30 mt. height of all parapet walls as per regn. 37(23) of DCPR 2034.	In this case, Licensed Surveyor has proposed building with height 109.50 mt. i.e. more than 70.00 mt. Licensed Surveyor has proposed 4.50 mt. parapet wall proposed at all side of the top most terrace floor level. Licensed Surveyor has proposed 60% void beyond 1.30 mt. height of all parapet walls. The said parapet walls are proposed at the top most terrace floor level at all side of the building as per Regn. 37(23) of DCPR 2034. Also, NOC from CFO in this	Regn. 6(b) of DCPR 2034.	Ch.Eng.(D.P.)/M.C. Sir.



		regards attached in additional documents.		
<b>Comments by Asst. Eng. (B.P.)City-IV</b>				
<p>As per D.C.Reg. 37(23), "Parapet walls and hand-rails provided on the edges of the roof terrace, balcony, etc. shall not be less than 1.50m from the finished floor level. parapet wall having height more than 1.50 m may be allowed on top most common terrace level with the approval of commissioner. For the height of building beyond 32 m &amp; up to 70 m parapet wall of height 2 m, for the building height beyond 70 m parapet wall with height up to 5 m with 60% voids in surface area beyond height of 1.30 m only on two sides of common terrace may be allowed".</p> <p>In this case, Licensed Surveyor has proposed building with height 109.50 mt. i.e. more than 70.00 mt. Licensed Surveyor has proposed 4.50 mt. parapet wall proposed at all side of the top most terrace floor level. Licensed Surveyor has proposed 60% void beyond 1.30 mt. height of all parapet walls. The said parapet walls are proposed at the top most terrace floor level at all side of the building as per Regn. 37(23) of DCPR 2034. Also, NOC from CFO in this regards attached in additional documents.</p> <p>Submitted for approval please.</p>				
<b>Comments by Ex.Eng.(B.P.)City-II</b>				
Submitted for approval.				
6.	Not to insist the physical amenity open space for the plot under reference subject to recovering the premium at 100% rate of ASR on the 1.69 sq.mt. as per transitional policy (T-5) under no. CHE/DP/10475/GEN dated 04.09.2019.	In this case, maximum area of the plot was already developed & part O.C. was granted & construction work is process on balance plot. There is no space to proposed amenity space in the proposed building. Licensed Surveyor has ready to pay the premium at 100% rate of ASR on the 1.69 sq.mt. same will be recovered before approval of plans.	As per Regn. 6(b) of DCPR 2034 & As per Transitional policy (T-5) u/No. CHE/DP/10475/Gen dt: 04.09.2019.	Ch.Eng.(D.P.)/M.C. Sir.
				
<b>Comments by Asst. Eng. (B.P.)City-IV</b>				
<p>As per Regn. 14(A)(i), "Development of plots with area 4,000 sq.mt. &amp; more and up to 10000 sq.mt. shall required handing over 5% of plot area to MCGM as POS." Further as per the note (ii), "In case of redevelopment under 33(7), 33(7)(A), 33(10) amenity as per this regulation shall be reduced to 35%."</p>				

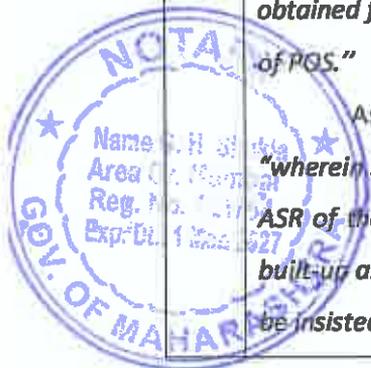
Further, as per Transitional policy (T-5) u/No. CHE/DP/10475/Gen dt:- 04.09.2019, mentioned that, "ii) Payment of premium at 100% rate of ASR of the developed land for the Zonal (basic) FSI (ASR applicable on the date of issue of CC of the built up area proposed against the balance potential) for plot to be carved out as amenity plot may be insisted before approval of plans & the physical required amenity may not be insisted."

Detailed of amenity calculation are as below;

1	Plot Area	4324.81 sq.mts.
2	Land Component for Non Cess plot area beyond 25%	370.26 sq.mts.
3	Balance plot area	3954.55 sq.mts.
4	Permissible BUA as per DCR 1991	12356.09 sq.mts.
5	BUA proposed to be retained as per Regulation 9(6)(b) of DCPR 2034	12354.87 sq.mts.
As per DCPR 2034		
6	Plot Area	4324.81 sq.mts.
7	Deduction as per Regn 14(A) i.e. 5% x 35%	75.68 sq.mts.
8	Net plot area (6-7)	4249.13 sq.mts.
9	Permissible FSI as per DCPR 2034 a) FSI for Regn. 33(7) b) FSI for Regn. 30(A) table 12	3.00 2.70
10	Permissible BUA (3878.87 x 3.0) + (370.26 x 2.70)	11636.61 + 999.70 = 12636.31 sq.mts.
11	BUA proposed to be retained as per Regn 9(6)(b) of DCPR 2034 (as per 3 above)	12354.87 sq.mts.
12	Balance BUA to be constructed as per DCPR 2034 (10 – 11)	281.44 sq.mts.
13	Proportionate plot area of balance development $281.44 \times 4324.81 = 96.32$ 12636.31	96.32 sq.mts.
14	Regulation 14(A) will be applicable to 96.32 sq.mt. Amenity as per 14(A) = $96.32 \times 5\% \times 35\%$	1.69 sq.mts.

As per Licensed Surveyor & developer representation, "Building no 1 & building no 2 is already completed, construction work of building no 03 is in progress. Provision of R.G. admeasuring 240.00 sq.mt. is already proposed at ground level and part Occupation has been obtained for bldg no. 01 & 02. As such, there is no vacant space left in the plot for making provision of PGS."

As per Transition Policy (T-5) issued under no. CHE/DP/10475/GEN dated 04.09.2019, "wherein such amenity plot works out to less than 200 sq.mt. payment of premium at 100% rate of ASR of the developed land for the zonal (basic) FSI (applicable on the date of issue of C.C. of the built-up area proposed against the balance potential) for plot to be carved out as amenity plot may be insisted & the physical required amenity may not insist".



	<p>It is to be submitted here that has the layout under reference is partially developed &amp; part occupation for building no. 01 &amp; 02 was already granted. As such there is no space to proposed amenity space in the proposed layout &amp; building as per Regn.14(A) of DCPR 2034. Licensed Surveyor vide his letter requested to pay the premium at 100% rate of ASR on the 1.69 sq.mt. The same will be recovered before approval of plans.</p> <p>Submitted for approval as explained above.</p>			
	<p><b>Comments by Ex.Eng.(B.P.)City-II</b></p>			
	<p>Submitted for approval.</p>			
<p>7.</p>	<p><b>To allow Inadequate size of LOS touching to the building line as a past commitment.</b></p>	<p>As per relaxation for proposal under Regn.33(7), 10% R.G. is required i.e. 425.41 sq.mt. as against proposed 605.00 sq.mt. R.G. on partly on Ground floor level &amp; partly on top most podium floor level open to sky. 60% LOS proposed on ground floor level 256.00 sq.mt. as against required 255.25 sq.mt. Out of 255.25 sq.mt. LOS x 50% = 127.63 sq.mt. is required to proposed on mother earth as against 240.00 sq.mt. proposed on mother earth &amp; balance area as paved LOS with perforated paving is proposed. Further, 40% LOS i.e. 170.16 sq.mt. as against proposed 365.00 sq.mt. LOS on top most podium floor level open to sky. Proposed LOS is adequate as per regn. 27 of DCPR 2034.</p> <p>LOS is proposed touching to the building line &amp; same was already approved by competent authority &amp; part O.C. was</p>	<p>Regn.6(b) of DCPR 2034.</p>	<p>Ch.Eng.(D.P.)/M.C.</p>



		<p>granted. Licensed Surveyor has requested to continue the earlier approval to allow ground floor LOS touching to the building line.</p>		
<p><b>Comments by Asst. Eng. (B.P.)City-IV</b></p>				
<p>In the instant case, the net area of the plot is 4254.09 sq.mt. i.e. more than 1000 sq.mt. Hence as per Regn.27(a)(iii), 15% of the net plot area shall be kept as open i.e. LOS. As per Regn. 27(a) of DCPR 2034, <i>“Provided further that the provisions of LOS in case of the redevelopment schemes under the regulation no 33(5),33(7),33(8), 33(15) and 33(20) (A) may be reduced due to planning constraints, minimum of at least 10% shall be maintained. Provided further that in case of redevelopment proposal under Regulation No 33(5), the existing area of LOS shall be maintained if it is more than 10% of layout.”</i></p> <p>As per relaxation for proposal under Regn.33(7), 10% R.G. is required i.e. 425.41 sq.mt. as against Licensed Surveyor has proposed 605.00 sq.mt. R.G. on partly on Ground floor level &amp; partly on top most podium floor level open to sky.</p> <p>As per Note no. 02 in Regn.27 of DCPR 2034, the minimum 60% of the required LOS shall be provided exclusively on the ground &amp; at least 50% of this shall be provided on mother earth &amp; balance 40% required LOS provided on podium floor level open to sky.</p> <p>Further, as per circular u/No. MGC/A/9127 dt:- 08.07.2019 Sr.No. 02, <i>“As per the provisions of Regn. 27 of DCPR, the LOS is required to provide in certain cases to required percentage of plot area. It is observed that, in most of the cases the LOS proposed is of odd shape and paved. It should be noted that the area of proposed LOS shall be proper and of usable shape &amp; shall be exclusive of access/ internal roads. Further, at least 50% area shall be unpaved on mother earth at ground level &amp; rest area may be paved with perforated paving having adequate strength, in order to facilitate percolation of rain water into the ground as per DCPR. The plans shall be strictly scrutinize as per the above provisions.”</i></p> <p>In this case, Licensed Surveyor has proposed 60% LOS in ground floor level 256.00 sq.mt. as against required 255.25 sq.mt. Out of 255.25 sq.mt. LOS <math>\times 50\% = 127.63</math> sq.mt. is required to proposed on mother earth as against Licensed Surveyor has 240.00 sq.mt. proposed on mother earth &amp; balance area as paved LOS with perforated paving is proposed. Further, Licensed Surveyor has proposed 40% LOS i.e. 170.16 sq.mt. as against proposed 365.00 sq.mt. on top most podium floor level open to sky of building no. 03. Proposed LOS is adequate as per regn. 27 of DCPR 2034.</p> <p>As per D.C.Reg.27(1):</p> <p>b) <i>“No such LOS shall measure less than 125.00 sq.mt.”</i></p>				

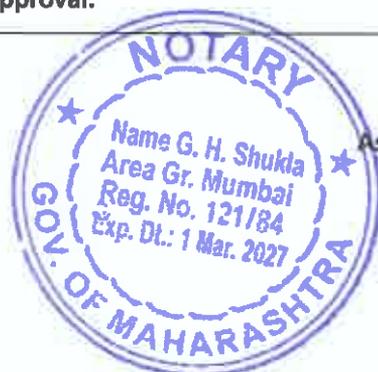


	<p>c) "The minimum dimension of such LOS shall not be less than 7.5mt. and if the average width of such LOS is less than 16.60Mt. the length thereof shall not exceed 2 ½ times the average width"</p> <p>g)(i) In a LOS exceeding 400 sq.mt. in area (in one space), elevated/underground water reservoirs, electric substations, pump houses may be built and shall not utilise more than 10 percent of the open space in which they are located.</p> <p>As per Regn.41(2) Note (2) "the marginal open space (distance) between building &amp; LOS in the same lay-out shall not be less than 3.00 mt."</p> <p>In this case, Licensed Surveyor has proposed LOS touching to the building line &amp; same was already approved by competent authority and part O.C. was granted. Licensed Surveyor has requested to continue the earlier approval to allow ground floor LOS touching to the building line.</p> <p>Submitted for approval as explained above.</p>			
	<b>Comments by Ex.Eng.(B.P.)City-II</b>			
	Submitted for approval.			
8.	To allow inadequate area of bath room due to the planning constraints & being the proposal is as per Regn. 33(7) of DCPR 2034.	In this case, L.S. has proposed bathroom having size 1.20 mt. x 1.20 mt = 1.44 sq.mt. which is minor less than required due to the planning constraints & being the proposal under reference is submitted as per Regn. 33(7) of DCPR 2034. L.S. has requested to allow inadequate area of bath room due to the planning constraints.	Regn. 6(b) of DCPR 2034.	Ch.Eng.(D.P.)/ M.C.
	<b>Comments by Asst. Eng. (B.P.)City-IV</b>			
	<p>As per Sr.No. 10 of table 14 of Regn. 37(2) of DCPR 2034, required minimum size of bathroom is 1.50 sq.mt. &amp; required minimum width is 1.10 mt.</p> <p>In this case, L.S. has proposed bathroom having size 1.20 mt. x 1.20 mt = 1.44 sq.mt. which is minor less than required due to the planning constraints &amp; being the proposal under reference is submitted as per Regn. 33(7) of DCPR 2034. L.S. has requested to allow inadequate area of bath room due to the planning constraints.</p> <p>Submitted for approval as explained above.</p>			
	<b>Comments by Ex.Eng.(B.P.)City-II</b>			
	Submitted for approval.			

**Ch.Eng. (D.P.)**

**Hon'ble M.C.**

Sir,



Amol Marutirao  
Chaurpurghe

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

Narendra  
Shahu Pagare

Ex.Eng.(B.P.)City-II

**BRIHANMUMBAI MAHANAGARPALIKA**

Exhibit - F 386

संग्रह / 20224 / 2094 / 14-02-2022

Office of the,  
Asst. Commissioner 'E' Ward Office,  
10, Shaikh Hafizuddin Marg.

**Sub** – Redevelopment on property bearing C. S. No. 1/378 of Mazgaon division  
Byculla E ward

**Ref:** 1) EEBP/ 3813/OD/CD- 09-02-2022

2) Hon'ble National Green Tribunal Zone order Vide O.A. 49/ 2021 in the  
matter of M/s Castle Realtors Pvt. Ltd

3) File w/no. EB/870/E/A is available online

With reference to above subject, compliance of the report is as following :

Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to submit the information	Submission by Garden Department
1	PP has not made tree plantation as per the norms	PP shall submit the tree transplantation status and compensatory plantation as per EC.	PP/MCGM	1) Transplanted trees survival report not submitted by applicant. 2) Applicant has been directed to plant 4 nos of trees in lieu of 2 trees permitted to cut, on inspection of site on dated 14-02-2022. 05 nos of newly planted trees are observed on site. 3) Yet proposal for NOC to obtain O. C. is not submitted by applicant hence it is not yet proceed.

Submitted for information please

  
A. S. G. E Ward

Assistant Engineer (B.P) City-IV

Sir,



Exhibit - G

MUNICIPAL CORPORATION OF GREATER MUMBAI  
PUBLIC HEALTH DEPARTMENT  
INSECTICIDE BRANCH

Street: Chhatrapati Shivaji  
Maharaj S.K. Bldg.  
4<sup>th</sup> Floor, Falton Road  
Mumbai - 400 001

No. 10/3133/SR  
Date: 14/9/2007

To

Smt. Ibrahim Patel,  
Dudhewala House,  
202, Bellasis Road,  
Mumbai Central,  
Mumbai - 400 008.

INSECTICIDE OFFICER,

Department of Public Health,  
Municipal Corporation of Greater Mumbai,  
4<sup>th</sup> Floor, Falton Road,  
Mumbai - 400 001.  
Tel: 2344 2000  
Fax: 2344 2001

Sub: Provisional permission to bore a tube well  
at C/S No. 1/176 of Mangam Division, Nishi,  
Road, Mangam, Mumbai - 10.

Ref: Your letter dated 2.4.2007  
and PCC/3464/d.21.3.2007.

Sir,

Provisional permission is hereby granted to bore a tube well at the above site,  
subject to fulfillment of all the conditions governing the well within the period of 3  
months.

1. You should give an undertaking on Rs. 100/- stamp paper specifying all conditions in connection with the tube well as per the 'Memo of Conditions' accompanying this letter.
2. The responsibility of maintenance of the tube well should also be transferred to the new owner or society with the intimation to this office in case of transferring the property.
3. The tube well water will be allowed to be used only for gardening & flushing purpose at the same site only. In case you use the water for any other purpose than granted, you should get permission by fresh application.
4. You should give the information about drilling in the standard format enclosed.

You should comply with all conditions within 3 months from the date of obtaining the provisional permission so as to consider to grant you final permission, failing which the provisional permission granted to you will automatically stand revoked except.

In case of bore well allowed for building construction all conditions should be complied along with completion of building and you should apply for final permission, if the well is not needed more, it should be dismantled, closed and the site should be rehabilitated.



Dy. [Signature] 14/9/07  
Incharge CSE/4

MUNICIPAL CORPORATION OF GREATER MUMBAI  
Public Health Department  
Insecticide Branch

REGULATIONS AND UNDERTAKING FOR TUBE WELL

1. The mouth of the tube well will be kept and maintained in mosquito proof condition.
2. The notice board will be displayed and affixed in conspicuous point indicating that "WATER NOT FOR DRINKING PURPOSE".
3. The independent pipe line will be laid down pointed in a conspicuous colour (RED) for carrying water from the tube well to the place where it is need.
4. The tube well water will not be used for the purpose other than permitted.
5. Adequate arrangements will be taken to dispose of waste water and spillage by connecting it to municipal sewere and will not be allowed the water to accumulate.
6. The municipal water supply and well water supply will not be intermixted at any point and will be provided a separate standard pattern mosquito proof tank for storing well water with safe access as per municipal rules.
7. The tube will be closed sunk into ground untill final fittings are provided with property fitting plug during the period when boring operations are not actually going on.
8. All the pits dug will be filled in, in this connection with earth the boring operations are complete.
9. The pump and all its fittings will be removed after the completion of building construction work and plugged the well permanently, if not required further.
10. The well water will be used only at the site and will not be transported for use outside the premises.
11. The well will be bored and all works completed within 3 months from granting of provisional permission.
12. The responsibility will be transferred whenever ownership is transferred or changed and shall be binding on the new owner/owners.

The above items will be binding on me/us, our administrators and assignees. I/we also comply with any other conditions of the other departments of Bruhannambai Mahanagarपालिका, if any.

Yours faithfully,

VS.12105



NAME OF THE COMPANY:-

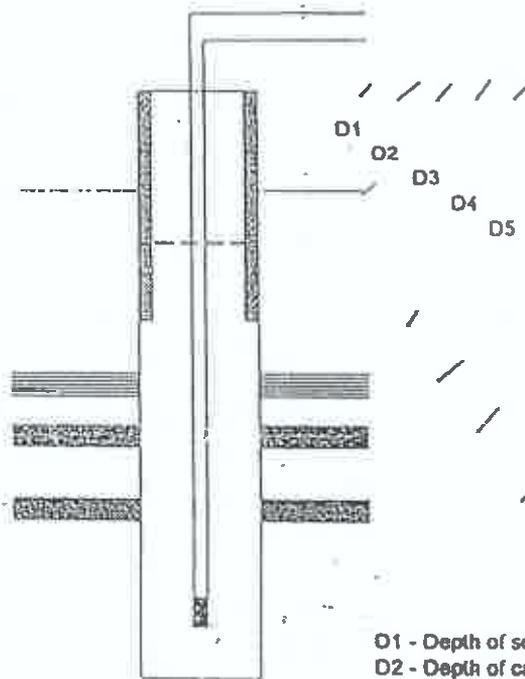
NAME & ADDRESS OF THE CLIENT ( Company / Society ):-

DETAIL OF BORE WELL / RING WELL :-

Dia -  
 Depth of bore -  
 Depth of casing pipe / ring well -  
 Standing water Level ( Max./Min. ) -  
 Depth at which pump is placed -  
 Quality of Water (Sweet/Saline) or dry -  
 Yield of bore well in 90° v notch/lit/Hr. or otherwise -  
 Outlet / discharge pipe dia.-  
 Capacity / size of pump -

DETAILS AND STRATA -

D1 -  
 D2 -  
 D3 -  
 D4 -  
 D5 -



D1 - Depth of soil  
 D2 - Depth of casing pipe / ring well  
 D3 - Depth of 1<sup>st</sup> aquifer  
 D4 - Depth of 2<sup>nd</sup> aquifer  
 D5 - Depth of 3<sup>rd</sup> aquifer



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**MUMBAI FIRE BRIGADE**

**SUB:** N.O.C stipulating fire-protection and fire-fighting requirements for the amendment in proposed construction of High-rise Residential building on Plot bearing C.S.No.-1/378 of Mazgaon Division, situated at Balwant Singh Dhodi Marg, in 'E'-Ward, Mumbai under Sec.33(7) of D.C. Regulation -1991.

**REF:** i) On-line submission of proposal File from M/s Vivek Bhartu & Consultant Pvt. Ltd., Architects, Mumbai.  
ii) On-line File No.-CHE/CTY/870/E/337(Amended)CFO.

**EXECUTIVE ENGINEER (B.P.)- CITY :**

In this case, please refer to the N.O.C. issued by this office u/no. FBM/504/273 dated 02.03.2005 for the construction of high rise residential building comprising of Ground floor on stilt + 12 upper floors, with a total height of 37.50 mtrs., as measured from the general ground level upto the terrace level.

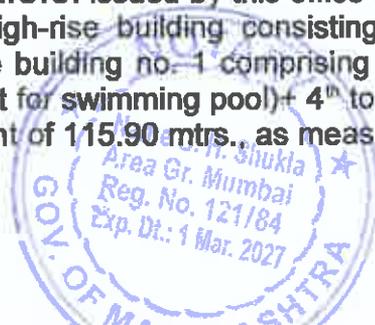
Further, N.O.C. issued by this office u/no. FBM/504/449 dated 09.03.2005 for the construction of two high-rise residential building. Building no. 1 having Ground on stilt + 8 upper floor , with a total height of 27.45 mtrs., as measured from the general ground level upto the terrace level. Building no. 2 having ground on stilt + 1<sup>st</sup> podium at 1<sup>st</sup> floor, 2<sup>nd</sup> podium at 2<sup>nd</sup> floor + 20 upper floor, with a total height of 69.50 mtrs., as measured from the general ground level upto the terrace level.

Further, N.O.C. issued by this office u/no. FBM/506/280 dated 30.10.2006 for the construction of additional floor on building no. 1 is now having Ground on stilt + 1<sup>st</sup> podium, 2<sup>nd</sup> podium & 3<sup>rd</sup> podium +18 upper floor , with a total height of 69.85 mtrs., as measured from the general ground level upto the terrace level. Building no. 2 having ground on stilt + 1<sup>st</sup> podium, 2<sup>nd</sup> podium & 3<sup>rd</sup> podium + 16 upper floor, with a total height of 54.45 mtrs., as measured from the general ground level upto the terrace level.

Further, N.O.C. issued by this office u/no. FBM/508/556 dated 31.01.2009 for the construction of three building, designated as building no. 1, 2 &3. Building no. 1 having Ground on stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium + 4<sup>th</sup> to 34<sup>th</sup> upper floors , with a total height of 109.50 mtrs., as measured from the general ground level upto the terrace level. Building no. 2 having ground on stilt + 1<sup>st</sup> to 3<sup>rd</sup> podium + 4<sup>th</sup> to 16<sup>th</sup> upper floor, with a total height of 54.45 mtrs., as measured from the general ground level upto the terrace level & building no. 3 having ground floor for shops. Both the building no. 1 & 2 having common podium level.

Further, N.O.C. issued by this office u/no. FB/HR/CITY/107 dated 10.06.2011 for the part occupation from 4<sup>th</sup> level to 12<sup>th</sup> level of high-rise residential building no. 2 having ground on stilt + 1<sup>st</sup> to 3<sup>rd</sup> podiums + 4<sup>th</sup> to 16<sup>th</sup> upper floor, with a total height of 54.45 mtrs., as measured from the general ground level upto the terrace level.

Further, N.O.C. issued by this office u/no. FB/HR/CITY/04 dated 19.05.2015 for the proposed high-rise building consisting of three building designated as building no.1,2&3. where building no. 1 comprising of ground on stilt + 1<sup>st</sup> to 3<sup>rd</sup> podiums (3<sup>rd</sup> podium floor part for swimming pool)+ 4<sup>th</sup> to 35<sup>th</sup> upper residential floors (35<sup>th</sup> part floor), with a total height of 115.90 mtrs., as measured from the general ground level upto the



terrace level and 117.70 mtrs. upto the swimming pool level above terrace. building no. 2 comprising of ground on stilt + 1<sup>st</sup> to 3<sup>rd</sup> podiums + 4<sup>th</sup> to 16<sup>th</sup> upper floors, with a total height of 54.60 mtrs., as measured from the general ground level upto the terrace level and building no. 3 comprising of basement (-4.20mtrs.) + ground for shops + 1<sup>st</sup> to 3<sup>rd</sup> podiums floors with a total height of 13.05 mtrs., as measured from the general ground level upto the terrace level.

Further amended N.O.C. issued by this office u/no. FB/HRC/R-I/43 dated 03.07.2017 for the proposed high-rise residential composite building having three buildings i.e. Building no.1, 2 & 3. Building no. 1 & 2 comprising of common ground floor on stilt + common 1<sup>st</sup> to 2<sup>nd</sup> podium floors for car parking accessible by 6.00 mtrs. wide two way ramp + common 3<sup>rd</sup> podium floor for car parking accessible by 7.00 mtrs. wide two way ramp & partly for gymnasium & swimming pool, thereafter building is divided into two buildings viz. Building no. 1 & 2. Building no.1 comprising of 4<sup>th</sup> to 33<sup>rd</sup> upper residential floors, with a total height of 109.95 mtrs., as measured from the general ground level upto the terrace level including fire check floor in between 27<sup>th</sup> & 28<sup>th</sup> floor at the height of 88.15 mtrs. Building no.2 comprising of 4<sup>th</sup> to 18<sup>th</sup> upper floors, with a total height of 60.70 mtrs., as measured from the general ground level upto the terrace level and Building no.3 comprising of Basement (-4.20 mtrs.) for car-parking (accessible by car-lift) & storage of non-combustible material only + ground floor for shops + 1<sup>st</sup> to 2<sup>nd</sup> podium for car parking (accessible by 7.00 mtrs. wide two way ramp of Building no.1) + 3<sup>rd</sup> podium for R.G. and Building 1,2 & 3 connected at podium on 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floor level.

Further, refer to the N.O.C. issued by this office u/no. FB/HRC/R-I/16 dated 13.07.2017 for the part occupation from common ground + common 1<sup>st</sup> to 3<sup>rd</sup> podiums below Building no. 1 & 2 and 4<sup>th</sup> to 27<sup>th</sup> upper residential floors of a high-rise residential Building no.1.

Now, the Architect has submitted amended building plans by proposing minor changes/amendments with Additions/Alterations in planning of High-rise residential building.

**THE ARCHITECT HAS PROPOSED FOLLOWING AMENDMENTS IN THE BUILDING AS MENTIONED BELOW:-**

**Building no. 1**

- 1) Architect has proposed to delete fire check floor between 27<sup>th</sup> floor and 28<sup>th</sup> floor.
- 2) Architect has proposed to construct one additional floor i.e. 34<sup>th</sup> floor above earlier approved 33<sup>rd</sup> floor.
- 3) Architect has proposed Refuge area on 30<sup>th</sup> floor, thereby the refuge floor is now at the height of 94.25 mts. instead of earlier approved 96.25 mtrs. from general ground level.
- 4) Architect has now proposed Refuge area as 62.79 sq.mt. as per the requirement instead of earlier approved 63.77 sq.mt. on 30<sup>th</sup> floor.
- 5) Architect has changed floor height from 3.90 mts. to 3.05 mts. of 28<sup>th</sup> floor and from 3.05 mts. to 2.90 mts from 29<sup>th</sup> floor to 34<sup>th</sup> floor.
- 6) Architect has now proposed slight decrease in height of Building to 109.50 mtrs. instead of earlier approved 109.95 mtrs..from general ground level upto terrace level.



**Building no. 2**

- 1) Architect has now proposed 02 additional floors i.e. 19<sup>th</sup> and 20<sup>th</sup> residential floor (20<sup>th</sup> part floor) above earlier approved 18<sup>th</sup> floor for building no.2 and thereby increase in the height of the building from 60.70 mtrs. to 66.80 mtrs..from general ground level upto terrace level.
- 2) Architect has proposed refuge area as 51.07 sq. mts. on 15<sup>th</sup> floor level instead of 45.02 sq.mts. approved earlier

By virtue of the above said amendments, now the proposed high-rise building will be consisting of three buildings i.e. Building no.1, 2 & 3 where Building no. 1 & 2 is comprising of common ground floor on stilt + common 1<sup>st</sup> to 2<sup>nd</sup> podium floor for car parking (accessible by 6.00 meter wide two way ramp) + 3<sup>rd</sup> podium floor for car parking (accessible by 7.00 meter wide two way ramp) & partly for gymnasium & swimming pool, thereafter building is divided into two buildings viz. Building no. 1 & 2. Building no.1 comprising of 4<sup>th</sup> to 34<sup>th</sup> upper residential floors, with a total height of 109.50 mtrs., as measured from general ground level upto the terrace level and Building no. 2 comprising of 4<sup>th</sup> to 20<sup>th</sup> upper floors (20<sup>th</sup> floor part), with a total height of 66.80 mtrs., as measured from the general ground level upto the terrace level (NOCs for part occupation is already issued to occupy & use common ground + common 1<sup>st</sup> to 3<sup>rd</sup> podiums below Building no. 1 & 2 and 4<sup>th</sup> to 27<sup>th</sup> upper residential floors of Building no.1 & 4<sup>th</sup> to 12<sup>th</sup> upper residential floors of Building No.2) and Building no. 3 comprising of Basement (-4.20 mtrs.) for car parking (accessible by car lift) & storage of non-combustible material only + ground floor for shops + 1<sup>st</sup> to 2<sup>nd</sup> podium for car parking (accessible by 7.00 mtrs. wide two way ramp of building no.1) + 3<sup>rd</sup> podium for R.G. accessible by means of two way ramp with a total height of 13.05 mtrs. from ground level upto 3<sup>rd</sup> podium level and Building 1,2 & 3 connected at podium level on 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floor level.

**Floor wise users for newly proposed additional floors are as under :-****Building no. 1**

Floor	User
Ground to 33 <sup>rd</sup> floor	Remains the same as per in earlier issued NOC
34 <sup>th</sup> floor	06 nos. of residential flats.

**Building no. 2**

Floor	User
Ground to 18 <sup>th</sup> floor	Remains the same as per in earlier issued NOC
19 <sup>th</sup> floor	06 nos. of residential flats.
20 <sup>th</sup> floor	01 no. of residential flat and part terrace.

**Refuge area now proposed as under:****Building No.1**

Refuge floor	Refuge area in Sq. meters		At the height of refuge floor from ground level in metres
	Required	Proposed	
7 <sup>th</sup> floor	89.18 m <sup>2</sup>	89.18 m <sup>2</sup>	24.10 mtrs
15 <sup>th</sup> floor	51.07 m <sup>2</sup>	51.07 m <sup>2</sup>	48.50 mtrs.



23 <sup>rd</sup> floor	113.30 m <sup>2</sup>	116.97 m <sup>2</sup>	72.90 mtrs.
30 <sup>th</sup> floor	61.36 m <sup>2</sup>	62.79 m <sup>2</sup>	94.25 mtrs.
In addition to that terrace above 34 <sup>th</sup> floor will be treated as refuge area.			

**Building no.2:**

Refuge floor	Refuge area in Sq. meters		At the height of refuge floor from ground level in meters
	Required	Proposed	
7 <sup>th</sup> floor	89.18 m <sup>2</sup>	89.18 m <sup>2</sup>	24.10 mtrs
15 <sup>th</sup> floor	51.07 m <sup>2</sup>	51.07 m <sup>2</sup>	48.50 mtrs
In addition to that terrace above 19 <sup>th</sup> floor will be treated as refuge area.			

The proposal has been considered favorably taking into consideration the following facts:

- i) The proposal falls under section 33(7) of DCR 1991/DCPR-2034.
- ii) N.O.C. for the said proposal was already issued under no. FBM/504/273 dated 02.03.2005, 2) FBM/504/449 dated 09.03.2005, 3) FBM/506/280 dated 30.10.2006, 4) FBM/508/556 dated 31.01.2009, 5) FB/HR/CITY/107 dated 10.06.2011, 6) FB/HR/CITY/04 dated 19.05.2015, 7) FB/HRC/R-I/43 dated 03.07.2017, 8) FB/HRC/R-I/16 dated 13.07.2017.
- iii) The Architect has obtained the C.C. u/no. EB/870/E/A dated 21.04.2007 upto 32<sup>nd</sup> floor for Building No.1 & upto 18<sup>th</sup> floor for Building No.2 & upto 3<sup>rd</sup> floor for Building no.3.
- iv) NOC for Part Occupation i.e. to occupy & use common ground + common 1<sup>st</sup> to 3<sup>rd</sup> podiums below Building no. 1 & 2 and 4<sup>th</sup> to 27<sup>th</sup> upper residential floors of a high-rise residential Building no.1 is already issued u/no. FB/HRC/R-I/16 dated 13.07.2017.
- v) Advanced in-built fire-fighting & fire-protection system is recommended for the said building.
- vi) During construction stage and prior to final occupation party shall comply with additional requirements stipulated by Mumbai Fire Brigade Officer, if any.

In view of the above, as far as this department is concerned, there would be no objection for the construction of the proposed high-rise building consisting of three buildings i.e. Building no.1, 2 & 3 where Building no. 1 & 2 is comprising of common ground floor on stilt + common 1<sup>st</sup> to 2<sup>nd</sup> podium floor for car parking (accessible by 6.00 metre wide two way ramp) + 3<sup>rd</sup> podium floor for car parking (accessible by 7.00 metre wide two way ramp) & partly for gymnasium & swimming pool, thereafter building is divided into two buildings viz. Building no. 1 & 2. Building no.1 comprising of 4<sup>th</sup> to 34<sup>th</sup> upper residential floors, with a total height of 109.50 mtrs., as measured from general ground level upto the terrace level and Building no. 2 comprising of 4<sup>th</sup> to 20<sup>th</sup> upper floors (20<sup>th</sup> floor part), with a total height of 66.80 mtrs., as measured from the general ground level upto the terrace level (NOCs for part occupation is already issued to occupy & use common ground + common 1<sup>st</sup> to 3<sup>rd</sup> podiums below Building no. 1 & 2 and 4<sup>th</sup> to 27<sup>th</sup> upper residential floors of Building no.1 & 4<sup>th</sup> to 12<sup>th</sup> upper residential floors of Building No.2) and Building no. 3 comprising of Basement (-4.20 mtrs.) for car parking (accessible by car lift) & storage of non-combustible material only + ground



floor for shops + 1<sup>st</sup> to 2<sup>nd</sup> podium for car parking (accessible by 7.00 mtrs. wide two way ramp of building no.1) + 3<sup>rd</sup> podium for R.G. accessible by means of two way ramp with a total height of 13.05 mtrs. from ground level upto 3<sup>rd</sup> podium level and Building 1,2 & 3 connected at podium level on 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floor level., as shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following fire safety requirements;

1. All the requirements stipulated vide earlier NOCs issued by this office under nos. i) FBM/504/273 dated 02.03.2005, ii) FBM/504/449 dated 09.03.2005, iii) FBM/506/280 dated 30.10.2006, iv) FBM/508/556 dated 31.01.2009, v) FB/HR/CITY/107 dated 10.06.2011, vi) FB/HR/CITY/04 dated 19.05.2015, vii) FB/HRC/R-I/43 dated 03.07.2017 & viii) FB/HRC/R-I/16 dated 13.07.2017 shall be strictly adhered to & shall be extended upto top floor of each building.
2. Separate permissions from competent Municipal Authority shall be obtained for Swimming Pool as well as for any Licensable trade activities if carried out u/s 394/390 of M.M.C. Act.

Earlier the party has paid Fee of Rs. 90,950/- vide receipt no. 843723 dated 05.11.2004 on gross BUA as 9095.00 sq.mt., as then certified by the Architect.

Further, the party has paid additional Scrutiny Fee of Rs. 1,78,250/- (SAP Doc. No. 1000405557 dated 28.08.2009) on gross BUA of 17825.00 sq.mt., as then certified by the Architect.

Further, the party has paid additional Scrutiny Fee of Rs. 7,02,400/- vide receipt no. 1158162, /SAP doc no. 1002128349, dated 02.05.2015 on the total gross built up area of 27,760.00 sq.mt., as then certified by the Architect.

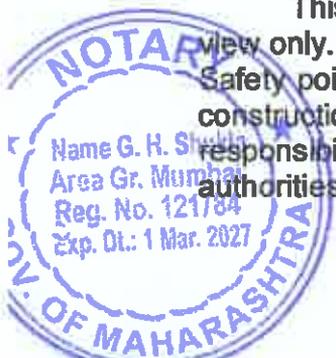
Further, the party has paid additional Scrutiny Fee of Rs. 1,12,600/- vide receipt no. 5688250, SAP doc no. 1002895266 dated 09.03.2017 and 1,32,800/- vide receipt no. 5732476, SAP doc no. 10030004516 dated 29.06.2017 on the total built up area of 27,799.00 sq.mt., as the certified by the architect.

Now, the Architect has certified Gross Built-up area as 28,120.19 sq. mtrs & the party has paid the additional scrutiny fees of Rs. 2,73,371/- vide receipt no.1397524 / 25/ 26 (SAP DOC. NO. 1003565360) dated 08/04/2019 as per revised schedule fees.

However, E.E.B.P. (City) is requested to verify the total built-up area and inform this department, if it is more for the purpose of levying additional scrutiny fees, if required.

The width of the Abutting Road / Access Road, Open spaces all around the building mentioned in this NOC are as per plans uploaded by the Architect/Licensed Surveyor. These parameters shall be verified by E.E.(B.P.)City, before granting any permission (i.e. I.O.D./C.C./further C.C.), if found any contradiction, the proposal shall be referred back to this department for offering fresh remarks from fire safety point of view.

This NOC is issued for the proposed building from Fire Risk / Fire Safety point of view only. The plans approved along with this NOC are approved from Fire Risk / Fire Safety point of view only. Approval of this plan does not mean in any way allowing of construction of the building. It is Architect's/ Licensed Surveyor's / Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.



**Note:**

- a. The fire-fighting installation shall be carried out by Licensed agency only.
- b. The area calculation shown in the enclosed plan shall be checked by E.E.B.P. (City).
- c. E.E.B.P.(City) is requested to scrutinize the plans as per amended D.C.P.Regn. & verify entire civil work & all other requirements pertaining to civil engineering side including open spaces, corridors, staircases, amendments, height, and refuge area in sq.mtrs. & floor occupancy of the building. E.E.B.P.(City) is also requested to verify open space as per the concerned Regulations of DCPR-2034 & if these plans, given open space is not approvable then this NOC shall be referred back to this department for revised NOC also till then further process of issuing IOD & C.C. shall not be permitted.
- d. E.E.B.P.(City) shall verify the proposal in context with the relevant Regulations of DCPR-2034 & verify the compliance as per same. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.
- e. The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO prior to installation.
- f. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
- g. The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, electrical duct, etc. to be verified & examined by MEP Consultant.
- j) This NOC is issued from fire risk point of view, without prejudice to legal matters pending in the court of law, if any.

**Deepak  
Kalipada  
Gosh**

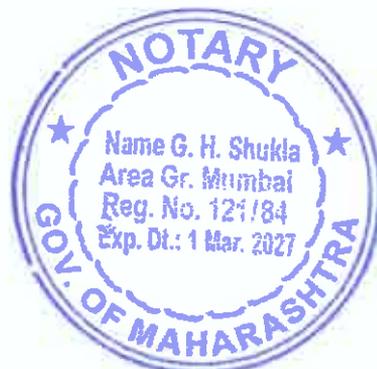
Digitally signed  
by Deepak  
Kalipada Gosh  
Date: 2019.04.10  
23:52:17 +05'30'

**Scrutinized & prepared by  
DIVISIONAL FIRE OFFICER**

**MUMBAI FIRE BRIGADE**

**Approved by  
DY. CHIEF FIRE OFFICER**

**MUMBAI FIRE BRIGADE**



GREEN CIRCLE, INC

REPORT NO. / GCM/2505 08/CPRI\_EIA/Nov 0583\_R0

# RAPID ENVIRONMENTAL IMPACT ASSESSMENT & ENVIRONMENT MANAGEMENT PLAN

**Executive Summary**

**For**

**Residential And Commercial Complex**

**Mazgaon Mumbai,**

Conducted & Prepared By



**GREEN CIRCLE, INC.**

20, Chhatrapati Shivaji Maharaj Road, Mazgaon, Mumbai - 400 073

INDIA

Project Proposer

M/s. GREEN REALTORS PVT. LTD

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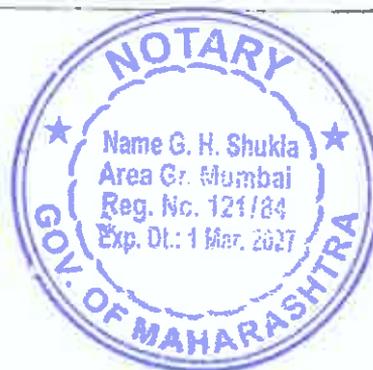


GREEN CIRCLE, INC.

REPORT NO.: GCI/M/2005 DC/CFRL\_EIA/Nov 0583\_Rn

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## GREEN CIRCLE, INC

REPORT NO. GC/M/2005-06/CPRL\_EIA/Nov 0563\_R0

**1. NEED FOR ENVIRONMENTAL IMPACT ASSESSMENT**

As per MoEF, New Delhi (GoI dated. 7<sup>th</sup> July 2004) Part II - Section 3 - Sub-Section (II).

- ❖ All construction projects falling under entry 31 of Schedule - I including new townships, settlement colonies, commercial complexes, hotel complexes, hospital and office complexes etc. for 1,000 persons or above or discharging sewage of 50,000 liters per day or above or with an investment of 50,00,00,000/- or above needs EIA studies
- ❖ Any Industrial Estate falling under entry 32 of Schedule - I including industrial estates accommodating industrial units in an area of 50 hectares or above but excluding the Industrial Estate irrespective of area if their pollution potential is high need to carry out EIA studies (Reproduced GoI caption)

This project needs Environmental Clearance due to the

1. More than 1,000 Peoples will visit the project
2. Sewage generation of above 50 m<sup>3</sup> per day and
3. Project cost is more than 50 Rs Crores

**2. OBJECTIVE OF ENVIRONMENTAL IMPACT ASSESSMENT**

- ❖ To establish the base line environment conditions
- ❖ To identified the environmental impacts of the proposed site.
- ❖ To provide a suitable environmental management plan

Environmental Impact Assessment (EIA) is a tool generally used to identify the environmental, social and economic impacts of a project prior to arriving at decision. It aims to predict environmental impacts at an early stage in project planning and design, find ways and means to reduce adverse impacts, shape projects to suit the local environment and present the predictions and options to project proponent



By using EIA both environmental and economic benefits can be achieved, such as reduced cost and time of project implementation and design, avoid treatment/clean-up costs and impacts of statutory compliance. Environmental assessment is a procedure that ensures that the environmental implications are taken into account before arriving at final decision.

The process involves an analysis of the likely effects on the environment, recording those effects in a report, undertaking a public consultation exercise on the report, taking into account the comments and the report when making the final decision and informing the public about that decision later on.

In principle, environmental assessment can be undertaken for individual projects such as a dam, motorway, airport or factory, any infrastructural projects, residential or commercial establishment, highways, ('Environmental Impact Assessment') or for plans, programmes, and policies ('Strategic Environmental Assessment').

The main objective of the study is to establish the base line environmental conditions and to identify the environmental impacts of Site and provide a suitable environmental management plan. The study zone is defined within radial distance of about 10 Km from the site.

Quantitative and qualitative analysis was undertaken for air, water, soil, and noise etc. in the various areas of investigation.

**3. PROJECT PROPONENT DETAIL**

- M/s CASTLE RELATORS PVT. LTD., Company is incorporated under companies act, 1956. The company is professionally managed by distinguished and qualified individuals. The main object of company is construction and development of properties for residential and commercial purposes on ownership basis.

Project Proponent



M/s CASTLE RELATORS PVT LTD.

## GREEN CIRCLE, INC.

REPORT NO. GCM/2005.06/CPRI\_EIA/Nov 0583\_R0

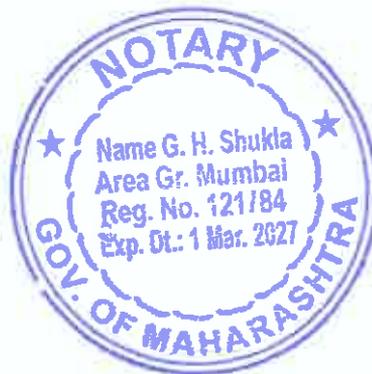
**4. PROJECT DETAIL:**

This residential and commercial complex Building 1 and 2 are Residential and building 3 is commercial complex.

**4.1 AREA STATEMENT****About the Project:**

• Total Plot Area	: 4855.93 m <sup>2</sup>
• Total BUA for bldg. 1 (Stilt + 3 Podium)	: 26789.71 m <sup>2</sup>
• Total BUA for bldg. 2	: 3496.26 m <sup>2</sup>
• Total BUA for bldg. 3	: 1103.92 m <sup>2</sup>
• Total BUA (1 + 2 + 3)	: 31389.89 m <sup>2</sup>
• FSI Permissible	: 2.5
• FSI Consumed	: 12139.83 m <sup>2</sup>
• No. flats in bldg. 1	: 125
• NO. flats in bldg. 2	: 72
• Physical R.G.	: 388.47 m <sup>2</sup>
• Parking Required	: 103
• Parking Provided	: 256

\*Stilt and 3 podium is free of FSI



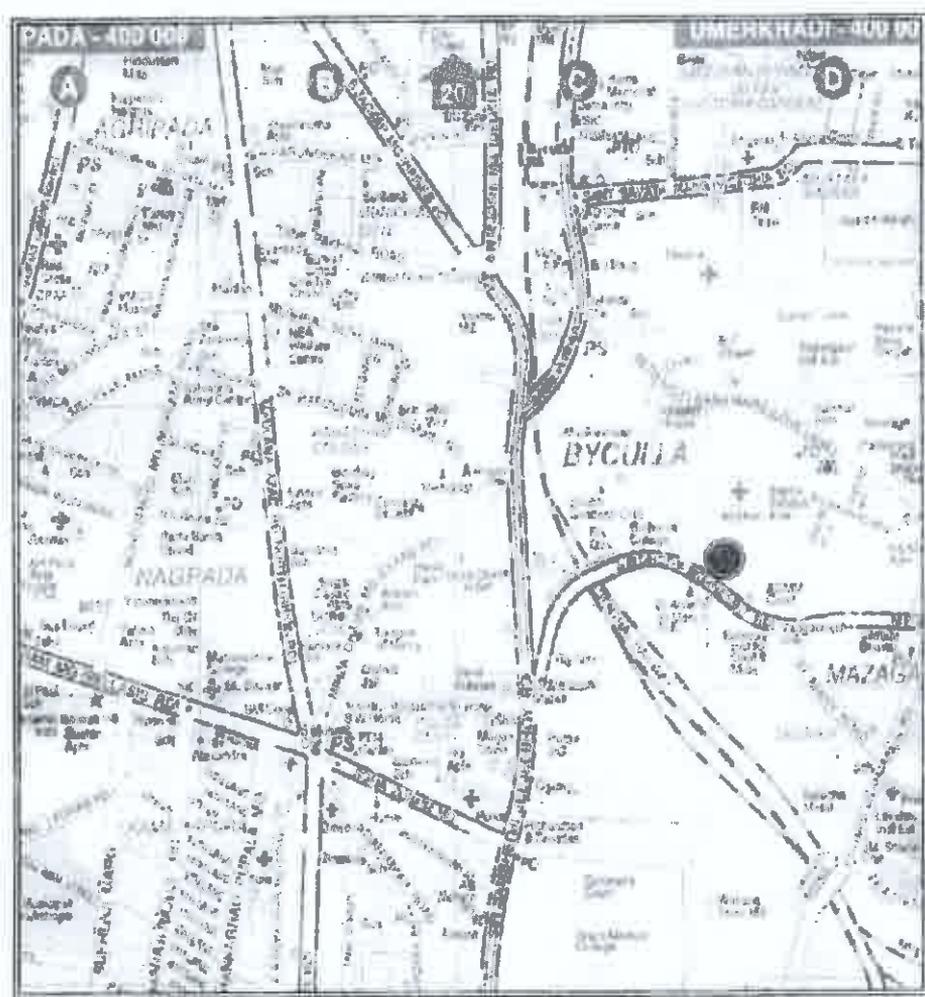
**GREEN CIRCLE, INC.**

REPORT NO. GC/M/2005-06/CPRL\_EIA/Nov 0583\_R0

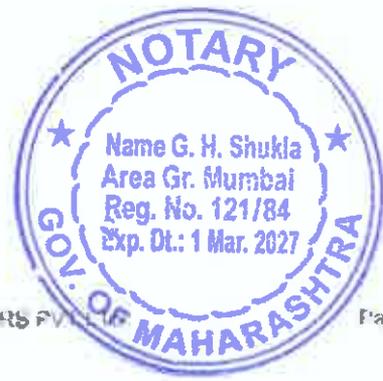
**4.2 LOCATION:**

The site is located at – C.S.No 1/378 & 378 of Mazgaon Division, Nesbit Road  
Mazgaon, Mumbai 400 010

**Location Map**



 **Project Site**



## GREEN CIRCLE, INC

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**4.3 TOPOGRAPHY**

Mumbai is located on the western seacoast of India from 18°53' north to 19°16' north latitude and from 72° east's to 72°59' east longitude. It was originally a cluster of seven islands. Mumbai occupying an area of 437 sq.mts. which is about 0.14% of total area of state of Maharashtra. Its maximum width is 17 km (East to West) and length is 42 kms (North to South).

**4.4 PROJECT AMENITIES**

- Active recreational area with gymnasium.
- Partly Lawn, Palm lined drive way
- Kiddies Pool
- Stopping Lawn
- Children's play area.
- Fragrant shady tree lined paths.



**5.0 UTILITY REQUIREMENT:****5.1 Water Requirement:****Consumption**

Total Requirement for domestic and flushing purpose will be 137m<sup>3</sup>/day for Residential and Commercial area. The main water source will be MCGM for 85 m<sup>3</sup> and cater water fulfill by Recycled STP and Tanker water.

**Generation of Sewage :**

109 m<sup>3</sup>/day sewage will be generated. The sewage will be canalized as per the approved design through closed drainage network and will be transferred to the Sewage Treatment Plant.

Treated effluent which will be used in the Flushing, Horticulture, and general cleaning.

**5.2 Power Requirement**

The B. E. S. and T undertaking will be fulfilling the power requirement. B. E. S. and T undertaking will provide total power requirement of the project during construction phase and operational phase. Normal requirement of each house per day is around 25 units as per lifestyle of the region. In case of power cut/failure, power supply will be available through DG set proposed having capacity of 550 KW for all buildings.



**6. BASELINE DATA:****6.1 DATA SOURCE:**

- The primary as well as secondary data has been collected on various environmental attributes. The information on existing environmental condition has been gathered from several sources including
  - Secondary data from IMD, Colaba.
  - Geotechnical Investigation Report by Geo-Profiles & Engineering Services Pvt. Ltd.
  - Environmental Status Report of Brihanmumbai Year - 2003 -2004.
  - Site survey and field experiments to gather the information on Meteorological, Air Environment, Water Environment, Noise Environment, Biological Environment and Traffic survey were conducted.

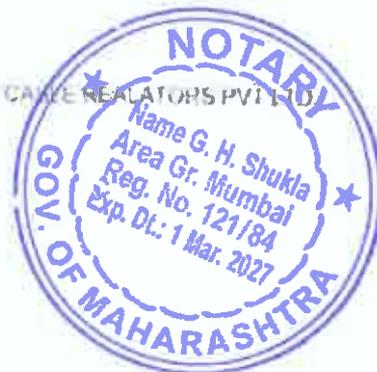
Key aspects of prevailing baseline environmental qualities are following

**6.2 Land Environment:**

Site is plain terrain. The surface soil type is non-rocky, top surface is mixture of small gravels, boukler, and normal Brown-black clay. The land is not useful for the Agriculture purpose. The minor visual impact on the urban greenery in the form of the site building will be counter balanced by the company's efforts towards landscaping and gardening.

**6.3 Air Environment:**

Here the only expected amount of air pollutants will be emitted during construction process. Pollutants like Cement dust, particles and some gases like SO<sub>2</sub>, NO<sub>x</sub> etc. should be emitted during operation of diesel pumps. The general air environment is good. It found that sometimes the pollution level was high in the past otherwise overall situation is good for healthy living. After construction,



## GREEN CIRCLE, INC

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there is no substantial source of air pollution except for the DG sets. The air pollution monitoring shows that the vehicles would contribute the major part of the pollution.

#### 6.4 Water Environment

Arabian Sea is the nearby water bodies in the study area. Water requirement will be catered by the Municipal Corporation of Greater Mumbai. Balance water provided by STP effluent and Rainwater Harvesting.

#### 6.5 Noise Environment:

Noise measurement in and around the site was carried out. At site due to construction activities, the noise level may exceed the limits compare to national noise standards. But these sources are temporary. The biggest external source of the noise is vehicles on the road. The noise can be kept under control by installing noise-insulating systems. The trees present here are barrier against noise and keeps the noise under control.

#### 6.6 land use and soil

The study area is predominantly well developed urban agglomeration and hence the land use is predominantly residential and commercial in nature. The soil quality analyzed indicates that the surface soil type is non-rocky; top surface is mixture of small gravels, boulder, and normal Brown-black clay. Site is plain terrain. The land is not useful for the Agriculture purpose.

#### 6.7 Ecology (Flora/Fauna)

Assessment of existing environmental status, flora, fauna, demographic, Socio-economic factors and land use pattern within an area of 10 Kms radius from the proposed site was done. The flora & fauna in and around the subject plot consists of various types of trees, shrubs and climbers; herbs are common and found in other parts of Maharashtra as well. The birds like crows, sparrows, kites, cuckoo, magpie robin, etc. and animals like squirrel, rodents, snakes, mongoose, etc. observed in and around the site, which are generally observed in Mumbai region.

Project Proponent

M/s. CASHE REALTORS PVT. LTD.

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## GREEN CIRCLE, INC

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**6.8 GEOLOGY**

The geology of the area suggest that the deposits mainly of Quaternary Pleistoane and Tertiary Oligocene age comprise of Clay Silt, Sand & Gravel, Conglomerates, Ferruginous Sandstone, Limestone marl overlying Deccan trap basalt flows with their differentiates and dolomite intrusion of Cretaceous to Eocene age.

Mumbai is classified under the zone III of the Bureau of Indian Standards (BIS) 2000 seismic zone map for India as seen in figure below

**6.9 Traffic Pattern**

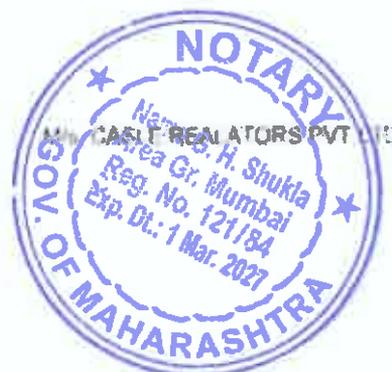
The proper traffic management plan is being proposed for the project. Site is located nearby the western Express highway and there is always high traffic. So carefully, Entry and Exit have been planed specially so that there will be no any traffic problem on the main road due to this project

**6.10 Socio-Economic**

The main land use is built-up area. The major occupational activity of the population is in service sector. An analysis of the secondary data regarding educational facilities in the study area reveals an average meeting the national standards with regard to health, medical infrastructural facilities is also available in the area. Besides, the area is well connected and has a fairly good amount of accessible infrastructural facilities

The project will create direct and indirect work opportunity long term employment (in building maintenance and ancillary services) for the local population.

Project Proponent



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## GREEN CIRCLE INC.

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**6.11 Energy Conservation**

- Use of Solar Lighting for landscape at critical areas
- Use of Energy Efficient lamps like CFL/T5 etc
- Use of Programmable Timers for switching On/Off of pumping systems, common lightings, Parking Area, lightings & Street lightings
- Use of Multiple circuits for lighting
- Use of Group controls for Elevators
- Ballast of Low Loss type

The above mentioned steps help in saving the Electrical Energy

**7. ENVIRONMENTAL IMPACT IDENTIFICATION AND MANAGEMENT PLAN:****7.1 ENVIRONMENTAL IMPACT IDENTIFICATION**

The critical areas of environmental concerns for which the impacts and their predictions are taken into consideration are mainly,

- Air Environment
- Water Environment
- Noise Environment
- Land Environment
- Biological Environment
- Socio economic Environment
- Aesthetics

The impacts can be further categorized as positive impacts and negative impacts depending upon their nature, potential and magnitude

Project Proponent

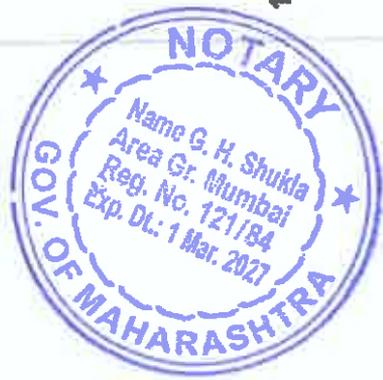
M/s CASLE REALTORS PVT LTD

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**ENVIRONMENTAL IMPACT AND MANAGEMENT PLAN DURING CONSTRUCTION AND OPERATIONAL PHASE**

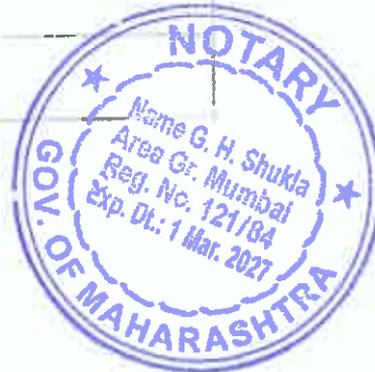
Sr. No.	ENVIRONMENT	POTENTIAL IMPACT	EXPECTED SOURCE OF POTENTIAL IMPACT	MITIGATION MEASURES	REMARK
1.	Air Environment	Dust & Gaseous Emission	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> <li>◆ Excavation, Loading and unloading of construction materials</li> <li>◆ Due to other construction activity</li> <li>◆ Operation of construction equipments and vehicles movement during site development</li> </ul> <p><u>Operational Phase</u></p> <ul style="list-style-type: none"> <li>◆ Operation of DG Sets</li> <li>◆ Vehicular movement</li> </ul>	<ul style="list-style-type: none"> <li>◆ Barricading the periphery by corrugated tin sheet of 15 feet height</li> <li>◆ Dust will be controlled by sprinkling of water on roads</li> <li>◆ Use of Personal Protective Equipment</li> <li>◆ Improved maintenance of equipments</li> <li>◆ Vehicles will carry PUC certificate</li> </ul> <p>◆ Periodic maintenance of DG sets</p> <p>◆ Stack Height will be provided as per CPCB norms</p> <p>◆ Use of CNG/LPG as a fuel should be encouraged</p>	<ul style="list-style-type: none"> <li>◆ Impacts for temporary period</li> </ul> <p>◆ DG sets will be used only in case of power failure.</p>



Sr. No.	ENVIRONMENT	POTENTIAL IMPACT	EXPECTED SOURCE OF POTENTIAL IMPACT	MITIGATION MEASURES	REMARK
2.	Water Environment	Ground Water & Storm Water	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> <li>◆ Waste water generated from Labors</li> </ul> <p><u>Operational Phase</u></p> <ul style="list-style-type: none"> <li>◆ Discharge of storm water</li> <li>◆ Discharge of sewage</li> </ul>	<ul style="list-style-type: none"> <li>◆ Sewage will be treated in Soak Pit / septic tank.</li> <li>◆ Rainwater Harvesting will be done for ground water recharging</li> <li>◆ Sewage will be disposed in STP and Sullage Treatment Plant</li> </ul>	<ul style="list-style-type: none"> <li>◆ Impact will be temporary</li> <li>◆ Recycled water will be used for gardening and flushing purpose</li> </ul>
3.	Noise Environment	Noise Emission	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> <li>◆ Operation of construction equipments and vehicle movement during site development</li> </ul> <p><u>Operation phase</u></p> <ul style="list-style-type: none"> <li>◆ Vehicles movement</li> <li>◆ Operation of DG sets</li> </ul>	<ul style="list-style-type: none"> <li>◆ Use of well maintained equipment fitted with acoustic measures</li> <li>◆ Ear plugs/muffs for the working staffs</li> </ul>	<ul style="list-style-type: none"> <li>◆ Temporary Impact</li> <li>◆ Heavy construction activities are limited to daytime only</li> </ul>



Sr. No.	ENVIRONMENT	POTENTIAL IMPACT	EXPECTED SOURCE OF POTENTIAL IMPACT	MITIGATION MEASURES	REMARK
			<u>Construction Phase</u> ♦ Disposal of construction debris	♦ Construction debris will be collected and suitability used on site as per construction waste management plan	
4.	Solid Waste	Soil	<u>Operation Phase</u> ♦ Papers and Plastics used at the individual rooms ♦ Canteen waste in the form of garbage and rubbish	♦ Reuse of the paper and plastic waste. ♦ Planned system for waste collection, segregation and disposal	♦ Solid Waste will be disposed as per guidelines of Municipal Corporation



Sr. No.	ENVIRONMENT	POTENTIAL IMPACT	EXPECTED SOURCE OF POTENTIAL IMPACT	MITIGATION MEASURES	REMARK
5.	Ecology	No significant impact	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> <li>◆ Site Development during construction</li> </ul> <p><u>Operational Phase</u></p> <ul style="list-style-type: none"> <li>◆ Increase of green cover</li> </ul>	<ul style="list-style-type: none"> <li>◆ There is a plain terrain</li> <li>◆ Suitable greenery will be developed as per landscaping plan at site</li> </ul>	
6.	Traffic Pattern	Increase of vehicular movements	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> <li>◆ Heavy Vehicular movement at site</li> </ul> <p><u>Operational Phase</u></p> <ul style="list-style-type: none"> <li>◆ Traffic due to increase in vehicular movements of visitors when site will become operational</li> </ul>	<ul style="list-style-type: none"> <li>◆ Heavy Vehicular movement will be restricted to daytime only and adequate parking facility will be provided.</li> <li>◆ Vehicular movement will be regulated inside the site with adequate roads and parking</li> </ul>	



Sr. No.	ENVIRONMENT	POTENTIAL IMPACT	EXPECTED SOURCE OF POTENTIAL IMPACT	MITIGATION MEASURES	REMARK
7.	Socio-Economic	Job opportunities	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> <li>Job opportunities for the local residents</li> </ul> <p><u>Operational Phase</u></p> <ul style="list-style-type: none"> <li>Business opportunity for local residents like milk suppliers, shopkeepers, etc</li> <li>Job opportunities in the form of hotel maintenance staff, for receptions, Kitchen, etc</li> </ul>	--	Project will provide direct and indirect employment opportunities to local people in terms of labor during construction and service personnel during operational



## GREEN CIRCLE, INC.

REPORT NO. GC/M/2005 06/CPRL\_EIA/Nov 0883\_R0

**8. CONCLUSION**

Environment	During Construction Phase	During Operational Phase
Air	<ul style="list-style-type: none"> <li>▪ Minor impact inside the construction premises</li> <li>▪ No negative impact outside of the site</li> </ul>	<ul style="list-style-type: none"> <li>▪ Minor impact</li> </ul>
Water	<ul style="list-style-type: none"> <li>▪ No significant impact</li> </ul>	<ul style="list-style-type: none"> <li>▪ No significant impact</li> </ul>
Noise	<ul style="list-style-type: none"> <li>▪ Minor impact near noise generation source inside premises</li> </ul>	<ul style="list-style-type: none"> <li>▪ Minor impact inside premises</li> </ul>
Solid Waste	<ul style="list-style-type: none"> <li>▪ Minor impact as it will add to the waste disposal problem</li> </ul>	<ul style="list-style-type: none"> <li>▪ Minor impact as it will add to the waste disposal problem</li> </ul>
Ecology	<ul style="list-style-type: none"> <li>▪ No significant impact</li> </ul>	<ul style="list-style-type: none"> <li>▪ Overall positive impact</li> </ul>
Traffic Pattern	<ul style="list-style-type: none"> <li>▪ No significant impact</li> </ul>	<ul style="list-style-type: none"> <li>▪ No negative impact</li> </ul>
Socio Economic	<ul style="list-style-type: none"> <li>▪ Overall positive impact</li> </ul>	<ul style="list-style-type: none"> <li>▪ Overall positive impact</li> </ul>

**Overall the project has no negative impacts on the environment, thus such projects should be encouraged and necessary clearance to be granted.**

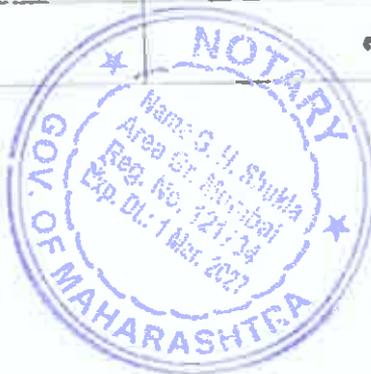
Project Proponent

Ms. CASI RESEARCHERS PVT.

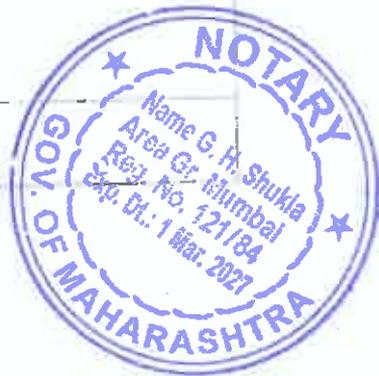


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Sr. No.	ENVIRONMENT	POTENTIAL IMPACT	EXPECTED SOURCE OF POTENTIAL IMPACT	MITIGATION MEASURES	REMARK
2.	Water Environment	Ground Water & Storm Water	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> <li>Waste water generated from Labors</li> </ul> <p><u>Operational Phase</u></p> <ul style="list-style-type: none"> <li>Discharge of storm water</li> <li>Discharge of sewage</li> </ul>	<ul style="list-style-type: none"> <li>Sewage will be treated in Soak Pit / septic tank</li> <li>Rainwater Harvesting will be done for ground water recharging</li> <li>Sewage will be disposed in STP and Sullage Treatment Plant</li> </ul>	<ul style="list-style-type: none"> <li>Impact will be temporary</li> <li>Recycled water will be used for gardening and flushing purpose</li> </ul>
3.	Noise Environment	Noise Emission	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> <li>Operation of construction equipments and vehicle movement during site development</li> </ul> <p><u>Operation phase</u></p> <ul style="list-style-type: none"> <li>Vehicles movement</li> <li>Operation of DG sets</li> </ul>	<ul style="list-style-type: none"> <li>Use of well maintained equipment fitted with acoustic measures</li> <li>Ear plugs/muffs for the working staffs</li> </ul>	<ul style="list-style-type: none"> <li>Temporary Impact</li> <li>Heavy construction activities are limited to daytime only</li> </ul>



Sr. No.	ENVIRONMENT	POTENTIAL IMPACT	EXPECTED SOURCE OF POTENTIAL IMPACT	MITIGATION MEASURES	REMARK
4.	Solid Waste	Soil	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> <li>Disposal of construction debris</li> </ul> <p><u>Operation Phase</u></p> <ul style="list-style-type: none"> <li>Papers and Plastics used at the individual rooms</li> <li>Canteen waste in the form of garbage and rubbish</li> </ul>	<ul style="list-style-type: none"> <li>Construction debris will be collected and suitability used on site as per construction waste management plan</li> <li>Reuse of the paper and plastic waste..</li> <li>Planned system for waste collection, segregation and disposal</li> </ul>	<ul style="list-style-type: none"> <li>Solid Waste will be disposed as per guidelines of Municipal Corporation</li> </ul>



Sr. No.	ENVIRONMENT	POTENTIAL IMPACT	EXPECTED SOURCE OF POTENTIAL IMPACT	MITIGATION MEASURES	REMARK
5.	Ecology	No significant impact	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> <li>◆ Site Development during construction</li> </ul> <p><u>Operational Phase</u></p> <ul style="list-style-type: none"> <li>◆ Increase of green cover</li> </ul>	<ul style="list-style-type: none"> <li>◆ There is a plain terrain</li> <li>◆ Suitable greenery will be developed as per landscaping plan at site</li> </ul>	
6.	Traffic Pattern	Increase of vehicular movements	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> <li>◆ Heavy Vehicular movement at site</li> </ul> <p><u>Operational Phase</u></p> <ul style="list-style-type: none"> <li>◆ Traffic due to increase in vehicular movements of visitors when site will become operational</li> </ul>	<ul style="list-style-type: none"> <li>◆ Heavy Vehicular movement will be restricted to daytime only and adequate parking facility will be provided</li> <li>◆ Vehicular movement will be regulated inside the site with adequate roads and parking</li> </ul>	



Sr. No.	ENVIRONMENT	POTENTIAL IMPACT	EXPECTED SOURCE OF POTENTIAL IMPACT	MITIGATION MEASURES	REMARK
7.	Socio-Economic	Job opportunities	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> <li>◆ Job opportunities for the local residents</li> </ul> <p><u>Operational Phase</u></p> <ul style="list-style-type: none"> <li>◆ Business opportunity for local residents like milk suppliers, shopkeepers etc.</li> <li>◆ Job opportunities in the form of hotel maintenance staff for receptions, Kirchen, etc.</li> </ul>		Project will provide direct and indirect employment opportunities to local people in terms of labor during construction and service personnel during operational



**GREEN CIRCLE, INC**

REPORT NO. GC/M/2005-06/CPRL\_EIA/NGV 0583\_R0

**8. CONCLUSION**

<b>Environment</b>	<b>During Construction Phase</b>	<b>During Operational Phase</b>
<b>Air</b>	<ul style="list-style-type: none"> <li>▪ Minor impact inside the construction premises</li> <li>▪ No negative impact outside of the site</li> </ul>	<ul style="list-style-type: none"> <li>▪ Minor impact</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>▪ No significant impact</li> </ul>	<ul style="list-style-type: none"> <li>▪ No significant impact</li> </ul>
<b>Noise</b>	<ul style="list-style-type: none"> <li>▪ Minor impact near noise generation source inside premises</li> </ul>	<ul style="list-style-type: none"> <li>▪ Minor impact inside premises</li> </ul>
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<b>Ecology</b>	<ul style="list-style-type: none"> <li>▪ No significant impact</li> </ul>	<ul style="list-style-type: none"> <li>▪ Overall positive impact</li> </ul>
<b>Traffic Pattern</b>	<ul style="list-style-type: none"> <li>▪ No significant impact</li> </ul>	<ul style="list-style-type: none"> <li>▪ No negative impact</li> </ul>
<b>Socio-Economic</b>	<ul style="list-style-type: none"> <li>▪ Overall positive impact</li> </ul>	<ul style="list-style-type: none"> <li>▪ Overall positive impact</li> </ul>

**Overall the project has no negative impacts on the environment, thus such projects should be encouraged and necessary clearance to be granted.**

Project Proponent:

M/s CASI REALTORS PVT



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केन्द्रीय प्रदूषण नियंत्रण बोर्ड  
CENTRAL POLLUTION CONTROL BOARD  
पर्यावरण, वन एवं जलवायु परिवर्तन विभाग भारत सरकार  
MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE GOVT. OF INDIA

No. B- 29012/ESS/CPA/2016-17/2570

February 2, 2017

To,

The Member Secretary,  
All the State Pollution Control Boards / Pollution Control Committees  
( As per List Attached)

**Sub: Grant of Consents under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981, and charging Consent fees thereon.**

Sir / Madam

This has reference to the subject matter relating to streamlining the modalities of consent mechanism which has been discussed with SPCBs /PCCs in earlier meetings and conferences.

The matter was also deliberated at the 175<sup>th</sup> Meeting of the Board of CPCB held on 21st December, 2016 and it has been decided that the following modified mechanism for granting of consent to various categories of industries / projects may henceforth be followed :

- i. For White category of industries, there is no need to obtain Consents. Information to concerned SPCB is sufficient.
- ii. Combined Consent for Establishment & Operation can be issued to Green category of Industries irrespective of their sizes i.e. large/ medium/ small. In such cases, the Industry shall submit an undertaking regarding expected date of start-up of production and intimate the SPCB/ PCC atleast 15 days in advance before start-up of commercial production.
- iii. There should not be any need to obtain Consent to Establish for Building / Construction Projects / Area Development Projects and Township Projects , which are mentioned at serial no. 8(a) and 8(b) of Schedule of Projects in EIA Notification, 2006. For such projects, Environment Clearance shall suffice subject to the condition that there should a permanent member from SPCB in the State Level EIA Authority to represent the views of SPCB.

Contd...2/-

'परिवेश भवन' पूर्वी अर्जुन नगर, दिल्ली-110032  
Parvesh Bhawan, East Arjun Nagar, Delhi-110032



-2-

- iv. Further, all the projects requiring Environmental Clearance either from State Level EIA Authority or MoEFCC may be exempted from obtaining the Consent to Establish. Such projects may be directly granted CTO subject to EC and installation of pollution control devices.
- v. It has brought to the knowledge of CPCB that SPCBs/PCCs have adopted different definitions for MSMEs and have different consent fee structure. It is requested that definition of MSME given under the MSME Act, 2006 be adopted and accordingly consent fee structure be rationalized.

All the SPCBs / PCCs are requested to initiate action in the matter accordingly.

Yours faithfully



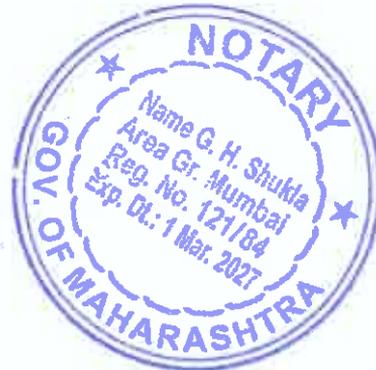
(A.B. Akolkar)  
Member Secretary

Copy for kind information to :

The Joint Secretary & Head – CP Division  
Ministry of Environment, Forest & Climate Change  
Indira Paryavaran Bhawan  
Jor Bagh Road , New Delhi .

दीक-

केन्द्रीय प्रदूषण नियंत्रण बोर्ड  
निर्गत.   
दिनांक. 21/1/2017



1	The Member Secretary Andhra Pradesh Pollution Control Board A-3, Prayagraj Bhavan, Industrial Estate Sanath Nagar, Moosapet, Telangana 500018 (Hyderabad)	2	The Member Secretary Assam Pollution Control Board Bamunimaidan, Guwahati - 781 021 Assam
3	The Member Secretary Arunachal Pradesh Pollution Control Board, Department of Environment & Forests Office Complex, P-Sector, Itanagar 791 111 Arunachal Pradesh	4	The Member Secretary Bihar State Pollution Control Board 2 <sup>nd</sup> Floor, Baiton Bhavan, Jawaharlal Nehru Marg, Shastri Nagar, Patna 800 023 Bihar
5	The Member Secretary Chhattisgarh Environment Conservation Board, H.No. 1, Tilak Nagar, Shiv Mandir Chowk, Main Road, Avantil Vihar, Raipur - 421 001	6	The Member Secretary Goa State Pollution Control Board Dempo Towers, 1 <sup>st</sup> Floor EDC Plaza, Patto Panaji - 403001, Goa
7	The Member Secretary Gujarat State Pollution Control Board Paryavaran Bhavan, Sector-10-A, Gandhi Nagar-382010 Gujarat	8	The Member Secretary Haryana State Pollution Control Board Plot No. C - 11, Sector 8, Panchkula, Haryana
9	The Member Secretary Himachal Pradesh State Environmental Protection and Pollution Control Board "Paryavaran Bhavan" Phase - III, Below BCS New Shimla - 171008, Himachal Pradesh	10	The Member Secretary Jammu and Kashmir State Pollution Control Board Sheikal-ul-Alam Campus, Raj Bagh, Behind Govt. Silk Factory, Rajbagh, Srinagar 190 008
11	The Member Secretary Jharkhand State Pollution Control Board T.A. Division Building (Ground Floor) HEC Dhurwa, Ranchi - 834004, Jharkhand	12	The Member Secretary Karnataka State Pollution Control Board # 49, Parvata Bhavan 4 <sup>th</sup> and 5 <sup>th</sup> Floor, Church Street Bangalore - 560001, Karnataka
13	The Member Secretary Kerala State Pollution Control Board Plamoodu Junction Patton Palace P.O. Thiruvananthapuram - 695004, Kerala	14	The Member Secretary Maharashtra State Pollution Control Board Kalpataru Point, 3 <sup>rd</sup> & 4 <sup>th</sup> Floor Sion Matunga Scheme, Road No. 8 Opp. Cine Planet Cinema Near Sion Circle, Sion (East) Mumbai - 400022, Maharashtra
15	The Member Secretary Manipur State Pollution Control Board Lamphalpat Imphal - 795004, Manipur	16	The Member Secretary Madhya Pradesh State Pollution Control Board Paryavaran Parisar E - 5, Arera Colony Bhopal - 462 016, Madhya Pradesh
17	The Member Secretary Mizoram State Pollution Control Board M.G. Road, Khatla Aizwal-786 001, Mizoram	18	The Member Secretary Meghalaya State Pollution Control Board "ARDEN" Lumpyngngad Shillong - 793014, Meghalaya



19	The Member Secretary Nagaland State Pollution Control Board Signal Point, Dimapur-797112, Nagaland	20	The Member Secretary Orissa State Pollution Control Board, Paribesh Bhawan A / 118, Nilakantha Nagar Unit - VIII, Bhubaneswar - 751012, Orissa
21	Punjab State Pollution Control Board Vatavaran Bhavan Nabha Road Patiala - 147 001 Punjab	22	The Member Secretary Rajasthan State Pollution Control Board 4, Paryavaran Marg, Institutional Area Jhalana Doongar, Jaipur - 302004, Rajasthan
23	The Member Secretary Sikkim State Pollution Control Board Department of Forest, Environment & Wildlife Management Govt. of Sikkim Deorall, Gangtok, Sikkim	24	The Member Secretary Tamil Nadu State Pollution Control Board No. 100, Anna Salai Guindy, Chennai - 600032, Tamil Nadu
25	The Member Secretary Telangana State Pollution Control Board A-3, Prayasaaraana Bhavan, Industrial Estate Sanath Nagar, Moosapat, Telangana 500018 (Hyderabad)	26	The Member Secretary Tripura State Pollution Control Board Vigyan Bhavan Pandit Nehru Complex Gorkhabasti, P.O: Kunjaban, Agartala West Tripura - 799006
27	The Member Secretary Uttarakhand Environment Protection and Pollution Control Board Paryavaran Bhavan E-115, Nehru Colony Dehradun-248 001, Uttaranchal	28	The Member Secretary Uttar Pradesh State Pollution Control Board PICKUP Bhavan 3 <sup>rd</sup> Floor, B - Block Vibhuti Khand, Gomti Nagar Lucknow - 226 010, Uttar Pradesh
29	The Member Secretary West Bengal State Pollution Control Board Department of Environment, Government of West Bengal Paribesh Bhavan Building No. - 10A Block - LA, Sector - III, Salt Lake City Kolkata - 700 098, West Bengal	30	The Member Secretary Daman, Diu & Dadra & Nagar Haveli Pollution Control Committee Office of the Dy. Conservator of Forests Moti Daman, Daman - 396220
31	The Member Secretary Pondicherry Pollution Control Committee Department of Science Technology and Environment 3 <sup>rd</sup> Floor, Housing Board Building Anna Nagar, Pondicherry - 605 005	32	The Member Secretary Chandigarh Pollution Control Committee Additional Town Hall Building, 2 <sup>nd</sup> Floor Sector 17 - C Chandigarh - 160 017
33	The Member Secretary Delhi Pollution Control Committee 4 <sup>th</sup> Floor, ISBT Building, Kashmere Gate Delhi-110 006	34	The Executive Engineer Public Works Department U.T. of Lakshadweep Kavaratti - 682555 Lakshadweep



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Reply to Committee as per NGT  
'Castle Relators Pvt Ltd' order dated. 22/7/2021

**(NDW Aquagem)**

Hon'ble NGT Original Application No 49/2021(WZ)  
(LA No. 49/2021)

Exhibit **F**

Sayyed Mohammed Sahir Usman

Applicant

Versus

Union of India & Ors.

Respondent(s)

As per Hon'ble NGT order dtd.22.07.2021, committee has visited the site on 01.12.2021 and submitted the observations as below.

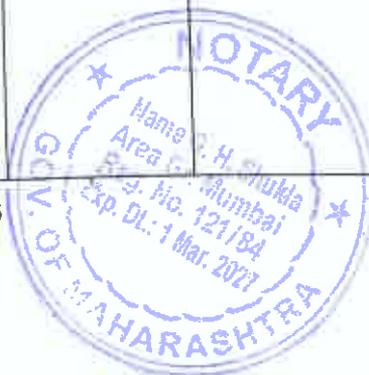
Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to submit the information	Submission by Dy.Ch.E. (B.P.) City's office
a.	PP has obtained the prior EC dated 25.06.2007 which was valid till 24.06.2012 as per EIA Notification-2006. But the PP is carrying out the construction till date without holding valid EC as of now.	MCGM directed to submit project IOD, Plinth certificate, concession Certificate from Municipal Commissioner, commencement certificate, further CC & O C and completion certificates	MCGM	Approval issued by Dy.Ch.E. (B.P.) City department : 1) IOD issued u/no. EB/870/E/A dtd 23/03/2007 2) Plinth CC for building no.1 & 2 issued u/no. EB/870/E/A dtd 21/04/2007 3) First FCC for building no. 1 issued dtd 30/01/2008 4) Part OC for building no 1 & 2 issued dtd 07/07/2017 5) Last Concession approved by Hon. M.C. dtd 24/07/2020 6) Last FCC for building no 1 & 2 issued dtd 07/09/2020
b.	PP has not obtained any amendment in Environment Clearance from SEIAA or MoEF or do not hold valid EC as of now.	Yes		Matter pertains to MPCB
c.	PP has not obtained any prior Consent to Establish as mandated under section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air Prevention & Control of Pollution) Act, 1981 from MPCB.	Not obtained C to E and O & EC		Matter pertains to MPCB
d.	PP has completed part project in the year 2016-17 and started enjoyment of	Yes		Matter pertains to MPCB

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
	project, but did not obtain prior Consent to Operate as mandated under section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 from MPCB.			
e.	PP is extracting huge quantity of ground water from four bore wells for construction of project as well as domestic use of occupied project without any permission from competitive authority for operational purpose.	PP has taken One Borewell. MCGM shall verify the necessary permission.	MCGM	Project Proponent has obtained the permission for one Bore well from Dy. Insecticide officer , E ward, u/no. IO/2121/SR dtd 14/09/2007
f.	PP has constructed illegal basement causing damage to ground water level without any permission from competitive authority.	No Basement proposal in Building number 3. PP to submit concession report and plan approved from MCGM.	MCGM	As on date no basement has been constructed on site. Basement was approved in building no 3, and same is yet to be constructed. Last approved plan and concession report is attached herewith.
g.	PP has not made any test for ground water contamination and quality of water and there is serious ground water contamination	PP to submit analysis report of ground water and present status.	MCGM	Ground water contamination report is awaited from PP. After receipt of report this office will able to offer remarks in this regards.
h.	PP has not provided any solid waste management system and waste generated is dumped to MCGM waste yard creating burden on public systems and solid waste is generating various greenhouse gases and there is no scientific disposal of the solid waste generated from project	Provided OWC	MPCB	Matter pertains to MPCB
i.	PP has not provided any energy conservation system for energy saving like solar system.	PP to submit plans of solar system.	MCGM	PP has stated that same will be complied before asking OC. As construction activity is not completed
j.	PP has not provided any rain	RWH provided	MPCB	Matter pertains to MPCB

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
	water harvesting system for ground water recharge	50 M <sup>3</sup> capacity.		
k.	PP has not preserved top layer of fertile soil and there is no DG soil test for contamination.	No basement	MCGM	As on date no basement has been constructed on site. Basement was approved in building no 3, and same is yet to be constructed.
l.	PP has not made tree plantation as per the norms.	PP shall submit the tree transplantation status and compensatory plantation as per EC. It is to verified by MCGM concern department.	MCGM	PP has stated that they have already planted 5 No. of tree as per EC dated 25/06/2007 and balance no. of trees will be planted before full OC. Concerned department i.e. staff of Superintendent of Garden has informed that site under reference will be verified by them . On receipt of same will be forwarded by this office.
m.	PP has installed 4 DG sets at project site and operation of DG set is causing air pollution	1 DG set of 620 KVA is provided.	MPCB	Matter pertains to MPCB
n.	That, the huge quantity of sewage water is generated and there is no scientific treatment of sewage water.	PP has provide STP of 150 KLD capacity.	MPCB	Matter pertains to MPCB
o.	PP is creating huge burden on the environment due to day to day waste generation by consumption of natural resources and it is causing huge burden on the public facilities and services on account of environment damage.		MPCB	Matter pertains to MPCB
p.	PP has committed the illegal activities and given rise to the violation of environmental protection enactments and further caused degradation of environment & ecology intentionally.			Matter pertains to MPCB
q.	PP has not complied the conditions of commencement certificate mandating prior environment clearance and consents from the MPCB.	PP to submit compliance of commencement certificate. MCGM shall verify the same.	MCGM	Plinth CC issued w/no. EB/870/E/A dtd 21/04/2007 after compliance of IOD conditions
r.	PP has not complied the	PP to submit	MCGM	Plinth CC issued u/no.



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
	conditions of commencement certificate related with the installation of environment infrastructure to avoid the degradation.	compliance of commencement certificate. MCGM shall verify the same.		EB/870/E/A dtd 21/04/2007 after compliance of IOD conditions
s.	PP has not developed the 10 % open space as per the DC Rule, but MCGM officers have neglected to perform duties as per the norms. There is no plantations at site.	PP to submit plan for tree plantation as per RG. MCGM shall verify the same.	MCGM	Plan showing 10% RG is attached herewith PP has stated that same will be complied before asking OC., as construction activity is not yet completed.
t.	PP has not provided the ramp slope in the ration of 1:10 as mandated in DC Rules of MCGM.	MCGM shall confirm.	MCGM	Plan showing ramp slope in the ration of 1:10 is attached herewith Construction is as per approved plan
u.	PP has not provided site margin as per the DC Rules of MCGM.	MCGM shall confirm.	MCGM	Side Open space has been approved and are found as per approved plan on site.
v.	PP has not provide fire and safety system at site.	MCGM shall verify and submit report.	MCGM	CFO has granted NOC for entire project dtd 15/04/2019 and white granting part O.C. CFO completion certificate from CFO was given dtd 13/07/2017. Copy is attached herewith
w	PP in connivance with MCGM officer has violated the provisions of Environment enactment and MCGM officers are also equally responsible.	PP to reply	PP	Matter pertains to PP
x	PP has violated the principle of sustainable development by not installing pollution control devices.	MPCB to verify	MPCB	Matter pertains to MPCB
y	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/provid ed and MCGM to verify the same by their	MCGM	Report through Environmental consultant of Level Of Services proposed/provided from PP is awaited.



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
		traffic department.		
z	PP has not prepared any environment management plan.	PP shall submit report through Environment Consultant	MCGM	PP has stated that they have already complied the conditions of EC and if anything balance, they assure authority to comply the same before OC
aa	PP has caused substantial damage to environment and ecology more than Rs. 200 crores, which shall be recovered from PP.	PP to reply	PP	Matter pertains to PP
bb	PP has carried out substantial change in the scope of the project in violation of terms and conditions of EC dated 25.06.2007.	PP shall submit report and MCGM will verify the same.	MCGM	Environmental Clearance has been obtained for construction area of 31,389.89 Sqm. As last approved plan construction area is 28120.19 Sqm. There is no substantial change in scope of the project
cc	PP is unapologetic and PP has adopted careless and reckless attitude towards the environment protection.	PP to reply	PP	Matter pertains to PP
dd	All authorities are allowing PP for further illegal construction without Consents.	PP to reply	PP	Matter pertains to PP
ee	Thus, it is mandatory to stop the project construction till the compliance/rectification of the above illegal act and removal of the defects from the construction	PP to reply	PP	Matter pertains to PP

Submitted please

**Regional Officer, Mumbai**  
**M.P.C.B.**



*[Signature]*  
10/12/2021  
E.E. (B.P.) City II

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel : 2402 0781 / 2401 0437

Fax : 2402 4068

Visit us at :

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

E-mail : [mpcb@vsnl.net](mailto:mpcb@vsnl.net)



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

Infrastructure Project/LSI.

Consent No. BO/RO (P&P)/EIC No. MU-1194-09/E/CC-396 Date: 05/11/2009

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 under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008.

[To be referred as Water Act, Air Act and HW (M,H &TM) Rules respectively].

Consent to Establish is granted to

M/s. Castle Realtors Pvt. Ltd.

C.S.No.1/378 & 378, Mazgaon Division

At- Nesbit Road, Mumbai-400 010.

located in the area regulated under the provisions of the Water Act, Air Act and Authorization under the provisions of HW (M,H &TM) Rules subject to the provisions of the Act and the Rules and the orders that may be made further and subject to the following terms and conditions.

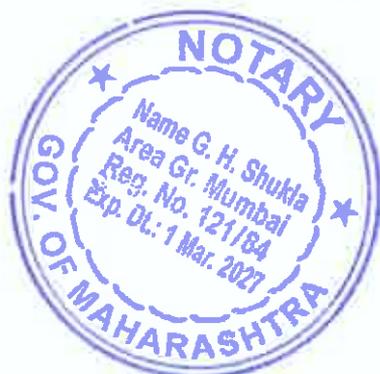
1. The Consent to Establish is valid up to Commissioning of the Project or 5 years which ever is earlier.

For development of land/plot as new construction activities for construction of residential & Commercial project named as M/s. Castle Realtors Pvt. Ltd. C.S.No.1/378 & 378, Mazgaon Division At- Nesbit Road, Mumbai-400 010 on total plot area of 4855.93 sq. mtr & total built up area of 31389.89 sq.m including utilities of Residential project as per construction commencement certificate issued by local body.

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

- (i) The quantity of sewage effluent from above construction project shall not exceed 110.0 m<sup>3</sup>/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°C	Not to exceed	20	mg/l.
(4)	Fecal Coli form	Not to exceed	500/100ml	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.



*[Handwritten signature]*



(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 into MCGM drain/utilized on land for gardening in no case, effluent shall find its way to any water body directly/indirectly at any time

The project authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination.

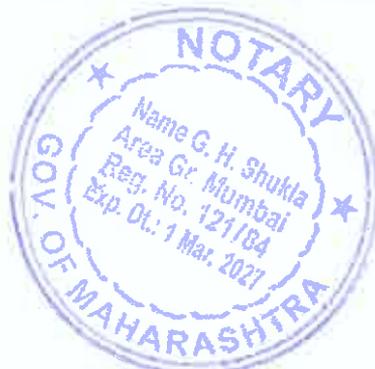
(iv) **Non-Hazardous Solid Waste: -**

The total quantity shall not exceed 576 Kg per day and shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity kg/Day	Treatment	Disposal
1	STP Sludge	100	Composting	Used as manure
2.	Bio degradable Waste	476.0	Vermi Composting	Used as manure
3.	Non-Bio degradable Waste		.....	Send to authorized recycler

3. **Other Conditions: -**

- 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.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- 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.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
- 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.
- 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.
- 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
- 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.
- 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



*[Handwritten signature]*



3.

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.
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
  - a) Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
  - b) Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
  - c) Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
  - d) 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	From ULB (In CMD)	From other sources (In CMD)
a) Domestic	137.0 NA	
b) Make up water for Swimming pool	NA	NA
c) Make up for fire fighting	NA	NA
d) Agriculture/Gardening	3.0	NA

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

- (i) The Applicant may install 01 no of diesel generating sets (DG Set) of capacity 1x250KVA 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 <sup>3</sup>
ii)	SO <sub>2</sub> (DG set)	Not to Exceed	6.48	Kg/day



(II) The following measure shall be taken.

- a) Adequate mitigation measures shall be taken to control emissions of SO<sub>2</sub>, NO<sub>x</sub>, SPM, RSPM
- b) Applicant shall achieve following Ambient Air Quality standards.

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

(III) The Applicant shall observe the following fuel patterns

No	Type of Fuel	Quantity
1	Diesel	40.0 lit/hr

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

No.	Chimney attached to DG	Height above roof top of the building in which it is installed.
1	DG set (1x 250 KVA)	4.0 mtrs

(V) Conditions for DG Sets: -

- Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically
- 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
- 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.
- Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer.
- 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.
- The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power
- The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets
- 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.

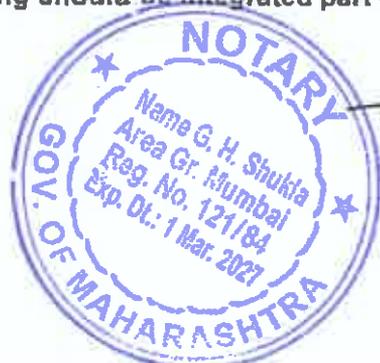
**6. CONDITIONS UNDER HW (M, H & TM) RULES, 2008:**

**(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/Waste Oil	20 lit/yr	Sale to authorized re-processor.

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

- 6. 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.
- 7. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
- 8. The applicant shall adopt environment friendly technology in development of the project.
- 9. 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.
- 10. 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.
- 11. Energy conservation measures like installation solar panels for lighting the area outside the building should be integrated part of the project design.



6:

12. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;
13. The The applicant shall comply with the conditions of Environmental Clearance granted by MoEF, Govt vide letter no 21-669/2006-IA-III dated 25.6.2007.
14. The capital investment of the project is Rs. 46.0/- crores.

For and on behalf of the  
Maharashtra Pollution Control Board

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

To,  
M/s. Castle Realtors Pvt. Ltd.  
C.S.No.1/378 & 378, Mazgaon Division  
At- Nesbit Road, Mumbai-400 010.



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The Collector, Mumbai

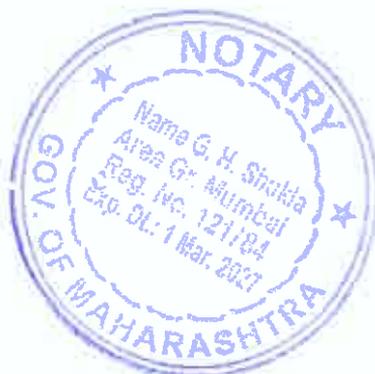
Copy to

1. Regional Officer, MPCB, Mumbai
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/-	029450	11 9 2009	Union Bank of India

4. Cess Branch MPCB Mumbai
5. Master file



Minutes of the 90<sup>th</sup> meeting of the SEIAA held on 28<sup>th</sup>, 29<sup>th</sup> & 30<sup>th</sup> September, 2015

Item No. 45

**Subject: Clarification regarding validity of EC issued by MoEF under EIA Notification, 1994 amended in July, 2004 for development of Residential cum commercial complex at Wakad, Chikindwad, Pune by M/s. Pride Purple Properties.**

M/s. Pride Purple Properties vide letter dated 3/09/2015 has approached to SEIAA regarding clarification of validity of EC issued by MoEF under EIA Notification, 1994 amended in July, 2004 for development of Residential cum commercial complex at Wakad, Chikindwad, Pune.

In the 80<sup>th</sup> meeting of the SEIAA, PP discussed the project in detail. Ministry of Environment and Forests, New Delhi awarded Development Clearance for the above project on 24 Dec 2007 under EIA notification 1994 including amendments of in 2004.

In the 90<sup>th</sup> meeting of SEIAA, Authority noted that EC letter issued to the project is as per EIA Notification, 1994 amended in 2004. Authority further noted that as per Notification dated 21/08/2013 Ministry of Environment & Forests clarified validity clause in the EIA Notification S. O 136 (I) dated 4<sup>th</sup> May 1994 as follows:-

"Para 9. From hereinafter, the words of the proviso inserted under sub-section (1) and clause (xiv) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986, read with sub- rule (4) of Rule 5 of the Environment (Protection) Rules, 1986 the worded Government hereby certifies that in the notification of the government of India in the Ministry of Environment and Forests, vide number S.O. 136 (E), dated 4<sup>th</sup> May, 1994 published in the Gazette of India, Extraordinary, Part II, section 3, sub-section (ii), dated 04<sup>th</sup> May, 1994 the expression "for a period of five years", shall mean "for a period of five years for commencement of the construction or operation and not five years from commencement of the construction or operation".

In the Authority meeting, the PP brought out that:-

- a) The project got EC on 24.12.2007 under EIA Notification, 1994 amended in July, 2004.
- b) Construction work had commenced within the validity period.

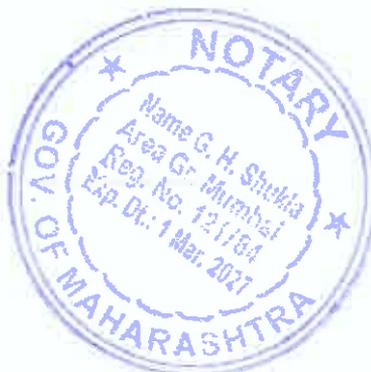
The PP, therefore, sought a clarification regarding the validity of EC issued by MoEF, 2002.

It was disclosed during deliberations that the PP had already approached the MoEF for seeking clarification regarding the validity period. During the course of discussion, the PP produced the Commencement Certificate of Project Chikindwad Municipal Corporation (CC250) which showed that the PP had commenced its construction activity in accordance with MoEF Notification dated 20.08.2013.

It is therefore amply clear from the MoEF Notification dated 21.08.2013 that no "revocation" is required for the project.

  
Chairman

  
Member Secretary



Minutes of the 90<sup>th</sup> meeting of the SEIAA held on 28<sup>th</sup>, 29<sup>th</sup> & 30<sup>th</sup> September, 2015

**Minutes of the 90<sup>th</sup> meeting of the  
State Environment Impact Assessment Authority (SEIAA)  
Held on 28<sup>th</sup>, 29<sup>th</sup> & 30<sup>th</sup> September, 2015**

The following members were present for the meeting of the Authority.

- |  |                  |
|--|------------------|
| Shri R. C. Joshi, IAS (Retd.)                                  | Chairman         |
| Member Secretary, Additional Chief Secretary,<br>(Environment) | Member Secretary |
| Shri Rajiv R. Mehra  | Member           |

Member Secretary, SEIAA and Additional Chief Secretary, Environment Department  
welcomed the members of the Authority.

  
Chairman

  
Member Secretary





Annexure - 1

Sr. No.	Layout/ Sanctioned & Date	Gross Plot Area (sq. mtr.)	Deduction of FSI	Net Plot Area	Name of Building	No. of Floor	Height of building	FSI	Total FSI	Non FSI	Parking	Total Non FSU Area	Remarks
1	EB/870/E/A dated 23.08.2007	4855.93	531.12 (CS No.378)	4324.81	Bldg. No.1	Slit + 1st to 3rd (Podium) + 4th to 21st upper floors	70.25 Mt.	5802.46	8307.91	2502.83	8882.02	20774.22	
					Bldg. No.2	Slit + 1st to 3rd (Podium) + 4th to 18th upper floors	54.60 Mt.	2971.74		1281.46			
					Bldg. No.3	Ground floor	4.40 Mt.	133.71	0				
2	EB/870/E/A dated 23.01.2009	4855.93	531.12 (CS No.378)	4324.81	Bldg. No.1	Slit + 1st to 3rd (Podium) + 4th to 21st upper floors	70.25 Mt.	5986.94	7947.27	2405.6	8882.02	20021.98	
					Bldg. No.2	Slit + 1st to 3rd (Podium) + 4th to 12th upper floors	42.40 Mt.	1812.48		968.8			
					Bldg. No.3	Ground floor	4.55 Mt.	147.85		18.29			
3	EB/870/E/A dated 30.12.2009	4855.93	531.12 (CS No.378)	4324.81	Bldg. No.1	Slit + 1st to 3rd (Podium) + 4th to 26th + 27th upper floors	88.15 Mt.	6977.17	9107.56	3810.69	8882.02	22500.45	
					Bldg. No.2	Slit + 1st to 3rd (Podium) + 4th to 12th upper floors	42.40 Mt.	1982.54		883.42			
					Bldg. No.3	Ground floor	4.55 Mt.	147.85		16.76			
4	EB/870/E/A dated 15.10.2015	4855.93	531.12 (CS No.378)	4324.81	Bldg. No.1	Part slit + part ground + 1st to 3rd (Podium) + 4th to 27th + Fire Check floor + 28th + 28th (pt) upper floors	96.30 Mt.	10621.58	13383.97	3206.05	9549.62	27460.66	
					Bldg. No.2	Part slit + part ground + 1st to 3rd (Podium) + 4th to 12th upper floors	42.40 Mt.	2590.99		598.02			
					Bldg. No.3	Ground floor + 1st to 3rd (Podium)	12.75 Mt.	171.40		323.00			
5	EB/870/E/A dated 22.02.2017	4855.93	531.12 (CS No.378)	4324.81	Bldg. No.1	Part slit + part ground + 1st to 3rd (Podium) + 4th to 27th + Fire Check floor + 28th + 29th (pt) upper floors	96.30 Mt.	10619.38	13381.77	3219.97	9549.62	27472.38	
					Bldg. No.2	Part slit + part ground + 1st to 3rd (Podium) + 4th to 12th upper floors	42.40 Mt.	2590.99		598.02			
					Bldg. No.3	Ground floor + 1st to 3rd (Podium)	13.05 Mt.	171.4		323.00			
6	EB/870/E/A dated 07.08.2018	4855.93	531.12 (CS No.378)	4324.81	Bldg. No.1	Part slit + part ground + 1st to 3rd (Podium) + 4th to 27th + Fire Check floor + 28th + 33rd upper floors	109.50 Mt.	12347.5	15109.89	3762	9549.62	29742.53	
					Bldg. No.2	Part slit + part ground + 1st to 3rd (Podium) + 4th to 12th upper floors	42.40 Mt.	2590.99		598.02			
					Bldg. No.3	Ground floor + 1st to 3rd (Podium)	13.05 Mt.	171.4		323.00			
7	EB/870/E/A dated 27.11.2019	4855.93	531.12 (CS No.378)	4324.81	Bldg. No.1	Part slit + part ground + 1st to 3rd (Podium) + 4th to 27th + 34th upper floors	109.50 Mt.	12746.37	15508.76	3563.13	9549.62	29742.53	
					Bldg. No.2	Part slit + part ground + 1st to 3rd (Podium) + 4th to 12th upper floors	42.40 Mt.	2590.99		598.02			
					Bldg. No.3	Ground floor + 1st to 3rd (Podium)	13.05 Mt.	171.4		323.00			
8	EB/870/E/A dated 28.08.2020	4855.93	531.12 (CS No.378)	4324.81	Bldg. No.1	Part slit + part ground + 1st to 3rd (Podium) + 4th to 34th upper floors	109.50 Mt.	12752.19	16853.63	3577.40	9549.62	31742.15	Total FSI & Non FSI constructed on site = 29159.58 sq.mts.
					Bldg. No.2	Part slit + part ground + 1st to 3rd (Podium) + 4th to 18th part upper floors	60.70 Mt.	9990.04		863.40			
					Bldg. No.3	Ground floor + 1st to 3rd + 4th Part (Podium)	17.25 Mt.	171.4		698.10			

## Annexure 2

## Plinth Checking till Date for

Building	Plinth Checking	Date	As per Sanctioned Plan
Building No. 1	EB/870/E/A	28.01.2008	EB/870/E/A dated 23.03.2007 (Phase program dated 16.01.2008)
Building No. 2	EB/870/E/A	31-01-2009	EB/870/E/A dated 23.01.2009 (Amended Phase program dated 31.01.2009)
Building No. 3	--	--	Plinth C.C. was issued on 11.02.2019 as per amended approved plan dated 07.08.2018 and re-endorsed as per amended approved plan dated 20.08.2020. However plinth is not completed.





### Annexure 3

Completion till Date for		
Building	Completion Certificate	Date
		As per Sanctioned Plan
Building No. 1	EB/870/E/A of 27 July 2017	27/07/2017
As per Amended Plan dated 22/02/2017 Part Occupation Certificates granted on 27/04/2017 for Building No.1 having Stilt + 3 level podiums + 4th to 26th +27th(part) upper floors except lift No.4 (1Nos.)		
Building No. 2	EB/870/E/A of 27 July 2017	27/07/2017
As per Amended Plan dated 22/02/2017 Part Occupation Certificates granted on 27/04/2017 for Building No.2, having Stilt + 3 level podiums + 4th to 11th & 12th (part) upper floors except flat Nos. 602, 803, 804 & 1103 & N.R. area with passage at ground floor.		
Building No. 3	UNDER CONSTRUCTIONS	-
		Under construction as per Amended Approved Plan Dated 28.08.2020

<b>Annexure 4</b>			
<b>WORK IN PROGRESS REPORT TILL DT. 12/10/2021 AS PER SANCTION PLAN</b>			
<b>DATED - 28/08/2020</b>			
Building	Floors	Total built up Area defined under notification No. S.O 695 (E) dated 04/04/2011 issued by MOEF & CC (Sq.mt.)	Present status
Building No. 1	Stilt + 3 level podiums + 4th to 26th + 34th Upper Floors	31389.00 Sq.mts.	Entire building is completed in all respect as per Amended Approved Plan Dated 28/08/2020 except some finishing work is under progress from 28 <sup>th</sup> to 34 <sup>th</sup> Floor. Part OC granted up to 27 <sup>th</sup> Part Floor. (Total constructed area 16129.59 sq.mts. excl. podium)
Building No. 2	Stilt + 3 level podiums + 4th to 26th + 34th Upper Floors		Part OC granted up to 12 <sup>th</sup> Part Floor and 13 <sup>th</sup> to 16 <sup>th</sup> Part Floor completion work is under progress as per amended approved Plan dated 28/08/2020. (Total constructed area 4347.00 sq.mts. excl. podium)
Building No. 3	WORK IN PROGRESS		WORK IN PROGRESS

