

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH, PUNE

ORIGINAL APPLICATION NO. 42 OF 2025

In the matter between:

Go Green Foundation Trust & Anr. ...Applicants

Versus

Union of India – MoEFCC & Ors. ...Respondents

AFFIDAVIT IN REPLY ON BEHALF OF RESPONDENT NO.

6 TO THE ORIGINAL APPLICATION:

I N D E X

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Advocate for Respondent No-6

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**AFFIDAVIT IN REPLY ON BEHALF OF RESPONDENT NO. 6
TO THE ORIGINAL APPLICATION:**

I, Tabrez Shafi Ahmed Shaikh, aged 48 years, the Director of the Respondent No. 6, having office address at Rubberwala House, Dr. A.R. Nair Road, Agripada, Mumbai-400 011, do hereby solemnly affirm and state as under:

1. I am the Authorized Signatory of Respondent No. 6, having my address as mentioned above and I am competent, authorized, and able to depose the present Affidavit. I have perused and made myself conversant with the contents and record pertaining to the present Application and I am otherwise aware of the facts and circumstances of the present case from personal knowledge as also office records and thus, competent to depose the same. I say that I am filing the present Reply for the purpose of opposing the reliefs as sought for by the Applicant as against Respondent No. 6. I crave

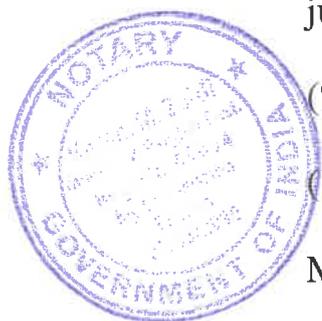
4. Respondent No.6 adopts the stand taken in the said Interlocutory Application (“IA”) and submits that the present reply is made without prejudice to the contentions raised in the IA. However, the issues of maintainability raised in the IA have not been reproduced in the present reply to prevent repetition and for the sake of brevity, the IA maybe read as a part and parcel of the present reply. In light of the facts and law stated herein-above, Respondent No.6 states that this Hon’ble Tribunal ought to first decide the issue of maintainability and dismiss the captioned Original Application at the threshold without going into the merits of the Application, as the same is not maintainable as per the extent applicable law.

BRIEF BACKGROUND:

5. Rubberwala Housing & Housing & Infrastructure Ltd.(“RHIL”), the Respondent No. 6 herein is a limited company established in 2003 engaged in the business of real estate, focused on developing affordable homes with quality amenities. Over the years, RHIL has earned a reputation for quality and innovation and Respondent No. 6 takes particular care in ensuring its projects feature safe and fail-proof construction.



6. On 3rd June 2005, the erstwhile owners of all that piece and parcel of land together with structures standing thereon situate at Falkland Road, in the Registration Sub-District of Bombay admeasuring 5635 sq. yards, i.e., 4711.59 sq. mtrs. or thereabouts known as 'Khemraj Mansion' bearing Collector's Old No. 13, New No. 3492, Old Survey No. 13, New Survey No. 2/5588, Cadastral Survey No. 990 of Girgaum Division and Municipal D-Ward No. 2311 (1) to 2330 and Street Nos. 339 and 385 and 2210 ("**said Property**") executed a Deed of Conveyance to convey and transfer the said property on and "as is where is" basis in favour of the present Respondent No. 6.
7. As a part of their business, Respondent No. 6 took up the redevelopment project under the name and style "The Platinum" on part of the said property situated at CTS No. 990 at 243-G, Pathe Bapurao Marg (Falkland Road), Girgaon Division, 'D' Ward, Mumbai-400004, Maharashtra, within the local limit and jurisdiction of Greater Mumbai Municipal Corporation ("**MCGM**") comprising of one composite building with 4 wings (Wings A, B, C & D) ("**said Project**"). On 23rd April 2010, Maharashtra Housing and Area Development Authority ("**MHADA**") issued its NoC for the said redevelopment project



as per the applicable laws. On 24th September 2012, MHADA issued its revised NoC for the said project with increase in FSI benefits. On 4th September 2013, Concession plans were issued to Respondent No. 6 by Respondent No. 5-BMC. On 30th December 2014, the Respondent No. 5-BMC issued Intimation of Disapproval (“IOD”) for the said project. On 18th December 2015, Respondent No. 5-MCGM issued Commencement Certificate in favour of Respondent No. 6 for the said project (*annexed as Annexure A-5/ Pg. 79 of OA*) and accordingly, construction work of the said project commenced.

8. The captioned Original Application has been filed challenging the construction of the said project.

ON FACTS/ MERITS:

9. It is prayed, on the basis of the preliminary objections set out above, that the present Original Application be dismissed. However, without prejudice to the aforesaid preliminary objections, Respondent No. 6 states that even on merits, the Applicant has failed to make out a cogent case that deserves any relief or interference from this Hon’ble Tribunal.



redevelopment of Wing A, B and Sale component Wing C for proposed total BUA of 40,562.53 sq. mtrs. (FSI - 17,406.48 sq. mtrs. and non-FSI – 23,156.05sq. mtrs.). On 28th April 2014, State Environment Appraisal Committee-2 (“SEAC-2”) considered the said project in its 26th meeting and after due deliberation was pleased to recommend the same to the State Environment Impact Assessment Authority (“SEIAA”), Respondent No. 2-SEIAA as per the terms and conditions stipulated therein (*annexed as Annexure A-1/ Pg. 30 of OA*). On 21st and 22nd July 2014, Respondent No. 2-SEIAA considered the proposal of Respondent No. 6 and after careful deliberation, decided to grant prior EC for the said project subject to terms and conditions stipulated therein (*annexed as Annexure A-2/ Pg. 38 of OA*). On 5th September 2014, Respondent No. 2-SEIAA was pleased to grant EC for the said project which was valid for a period of 5 years. It is pertinent to note that the said EC has never been challenged in any court of law. Hereto annexed and marked as **Exhibit-“A”** is a clear copy of prior Environment Clearance dated 5th September 2014.



b) As there was a change in building configuration, Respondent No. 6 made an application for amendment of prior EC dated 5th September 2014 for proposed increase in one wing and retail area, increase in BUA area as per FSI area due to addition as per Regulation 33(24) of DCR, 1991 for Public Parking Lot (PPL) parking and incorporation of fungible area and increase in total construction BUA from 40,562.53 sq. mtrs. to 47,162.64 sq. mtrs. as per the permissions and amended plans granted by MCGM. On 31st July 2018, SEAC-II considered the proposal for amendment in its 64th meeting and was pleased to recommend the proposal to Respondent No. 2-SEIAA for amendment to prior EC dated 5th September 2014 subject to terms and conditions stipulated therein. It is pertinent to note that it was categorically recorded that all issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were thoroughly examined by the authority. *(annexed as Annexure A-6/ Pg. 81 of OA).*



c) On 24th August 2018, Respondent No. 2-SEIAA considered the said proposal and after due deliberation, the authority decided to grant the proposal for amendment to

prior EC dated 5th September 2014. It was noted by the Respondent Authority that Respondent No. 6 has complied with the points raised by SEAC-II while recommending the said project for EC amendment (*annexed as Annexure A-7/ Pg. 92 of OA*). Accordingly, on 18th September 2018, Respondent No. 2-SEIAA issued the amendment EC superseding the prior EC dated 5th September 2014 (*annexed as Annexure A-8/ Pg. 104 of OA*). The said amendment EC dated 18th September 2018 was never challenged in any court of law.

- d) As there was need for further change in building configuration, Respondent No. 6 made an application for further amendment of EC for increase in fungible FSI as per revised DCPR 2034. On 16th-18th July 2021, SEAC-II considered the proposal for amendment in its 148th meeting and was pleased to recommend the proposal to Respondent No. 2-SEIAA subject to terms and conditions stipulated therein. On 27th July 2021, Respondent No. 2-SEIAA considered the said proposal in its 225th meeting and after due deliberation, the authority was pleased to grant Environment Clearance for the said project subject to terms



and conditions stipulated therein. Accordingly, on 5th August 2021, Respondent No. 2-SEIAA issued the EC superseding the earlier ECs granted to the said project. The said EC dated 5th August 2021 has never been challenged. Hereto annexed and marked as Exhibit-“B” is a copy of 225th minutes of meeting of SEIAA and Exhibit-“C” is a copy of Environment Clearance dated 5th August 2021.

- e) The Applicant has made baseless allegations that there was change in scope of work prior to obtaining amendment EC dated 18th September 2018 on the mere assumption that since the work on site was constructed till 6,228.75 sq. mtrs., therefore, it ought to be concluded that there was change in scope of the said project. The Applicant has failed to produce any evidence/ document to substantiate the said claim and is only basing the aforesaid argument on the basis of conjecture and surmises.



- f) At the outset, it is submitted that the said EC dated 18th September 2018 has been superseded by EC dated 5th August 2021 which is valid and subsisting as on date. Therefore, any allegation with respect to the said EC 18th September 2018 is untenable and ought to be completely disregarded *in toto* as

the EC that is applicable to the said project presently, is Environment Clearance dated 5th August 2021. It is pertinent to note that the Applicant herein has made no allegations with respect to the EC dated 5th August 2021 in the present application. Therefore, the aforesaid allegation ought to be discarded at the threshold.

- g) In any event, it is submitted that Respondent No. 6 carried out construction in accordance with the conditions stipulated in the prior EC dated 5th September 2014 and due to the change in building configuration as per the amended plans issued by MCGM for the said project, Respondent No. 6 duly made an application for amendment EC as per requirement. The Respondent Authorities granted the amended EC dated 18th September 2018 after carefully considering all necessary documents and permissions for the said project. Therefore, there is no infirmity as alleged by the Applicant who is only trying to mislead this Hon'ble Tribunal and harass the present Respondent No. 6.



Allegations qua Consent to Establish:

- h) On 29th January 2015, the Respondent No. 6 made an application for Consent to Establish (“CTE”) for the

residential redevelopment project before Respondent No.4-MPCB. Respondent No. 6 also made the requisite payment of consent fee as well as bank guarantee of Rs. 10,00,000/- to Respondent No. 4-MPCB.

- i) On 22nd July 2015, Respondent No. 4-MPCB was pleased to grant CTE for the said project for a period of 5 years subject to terms and conditions stipulated therein (*annexed as Annexure A-4/ Pg. 73 of OA*).
- j) In March 2020, nationwide lockdown was announced due to the outburst of coronavirus pandemic. On 31st March 2020, Respondent No. 4-MPCB issued a circular extending the period of validity of CTE and CTO till 31st July 2020. On 28th April 2020, Respondent No. 4-MPCB issued a circular extending the period of validity of CTE and CTO having validity till 30th April 2020 to be extended till 30th September 2020 as an interim measure. On 7th May 2021, the Respondent No. 4-MPCB issued a circular extending the period of validity of CTE and CTO till 31st October 2021. On 29th March 2023, Respondent No. 4-MPCB issued a circular wherein the period from 1st April 2020 to 31st March 2021 was exempted for submission of application for



consent/ authorization. The said circular was published after the revalidation of CTE for the said project on 7th May 2022. Hereto annexed and marked as **Exhibit-“D”** is a copy of Circular dated 29th March 2023.

k) In the meantime, on 16th October 2021, Respondent No. 6 made an application for revalidation of CTE for the said project. On 30th December 2021, Respondent No. 4-MPCB considered the application in its 16th Consent Meeting, however, as there were certain non-compliances, Respondent No. 4-MPCB decided to issue show cause notice. On 8th March 2022, Respondent No. 6 gave its reply to the Show Cause Notice dated 1st February 2022. On 19th and 21st March 2022, Respondent No. 4-MPCB considered the proposal in its 23rd consent meeting and after due deliberation, Respondent No. 4-MPCB decided to grant renewal of Consent to Establish subject to terms and conditions stipulated therein. On 7th May 2022, Respondent No. 4-MPCB issued revalidated Consent to Establish for the said project therein (*annexed as Annexure A-16/ Pg. 148 of OA*). As per the conditions stipulated in the revalidated CTE, Respondent No. 6 submitted a bank guarantee of Rs.



26,60,000/- towards purported violation, Rs. 10,00,000/- towards compliance of environmental clearance and consent conditions and Rs. 2,00,000/- towards submission of board resolution. On 9th October 2025, Respondent No. 6 made an application for renewal of Consent to Establish to Respondent No. 4-MPCB and the said application is presently pending with the Respondent Authority. Hereto annexed and marked as Exhibit-“E” is a copy of relevant extract of MPCB 23rd consent meeting dated 19th and 21st March 2022.

- 1) The Appellant has alleged that the said project did not have CTE from the period between 22nd July 2020 and 4th July 2022 and that there is a gap of 715 days which ought to be counted as violation days and accordingly, environmental compensation (EDC) ought to be imposed on Respondent No. 6. As is evident from the aforesaid facts, the contention is factually inaccurate and the purported period of violation calculated by the Applicant is incorrect and without any basis as the revalidated CTE was issued on 7th May 2022 after due deliberation by Respondent No. 4-MPCB and after payment of the requisite consent fee and submission of bank



guarantees. Also, in any event, the period of COVID-19 was exempted as per MPCB circulars till 31st October 2021 at the time of issuance of revalidated CTE dated 7th May 2022. It is apparent that the Applicant is attempting to circumvent the period of limitation for challenging the revalidated CTE by making baseless and inaccurate allegations. Therefore, it is submitted that the allegations with respect to CTE granted for the said project is wholly misplaced, baseless and ought to be dismissed.

Allegations qua Consent to Operate

m) On 12th November 2020, Respondent No. 6 made an application for Consent to Operate (“CTO”) for the said project along with the consent fee of Rs. 2,01,867/-. On 15th July 2021, Respondent No. 4-MPCB was pleased to grant CTO for the said project subject to terms and conditions stipulated therein. As per the conditions stipulated in the CTO, Respondent No. 6 submitted a bank guarantee of Rs. 10,09,300/- towards compliance of consent conditions, Rs. 10,00,000/- towards compliance and operation & management of said project and Rs. 2,00,000/- towards submission of board resolution (*annexed as Annexure A-11/*



Pg.125 of OA). On 11th October 2025, Respondent No. 6 made an application for renewal of Consent to Operate to Respondent No. 4-MPCB and the said application is presently pending with the Respondent Authority.

n) On 20th October 2025, Respondent No. 4-MPCB issued a Stop Work Notice for certain non-compliances. On 23rd December 2025, Respondent No. 6 gave its detailed response to the said Stop Work Notice and has duly shown compliance. Hereto annexed and marked as "**Exhibit-F**" is a copy of Reply dated 23rd December 2025.

12. It is submitted that the aforesaid chronology clearly indicates that Respondent No. 6 has obtained permissions that are valid and subsisting and have at no point been challenged by any person, including the present Applicant. I say that the Respondent Authorities in their wisdom and expertise have duly granted the requisite permissions for the said project after deliberation of relevant documents and permissions and there is no infirmity to the same. In fact, Respondent No. 6 has obtained amendment to the prior EC dated 5th September 2014 vide amended EC dated 18th September 2018 has been superseded by EC dated 5th August 2021 which is granted by the Respondent



Authorities to project proponents only on strict adherence to the terms and conditions stipulated in the said permissions. Therefore, it is submitted that the allegations regarding violation of the conditions of EC, CTE and CTO issued for the said project is baseless, untenable and without any merits and therefore, ought to be dismissed at the threshold.

No installation of environmental infrastructure, i.e., STP, OWC, Rain Water Harvesting, CGWA NoC, etc:

CGWA NoC:

13. The Applicant has alleged that Respondent No. 6 has not obtained prior permission of Central Ground Water Authority (“CGWA”) for ground water extraction and Respondent No. 6 is extracting ground water from two bore wells. It is submitted that there is no extraction of ground water carried out for the construction of the said project. Therefore, there is no requirement of obtaining CGWA NoC for the same.

Topsoil and no Soil Test for contamination:

14. The Respondent No. 6 states that the allegation made by the Original Applicant that Respondent No. 6 has failed to preserve topsoil is wholly false, frivolous, and devoid of any factual foundation. The project site was previously occupied by an old



and dilapidated godown structure. Consequently, there was minimal, if any, generation of topsoil during site preparation. In light of the pre-existing built-up condition of the land, the question of substantial topsoil preservation simply does not arise. In any event, Respondent No. 6 carried out soil quality monitoring through an authorised environmental consultancy and laboratory as per the conditions stipulated and the same was regularly submitted to the Respondent Authorities through six monthly compliance reports. Therefore, aforesaid allegation of the Applicant is misconceived and unsustainable.

No installation of STP, RWH, OWC, Solar Energy Systems and no easy access of fire tender movements:

15. The Applicant has alleged that Respondent No. 6 has not installed Sewage Treatment Plant (“STP”) of requisite capacity, has not installed Rain Water Harvesting (“RWH”) system, Solar heaters and solar energy systems and there is no easy access for fire tender movement which is completely false, frivolous and baseless.

16. With respect to the STPs, the Applicant has without any basis alleged that the actual installation of STP was of 150 CMD capacity without any proof to substantiate the said claim. It is



submitted that Respondent No. 6 awarded M/s. Ultra Tech the work order for supply, installation, testing and commissioning of complete STP for the said project. On 24th January 2021, STP was successfully installed and tested for the said project and the same is also noted in the EC dated 5th August 2021 that there is provision of STP of capacity 290 KL. It is submitted that presently, the STPs installed are fully operational and treated water sample testing is underway to ensure compliance with prescribed environmental standards.

17. As regards the Organic Waste Generator (“OWC”), proper segregation of waste on site to biodegradable and non-biodegradable has been made. Non-biodegradable waste is treated in OWC which has been installed. The manure generated from OWC & sludge generated from STP is used as manure on site and other surrounding areas. Similarly, the Rain water harvesting pumps have been successfully installed. Presently, the OWC is fully operation and the same has been duly informed to Respondent No. 4-MPCB vide Reply to SCN dated 23rd December 2025.



18. I say that Respondent No. 6 has also provided for energy conservation measures for the said project like provision of

19. The Respondent No. 6 as per the EC conditions is required to submit six monthly compliance report to the Ministry of Environment and Forest and Climate Change (“MoEF&CC”), SEIAA and MPCB. Accordingly, the Respondent No. 6 has been duly complying with the same and has been submitting half yearly compliance report to the authorities with periodic compliance of the terms and conditions stipulated therein including installations of requisite environmental infrastructure which itself shows that Respondent No. 6 is compliant of the terms imposed by the prior ECs granted for the said project.

Allegations qua RG area

20. The Applicant has alleged that Respondent No. 6 has not provided mandatory RG area as per the conditions stipulated in the prior Environmental Clearance issued for the said project. The Applicant has also erroneously alleged that as per EC dated 5th September 2014, 351.28 sq. mtrs, was provided on ground and 917.98 sq. mtrs. of RG was provided on upper floor/podium. A bare perusal of the EC dated 5th September 2014 will clearly indicate that the 917.98 sq. mtrs. of area provided was green area which was over and above the requirement of RG to be provided for the said project. The



Applicant is clearly trying to create confusion and mislead this Hon'ble Tribunal by making bald allegations without any basis.

21. It is submitted that as per EC dated 5th September 2014 and 24th 18th September 2018, RG area to be provided on ground was 351.28 sq. mtrs. and 342.19 sq. mtrs. as per the applicable Development Control Rules ("DCR"), i.e., DCR 1991. Thereafter, as per EC dated 5th August 2021 which has superseded the earlier ECs, the provision of RG area was modified in accordance with the requirement of Development Control and Promotion Regulation 2034 ("DCPR 2034") and accordingly, total RG provided was increased to 513.61 sq. mtrs. (RG on ground – 342.19 sq. mtrs., RG provided on podium – 172.42 sq. mtrs.) in line with the provisions of DCPR 2034 and the Respondent Authorities took due cognizance of the same SEIAA and granted the said EC dated 5th August 2021.



22. The Applicant has also alleged that Respondent No. 6 has not carried out plantation as per law which is evidently false and baseless and the said allegation has been made without any proof or evidence. It is submitted that the number of trees to be planted is 54 trees during the operational phase, the particulars of which have been duly informed to the Respondent

September 2022 passed in Appeal No. 22 of 2016, this Hon'ble Tribunal has *inter alia* directed SEIAA to ensure compliance of directions in Kohinoor (supra). Being aggrieved by the said Order, National Real Estate Development Council (NAREDCO) filed Writ Petition (L) No. 35671 of 2022 before the Hon'ble Bombay High Court. Vide its Judgment and Order dated 27th January 2023 passed in Writ Petition (L) No. 35671 of 2022, the Hon'ble High Court *inter alia* held that Kohinoor (supra) has been rendered in the context of DCR 1991 and that the permissibility of RG on podium would have to be decided on the basis of extant development control regulations. Accordingly, the Hon'ble High Court held that Order dated 13th September 2022 passed by this Hon'ble Tribunal in Appeal No. 22 of 2016 would not be an impediment for SEIAA to decide various proposals submitted for grant of ECs on their own merits. The said Judgment and Order dated 27th January 2023 was challenged before the Hon'ble Supreme Court in SLP No. 11843 of 2023 and vide Order dated 8th May 2023, the Hon'ble Supreme Court was pleased to stay the directions contained in Judgment and Order dated 27th January 2023. Meanwhile, CREDAI-MHCI filed Civil Appeal No. 19266 of 2024 before the Hon'ble Supreme Court challenging Order dated 13th



September 2022 passed by this Hon'ble Tribunal in Appeal No. 22 of 2016 and on 10th May 2024, the Hon'ble Supreme Court was pleased to stay the directions contained in the Order dated 13th September 2022. I crave leave to refer to and rely on the aforesaid judgments and orders as and when required.

24.I say that as on date, construction of Wing A, B and C is completed, and construction of Wing D is yet to commence. Respondent No. 6 has obtained all other permissions of the said project which are listed hereinbelow for ease of reference:

Sr. No.	Date	Permissions
1.	23.04.2010	NoC issued by MHADA for redevelopment of the said project.
2.	07.11.2012	Revised Development Plan Remarks issued MCGM for the said property.
3.	24.09.2012	Revised NoC issued by MHADA for redevelopment of the said project with increased FSI benefits.
4.	16.05.2013	Fire NoC issued by Office of Chief Fire Officer, Mumbai Fire Brigade.
5.	04.09.2013	Concession Plans issued by MCGM.
6.	30.12.2014	IOD issued by MCGM for the said project.
7.	03.03.2015	Debris NoC/ Clearance Certificate issued by Exec. Engineer (SWM), Zone-1 of MCGM.
8.	22.07.2015	Consent to Establish issued by MPCB for total BUA of 40,652.53 sq. mtrs.

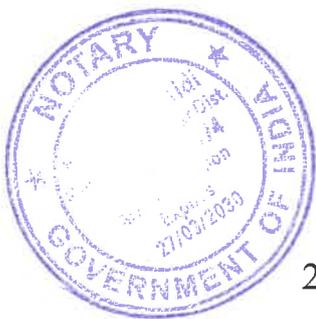


9.	11.08.2015	Water NoC issued by MCGM.
10.	18.12.2015	Commencement Certificate No. EEBPC/3820/D1A for the said project.
11.	26.12.2017	Revised Fire NoC issued by Office of Chief Fire Officer, Mumbai Fire Brigade.
12.	31.08.2018	Amended plans for the said project issued by MCGM.
13.	03.01.2019	Revised Commencement Certificate No. EB/3820/D/A for 10 th floor top slab issued.
14.	16.12.2019	Drainage NoC issued by MCGM.
15.	28.12.2020	Amended Fire NoC issued by Office of Chief Fire Officer, Mumbai Fire Brigade.
16.	03.03.2021	Amended layout plan issued by MCGM.
17.	31.03.2021	Revised Commencement Certificate No. EB/3820/D/A/FCC/2/Amend for 3 level basement, Gr. + 7 upper floors and Wing 'A', 'B', 'C' 8 th to 10 th upper floors and extended further for work upto 11 th to 20 th floors of wing 'A' and 'B'.
18.	15.06.2021	Completion Certificate issued for sewerage drainage system and street connection NoC.
19.	10.08.2021	Revised Commencement Certificate No. EB/3820/D/A/FCC/4/Amend for 3 level basement, Gr + 7 upper floor, wing 'A', 'B', 'C'.
20.	27.10.2021	Part Occupancy Certificate No. EB/3820/D/A/OCC/1/New for Gr. floor (pt.) rehab + 4 th floor (pt.) rehab + 5 th (pt.) parking floor and yoga for rehab only.
21.	24.11.2021	Part Occupancy Certificate No. EB/3820/D/A/OCC/1/New for 03 nos. of basements for public parking lot of MCGM.



I crave leave to refer and rely on the aforesaid documents as and when required.

25.I say and submit that the said project has been planned in a way wherein no environmental damage is envisaged. The said Project has been planned based on the concept of self-sustainability and the proposed redevelopment will be advantageous in terms of better management of environmental resources, more open spaces to the residents, more area of plantation, better management of wastewater, stormwater, etc. Respondent No. 6 has carried out a detailed Environment Impact Assessment study wherein no significant adverse environmental impact has been reported. Respondent No. 6 has also prepared a detailed Environmental Management Plan to mitigate the environmental damages, if any. Respondent No. 6 undertakes to carry out the said project as per the conditions laid down by the concerned statutory authorities who in their wisdom, have considered the proposal of Respondent No. 6 and thereafter, granted the requisite permissions.



26.It is material to point out that the present Respondent No. 6 has spent significant amounts of money for the said project, and has

otherwise altered its position based upon the grant of all the valid permissions granted in respect of the said project, and despite there being no embargo in law in carrying out the work, impediments are being created against the present Respondent No. 6 in carrying out legal and valid work in furtherance of the permissions obtained by Respondent No. 6 for the said project.

27. I say that the present Respondent No. 6 will not be dealing with the Original Application in seriatim more particularly since the entire bogey of allegations and contentions raised in the Original Application have been dealt with and answered in terms of the above. Respondent No. 6, however, expressly craves leave to file an additional Affidavit dealing with the Memo of Application in a paragraph-wise manner, if the circumstances so warrant.

28. The Respondent No. 6 further submits that the answering Respondent has filed a Miscellaneous Application/ Interlocutory Application seeking dismissal of the Original Application challenging the maintainability of the same. Respondent No. 6 states and submits that this Hon'ble Tribunal be pleased to decide such Application at the outset prior to proceeding further with the Original Application.



29. The Respondent No. 6 submits that the Original Applicant has presented a case, replete with bald allegations, surmises and conjectures and has failed to make out a cogent and compelling case for grant of reliefs by this Hon'ble Tribunal.

30. In the premises therefore, the answering Respondent submits that the Original Application be dismissed by this Hon'ble Tribunal with the imposition of costs.

Solemnly affirmed at Mumbai .)

This 4th day of Feb 2026 .)



Advocates For Resp No. 6

DEPONENT



Infrastructure Private Limited
MUMBAI
BEFORE ME
Rohitwala





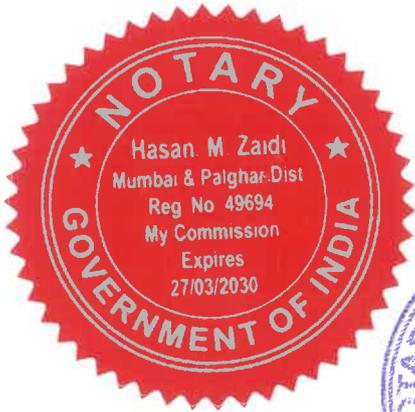
VERIFICATION

I, Tabrez Shafi Ahmed Shaikh, aged about 48 years, an Adult, Indian Inhabitant, Director of the Respondent No. 6 abovenamed, having my address at Rubberwala House, Dr. A.R. Nair Road, Agripada, Mumbai-400 011, do hereby solemnly declare that what is stated in Paragraphs 1 to 30 are true to my own knowledge, information and belief, and I believe the same to be true.

Solemnly declared at Mumbai)

This 4th day of February 2026)

[Signature]
DEPONENT
[Seal: Rubberwala House Infrastructure Private Limited, MUMBAI]



BEFORE ME

[Signature]

HASAN. M. ZAIDI
NOTARY
Government of India
Mumbai & Paighar Dist.

NOTED & REGISTERED
Sr. No. 370 Page No. 33
Book No. 19 Date.....



Exhibit-A

MOEF-NDP

Government of Maharashtra

SEAC-2013/C.R.41/TC II
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai- 400 032.
 Dated: 5th September, 2014

To,
 M/s. Rubberwala Housing & Infrastructure Ltd.
 Rubberwala House,
 Dr. A. R. Nair Road, Agripada,
 Mumbai 400 011.

Subject: Environment Clearance for proposed redevelopment project on plot bearing C.S.No. 990 situated at 243- G,Patte baburao Marg (Falkland Road) at Girgaon Division , D ward, Mumbai by M/s Rubberwala Housing & Infrastructure L

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 26th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 72nd meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed redevelopment project on plot bearing C.S.No. 990 situated at 243- G,Patte baburao Marg (Falkland Road) at Girgaon Division , D ward, Mumbai. SEAC-II considered the project under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as-

Name of Project	"Proposed Redevelopment Project", at Girgaon, Mumbai.
Name of Proponent	M/s. Rubberwala Housing & Infrastructure Ltd.
Consultant	Ultra-Tech Environmental Consultancy & Laboratory
Type of project	Redevelopment project
Location of the project	C.S. No. 990 situated at 243-G Patte Baburao Marg (Falkland Road), At Girgaon, Division 'D' ward, Mumbai 400 004.
Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)
Applicability of the DCR	33(7)
LOI / NOC from MHADA / Other approvals (If applicable)	Date and construction area details mentioned in the approved letter: MHADA NOC dated 24.09.2012

Total Plot Area (sq. m.)	4675.62 Sq. mt.
Deductions	390.18 Sq. mt.
Net Plot area	4285.45 Sq. mt.
Permissible FSI (including TDR etc.)	18516.84 Sq.mt. (including fungible area)
Proposed Built-up Area (FSI & Non-FSI)	•FSI area (sq. m.): 17406.48 (including fungible area) •Non FSI area (sq. m.): 23156.05 •Total BUA area (sq. m.): 40562.53
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	2680.65 (63%)
Estimated cost of the project	Rs. 188. 81 Crores
No. of building & its configuration(s)	One building with 3 wings (Wing A, Wing B & Wing C) Redevelopment: Wing A: 2 Basements + Ground + 21 Upper Floors Wing B: 2 Basements + Ground + 12 Upper Floors Sale: Wing C: 2 Basements + Ground + 1 st to 4 th Parking Floors + 5 th amenity floor + 16 Upper Floors
Number of tenants and shops	Redevelopment: Flats: 131 Nos. Shops: 73 Nos. Sale: Flats: 118 Nos. Shops (Redevelopment): 20 Nos.
Number of expected residents / users	Redevelopment: 874 Nos. Sale: 650 Nos. Total: 1524 Nos.
Tenant density per hector	795/hector
Height of the building(s)	Redevelopment: Wing A: 69.45 mt.(Upto Terrace Level) Wing B : 54.10 mt. (Upto Terrace Level) Sale Wing C: 69.95 mt. (Upto Terrace Level)
Right of way	27.40 mt. wide Patthe Bapurao Marg road
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Minimum 6.00 mt.
Existing structure(s)	There are existing chawls which will be demolished
Details of the demolition with disposal (If	The debris shall be disposed to authorized landfill sites and excavated material generated shall be partly used for filling and partly shall be

applicable)	disposed by covered trucks to the authorized sites with permission from M.C.G.M.
Total Water Requirement	<p>Dry season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 120 • Domestic: From M.C.G.M. : 117 • Swimming pool makeup: From water tanker of potable quality: 3 • Recycled water (CMD): 70 (STP Treated sewage) • Flushing = 63 • Gardening = 7 • Total Water Requirement (CMD): 190 • Swimming Pool (CMD) : As mentioned above • Fire fighting (Cum): • Redevelopment: 300 (One Time Requirement) • Sale: 300 (One Time Requirement) <p>Wet Season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 120 • Domestic: From M.C.G.M. = 81 + From RWH tank = 36 • Swimming pool makeup: From water tanker of potable quality : 3 • Recycled water (CMD): 63 (STP Treated sewage for flushing) • Total Water Requirement (CMD): 183 • Swimming pool make up (CMD): As mentioned above • Fire fighting (CMD): • Redevelopment: 300 (One Time Requirement) • Sale: 300 (One Time Requirement)
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> • Level of the Ground water table: 2.0 to 2.5 mt. below ground level • Size and no of RWH tank(s) and Quantity: • Redevelopment: 1RWH tank of 25 KL • Sale: 1RWH tank of 40 KL • Location of the RWH tank(s): 1st basement level • Size, no of recharge pits and Quantity: Nil • Budgetary allocation (Capital cost and O&M cost) • Capital cost: Rs.6.50 Lacs • O & M cost: Rs. 0.33Lacs/annum
UGT tanks	<ul style="list-style-type: none"> • Location(s) of the UGT tank(s): 2nd basement level
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: The storm water collected through the storm water drains of adequate capacity will be discharged into the external drain. • Quantity of storm water: 0.10 m³/sec • Size of SWD: One internal discharge point of 450 mm dia. with the slope of 1:250
Sewage and Waste water	<ul style="list-style-type: none"> • Sewage generation (CMD): 156 • STP technology: MBBR • Capacity of STP (CMD): 175 KL • Location of the STP: Ground • DG sets (during emergency): for essential back-up (Total DG capacity of the project including load of STP.) • Redevelopment: 1DG set of 320 kVA • Sale: 1DG set of 750 kVA • Budgetary allocation (Capital cost and O&M cost): • Capital cost: Rs. 45.85 Lacs • O & M cost: Rs. 12.07 Lacs/annum
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation: The debris shall be disposed to authorized landfill sites and excavated material generated shall be partly used for filling and

	<p>partly shall be disposed by covered trucks to the authorized sites with permission from M.C.G.M.</p> <ul style="list-style-type: none"> • Disposal of the construction waste debris: The construction waste shall be partly reused within plot and partly shall be disposed to Authorized landfill site. <p>Waste generation in the operation Phase: Dry waste (Kg/day): 192 Wet waste (Kg/day): 398 • STP Sludge (Dry sludge) (Kg/day):23</p> <p>Mode of Disposal of waste: • Dry waste: Non recyclable: To M.C.G.M. Recyclable: To recyclers STP Sludge (Dry sludge): As manure</p> <p>Area requirement: Location(s) and total area provided for the storage and treatment of the solid waste Location: Redevelopment: 2nd basement level Sale: 1st basement level Area: Redevelopment: 45 Sq. mt. Sale: 45 Sq. mt.</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 18.00 lacs (Cost for treatment of biodegradable garbage in Organic Waste Converter (OWC) O & M cost: Rs. 3.08 lacs/annum (Cost for treatment of biodegradable garbage in Organic Waste Converter (OWC)</p>																																							
Green Belt Development	<p>RG area under green belt: RG on the ground: 351.28 Sq. mt. Green area on upper floor: 917.98 Sq.mt.</p> <p>Plantation: • Number and list of trees species to be planted in the ground RG: 25 nos.</p> <table border="1" data-bbox="510 1579 1101 2004"> <thead> <tr> <th>Sr. No.</th> <th>Common Name</th> <th>Botanical Name</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Bahava</td> <td><i>Cassia fistula</i></td> </tr> <tr> <td>2</td> <td>Parjatak</td> <td><i>Nyctanthes arbor-tristis</i></td> </tr> <tr> <td>3</td> <td>Kunti</td> <td><i>Murraya paniculata</i></td> </tr> <tr> <td>4</td> <td>Shirish</td> <td><i>Albizia lebbek</i></td> </tr> <tr> <td>5</td> <td>Neem</td> <td><i>Azadiracta Indica</i></td> </tr> <tr> <td>6</td> <td>Maharukh</td> <td><i>Ailanthus excelsa</i></td> </tr> <tr> <td>7</td> <td>Nandruk</td> <td><i>Ficus retusa</i></td> </tr> <tr> <td>8</td> <td>Tamhan</td> <td><i>Lagerstromia speciosa</i></td> </tr> <tr> <td>9</td> <td>Karanj</td> <td><i>Pongamia pinnata</i></td> </tr> <tr> <td>10</td> <td>Sita Ashok</td> <td><i>Saraca asoka</i></td> </tr> <tr> <td>11</td> <td>Katesavar</td> <td><i>Bombax ceiba</i></td> </tr> <tr> <td>12</td> <td>Kadamb</td> <td><i>Anthocephallus cadamba</i></td> </tr> </tbody> </table>	Sr. No.	Common Name	Botanical Name	1	Bahava	<i>Cassia fistula</i>	2	Parjatak	<i>Nyctanthes arbor-tristis</i>	3	Kunti	<i>Murraya paniculata</i>	4	Shirish	<i>Albizia lebbek</i>	5	Neem	<i>Azadiracta Indica</i>	6	Maharukh	<i>Ailanthus excelsa</i>	7	Nandruk	<i>Ficus retusa</i>	8	Tamhan	<i>Lagerstromia speciosa</i>	9	Karanj	<i>Pongamia pinnata</i>	10	Sita Ashok	<i>Saraca asoka</i>	11	Katesavar	<i>Bombax ceiba</i>	12	Kadamb	<i>Anthocephallus cadamba</i>
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<p>Energy</p>	<ul style="list-style-type: none"> • Power supply: • Maximum demand: 1842 KW • Connected load: 3962 KW • Source: Local Authority Energy saving by non-conventional method: Use of solar lighting for common area and staircase lighting Use of solar energy for external lighting Use of CFL /T5 Light for Common Area Use of LED Light for Lift lobby, common area and staircases Use of Electronic Ballast for common area lighting Variable frequency devices (VFD) for lifts, fans and pumps • Detail calculations & % of saving: 16 % • Compliance of the ECBC guidelines: (Yes / No) (if yes Then submit compliance in tabular form): Yes • Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 18.30 lacs (Solar system) O & M cost: Rs. 1.22 lacs/annum (Solar system) DG Set: • Number and capacity of the DG sets to be used: For essential backup Redevelopment: 1DG set of 320 kVA Sale: 1DG set of 750 kVA • Type of fuel used: Diesel 																					
<p>Environmental Management plan Budgetary Allocation</p>	<p>Construction phase (with Break-up):</p> <ul style="list-style-type: none"> • Capital cost • O & M cost (Please ensure manpower and other details) <p>Total cost incurred for EMP</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th>Sr. No.</th> <th>Component</th> <th>Description</th> <th>Total Cost (Rs. In Lacs)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Air</td> <td>Water for Dust</td> <td>5.40</td> </tr> </tbody> </table>	Sr. No.	Component	Description	Total Cost (Rs. In Lacs)	1	Air	Water for Dust	5.40													
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	Environment	Suppression	
		Air & Noise monitoring	0.36
2	Water Environment	Tanker water for construction	16.20
		Water and wastewater monitoring	0.54
3	Land Environment	Site Sanitation	5.00
4	Biological Environment	Gardening	0.69
2	Socio-Economic Environment	Disinfection- Pest Control	3.60
		First Aid Facilities	0.09
		Health Check Up	27.00
		Personal protective equipment	3.75
4	Total Cost		62.63

Operation Phase (with Break-up)-

- Capital cost
- O&M cost (Please ensure manpower and other details)

Sr. No.	Component	Description	Capital cost Rs. In lacs.	Operational and Maintenance cost (Rs. in lacs/yr)
1	Air Environment	Gardening	6.28	1.12
		Ambient Air quality & Noise Level	--	0.12
		Exhaust from DG Set	--	0.12
2	Water Environment	Waste water treatment	45.85	12.07
		Waste water monitoring	--	7.30
		Rain Water Harvesting monitoring	6.50	0.33
		Rain Water Harvesting tanks(2 tanks 25KL and 40 KL)		

			Rain Water harvesting monitoring	--	2.70
	3	Land Environment (Solid Waste Management)	Cost for Treatment of biodegradable garbage in OWC	18.00	3.08
			OWC manure	--	0.20
	4	Energy Conservation	Solar panels for common area & staircase lighting	2.40	0.16
			Solar panels for external lighting	15.90	1.06
	6	Other maintenance cost	Other maintenance cost (FOR SWM, Water tanks, DG etc.)	--	4.10
Total Cost				94.93	32.36
<ul style="list-style-type: none"> Quantum and generation of Corpus fund and Commitment: Project proponent shall operate and maintain EMF for 3 years after giving possession and shall also generate corpus fund during 3 years for O & M of Rs. 97.08 lacs (i.e. 32.36 lacs x 3 years). Responsibility for further O & M: Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of EMF. 					
Traffic Management	<p>Nos. of the junction to the main road & design of confluence: One entry & one exit for each i.e. for sale building and for rehabilitation building</p> <p>Parking details: Number and area of basement: 2 Basements Number and area of podia: Nil (4 parking floors) Total Parking area: 8286.21 Sq.mt. Area per car: 31 Sq. mt./Car •4-Wheeler: 274 Nos. •Public Transport: Nil • Width of all Internal roads (m): Minimum 6.00 mt.</p>				

3. The proposal has been considered by SEIAA in its 72nd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- (iii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (iv) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (v) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vii) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (viii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ix) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (x) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (xi) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (xii) Arrangement shall be made that waste water and storm water do not get mixed.
- (xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xiv) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

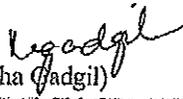
- (xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xvi) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xvii) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (xviii) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xix) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xx) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxiii) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xxiv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxv) Ready mixed concrete must be used in building construction.
- (xxvi) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.

- (xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxix) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxx) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxxii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxiiii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- (xxxix) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xli) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xlii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xlili) 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.
- (xliv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xlv) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- (xlvi) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (xlvii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlviii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlix) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (i) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ii) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

- (lii) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - (liii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (liv) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (lv) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 (Medha Gadgil)
 Additional Chief Secretary,
 Environment department &
 MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai
8. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
9. CEO, Slum Rehabilitation Authority, Bandra (E), Mumbai
10. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
11. Select file (TC-3)

(EC uploaded on 9/9/2014)

Minutes of 225th meeting of SEIAA (Day-1) held on 27th July, 2021**Consideration of Environment Clearance Proposals****Item no. 1****Proposal No.:-** SIA/MH/MIS/202798/2021**Type of Project:** EC**Subject-** Environment Clearance for redevelopment Project at Girgaon, Division 'D' ward, Mumbai by RUBBERWALA HOUSING & INFRASTRUCTURE LTD.**Project Details-**

PP submitted the application for amendment in earlier EC of redevelopment project for total plot area of 4675.62 Sq. Mtrs., BUA of 49299.88 Sq. Mtrs. and FSI area of 24526.95 Sq. Mtrs. PP proposes to phase wise construction of buildings as mentioned in Sr.no.5 of the project detail.

Representative of PP was present during the meeting along with Environmental Consultant M/s. Ultratech. The details of project is as mentioned below:

Sr. No.	Particulars	Details		
1.	Plot Area (sq.mt.)	4675.62 Sq.mt.		
2.	FSI Area (sq.mt.)	24526.95 Sq.mt.		
3.	Non FSI Area (sq.mt.)	24772.93 Sq.mt.		
4.	Proposed built-up area (FSI + Non FSI) (sq.mt.)	49299.88 Sq.mt.		
5.	Building Configuration	Building Details	No. of Floors	Details
		1 Composite Building with 4 Wings (Redevelopment & Sale)		
		Wing A, B & C	3 Basements + Ground + 20 Floors	Redevelopment: Flats: 131 Nos. & Shops
6.	No. of Tenements & Shops	Wing D	3 Basements + Ground + 18 Floors	Sale: Flats: 147 Nos. & Shops
7.	Total Population	4334 numbers of person including floating population		
8.	Total Water Requirements (CMD)	298 CMD		
9.	Sewage generation (CMD)	286 CMD		
10.	STP capacity and Technology	Provision of STP of capacity 290 KL Technology: MBBR (Moving Bed Bio Reactor)		
11.	STP location	Basement Level		


Member Secretary


Chairman

Minutes of 225th meeting of SEIAA (Day-1) held on 27th July, 2021

12.	Total Solid Waste Quantities	Non-biodegradable waste: 495 Kg/day Biodegradable waste: 329 Kg/day Total: 824 Kg/day
13.	R.G. Area in sq.m.	RG required: 428.54 Sq. mt. RG provided on Ground: 342.19 Sq.mt. RG provided on Podium: 171.42 Total RG Provided : 513.61 Sq.mt.
14.	Power requirement	During Operation Phase: Details: Connected load (KW): 4748 KW Maximum demand (KW): 2617 KW
15.	Energy Efficiency	Total Energy Saving: 26% Energy saving with the help of Solar: 5 %
16.	DG set capacity	2 DG Sets of Capacity 320 KVA each
17.	Parking 4W & 2W	4 Wheelers: MCGM Public Parking: 186 nos. Captive Parking: 173 nos. 2 Wheelers: MCGM Public Parking: 96 nos. Captive Parking: 46 nos.
18.	Rain water harvesting scheme	Provision of Rain water harvesting tank of capacity 60 KL
19.	Project Cost in (Cr.)	Rs. 326 Crores
20.	EMP Cost	Construction Phase: Rs. 31.11 Lacs Operation Phase: Capital cost: Rs. 147.13 Lacs Operational and Maintenance cost: Rs. 22.39 Lacs/annum
21.	CER Details with justification if any....	--

SEAC Deliberation -

PP informed that project had received earlier EC vide letter No. EC No. SEAC-2013/CR.411/TCII, dated 05/09/2014 & amended EC vide No. SEIAA-EC-0000000442, dated


Member Secretary


Chairman

Minutes of 225th meeting of SEIAA (Day-1) held on 27th July, 2021

18/09/2018. As per amended EC dated 18/09/2018 total plot area is 4675.62 Sq. Mtrs. & built-up area is 47,162.64 Sq. Mtrs. The construction of 45618.96.00 Sq.Mtrs. is completed on site as per earlier amended EC. Now, due to increase in fungible FSI as per revised DCPR, 2034, PP proposes Expansion in earlier EC dated 18/09/2018. PP also informed that though there is separate form for expansion & amendment category on Parivesh portal but there is no specific guidelines/criteria that bi-furcate which application is to be made in expansion category & amendment category after project had received earlier EC. Therefore, PP applied in Form - 1 as an expansion in earlier EC received to the project. The major particulars of project are as mentioned below:

Sr. No	Description	EC received dt. 18.09.2018		Proposed Amendment in EC	Remarks
1.	Total Plot Area (Sq.mt.)	4675.62		4675.62	No Change
2.	Deductions (Sq.mt.)	Road Set Back: 390.18		Road Set Back: 390.18	No Change
3.	Net Plot Area (Sq.mt.)	4285.44		4285.44	No Change
4.	Recreational Ground (RG) area requirement (Sq.mt.)	342.84 (8%)		428.54 (10%)	Increased by 85.70 Sq.mt. as per revised DCPR 2034
5.	Provision of RG Area (Sq.mt.)	RG on ground	342.19	342.19	No change
6.		RG on podium	0	171.42	Provision of RG on podium in line with requirement of DCPR 2034
7.		Total	342.19	513.61	Proposed increase by 171.42 Sq.mt. as per requirement of DCPR 2034
8.	Permissible Built-up area as per FSI (Including Fungible Area) (Sq.mt.)	23809.37		24620.36	Increased by 810.99 Sq.mt. due to increase in fungible area as per revised DCPR 2034
9.	Built - up area as per FSI (Including Fungible Area) (Sq.mt.)	23351.60		24526.95	Proposed increase by 1175.35 Sq.mt. as per increase in permissible built-up area
10.	Built up area as per Non FSI (Sq.mt.)	23811.04		24772.93	Proposed increase by 961.89 Sq.mt.
11.	Total Construction Built-up Area (Sq.mt.)	47162.64		49299.88	Proposed increase by 2137.24 Sq.mt.


Member Secretary


Chairman

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12.	Building Details	1 Composite Building : 4 Wings (Sale & Redevelopment) Wing A, B, C: 3 Basements + Ground + 20 floors Wing D: 3 Basements + Ground + 13 floor	1 Composite Building : 4 Wings (Sale & Redevelopment) Wing A, B, C: 3 Basements + Ground + 20 floors Wing D: 3 Basements + Ground + 18 Floor	No change in number of building and wings Wing A, B, C: No change in number of floors Constructed up-to 20 floor Wing D: Proposed increase by 5 nos. of floors Construction Not Yet Started
13.	Project proposal	Redevelopment : Flats: 131 Nos. Shops :93 Nos. Sale: Flats: 125 Nos. Retail Shops: 782 Nos.	Redevelopment : Flats: 131 Nos. Shops :93 Nos. Sale: Flats: 147 Nos. Retail Shops: 981 Nos.	Redevelopment : No Change Sale: Flats: Proposed increase by 22 Nos. Retail Shops: Proposed increase by 199 Nos.
14.	Parking requirement (Nos.)	4 Wheelers: MCGM Public Parking : 187 Captive Parking : 207	4 Wheelers: MCGM Public Parking : 186 Captive Parking : 153	MCGM Public Parking : Proposed decrease by 1 no. as PPL NOC received from MCGM dt. 27.05.2021 Captive Parking : Proposed decrease by 54 nos. as per revised DCPR 2034
15.	Parking Spaces provision (Nos.)	4 Wheelers: MCGM Public Parking : 187 Captive Parking : 207	4 Wheelers: MCGM Public Parking : 186 Captive Parking : 173	MCGM Public Parking : Proposed decrease by 1 no. as per NOC received from MCGM dt. 27.05.2021 Captive Parking : Proposed as per requirement
16.	Occupancy (Nos.)	3649	4334	Proposed increase by 685 nos. due to increase in number of tenements and shops
17.	Water requirement (KLD)	259	298	Proposed increase by 39 KLD due to increase in occupancy


Member Secretary


Chairman

Minutes of 225th meeting of SEIAA (Day-1) held on 27th July, 2021

18.	Sewage Generation (KLD)	225	286	Proposed increase 61 KLD due to increase in water requirement
19.	Capacity of STP (KL)	230 KL	290 KL	Provision of STP considering sewage generation
20.	Solid Waste generation (kg/day)	725	824	Proposed increase by 99 kg/day due to increase in occupancy

During deliberation, committee noticed that as there is no specific guidelines for application to be made either in expansion category or in amendment category. Therefore, for vertical expansion of existing buildings as per earlier EC, PP has applied in expansion category instead of amendment category. In View of this, Committee decided to appraise the proposal as expansion in earlier amended EC.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with Environmental Consultant M/s. Ultratech. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8a (B2) category of EIA Notification, 2006. Consolidated statements, form 1, 1A, presentation & plans submitted are taken on the record.

During discussion following points emerged:

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain & submit following NOCs as per latest amended plan:
 - a) Water Supply,
 - b) Sewer Connection,
 - c) CFO NOC.
3. PP to obtain & submit certified compliance of earlier EC from Regional office, MoEF & CC, Nagpur .
4. PP to submit structural stability certificate of architect mentioning earlier design plinth is capable for carrying load of proposed vertical expansion.
5. PP to obtain & submit revise SWD remarks with drawings.

Recommendations of SEAC-


Member Secretary


Chairman

Minutes of 225th meeting of SEIAA (Day-1) held on 27th July, 2021

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.

Deliberation in SEIAA-

Proposal is for amendment in earlier EC of redevelopment project. PP had received earlier EC vide letter No. EC No. SEAC-2013/CR.411/TC-II, dated 05/09/2014 & amended EC vide No. SEIAA-EC-0000000442, dated 18/09/2018. As per amended EC dated 18/09/2018 total plot area was 4675.62 Sq. Mtrs. & built-up area is 47,162.64 Sq. Mtrs. The construction of 45618.96.00 Sq.Mtrs. is completed on site as per earlier amended EC. Now, PP stated that due to increase in fungible FSI as per revised DCPR, 2034, PP proposes Expansion in earlier EC dated 18/09/2018.

Proposal was recommended in 148th meeting of SEAC-2 for grant of Environment Clearance subject to conditions mentioned in SEAC MoM for total plot area of 4675.62 Sq. Mtrs., BUA of 49299.88 Sq. Mtrs. and FSI area of 24526.95 Sq. Mtrs.

During the meeting SEIAA asked PP to submit architect certificate regarding construction done on site is as per configuration of earlier EC. PP submitted the same vide letter dated 26.07.2021. SEIAA after deliberation decided to grant Environment Clearance for- FSI-24526.95 m2, Non FSI-24772.93 m2, Total BUA-49299.88 m2 (Plan Approval- EB/3820/D/A/337/4/Amend dated 03.03.2021).

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance



Member Secretary



Chairman

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/202798/2021
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.
 Date: 05/08/2021

To
 M/s.Rubberwala Housing & Infrastructure Ltd,
 C.S. 990, Girgaon, Division 'D' ward,
 Mumbai.

Subject : Environment Clearance for redevelopment Project at C.S. 990, Girgaon,
 Division 'D' ward, Mumbai by M/s.Rubberwala Housing &
 Infrastructure Ltd

Reference: Application no. SIA/MH/MIS/202798/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 148th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 225th meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Particulars	Details		
1.	Plot Area (sq.mt.)	4675.62 Sq.mt.		
2.	FSI Area (sq.mt.)	24526.95 Sq.mt.		
3.	Non FSI Area (sq.mt.)	24772.93 Sq.mt.		
4.	Proposed built-up area (FSI + Non FSI) (sq.mt.)	49299.88 Sq.mt.		
5.	Building Configuration	Building Details	No. of Floors	Details
		1 Composite Building with 4 Wings (Redevelopment & Sale)		
6.	No. of Tenements & Shops	Wing A, B & C	3 Basements + Ground + 20 Floors	Redevelopment: Flats: 131 Nos. & Shops
		Wing D	3 Basements + Ground + 18 Floors	Sale: Flats: 147 Nos. & Shops

7.	Total Population	4334 numbers of person including floating population
8.	Total Water Requirements (CMD)	298 CMD
9.	Sewage generation (CMD)	286 CMD
10.	STP capacity and Technology	Provision of STP of capacity 290 KL Technology: MBBR (Moving Bed Bio Reactor)
11.	STP location	Basement Level
12.	Total Solid Waste Quantities	Non-biodegradable waste: 495 Kg/day Biodegradable waste: 329 Kg/day Total: 824 Kg/day
13.	R.G. Area in sq.m.	RG required: 428.54 Sq. mt. RG provided on Ground: 342.19 Sq.mt. RG provided on Podium: 171.42 Total RG Provided : 513.61 Sq.mt.
14.	Power requirement	During Operation Phase: Details: Connected load (KW): 4748 KW Maximum demand (KW): 2617 KW
15.	Energy Efficiency	Total Energy Saving: 26% Energy saving with the help of Solar: 5 %
16.	DG set capacity	2 DG Sets of Capacity 320 KVA each
17.	Parking 4W & 2W	4 Wheelers: MCGM Public Parking: 186 nos. Captive Parking: 173 nos. 2 Wheelers: MCGM Public Parking: 96 nos. Captive Parking: 46 nos.
18.	Rain water harvesting scheme	Provision of Rain water harvesting tank of capacity 60 KL
19.	Project Cost in (Cr.)	Rs. 326 Crores
20.	EMP Cost	Construction Phase: Rs. 31.11 Lacs Operation Phase: Capital cost: Rs. 147.13 Lacs Operational and Maintenance cost: Rs. 22.39 Lacs/annum
21.	CER Details with justification if any....	--

The major particulars of project are as mentioned below:

Sr. No	Description	EC received dt. 18.09.2018	Proposed Amendment in EC	Remarks
1.	Total Plot Area (Sq.mt.)	4675.62	4675.62	No Change
2.	Deductions (Sq.mt.)	Road Set Back: 390.18	Road Set Back: 390.18	No Change

3.	Net Plot Area (Sq.mt.)	4285.44	4285.44	No Change	
4.	Recreational Ground (RG) area requirement (Sq.mt.)	342.84 (8%)	428.54 (10%)	Increased by 85.70 Sq.mt. as per revised DCPR 2034	
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11.	Total Construction Built-up Area (Sq.mt.)	47162.64	49299.88	Proposed increase by 2137.24 Sq.mt.	
12.	Building Details	1 Composite Building : 4 Wings (Sale & Redevelopment) Wing A, B, C: 3 Basements + Ground + 20 floors Wing D: 3 Basements + Ground + 13 floor	1 Composite Building : 4 Wings (Sale & Redevelopment) Wing A, B, C: 3 Basements + Ground + 20 floors Wing D: 3 Basements + Ground + 18Floor	No change in number of building and wings Wing A, B, C: No change in number of floors Constructed up-to 20 floor Wing D: Proposed increase by 5 nos. of floors Construction Not Yet Started	
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17.	Water requirement (KLD)	259	298	Proposed increase by 39 KLD due to increase in occupancy
18.	Sewage Generation (KLD)	225	286	Proposed increase 61 KLD due to increase in water requirement
19.	Capacity of STP (KL)	230 KL	290 KL	Provision of STP considering sewage generation
20.	Solid Waste generation (kg/day)	725	824	Proposed increase by 99 kg/day due to increase in occupancy

3. The proposal has been considered by SEIAA in its 225th meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain & submit following NOCs as per latest amended plan:
 - a) Water Supply,
 - b) Sewer Connection,
 - c) CFO NOC.
3. PP to obtain & submit certified compliance of earlier EC from Regional office, MoEF & CC, Nagpur .
4. PP to submit structural stability certificate of architect mentioning earlier design plinth is capable for carrying load of proposed vertical expansion.
5. PP to obtain & submit revise SWD remarks with drawings.

B. SEIAA Conditions-

1. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant Environment Clearance for- FSI-24526.95 m², Non FSI-24772.93 m², Total BUA-49299.88 m² (Plan Approval-EB/3820/D/A/337/4/Amend dated 03.03.2021).

General Conditions:**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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

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

the MPCB & this department, on 1st June & 1st December of each calendar year.

- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

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

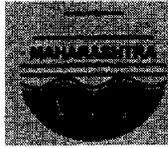
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its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

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


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)
3/6/2021

Copy to:

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

MAHARASHTRA POLLUTION CONTROL BOARD		
Phone :	24010437/24020781 /24037124/24035273	
Fax :	24044532/24024068/24023516	
Email :	jdwater@mpcb.gov.in	
Visit At :	http://mpcb.gov.in	
		Kalpataru Point, 3rd & 4th floor, Sion-
		Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E),
		Mumbai - 400 022

No.: MPCB/JD(WPC)/Circular/B-230329 FTS 0211

Date: 29/03/2023

CIRCULAR

Sub: COVID Pandemic-Lockdown period exempted from submission of application for consent/Authorization.

Ref: 1. MoEF&CC, Gol Notification dated 18.01.2021.

2. Govt of Maharashtra Order No.DMU/2020/CR.92/DisM-1dated 29/04/2021.

3. Board's Circular No.MPCB/AST/Circular/TB-210507-FTS-0018 dated 07.05.2021.

4. 179th Board Meeting held on 11.01.2023.

It is mandatory on a part of every industry/entrepreneur/establishment to obtain valid Consent to Establish/Operate and Authorization from the Maharashtra Pollution Control Board under section 25/26 of The Water (Prevention & Control of Pollution) Act, 1974, under section 21 of The Air (Prevention & Control of Pollution) Act, 1981 and under rule 5 of The Hazardous & Other Waste (Management and Transboundary movement) Rule, 2016, combined consent and authorization under The Bio-Medical Waste Management Rule, 2016 and The Solid Waste Management Rule, 2016 and carry out commercial production activity by paying requisite consent/Authorization fees as decided by the Government/Board.

Government of Maharashtra has issued order during Pandemic period for imposition of restrictions. Consequent to outbreak of CORONA Virus (COVID-19) & lockdown situation, Maharashtra Pollution Control Board in the public interest had extended the validity of consent to establish /operate /renewal/ Authorisation/ CCAs by 31.07.2020 vide Board's Circular dated 31.03.2020, by 30.09.2020 vide Board's Circular dated 28.04.2020 and by 31.10.2021 vide Board's Circular dated 07.05.2021.

MoEF&CC, Gol vide Notification dated 18th Jan,2021 has passed the order- "9A. Notwithstanding anything contained in this notification, the period from the 1st April, 2020 to the

.....2/-

.....2.....

31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Prior Environmental Clearances granted under the provisions of this notification in view of outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, however, all activities undertaken during this period in respect of the Environmental Clearance granted shall be treated as valid."

The Board has issued Circular dated 12/7/2022 regarding provision of penal fees for occupiers violating combine consent regime prescribed under Air/Water Act.

Now therefore, the period from 1st April,2020 to 31st March, 2021 is exempted for submission of application for consent/Authorization. For this period only regular consent fees will be charged.

This circular is issued with approval of competent authority.


(Dr.Y.B.Sontakke)
Joint Director (WPC)

Copy Submitted for information to:

1. The Hon'ble Principal Secretary, Dept. of Env. & CC, GoM, Mumbai.
2. The Hon'ble Chairman, MPC Board, Mumbai.
3. The Member Secretary, MPC Board, Mumbai.

Copy to:

1. Joint Director (WPC)/Joint Director (APC)/Principal Scientific Officer/Asst. Secretary (Tech) /RO(HQ)/ RO(BMW) – MPC Board, Mumbai.
2. All Regional Officers, MPC Board.
3. All Sub-Regional Officer, MPC Board.

Exhibit-E
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MAHARASHTRA POLLUTION CONTROL BOARD

Minutes of 23rd Consent Committee Meeting of 2021-2022 held on 19.03.2022 (1st sitting) & 21.03.2022(2nd sitting) through Video Conference.

The following members of the Consent Committee were present:

1. Shri Ashok A. Shingare, IAS, Member Secretary,
Maharashtra Pollution Control Board, Mumbai – Chairman
2. Shri. R. G. Pethe, Retired WPAE, MPCB -- Member
3. Shri Y. B. Sontakke, Joint Director (WPC),
Maharashtra Pollution Control Board, Mumbai --Member
4. Shri V. M. Motghare, Joint Director (APC)
Maharashtra Pollution Control Board, Mumbai --Member

Chairman of the committee welcomed the members of the committee and allowed proceeding of the meeting to start. The minutes of the 18th Consent Committee meeting of 2021-22 held on 08.03.2021 circulated vide email were confirmed.

The meeting thereafter deliberated on the agenda items placed before the committee and following decisions were taken.

Sr No	Application Unique Number	Industry Name & Address	Decision on grant of consent	Consent granted upto	Section	Remarks/ Discussion
Agenda A-Consent to Establish						
1	MPCB- CONSENT- 0000123173	M/S SHREE ENVIRONMENTAL TAKALI KUMBHAKARAN, AARVI ROAD	Approved Consent to Establish	Commissioning of the unit or five years whichever is earlier	PSO	It was decided to grant consent to establish to BMW CTF subject to by imposing following conditions. (i) PP shall obtain Environmental Clearance for proposed establishment. PP shall not take any effective steps prior to obtaining EC from Competent authority. (ii) PP shall submit BG of Rs.5.0 Lakh towards compliance of consent conditions. The consent shall be issued after submission of Industrial NA certificate from competent authority, detail of plant and machinery and details of Pollution control systems

2	MPCB- CONSENT- 0000121934	M/s. RUBBERWALA HOUSING &INFRASTRUCTURE LTD ,C.S. No. 990 situated at 243-G Patthe Bapurao Marg (Fal C.S. No. 990 situated at 243- G Patthe Bapurao Marg Girgaon Mumbai City	Approved Consent to Establish	Commissioning of the unit or 22.07.2025 whichever is earlier	WPC	<p>Committee noted that PP has applied for consent to establish (Revalidation) for residential redevelopment construction project on Total Plot area- 4675.62 Sq.mts and BUA- 49299.88 Sq.mts as per EC dtd 05.08.2021.</p> <p>The case was discussed in 16th CC meeting & SCN was issued on 01.02.2022 as PP has not submitted Architect certificate for completed construction work, B.G. as per earlier consent condition and earlier consent was valid upto-22.07.2020 and not obtained re-validation.</p> <p>Committee noted the reply submitted by PP along with architect certificate and BG. PP has submitted that they were going for EC for expansion, after obtaining EC, applied for revaluation with expansion.</p> <p>After due deliberation, it was decided to consent to establish (Revalidation) for residential redevelopment construction project on Total Plot area- 4675.62 Sq.mts and total construction BUA-49299.88 Sq.mts as per EC dtd 05.08.2021 by imposing following conditions.</p> <ul style="list-style-type: none"> (i) PP shall comply with the conditions stipulated in Environmental Clearance and consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same. (ii) PP shall install online monitoring system to the O/L of STP for monitoring pH, Flow, BOD, TSS. (iii) The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and reaming shall be utilized on land for gardening and connected to the sewerage system provided by local body.
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						<ul style="list-style-type: none"> (iv) Project Proponent shall provide Organic waste digester with composting facility or Bio-gas digester with composting facility. (v) Project Proponent shall make provision of charging port for Electric vehicles in at least 40% total available parking area (vi) PP shall comply with the provision of Construction & Demolition Waste management Rules 2016. (vii) Project Proponent shall take adequate measures to control noise and dust emissions during construction phase (viii) project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC and C to E (ix) PP shall submit Bank Guarantee of Rs 26.60 Lakhs (0.1 % of total capital investment). The same shall be forfeited as PP has not obtained revalidation of consent to establish after 22.07.2020, thus violated the Consent Conditions. (x) PP shall submit Board Resolution in prescribed format as PP has not obtained revalidation of consent to establish after 22.07.2020, thus violated the Consent Conditions. PP shall submit Bank Guarantee of Rs 2.0 Lakhs towards submission of Board Resolution within 15 days.
3	MPCB- CONSENT- 0000127369	M/s. OC Specialities Pvt. Ltd.E-16, E-17, E-18, E-22 & OS-23 Chincholi MIDC Mohol	Approved Consent to Establish for Expansion	Commissioning of the unit or Five years whichever is earlier	AST	Committee noted that the industry has applied for Consent to Establish for expansion for increase in quantity of existing 14 Nos of products & deletion of 09 nos. of products & addition of 12 Nos of API products. Committee also noted that the industry has obtained Environmental Clearance for proposed expansion.

Date: 23-12-2025

To,
The Regional Officer,
Maharashtra Pollution Control Board,
Kalpataru Point, 1st floor, Opp. PVR Theatre,
Sion (E), Mumbai-400 022


26/12/25
Maharashtra Pollution Control Board
Regional Office, Mumbai
Kalpataru Point, 2nd Floor, Near Sion Circle,
In Front of Movie Max Theater, Shiv (East), Mumbai - 400 022

Subject: **Request for Withdrawal of Stop Work Notice** on Plot bearing C.S. No. 990 situated at 243-G, Patthe Baburao Marg (Falkland Road), Girgaon, Division D Ward, Mumbai – 400 004

Ref: MPCB/RO/SO/-2510200001 dated 20-10-2025

Respected Sir,

With reference to the above-mentioned Stop Work Notice issued by your good office and further referring to the site visit conducted by your officers, we hereby submit our point-wise compliance and responses to the observations raised:

1. Bank Guarantees for CTE

We have submitted the required Environmental Bank Guarantees (E'BGs) to MPCB, and the same have also been uploaded on the MPCB portal.

2. Bank Guarantees for CTO

We have submitted the required Environmental Bank Guarantees (E'BGs) to MPCB, and the same have also been uploaded on the MPCB portal.

3. Application for CTO revalidation

We have submitted the application for CTO revalidation and same is now under process.

4. STP – Operational Status

During the site inspection carried out by the officers of your esteemed office, it was observed that the Sewage Treatment Plant (STP) were not operational due to certain unavoidable technical issues. Accordingly, a Stop Work Notice was issued for the said non-compliances. In this regard, we respectfully submit that all the technical issues have now been completely resolved, and both the STP is fully operational. The systems are presently functioning satisfactorily, and treated water sample testing is underway to ensure compliance with the

prescribed environmental standards. The treated water analysis reports shall be submitted to your office at the earliest upon receipt.

5. OWC – Operational Status

During the site inspection carried out by the officers of your esteemed office, it was observed that the *Organic Waste Converter (OWC)* were not operational due to certain technical issues. In this regard, we respectfully submit that all the technical issues have now been resolved, and the OWC is fully operational. The systems are presently functioning satisfactorily.

6. Solar Panel Installation

The project is presently under construction, and the overall construction work is yet to be fully completed. Further, the construction of **Wing D** has not yet commenced. As per the original plan, the installation of solar panels was proposed to be undertaken after completion of all construction activities. However, as per the recent directions received from MPCB, we have now initiated the installation of solar panels, and the same shall be completed in full compliance with the applicable environmental requirements.

7. Rainwater Harvesting Tank (RWH)

The Rainwater Harvesting (RWH) tank work was initiated at site; however, due to the presence of a Manual Material Hoist (MMH) required for the proposed construction of Wing D, the work could not be completed earlier. We have now shifted the MMH to an alternate location, and the RWH tank work is being resumed and shall be completed shortly.

8. Recreational Ground (RG) Area Development

As the construction of Wing D has not yet commenced and material movement is ongoing within the plot area, development of the entire Recreational Ground (RG) area at this stage could result in damage. Hence, it was originally planned to undertake the RG development after completion of the construction of Wing D. However, in compliance with the directions of MPCB, we have now initiated the development of a part portion of the Recreational Ground (RG) area. The remaining portion shall be developed upon completion of the pending construction works and allied activities.

We sincerely regret the lapses and unintentional non-compliances that occurred earlier due to oversight and technical constraints. We assure your good office that adequate corrective and preventive measures have been implemented, and such instances shall not recur in the future. We reaffirm our firm commitment to maintaining continuous compliance with all environmental norms, rules, and conditions stipulated by MPCB.

In view of the above, we humbly request your good office to kindly consider our submission favorably and withdraw the Stop Work Notice issued for the said project. Due to the Stop Work Notice, construction activities at the site are currently not operational, which is causing delays in the completion of the project. We assure you of our full

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

**Office of the Dy. Chief Fire Officer (R-I), Byculla – Regional
Command Centre, Byculla Fire Station, Bapurao Jagtap Marg,
Byculla (West), Mumbai-400008. Telephone No. – 022-
23076111/2/3, 022-23001393/4/5 & Fax No. 24153027.**

SUB: Amendments stipulating Fire Protection & Firefighting requirements for the amended building plans for the proposed construction of High-rise Residential Building under redevelopment scheme 33(7) of DCPR-2034 on plot bearing C.S. No.- 990 of Girgaon Division situated at Patthe Bapurao Road, 'D'-Ward, Mumbai.

REF: i) On-line proposal submitted from M/s – Shaikh & Associates – License Surveyor.
ii) **File No:** - EB/3820/D/A.

EXECUTIVE ENGINEER (B.P.) –CITY

In this case, please refer to the N.O.C. stipulating Fire Protection & Firefighting Safety requirements issued by this department vide No.-FB/HR/R-I/24, dated 16/05/2013 for the proposed construction of High-rise Residential building comprising of two wings i.e. Sale and Rehab wing. Both wings are having common two-level basements (-7.80 Mtrs.). The Sale building having two level basements (common for Sale & Rehab building) + ground floor + 1st to 4th podium floor + 5th Amenity floor, thereafter the building is divided in two wings i.e. Wing 'A' & 'B', both wings are having 6th to 21st upper residential floors with total height to 69.95 Mtrs. from general ground level up to terrace level. The rehab building comprises of two wings 'C' & 'D' having two level basements (common for sale & rehab building) Wing 'C' comprises of ground floor + 1st to 22nd upper residential floors (22nd part floor) with a total height of 68.55 Mtrs. from general ground level up to terrace level & Wing 'D' comprises of ground floor + 1st to 12th part upper commercial floors with a total height of 54.05 Mtrs. from

general ground level up to terrace level (This N.O.C. is Cancelled vide dated 26/12/2017).

Further, please refer to the N.O.C. stipulating Fire Protection & Firefighting Safety requirements issued by this department vide No.- FB/HR/R-I/195, dated 26/12/2017 for the proposed construction of High-rise Residential-cum-Commercial composite building comprising of 04 wings i.e. Wing 'A', 'B', 'C' & 'D'. All wings having common three level basements (-10.49mtrs.) for car parking for Public Parking Lot (PPL) accessible by 7.50mtrs. wide two-way ramp and services + common ground to 4th floor for shops + 5th to 7th podium floors for car parking accessible by two car lifts; thereafter composite building divided into 04 wings i.e. 'A', 'B', 'C' & 'D'; Wing 'A', 'B' & 'C' having 8th to 20th upper residential floors with a total height of 69.90 Mtrs. from general ground level up to terrace level and Wing 'D' having 8th to 13th upper residential floors with a total height of 49.60 Mtrs. from general ground level up to terrace level. Wing 'A' & 'B' are connected at 8th floor level by refuge area; Licensed Surveyor has proposed Atrium in composite building with two escalators as shown on plans.

I]- NOW, LICENSE SURVEYOR HAS SUBMITTED AMENDED BUILDING PLANS & PROPOSED FOLLOWING AMENDMENTS:

A] BASEMENT:-

- i) License Surveyor has proposed UG tank, Driver's Store room, utility area, 6.00 Mtrs. wide drive way and 6.00 Mtrs. wide ramp at 3rd level basement as shown on plans.
- ii) License Surveyor has proposed STP (double height), UG Tank, Driver's Store Room, Utility area, 6.00 Mtrs. wide drive way and 6.00 Mtrs. wide ramp at 2nd level basement as shown on plans.
- iii) License Surveyor has proposed STP (double height), Driver's Store Room, Utility area, 6.00 Mtrs. wide drive way and 6.00 Mtrs. wide ramp at 1st level basement as shown on plans.

B] COMMERCIAL FLOORS:-

- i) License Surveyor has proposed total 52 nos. of N.R., 06 nos. of stalls, utility area, OWC, Temple, 03 nos. of electric meter rooms, meter panel, entrance lobby, electric substation, 8.00

- Mtrs. wide drive way and 7.50 Mtrs. wide ramp on ground floor as shown on plans.
- ii) License Surveyor has proposed DG set on ground at north-east side of the building as shown on plan.
 - iii) License Surveyor has proposed 242 nos. of shops with lofts each on 1st to 3rd floor along with pantry and gents & ladies toilet block instead of earlier approved 200 nos. of shops as shown on plan.
 - iv) License Surveyor has proposed 237 nos. of shops at 4th floor along with pantry and gents & ladies toilet block instead of earlier approved 100 nos. of shops as shown on plan.
 - v) License Surveyor has proposed part two tier stack car parking by means of two nos. of car lifts, 23 nos. of shops, Yogalaya, Electric meter room, 5 nos. of Electric service utility room, gents & ladies toilet block & common toilet block on 5th podium floor as shown on plans.
 - vi) License Surveyor has proposed part two tier stack car parking by means of two nos. of car lifts, 25 nos. of shops, Society Office, Electric meter room, Two wheeler parking, 02 nos. of Electric service utility room, gents & ladies toilet block on 6th podium floor as shown on plans.
 - vii) License Surveyor has proposed to delete horizontal car parking and proposed Atrium opening slab with the 1.10 Mtrs. height parapet wall all the four sides, 2 nos. of recreational hall along with changing room, 3 nos. of fitness centers along with changing room, 02 nos. of gents and ladies toilet blocks, pantry, gents and ladies changing room, 03 nos. of electric meter room and 03 nos. of electric meter/ service utility rooms, RG and open to sky podium lounge at 7th floor as shown on plan.
 - viii) License Surveyor has proposed atrium space at the middle from ground upto the 6th floor with LMR of capsule tubes elevators on 6th floor as shown on plan.

C] Wing-A, B & C

- i) License Surveyor has proposed minor changes in total nos. of flat from 8th to 20th floors as shown on plan.

D] Wing-A

- i) License Surveyor has proposed two nos. of lifts for wing A from ground upto the 3rd basement level instead of earlier approved one lift as shown on plan.

E] Wing-C

- i) License Surveyor has proposed one additional lift for Wing 'C' leading from 7th floor to terrace level as shown on plans.
- ii) License Surveyor has proposed Staircase of Wing 'C' terminated at 7th floor then leads to terrace level as shown on plans.
- iii) License Surveyor has proposed 09 nos. of flats on 20th floors of Wing 'C' instead of 10nos. of flats as shown on plans.

F] Wing-D

- i) License Surveyor has proposed minor changes in total nos. of flat from 8th to 13th floors as shown on plan.
 - ii) License Surveyor has proposed additional 07 nos. of floors above the earlier approved 13th floors in Wing 'D' as shown on plan.
 - iii) License Surveyor has proposed 04 nos. of flats each on 9th to 14th & 16th to 20th floors and 03nos. of flats & part refuge area on 15th floor as shown on plans.
- IV) License Surveyor has proposed to shift the location/ orientation of staircase of Wing 'D' as shown on plans.

By the virtue of proposed amendments by the License Surveyor, the proposed construction of High-rise Commercial-cum-Residential Composite building will be comprising of 4 nos. of wings i.e. Wing-A, Wing-B, Wing-C and Wing-D; All the four wings having common three level basements + common ground to 4th upper floors for all the four wings + 5th to 6th common podium floors for all the four wings + 7th floor as open to sky terrace lounge, common for all the four wings + wing-A, Wing-B, Wing-C & Wing-D have separated from 8th to 20th upper residential floors having total height of 69.90 Mtrs. from general ground level upto the terrace level. As well License Surveyor has proposed Atrium at the middle in the composite building of Wing-A, Wing-B, Wing-C and Wing-D from ground upto the 6th floor level and opening

of Atrium on 7th floor terrace lounge with parapet wall of 1.10 Mtrs. from all the four sides with Quadra conical removable outward opening.

II]- THE FLOOR-WISE USERS OF THE BUILDINGS:

A]- THE FLOOR-WISE USERS OF WING 'A' 'B' 'C' IS AS UNDER:

FLOOR	USERS		
	Wing-A	Wing-B	Wing-C
Basements	Common Basement for all the three wings		
3 rd Level Basement	UG tank, Driver's Store room, utility area, 6.00 Mtrs. wide drive way and horizontal Car parking by means of 6.00 Mtrs. wide ramp.		
2 nd Level Basement	STP (double height), UG Tank, Driver's Store Room, Utility area, 6.00 Mtrs. wide drive way and horizontal Car parking by means of 6.00 Mtrs. wide ramp		
1 st Level Basement	STP (double height), Driver's Store Room, Utility area, 6.00 Mtrs. wide drive way and horizontal Car parking by means of 6.00 Mtrs. wide ramp.		
Ground floor	52 nos. of N.R., 06 nos. of stalls, utility area, OWC, Temple, 03 nos. of electric meter rooms, meter panel, electric substation, 8.00 Mtrs. wide drive way and 7.50 Mtrs. wide ramp & 03 nos. of Entrance Lobbies at different places.		
1 st to 3 rd floors	242 nos. of shops with lofts each on 1 st to 3 rd floor along with pantry and gents & ladies toilet block.		
4 th floor	237 nos. of shops along with pantry and gents & ladies toilet block.		
5 th Podium floor	Part two tier stack car parking by means of two nos. of car lifts, 23 nos. of shops, Yogalaya, Electric meter room, 05 nos. of Electric service utility room, gents & ladies toilet block & common toilet block		
6 th Podium floor	part two tier stack car parking by means of two nos. of car lifts, 25 nos. of shops, Society Office, Electric meter room, Two wheeler parking, 02 nos. of Electric service utility room, gents & ladies toilet block.		
7 th floor	Atrium opening slab with the 1.10 Mtrs. height parapet wall all the four sides, 02 nos. of recreational hall along with changing room, 03 nos. of fitness centers along with changing room, 02 nos. of gents and ladies toilet blocks, pantry, gents and ladies changing room, 03 nos. of electric meter room		

	and 03 nos. of electric meter/ service utility rooms, RG and open to sky podium lounge.		
	Wing-A	Wing-B	Wing-C
8 th floor (Refuge)	02 nos. of Residential flats & Refuge area.	04 nos. of Residential flats.	02 nos. of Residential flats & Refuge area.
	Common Refuge Area		
15 th floor (Refuge)	03 nos. of Residential flats & Refuge area.	04 nos. of Residential flats & Refuge area.	07 nos. of Residential flats & Refuge area.
9 th to 14 th & 16 th to 20 th floors	04 nos. of Residential flats. (On each floor)	05 nos. of Residential flats. (On each floor)	10 nos. of Residential flats. (On each floor)
Terrace floor	O.H.W.T. & L.M.R.		

BJ- THE FLOOR-WISE USERS OF WING 'D' IS AS UNDER:

FLOOR	USERS
Ground floor to 7 th floor	Same for All Wings
8 th & 15 th floors (Refuge)	03 nos. of Residential flats & part refuge.
9 th to 14 th , 16 th to 20 th floors	04 nos. of Residential flats. (On each floor level)
Terrace floor	O.H.W.T. & L.M.R.

III] - REFUGE AREAS:

Wing	Refuge floor	Refuge area in Sq. Mtrs.		At the height of refuge floor from ground level.
		Required	Proposed	
Wing 'A'	8 th floor	40.87	43.43	32.20 Mtrs.
	15 th floor	36.14	38.40	52.50 Mtrs.
Wing 'B'	8 th floor	54.23	57.62	32.20 Mtrs.
	15 th floor	46.26	49.15	52.50 Mtrs.
Wing 'C'	8 th floor	124.61	131.40	32.20 Mtrs.
	15 th floor	101.18	107.52	52.50 Mtrs.
Wing 'D'	8 th floor	62.05	62.23	32.20 Mtrs.
	15 th floor	53.01	54.90	52.50 Mtrs.

In addition, terrace of each wing will be treated as refuge area

Refuge area calculation shall be verified by E.E.(B.P.) City as per rules & excess refuge area if any, shall be counted in F.S.I. as per D.C.P.R. -2034

IV]- THE OPEN SPACES:

As per the proposed plans uploaded by Licensed Surveyor the building abuts on 27.40 meters wide Patthe Bapurao Marg on South side as shown on plans.

Open spaces all around the Building are as per the approved revised building plans vide No.-FB/HR/R-I/195, dated 26/12/2017.

V]- THE DETAILS OF STAIRCASES:**A]- THE DETAILS OF STAIRCASES IN WING 'A' AS UNDER:**

Staircase	Width	Nos. of staircases
Leading from Ground to 3 rd basement floor.	1.50 Mtrs.	01 No.
Leading from Ground to terrace floor level.	1.50 Mtrs.	01 No.
The proposed staircases shown on plans are of enclosed type and are externally located & adequately ventilated to outside air.		

B]- THE DETAILS OF STAIRCASES IN WING 'B' AS UNDER:

Staircase	Width	Nos. of staircases
Leading from Ground to terrace floor level.	1.50 Mtrs.	01 No.
The proposed staircase as shown in plans is enclosed type and are externally located & adequately ventilated to outside air.		

C]- THE DETAILS OF STAIRCASES IN WING 'C' AS UNDER:

Staircase	Width	Nos. of staircases
Leading from 3 rd level basement upto the 4 th floor level.	1.50 Mtrs.	01 No.
Leading from 5 th floor to 7 th floor level.	1.50 Mtrs.	01 No.
The proposed staircase as shown in plans is enclosed type and are externally located & adequately ventilated to outside air.		

D]- THE DETAILS OF STAIRCASES IN WING 'D' AS UNDER:

Staircase	Width	Nos. of staircase
Leading from Ground to 6 th floor.	1.50 Mtrs.	01 No.
Leading from 7 th to terrace floor	1.50 Mtrs.	01No
Leading from ground to 5 th floor (Single flight)	1.50 Mtrs.	01 No.
The proposed staircase as shown in plans is enclosed type and are externally located & adequately ventilated to outside air.		

VII- THE DETAILS OF LIFTS:**A]- THE DETAILS OF LIFTS IN WING 'A' AS UNDER:**

Lift type	Profile	Nos. of lifts
Passenger	Leading from 3 rd basement upto ground floor	01 No.
Passenger	Leading from 2 nd basement upto the 7 th floor level.	01 No.
Passenger	Leading from ground floor to top floor level	01 No.
Fire Lift	Leading from ground floor to top floor level	01 No.

The lift lobby at each floor level is directly ventilated to outside air as shown in the plan.

B]- THE DETAILS OF LIFTS IN WING 'B' AS UNDER:

Lift type	Profile	Nos. of lifts
Passenger	Leading from ground floor upto terrace floor level	01 No.
Fire Lift	Leading from ground floor upto terrace floor level	01 No.

The lift lobby at each floor level is directly ventilated to outside air as shown in the plan.

C]- THE DETAILS OF LIFTS IN WING 'C' AS UNDER:

Lift type	Profile	Nos. of lifts
Passenger/ Goods lifts	Leading from ground upto the 4 th floor level	02 Nos.
Stretcher Lift	Leading from 7 th to terrace floor level	01 No.
Passenger	Leading from ground to terrace floor level	01 No.
Fire Lift	Leading from ground floor to terrace floor level	01 Nos.

The lift lobby at each floor level is directly ventilated to outside air as shown in the plan.

D]- THE DETAILS OF LIFTS IN WING 'D' AS UNDER:

Lift type	Profile	Nos. of lifts
Capsule type passenger Lift	Leading from ground to 5 th floor	01 No.
Capsule type Fire Lift	Leading from ground to 5 th floor	01 No.

Passenger	Leading from ground to terrace floor level	01 No.
Fire Lift	Leading from ground floor to terrace floor level	01 No.
Escalators	Leading from ground to 4 th floor level	02 Nos.
The lift lobby at each floor level is directly ventilated to outside air as shown in the plan.		
Escalator 02 nos. leading from ground to 4 th floor level in C Wing		

VIII- THE PROPOSAL HAS BEEN CONSIDERED FAVORABLY TAKING INTO CONSIDERATION THE FOLLOWING FACTS:

- i) The site abuts on 27.40mtrs. wide Patthe Bapurao Marg on South side.
- ii) There shall be no compound wall on Road side i.e. South side.
- iii) This department has already issued N.O.C.'s vide No. i) FB/HR/R-I/24, dated- 16/05/2013 & ii) FB/HR/R-I/195, dated 26/12/2017.
- iv) Licensed Surveyor has submitted the hardship letter stated that, the party had obtained the IOD was issued on dated 30/12/2014 & C.C. was issued on dated 18/12/2015 for the building. Licensed Surveyor has also stated that, the necessary concessions were already approved by Hon. M.C.
- v) All the building wings shall be provided with Automatic smoke detection system above & below the false ceiling level in all the NR/commercial shops, Electric Meter Rooms, Electric Meter / utility service room, Electric Substation, Driver's Store Room, Utility Rooms, Society office & Pump Room and wherever false ceiling is proposed in the building.
- vi) All the building wings shall be provided with Wet riser cum Down comer system, Sprinkler System, Drencher System, Hydrant System, Medium Velocity Water Projector System, Fire Fighting Pumps, Jockey Pump to the Riser System, Sprinkler Pumps, Jockey Pump to the Sprinkler System, Booster Pumps and Pumps for the Drencher System.
- vii) All the building wings shall be provided with Automatic Smoke Detection System coupled with Fire Alarm System for Shopping Center from ground upto the 4th floors NR / Commercial shops and on part 5th & 6th NR / Commercial Shops.

- viii) All the building wings shall be provided with Manual Call Points of Fire Alarm System.
- ix) All the building wings shall be provided with effective & efficient public address system.
- x) The enclosure provided for electric substation shall be having four hours fire rating for all the four side walls.
- xi) All the three basements shall be provided with natural as well as mechanical ventilation through ventilation cutouts.
- xii) Opening of Atrium on 7th floor terrace lounge with parapet wall of 1.10 Mtrs. from all the four sides with Quadra conical removable outward opening shall be provided with fugue-link frames connected with automatic smoke detection systems.

E.E.B.P.-(City) is hereby requested to scrutinize the plans as per amended DCR-1991/DCPR-2034 & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in Sq. Mtrs & floor occupancy of the building. If any changes in the plans other than mentioned above then E.E.B.P. (City) shall refer back the proposal to this department for revised NOC till then further process shall not be permitted.

In view of above, as far as this department is concerned, the approval for the amendments to the Fire Protection & Fire Fighting Safety requirements for the proposed construction of High-rise Commercial-cum-Residential Composite building comprising of 4 nos. of wings i.e. Wing-A, Wing-B, Wing-C and Wing-D; All the four wings having common three level basements + common ground to 4th upper floors for all the four wings + 5th to 6th common podium floors for all the four wings + 7th floor as open to sky terrace lounge, common for all the four wings + wing-A, Wing-B, Wing-C & Wing-D have separated from 8th to 20th upper residential floors having total height of 69.90 mtrs. from general ground level upto the terrace level. As well License Surveyor has proposed Atrium at the middle in the composite building of Wing-A, Wing-B, Wing-C and Wing-D from ground upto the 6th floor level and opening of Atrium on 7th floor terrace lounge with parapet wall of 1.10 mtrs. from all the four

sides with Quadra conical removable outward opening as shown on plans, as per details shown in the enclosed plan signed in token of approval, subject to satisfactory compliances of the following requirements:

1. Due to amendments proposed by the Licensed Surveyor in the amended building plans, it is very much necessary to suggest amendments in some of the earlier N.O.C. requirements & additional N.O.C. requirements have to be stipulated from Fire Protection and Fire Fighting installations point of view.
2. Earlier N.O.C.'s of Fire Protection & Firefighting requirements issued by this department vide No.- FB/HR/R-I/195, dated- 26/12/2017 shall be strictly adhere to along with modified following stipulated amendments & additional Fire Protection & Firefighting requirements:

3. AMENDEMENTS to the FIRE SAFETY REQUIREMENTS of NOC No. FB/HR/R-I/195, dated- 26/12/2017 :

A]- Amendment to the requirement Sr. NO. 19-C) WET RISER:

Wet Riser for each wing (A, B, C & D) shall be extended up to the topmost floor of the Building)

B]- Amendment to the requirement Sr. No. 19-E) AUTOMATIC SPRINKLER SYSTEM:

Automatic Sprinkler System for each wing (A, B, C & D) shall be extended up to the topmost floor of the Building).

C]- Amendment to the requirement Sr. No. 19-L)-a AUTOMATIC FIRE ALARM SYSTEM:

Automatic Fire Alarm System shall be provided for Gr, 1st to 4th floors & part 5th & 6th floors to the shop area.

D]- Amendment to the requirement Sr. No. 20) REFUGE AREA:

Refuge area in Wing-A, Wing-B, Wing-C & Wing-D on 8th & 15th floors and also provided common refuge area in Wing-A & Wing-B on 8th floor of the building as shown on the plan shall be conformed to the requirements of FB/HR/R-I/195, dated 26/12/2017.

4. ADDITIONAL FIRE FIGHTING SAFETY REQUIREMENTS:

1. **ELEVATION FEATURES: (for each wing)**

As shown on plan, elevation features/treatment shall be given as per the MCGM guidelines & DPCR-2034.

2. **SHOPPING CENTRE (N.R./COMMERCIAL SHOPS) FROM GROUND + 1ST TO 4TH UPPER FLOORS + 5TH & 6TH PART FLOORS:**

- i) False ceiling, suspenders shall be of non-combustible materials.
- ii) Electric wiring shall be halos – free, nontoxic, low smoke having copper core.
- iii) Approved type of electric circuit breakers shall be provided at the main electric distribution board.
- iv) Electric main switch board shall be provided near main entrance and same shall be switched off at the close of each working day.
- v) Wherever wooden partitions are provided it should be treated with fire retardant paint and with the provision of half an hour fire resistance.
- vi) The A.C. ducts shall be constructed of substantial metal gauge.
- vii) Escape route like staircase, common corridors etc shall not be used as return air passage.
- viii) Windows along the periphery on ceiling level shall be openable type so as to use for ventilation in case of emergency.
- ix) Central corridor should be provided which should be ventilated to outside air.
- x) Continuous corridor of 2.00 Mtrs. width leading from entrance to exit should be provided.
- xi) Storage space shall be used for storage of non-flammable and non-toxic material only.
- xii) One Dry Chemical Powder ABC type fire extinguishers of 6 Kgs. capacity each with I.S.I. certification mark shall be kept in each shop.
- xiii) These remarks are offered in the fire risk point of view only and necessary permission/clearance of u/s 394 & 390 of M.M.C. Act and other permission/rules applicable shall be obtained from other concerned departments/authority to make the activity legalized and regularized.
- xiv) Crowded in shopping area is restricted and efficient P.A. system was recommended for entire Shopping Centre.
- xv) All the fire fighting requirement stipulated by this department shall be maintained in good working conditions.

3. **OTHER NOC / PERMISSIONS:**

Necessary permissions / N.O.C. for licensable trade activity under section 394 of MMC Act or Power Permit under section

390 of MMC Act, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

Earlier party had already paid the Scrutiny Fees on-line of Rs.10,45,800/- vide Receipt No.-2187083 & SAP DOC No.-1001424841, dated 30/04/2013 and Rs.14,200/- vide Receipt No.-2187084 & SAP DOC No.-1001424850, dated 30/04/2013 on gross built-up area of 37850.63 Sq. Mtrs. as certified by the License Surveyor.

Thereafter, the party had paid the additional Scrutiny Fees of Rs.6,92,857/- vide Receipt No.-5704630 & SAP DOC No.-1002916254, dated 29/03/2017 and additional Scrutiny Fees of Rs.1,58,546/- vide Receipt No.-5742736 & SAP DOC No.-1003027057, dated 01/08/2017 on gross built-up area of 44121.00 Sq. Mtrs. as certified by the License Surveyor.

Now, License Surveyor vide his letter dated 17/11/2020 has certified the gross built up area is now 47343.03 Sq. Mtrs. & party has paid additional Scrutiny Fees of Rs.8,81,835.77/- vide Receipt No.-0015329 & SAP DOC No.-1003958550, dated 21/12/2020.

However, E.E.B.P. (City) is requested to verify the gross built up area and inform this Department if it is more.

NOTE:

- 1) The fire-fighting installation shall be carried out by approved licensed agency.
- 2) The area calculation shown in the enclosed plan shall be checked by E.E.B.P.- City.
- 3) E.E.B.P. - City is requested to scrutinize the plans as per amended DCPR 2034 & verify entire civil work & all other requirements pertaining to civil engineering side including open spaces, corridors, staircases, amendments, height / depth & floor occupancy of the building. The width of abutting road & open spaces are mentioned as per the plans submitted by the Municipal Architect attached herewith. These parameters shall be verified by E.E.B.P. - City as per

the concerned Regulations of DCPR-2034 before granting any permission (IOD/CC/further CC), if found any contradiction, this proposal/NOC shall be referred back to this department for revised NOC.

- 4) 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.
- 5) The schematic drawings / plans of automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
- 6) The area, size and other required dimensions for the detection system, fire alarm system, wet riser system, efficient public address system, electrical duct, fire duct etc. shall be verified & examined by MEP Consultant.
- 7) Separate necessary permission for any licensable trade activity in the proposed building shall be obtained from concerned department of MCGM/CFO's department, till then it shall not be allowed to be used.
- 8) There shall be no any tree located in the compulsory open spaces or in the access way near the entrance gate.
- 9) This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from the Municipal Architect without prejudice to legal matters pending in court of law, if any.
- 10) The plans approved along with this NOC are approved from Fire Risk / Fire Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- 11) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide & maintain the Fire Prevention & Life Safety Measure in good repair and efficient condition at all the time in accordance with the provisions of The Maharashtra Fire Prevention and Life Safety Measures Act or the rules.

**Santosh
Damodar
Sawant**

Digitally signed by Santosh Damodar Sawant
DN: c=IN, o=Municipal Corporation of Greater Mumbai,
ou=Mumbai Fire Brigade, postalCode=400001, st=MAHARASHTRA,
serialNumber=61e4469e2d98547938af839050dd90443341ccb
3571dd1960a6e85beb0f, cn=Santosh Damodar Sawant
Date: 2020.12.28 05:57:53 +05'30'

**Scrutinized & Prepared by
Divisional Fire Officer
Mumbai Fire Brigade**

**HEMANT
DATTATR
AY PARAB**

Digitally signed by HEMANT
DATTATRAY PARAB
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Date: 2020.12.28 19:24:13 +05'30'

**Verified & Approved by
Dy. Chief Fire Officer
Mumbai Fire Brigade**