

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH AT PUBE

ORIGINAL APPLICATION NO. 51 / 2021 (W.Z.)

Mr. Sayyed Mohammed Sabir Usman

... Applicant

Versus

The Principal Secretary, Environmental Dept. & Ors.

... Respondents

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**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 51 / 2021 (W.Z.)**

Mr. Sayyed Mohammed Sabir Usmani ...Applicant
Versus
The Principal Secretary, DoE-GoM&Ors. ...Respondents

AFFIDAVIT IN REPLY ON BEHALF OF RESPONDENT NO. 7

I, Mr. Zakirhussein Abdul Radiowala, an Adult Indian Inhabitant, Aged 56 years, the authorized signatory of Respondent No. 7, having my office at 292, Belasis Road, Mumbai Central, Mumbai – 400 008, do hereby solemnly affirm and state as under:

1. I am filing the present Affidavit in Reply on behalf of Respondent No. 7, and being the authorised signatory of Respondent No. 7, I am fully conversant with the facts and circumstances of the present case and I am able, competent and authorized to depose the present Affidavit from my personal knowledge and office records.
2. I vehemently deny whatever has been stated in the captioned Original Application and nothing stated therein shall be deemed to have been admitted by Respondent No. 7 due to want of a specific denial or by non-traverse. I crave leave to file a further Affidavit alongwith documents in support thereof, if deemed expedient.
3. I say that Respondent No. 7 has filed a separate Interlocutory Application challenging the maintainability of the captioned Original Application on the following grounds as under:
 - a. Limitation
 - b. Non - Joinder of Proper and Necessary Parties
 - c. Locus Standi and Form of Application
 - d. Plural Remedies



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e. Subject Matter Jurisdiction

4. I say that the present Affidavit in Reply is being filed without prejudice and in addition to the contentions raised in the aforesaid Interlocutory Application. For the sake of brevity, I say that Respondent No. 7 adopts, repeats and reiterates the contents of the aforesaid Interlocutory Application as though the same are stated herein. I say that it is just, proper and necessary that the aforesaid Interlocutory Application be heard and decided by this Hon'ble Tribunal before entertaining the captioned Original Application.

Brief Overview of Alleged Violations

5. I say that on a perusal of the captioned Original Application, it is evident that the Applicant has alleged the following violations on the part of Respondent No. 7:

- f. Non-compliance of the conditions of the Environmental Clearance ("EC") Certificate;
- g. Non-obtainment of Consent to Establish and Consent to Operate from Respondent No. 3, i.e. the Maharashtra Pollution Control Board ("MPCB");
- h. Use of premises without Consent to Operate and without installation of Sewage Treatment Plant ("STP");
- i. Non-obtainment of permission for ground water extraction;
- j. Non-transplant and non-plantation of trees as per the EC;
- k. Non-provision of requisite Open Spaces for Recreational Ground ("RG") as per the Development Control Regulation, 1991 ("D.C. Regulations") and the directions of the Hon'ble Supreme Court of India;
- l. Non-preservation of top soil;
- m. Non-installation of Rain Water Harvesting System as per the EC;
- n. Non-installation of Storm Water Drainage System as per the EC;
- o. Non-installation of Solid Waste Composting System as per the EC;
- p. Installation of 4 Diesel Generator sets ("DG") in excess the number of DG sets permissible as per the EC;



ds

- q. Traffic congestion in the area and air pollution on account of the emissions from vehicles;
- r. Non-compliance of the conditions imposed by the State Level Expert Appraisal Committee (“SEAC”) and Respondent No. 2, i.e. the State Level Environment Impact Assessment Authority (“SEIAA”);
- s. Change in scope of the project by increasing the total Built Up Area (“BUA”) by increasing the Floor Space Index (“FSI”) and loading of Transferable Development Rights (“TDR”), and carrying on construction of more than 50,000 sq. mtrs.;
- t. Non-provision of Marginal Space as per the DCR;
- u. Manipulation of Government Authorities for procuring various permissions;
- v. Non-installation of pollution control devices thereby violating the principles of sustainable development;
- w. Non-preparation of any Environment Management Plan;
- x. Causing substantial damage to the environment and ecology to the tune of more than Rupees Two Hundred Crore;
- y. Unapologetic, careless and reckless attitude towards environment protection.
6. I say that subsequent to the filing of the captioned Original Application, this Hon’ble Tribunal had directed the formation of a 4 Member Joint Committee comprising the Central Pollution Control Board (“CPCB”), SEIAA, MPCB and District Magistrate, Mumbai City, to undertake a field visit, interact with the stakeholders and submit its Report to this Hon’ble Tribunal as regards the violations alleged in the Original Application vide its Order dated 23rd July 2021.
7. I say that in compliance of the said Order dated 23rd July 2021, the 4 Member Joint Committee has duly submitted and filed its Report before this Hon’ble Court (“said Joint Committee Report”).




Brief Background of Respondent No. 7

8. Respondent No. 7 is engaged in the real estate sector for the past 50 years and has to its credit, several completed and ongoing residential, commercial and retail projects across Mumbai. The Applicant is the Project Proponent in respect of the project titled 'Dudhwala Aqua Pearl' ("**said Project**") which is the subject matter of the captioned Original Application.

Brief Background of the said Project

9. Respondent No. 7 had envisaged the redevelopment of land bearing C.S. No. 226 of Byculla Division, Ward E, Mumbai – 400 008 ("**said Land**") and the structures existing thereon, being the said Project, consisting of 2 Buildings, i.e. Building No. 1 and Building No. 2.

10. Building No. 1 consists of Basement + Part Ground + Part Stilt + 1st Level Podium Floor + 2nd to 16th Upper Floors for Residential purposes. Building No. 1 has a height of approximately 63.75 mtrs.

11. Building No. 2 comprises of 2 Wings, i.e. Wing 'A' and Wing 'B':

a. Wing 'A' consists of Stilt + 1st and 2nd Podium Floors + 3rd to 7th Floors + 8th (Part) Refuge Floor + 9th to 14th Floors + 15th (Part) Refuge Floor + 16th to 20th Floors + Fire Check Floor + 21st Floor + 22nd (Part) Refuge Floor + 23rd to 28th Floors + 29th (Part) Refuge Floor + 30th Floor for Residential purposes. Wing 'A' has a height of approximately 103.30 mtrs.

b. Wing 'B' consists of Stilt + 1st and 2nd Podium Floors + 3rd to 7th Floors + 8th (Part) Refuge Floor + 9th to 14th Floors + 15th (Part) Refuge Floor + 16th to 20th Floors + Fire Check Floor + 21st Floor + 22nd (Part) Refuge Floor + 23rd to 28th Floors + 29th (Part) Refuge Floor + 30th to 31st Floors for Residential purposes.

Wing 'B' has a height of approximately 106.50 mtrs.



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Permissions / Approvals obtained by Respondent No. 7 in respect of the said Project

12.I say that Respondent No. 7 has obtained, *inter alia*, the following permissions / approvals in respect of the said Project, in accordance with the extant law(s):

- a. On 14th February 2007, the Mumbai Building Repairs and Reconstruction Board unit of Respondent No. 5, i.e. the Maharashtra Housing and Development Authority (“MHADA”) issued a No-Objection Certificate (“NOC”) for the redevelopment of the said Land and the structures standing thereon. Hereto annexed and marked as **Exhibit “A”** is a copy of the said NOC issued by the MHADA dated 14th February 2007.
- b. On 28th September 2007, the MCGM approved the layout plan in respect of the said Project. Hereto annexed and marked as **Exhibit “B”** is a copy of the said MCGM approved letter dated 28th September 2007.
- c. On 28th September 2007, the MCGM also issued an Intimation of Disapproval (“IOD”) in respect of the said Project. Hereto annexed and marked as **Exhibit “C”** is a copy of the said IOD issued by MCGM dated 28th September 2007.
- d. On 11th October 2007, the MCGM granted its NOC for the works of the Storm Water Drain in respect of the said Project. Hereto annexed and marked as **Exhibit “D”** is a copy of the said NOC issued by MCGM for Storm Water Drain dated 11th October 2007.
- e. On 30th October 2007, the MCGM approved the parking layout plan in respect of the said Project. Hereto annexed and marked as **Exhibit “E”** is a copy of the said MCGM approved the parking layout approval dated 30th October 2007.
- f. On 25th April 2008, the MCGM granted its permission for removal of trees in respect of the said Project. Hereto annexed and marked as **Exhibit “F”** is a



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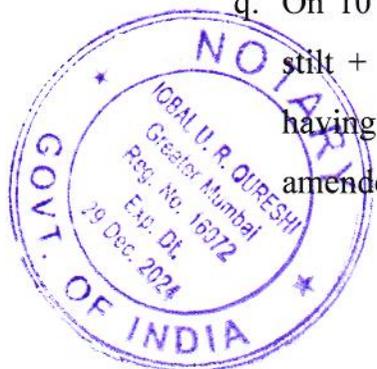
copy of the said permission granted by MCGM for removal of trees dated 25th April 2008.

- g. On 7th August 2008, the MCGM granted a Commencement Certificate (“CC”) upto podium top level in respect of the said Project as per the approved plan dated 28th September 2007, subject to demolition of the existing structures. Hereto annexed and marked as **Exhibit “G”** is a copy of the said Commencement Certificate issued by MCGM dated 07th August 2008.
- h. On 6th April 2009, the MCGM approved the plans for the phase programme in respect of the said Project. Hereto annexed and marked as **Exhibit “H”** is a copy of the said Phase program Letter issued by the MCGM dated 6th April 2009.
- i. On 15th April 2009, the MCGM extended the CC upto stilt + 20th upper floor (part) of Building No. 2 in respect of the said Project, as per the plans approved *via* the aforesaid Phase program Approval issued by the MCGM dated 6th April 2009. Hereto annexed and marked as **Exhibit “I”** is a copy of the said Commencement Certificate issued by MCGM dated 15th April 2009.
- j. On 5th November 2009, the MPCB granted its Consent to Establish in respect of the said Project. Hereto annexed and marked as **Exhibit “J”** is a copy of the said Consent to Establish issued by MPCB in respect of the said Project dated 5th November 2009.
- k. On 21st February 2012, the MCGM extended the CC for the remaining portion of the 20th floor of Wing ‘B’ of Building No. 2 in respect of the said Project, as per the plans approved *via* the aforesaid Phase Programme Approval issued by the MCGM dated 6th April 2009. Hereto annexed and marked as **Exhibit “K”** is a copy of the said Commencement Certificate issued by MCGM dated 21st February 2009.



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- l. On 30th June 2012, Respondent Nos. 1 and 2, i.e. the Environment Department, Government of Maharashtra and the SEIAA granted EC in respect of the said Project. Hereto annexed and marked as **Exhibit "L"** is a copy of the said EC granted by Environment Department, Government of Maharashtra and the SEIAA, in respect of the said project.
- m. On 3rd October 2012, the MCGM extended the CC upto 16th floor of Building No. 1 in respect of the said Project. Hereto annexed and marked as **Exhibit "M"** is a copy of the said Commencement Certificate issued by MCGM dated 3rd October 2012.
- n. On 14th November 2013, the MCGM approved the revised parking layout plan in respect of the said Project. Hereto annexed and marked as **Exhibit "N"** is a copy of the said revised parking approval, approved by MCGM dated 14th November 2013.
- o. On 19th August 2014, the MHADA issued a revised NOC for the redevelopment of the said Land and the structures standing thereon. Hereto annexed and marked as **Exhibit "O"** is a copy of the said revised NOC for the redevelopment of the said Land and the structures standing thereon issued by MHADA dated 19th August 2014.
- p. On 4th April 2015, the MCGM approved the amended layout plan in respect of the said Project. Hereto annexed and marked as **Exhibit "P"** is a copy of the said amended layout plan issued by MCGM dated 4th April 2015.
- q. On 10th April 2015, the MCGM endorsed the CC for Building No. 2 having stilt + 1st and 2nd podium + 3rd to 20th upper floors, and for Building No. 1 having basement + ground + 1st podium + 2nd to 16th upper floors as per the amended approved layout plan dated 4th April 2015 in respect of the said

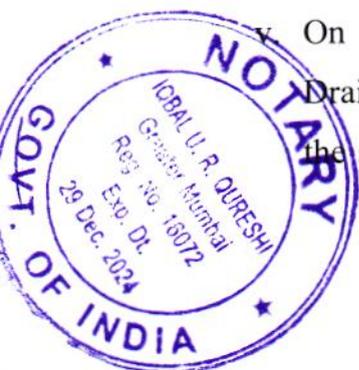


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Project. Hereto annexed and marked as **Exhibit "Q"** is a copy of the said Commencement Certificate issued by MCGM dated 10th April 2015.

- r. On 2nd May 2015, the MCGM extended the CC for Building No. 2 from fire check floor + 21st floor to 25th upper floors with basement below internal driveway and ramp adjoining the east side of the said Land in respect of the said Project as per the amended approved plans dated 4th April 2015. Hereto annexed and marked as **Exhibit "R"** is a copy of the said Commencement Certificate issued by MCGM dated 2nd May 2015.
- s. On 12th October 2015, the MCGM granted its revised NOC to carry out the work of Storm Water Drain in respect of the said Project. Hereto annexed and marked as **Exhibit "S"** is a copy of the said revised NOC to carry out the work of Storm Water Drain in respect of the said Project granted by MCGM dated 12th October 2015.
- t. On 18th December 2015, the Executive Engineer, (Sewerage Project), P.&D., City of the MCGM granted its NOC to carry out the work of laying pipe 150 mm diameter STP treatment overflow connection with the renovated street connection. Hereto annexed and marked as **Exhibit "T"** is a copy of the said NOC dated 18th December 2015.
- u. On 25th January 2016, the MCGM issued a Letter thereby accepting the Storm Water Drain Completion Certificate submitted by Respondent No. 7 in respect of the said Project. Hereto annexed and marked as **Exhibit "U"** is a copy of the said letter dated 25th January 2016 issued by MCGM for accepting the Storm Water Drain Completion Certificate submitted by Respondent No. 7.

- v. On 30th January 2016, the MCGM issued a Letter thereby accepting the Drainage Completion Certificate submitted by Respondent No. 7 in respect of the said Project. Hereto annexed and marked as **Exhibit "V"** is a copy of the



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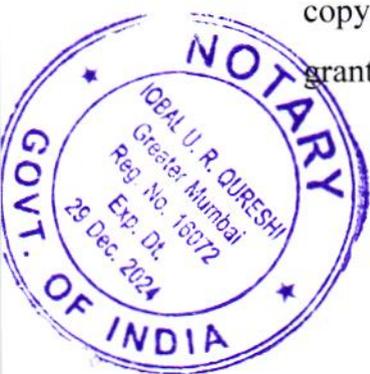
said Letter dated 30th January 2016 for accepting the Drainage Completion Certificate submitted by Respondent No. 7.

- w. On 20th May 2016, the Environment Department, Government of Maharashtra and the SEIAA granted a revised EC in respect of the said Project. Hereto annexed and marked as **Exhibit "W"** is a copy of the said revised EC in respect of the said Project granted by Environment Department, Government of Maharashtra and the SEIAA dated 20th May 2016.
- x. On 27th July 2017, the MCGM issued a part Occupation Certificate ("**OC**") in respect of the said Project. Hereto annexed and marked as **Exhibit "X"** is a copy of the said Part Occupation Certificate in respect of the said Project dated 27th July 2017.
- y. On 9th August 2017, the Maharashtra Real Estate Regulatory Authority ("**MahaRERA**") issued a Registration Certificate under Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA**"), which came to be extended from time to time. Hereto annexed and marked as **Exhibit "Y"** is a copy of the latest MahaRERA registration certificate.
- z. On 31st July 2018, the MCGM approved the amended plan of Building No. 2 in respect of the said Project. Hereto annexed and marked as **Exhibit "Z"** is a copy of the said amended approval of Building No. 2 in respect of the said Project approved by MCGM dated 31st July 2018.
- aa. On 7th August 2018, the MCGM extended the CC for Wing 'A' – 26th to 30th floor and Wing 'B' – 26th floor to 31st floor of Building No. 2 in respect of the said Project, for staircase, lift, lift lobby passage, lift machine room and overhead water tank, as per the amended approved plans dated 31st July 2018. Hereto annexed and marked as **Exhibit "AA"** is a copy of the said Commencement Certificate issued by MCGM dated 7th August 2018.



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- bb. On 3rd March 2020, the MCGM approved the amended plan of Building No. 2 in respect of the said Project. Hereto annexed and marked as **Exhibit “BB”** is a copy of the said amended approval of Building No. 2 in respect of the said Project dated 3rd March 2020.
- cc. On 17th March 2020, the MCGM endorsed and extended the CC upto top of 29th floor level for Wing ‘A’ and upto top of 29th floor level and top of 30th floor level for Flat Nos. 1 and 2 for Wing ‘B’ of Building No. 2 in respect of the said Project, as per the amended approved plans dated 3rd March 2020. Hereto annexed and marked as **Exhibit “CC”** is a copy of the said Commencement Certificate issued by MCGM dated 17th March 2020.
- dd. On 18th August 2021, the MCGM extended the CC for the entire work of Building No. 2 upto top of 30th floor level for Wing ‘A’ and upto top of 31st floor for Wing ‘B’, i.e. the MCGM granted full CC as per the amended approved plans dated 3rd March 2020. Hereto annexed and marked as **Exhibit “DD”** is a copy of the said Commencement Certificate issued by MCGM dated 18th August 2021.
- ee. On 7th October 2021, the MPCB issued a revalidated Consent to Establish in respect of the said Project. Hereto annexed and marked as **Exhibit “EE”** is a copy of the said revalidated Consent to Establish in respect of the said Project dated 7th October 2021.
- ff. On 20th October 2021, the MPCB granted its Consent to Operate (1st Part) in respect of the said Project. Hereto annexed and marked as **Exhibit “FF”** is a copy of the said Consent to Operate (1st Part) in respect of the said Project granted by MPCB dated 20th October 2021.

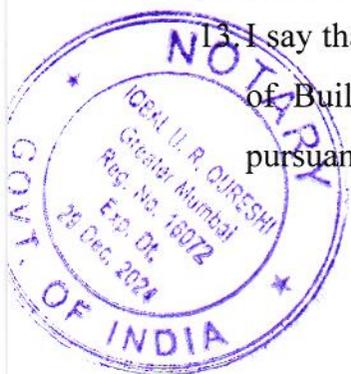


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- gg. On 18th July 2022, the MCGM approved the amended plan of Building No. 2 in respect of the said Project. Hereto annexed and marked as **Exhibit “GG”** is a copy of the said amended approval of Building No. 2 in respect of the said Project approved by MCGM dated 18th July 2022.
- hh. On 28th July 2022, the MCGM extended the CC for the entire work i.e. full CC of Building No.1 & 02 including LMR + OHT as per amended plans dated 18.07.2022. Hereto annexed and marked as **Exhibit “HH”** is a copy of the said Commencement Certificate issued by MCGM dated 28th July 2022
- ii. On 21st October 2022, the MPCB granted its Consent to Operate (1st Part) and Consent to 1st Operate for Part - II in respect of the said Project. Hereto annexed and marked as **Exhibit “II”** is a copy of the said Consent to Operate (1st Part) and Consent to 1st Operate for Part - II in respect of the said Project granted by MPCB dated 21st October 2022.
- jj. On 17th January 2023, the MCGM approved the concession plan for the newly proposed Wing ‘C’ in Building No. 2 in respect of the said Project.
- kk. The recommendation of SEAC along with Respondent No. 7’s application came to be considered by SEIAA during its 259th Meeting (Day 1) (Part B) held on 19th April 2023 on which date, after due deliberations and proper application of mind, the SEIAA decided to accord EC to Respondent No. 7 in respect of the said Project. Accordingly, I say that SEIAA was pleased to grant EC to Respondent No. 7 in respect of the said Project on 26th May 2023. Hereto annexed and marked as **Exhibit “JJ”** is a copy of the said EC dated 26th May 2023.

Current Status of the said Project

13. I say that as recorded at page 107 of the said Joint Committee Report, construction of Building No. 1 of the said Project has been completed in all aspects. In pursuance of the part OC dated 27th July 2017, Respondent No. 7 has handed over



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possession of the various units / flats therein to the respective unit holders / allottees.

14. Further, I say that as recorded at page 107 of the said Joint Committee Report, construction of Wing 'A' and Wing 'B' of Building No. 2 of the said Project has also been completed in all aspects, save and except for some finishing works above the 28th floors. Subsequently, the entire work has been completed and the said Project is fully ready in all aspects. In pursuance of the part OC dated 27th July 2017, Respondent No. 7 has handed over possession of the various units / flats therein to the respective unit holders / allottees. Hereto annexed and marked as **Exhibit "KK"** is a list of the unit holders / allottees who have taken over possession of their respective units / flats in respect of Building No. 1 and Wings 'A' and 'B' of Building No. 2.

Response to the Alleged Violations

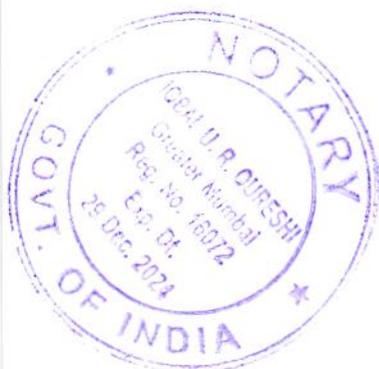
15. I shall now deal with the violations alleged by the Applicant on the part of Respondent No. 7 *in seriatim*:

a. Non-compliance of the conditions of the EC

i. The said allegation is dealt with in extenso in the following paragraphs.

b. Non-obtainment of Consent to Establish and Consent to Operate from MPCB; Use of premises without Consent to Operate and without installation of STP

i. As stated hereinabove and as recorded at page 108 of the said Joint Committee Report, Respondent No. 7 has already obtained Consent to Establish from the MPCB dated 5th November 2009, revised Consent to Establish from the MPCB dated 7th October 2021, Consent to Operate (1st Part) from the MPCB dated 20th October 2021 and Consent to Operate (1st Part) and Consent to 1st Operate for Part – II from MPCB



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dated 21st October 2022. Thus, it is evident that the said allegation is false and deserves to be dismissed.

- i. On 14th April 2014, Respondent No. 7 issued a Work Order to M/s. Superklean Environmental Engineers Pvt. Ltd. for the 'Design, Supply, Installation, Testing and Commissioning of MBBR type Sewage Treatment Plant (STP) 75 KLD for Bldg. no. 1 & 175 KLD for Bldg. no. 2 (A&B) wing' in respect of the said Project. Hereto annexed and marked as **Exhibit "LL"** is a copy of the said Work Order dated 14th April 2014.
- ii. Thereafter, Respondent No. 7 engaged the services of M/s. Hue-kem Chemicals Pvt. Ltd. for the Operation and Maintenance of the aforesaid MBBR type Sewage Treatment Plant (STP) 75 KLD for Bldg. no. 1 & 175 KLD for Bldg. no. 2 (A&B) wing in respect of the said Project, from 1st April 2017 to March 2021. Hereto annexed and marked as **Exhibit "MM colly"** are copies of the various Work Orders issued by Respondent No. 7 annually.
- iii. On 20th January 2021, Respondent No. 7 issued a Work Order to M/s. Superklean Environmental Engineers Pvt. Ltd. for the 'Design, Supply, Installation, Testing and Commissioning of Organic Waste Converter 300 kg/ day capacity' for the said Project. Hereto annexed and marked as **Exhibit "NN"** is a copy of the said Work Order dated 20th January 2021.
- iv. In or around September 2020, although the STP Plant installed in respect the said Project was otherwise operational and functional, however, on a particular day when the same was shut down due to repair of the Raw Sewage Transfer Pumps (which was immediately rectified within a period 2 days), a representative of the MPCB visited the site to conduct an inspection. Due to the above, on 8th January 2021, the MPCB



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addressed a Letter containing proposed directions. Hereto annexed and marked as **Exhibit “OO”** is a copy of the said Letter dated 8th January 2021.

- v. In response to the aforesaid proposed directions dated 8th January 2021, on 22nd January 2021, Respondent No. 7 addressed a Letter to the MPCB, *inter alia*, pointing out the aforesaid facts and annexing copies of the relevant Work Orders and Appointment Letters. Hereto annexed and marked as **Exhibit “PP”** is a copy of the said Letter dated 22nd January 2021.
- vi. On 16th February 2021, Respondent No. 7 submitted its Application to obtain a Consent to Operate in respect of the said Project. Hereto annexed and marked as **Exhibit “QQ”** is a copy of the said Application dated 16th February 2021. Accordingly, as stated hereinabove, on 20th October 2021, the MPCB granted its Consent to Operate (1st Part) in respect of the said Project.
- vii. On 1st April 2021, Respondent No. 7 issued a Work Order to M/s. Himanshi Waterfirst for the Testing and Operating of the aforesaid MBBR type Sewage Treatment Plant (STP) 75 KLD for Bldg. no. 1 & 175 KLD for Bldg. no. 2 (A&B) wing in respect of the said Project, from 1st April 2021 to March 2024. Hereto annexed and marked as **Exhibit “RR”** is a copy of the said Work Order dated 1st April 2021.
- viii. In further response to the aforesaid proposed directions dated 8th January 2021, on 9th April 2021, Respondent No. 7 addressed a Letter to the MPCB, *inter alia*, pointing out that it had already issued the aforesaid Work Order dated 20th January 2021 for the Design, Supply, Installation, Testing and Commissioning of Organic Waste Convertor for treatment and disposal of the organic waste generated from the said Project and that the same would be installed within a period of 25-30



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days, which had been delayed due to the Covid-19 pandemic. Hereto annexed and marked as **Exhibit “SS”** is a copy of the said Letter dated 9th April 2021.

- ix. On 12th April 2021, the MPCB conducted a Joint Survey in respect of the said Project along with representatives of Respondent No. 7. Hereto annexed and marked as **Exhibit “TT”** is a copy of the Joint Inspection Report dated 12th April 2021.
- x. On 1st June 2021, Respondent No. 7 issued a Work Order to M/s. Natural Environment Engineering and Management (NEEM Enviro) for the ‘Operator and Maintenance of Organic Waste Convertor (OWC) of 300 kg/ day fully automatic’ at the said Project. Hereto annexed and marked as **Exhibit “UU”** is a copy of the said Work Order dated 1st June 2021.
- xi. On 3rd January 2022, in compliance of the conditions of the Consent to Operate, Respondent No. 7 duly submitted a Bank Guarantee for an amount of Rs.6,70,000/- issued by the Union Bank of India, Agripada Branch to the MPCB. Hereto annexed and marked as **Exhibit “VV”** is a copy of the said Bank Guarantee dated 3rd January 2022. The same came to be encashed on 28th November 2022. Hereto annexed and marked as **Exhibit “WW”** is a copy of the Bank Guarantee Encashment Receipt dated 28th November 2022.
- xii. As stated hereinabove, Respondent No. 7 has already obtained a Consent to Operate (1st Part) from the MPCB dated 20th October 2021 and Consent to Operate (1st Part) and Consent to 1st Operate for Part – II from MPCB dated 21st October 2022. Further, as recorded at page 108 of the said Joint Committee Report, the 4 Member Joint Committee visited the site of the said Project on 1st December 2021 and has categorically observed that Respondent No. 7 has duly installed STP



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based on Moving Bed Biofilm Reactor (“**MBBR**”) technology of capacity of 175 and 75 CMD as per the said Consent to Operate (1st Part) dated 20th October 2021, and that the said STP was found to be operational. Thus, it is evident that the said allegation is false and deserves to be dismissed.

xiii. Without prejudice to the foregoing, it is submitted that as on 16th January 2023, the development with respect to the said Project was a purely residential. It is well settled that the provisions relating to obtaining a Consent to Establish and / or a Consent to Operate under the Water (Prevention and Control of Pollution) Act, 1975 and the Air (Prevention and Control of Pollution) Act, 1981 are not attracted with respect to a residential project as the same is not an industry, operation and / or process within the meaning of the aforesaid two Acts. The said position has been confirmed by the Hon’ble Delhi High Court vide its Judgment and Final Order dated 30th September 2010 in *Spelndor Landbase Ltd. v. Delhi Pollution Control Committee & Ors.*

xiv. Infact, the Central Pollution Control Board vide its Letter dated 2nd February 2017 has categorically mentioned that “*all the projects requiring Environmental Clearance either from State Level EIA Authority or MoEFCC may be exempted from obtaining the Consent to Establish. Such projects may be directly granted CTO subject to EC and installation of pollution control devices*”. Hereto annexed and marked as **Exhibit “XX”** is a copy of the

1 Letter dated 2nd February 2017.

xv. Therefore, there was no requirement for Respondent No. 7 to obtaining a Consent to Establish and / or a Consent to Operate prior to 17th January 2023. Such requirement only arose on 17th April 2023, when the MCGM approved the concession plan for, *inter alia*, the newly proposed



Wing 'C' for commercial development in Building No. 2 in respect of the said Project.

- xvi. Without prejudice to what is stated hereinabove, it is submitted that the project in question in the captioned Original Application is primarily a residential project, and not an industry, operation or process (plant) which generates and / or deals with hazardous, toxic, polluting and / or life-threatening substances. In any residential project, from an environmental point of view, what is to be seen is that the domestic / regular civic waste that is generated by the residents / occupants are collected, transported, treated and disposed off / treated in a proper manner. That is precisely the intent behind the MPCB in granting CTE and CTOs. Typically, the conditions of a CTE and CTO granted in respect of a residential project mainly deal with treatment and / or provisions for treatment of the waste domestic / regular civic waste that is generated. In the present case, the only waste product generated by the said Project is domestic / regular civic waste, for which Respondent No. 7 has sufficiently made arrangements for dealing with the same, including but not limited to an STP – which was installed even prior to issuance of the part OC and prior to the various unit holders / allottees having taken possession of their respective units / flats and moved in to the same. As regards waste generated otherwise, it is submitted that BMC duly used to collect, transport and dispose off the same in accordance with the Solid Waste Management Rules, 2016. Thus, it is *ex facie* evident that Respondent No. 7 has ensured compliance of all requirements that would otherwise have been a part of the CTE and CTO. While adjudicating the present Original Application, this Tribunal would not merely insist on paper compliance and obtaining of certification, but would specifically look into actual on ground compliance, which infact has also been confirmed by the 4 Member Joint Committee in its Report.



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xvii. Even otherwise, as stated hereinabove, the MPCB has already encashed the Bank Guarantee submitted by Respondent No. 7 for an amount of Rs. 6,70,000/- issued by the Union Bank of India, Agripada for as and by way of a penalty / fine for not obtaining the requisite Consent to Establish and a Consent to Operate. Therefore, imposition of any further amounts either by way of penalty, fine, compensation and / or damages on the ground of non-obtaining of Consent to Establish and / or a Consent to Operate, as has been recommended by the said Joint Committee Report, would amount to double jeopardy and be a gross injustice to Respondent No. 7.

c. Non-obtainment of permission for ground water extraction

- i. Save and except for making a bald and vague allegation, the Original Applicant has neither pleaded any particulars nor produced any evidence whatsoever to substantiate the said alleged violation. On this ground alone, this Hon'ble Tribunal ought not to entertain the said allegation.
- ii. To the contrary, as recorded at page 108 of the said Joint Committee Report, Respondent No. 7 had duly obtained a NOC from the MCGM for commissioning 1 borewell as there was no existing / proposed water supply main / tunnel on the site of the said Project, and has been permitted to retain the same for construction purpose, and thereafter, for flushing and gardening purposes. Hereto annexed and marked as **Exhibit "YY"** is a copy of the said NOC issued by MCGM to Respondent No.7 dated 23rd December 2014.
- iii. Further, during the construction stage of the said Project, Respondent No. 7 was receiving a regular supply of water from private water tankers / the MCGM. After completion of construction and hand over possession of the units / flats in the said Project, the unit holders /



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allottees have been receiving a regular supply of water from private water tankers / the MCGM. Hereto annexed and marked as **Exhibit “ZZ colly”** are copies of water tanker bills and ledger statements evidencing supply of water tankers to the said Project. Thus, it is evident that the said allegation is false and deserves to be dismissed.

d. Non-transplant and non-plantation of trees as per the EC

- i. I say that while granting the aforesaid permission dated 25th April 2008 for removal of trees, the MCGM had, *inter alia*, permitted Respondent No. 7 to remove 48 trees from the site of the said Project, directed Respondent No. 7 to transplant 30 trees and directed Respondent No. 7 to further plant 96 trees on the site of the said Project. However, as transplanting of the existing 30 trees and / or planting of fresh 96 trees on the site of the said Project was not possible on account of the ongoing excavation work, existence of construction materials / debris and existence of labour on the site of the said Project, Respondent No. 7 vide its Letter dated 25th September 2008 had informed the MCGM that it would instead be transplanting the existing 30 trees on the site of another project of it located at CTS No. 1651-B, Village Marol, Andheri (East), Mumbai. Hereto annexed and marked as **Exhibit “AAA”** is a copy of the Letter dated 25th September 2008 addressed by Respondent No. 7, *inter alia*, informing MCGM that the existing 30 trees would be transplanted on the site of one of Respondent No. 7's other projects located at CTS No. 1651-B, Village Marol, Andheri (East), Mumbai, 25 trees at the site of the said Project and remaining balance plantation of trees would be completed at the time of issuance of the full OC by the MCGM in respect of the said Project.

ii.

I say that pursuant thereto, while granting the aforesaid revised EC dated 20th May 2016, the Environment Department, Government of

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Maharashtra and the SEIAA had directed Respondent No. 7 to plant fresh 174 trees.

- iii. I say that SEIAA was pleased to grant EC to Respondent No. 7 in respect of the said Project on 26th May 2023.
- iv. The said allegation is false and deserves to be dismissed.

e. Non-provision of requisite Open Spaces for RG as per the DCR and the directions of the Hon'ble Supreme Court of India

- i. At the outset, it is apposite to point out that sub-section (1) of Section 15 of the NGT Act states that this Hon'ble Tribunal shall exercise jurisdiction only in respect of enactments specified in Schedule I thereto. On a perusal of Schedule I of the NGT Act, it is amply clear that the DCR does not form a part of the 7 enactments specified therein. As a consequence thereof, it is respectfully submitted that this Hon'ble Tribunal does not have the jurisdiction to adjudicate the said allegation and ought not to entertain the same.
- ii. Without prejudice to aforesaid, I say that the MCGM, which is a statutory authority established under the Mumbai Municipal Corporation Act, 1888 for the city of Mumbai and its suburbs, and is the 'Local Authority' as also the 'Planning Authority' under the provisions of the Maharashtra Regional Town Planning Act, 1966 ("MRTP Act") and therefore, is under obligation to implement the provisions of the MRTP Act, the DCR and the Development Control & Promotion Regulation, 2034 ("DCPR 2034"), has in its Email dated 10th December 2021 to the said 4 Member Joint Committee, confirmed that Respondent No. 7 has duly shown an 8% reservation for RG in the approved layout plans in respect of the said Project, and that compliance of the same shall be verified before grant of full OC. I say that Respondent No. 7 has duly provided for the requisite open spaces for RG in accordance, with the



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applicable provisions of law. Hereto annexed and marked as **Exhibit "BBB"** is a copy of the approved plan in respect of the said Project clearly reflecting the provision for requisite open spaces for RG.

iii. Thus, unless and until the Original Applicant is able to prove to the contrary, this Hon'ble Tribunal ought not to entertain the said allegation.

f. Non-preservation of top soil and non-obtainment of permission for ground water extraction

i. As regards the alleged violation of non-preservation of top soil, I say that Respondent No. 7 has diligently attempted to preserve the top soil, and has successfully managed to retain more than half the top soil.

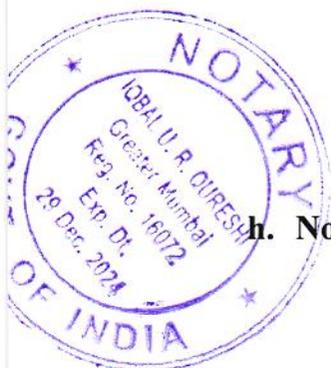
ii. As regards the alleged violation of non-obtainment of permission for ground water extraction, the same has already been answered at paragraph 15.g. above.

iii. Thus, it is evident that the said allegations are false and deserve to be dismissed.

g. Non-installation of Rainwater Harvesting System as per the EC

i. I say that as recorded at page 111 of the said Joint Committee Report, the 4 Member Joint Committee visited the site of the said Project on 1st December 2021 and has confirmed that a Rainwater Harvesting System has infact been provided by Respondent No. 7. The rainwater is collected through roof drain pipes and down-take pipes, and channelized to 2 collection tanks with a holding capacity of 30m³ and 50m³, respectively. Thus, it is evident that the said allegations are false and deserve to be dismissed.

h. Non-installation of Storm Water Drainage System as per the EC



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- i. As stated hereinabove, the MCGM issued a Letter thereby accepting the Storm Water Drain Completion Certificate submitted by Respondent No. 7 in respect of the said Project way back on 25th January 2016. Hereto annexed and marked as **Exhibit "CCC"** is a copy of the said Letter issued by MCGM dated 25th January 2016 for Storm Water Drain Completion Certificate. Thus, it is evident that the said allegations are false and deserve to be dismissed.

i. Non-installation of Solid Waste Composting System as per the EC

- i. As recorded at page 112 of the said Joint Committee Report, the 4 Member Joint Committee visited the site of the said Project on 1st December 2021 and has confirmed that Respondent No. 7 has duly installed an organic waste converter with a capacity of 300 kgs per day for processing wet garbage, in compliance with the conditions imposed in the EC. The 4 Member Joint Committee has further confirmed that the said organic waste converter was found to be operational, and that the manure so generated was filled in HDPE bags. Respondent No. 7 craves leave to produce, refer and rely upon the invoices for purchasing the said organic waste converter and photographs of the fully installed and functional organic waste converter.
- ii. Thus, it is evident that the said allegations are false and deserve to be dismissed.

j. Installation of 4 DG sets in excess the number of DG sets permissible as per the EC

- i. As recorded at page 112 of the said Joint Committee Report, the 4 Member Joint Committee visited the site of the said Project on 1st December 2021 and has confirmed that Respondent No. 7 has only installed 1 DG set of 250 KVA, in accordance with the Consent to Establish from the MPCB dated 5th November 2009, revised Consent to



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Establish from the MPCB dated 7th October 2021 and Consent to Operate (1st Part) from the MPCB dated 20th October 2021 and Consent to Operate (1st Part) and Consent to 1st Operate for Part – II from MPCB dated 21st October 2022. Thus, it is evident that the said allegation is false and deserves to be dismissed.

k. Traffic congestion in the area and air pollution on account of the emissions from vehicles

- i. Save and except for making bald and vague allegations, the Original Applicant has neither pleaded any particulars nor produced any evidence whatsoever to substantiate the said alleged violations. On this ground alone, this Hon'ble Tribunal ought not to entertain the said allegations.
- ii. Even otherwise, as stated hereinabove and as recorded at page 112 of the said Joint Committee Report, the parking layout plan and the revised parking layout plan submitted by Respondent No. 7 in respect of the said Project have been duly approved by the MCGM vide its Letters dated 30th October 2007 and 14th November 2013. Thus, it is evident that the said allegations are false and deserves to be dismissed.

l. Non-compliance of the conditions imposed by the SEAC and SEIAA

- i. Save and except for making bald and vague allegations, the Original Applicant has not even attempted to point out as to which condition imposed by the SEAC and / or the SEIAA has Respondent No. 7 failed to comply with. Thus, Respondent No. 7 is unable to answer such bald and vague allegations and on this ground alone, this Hon'ble Tribunal ought not to entertain the said allegations.

m. Change in scope of the said Project by increasing the total BUA by increasing the FSI and loading of TDR, and carrying on construction of more than 50,000 sq. mtrs.



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- i. I say that Respondent No. 7 duly carried on construction strictly in accordance with / compliance of the NOCs, ECs and plans approved by the MCGM, from time to time. Save and except for making a bald and vague allegation, the Original Applicant has neither pleaded any particulars nor produced any evidence whatsoever to substantiate the said alleged violation. On this ground alone, this Hon'ble Tribunal ought not to entertain the said allegation. In any event, the same are denied in toto.

n. Non-provision of Marginal Space as per the DCR

- i. As recorded at page 113 of the said 4 Member Joint Committee, the MCGM has in its Email dated 10th December 2021 to the said 4 Member Joint Committee confirmed that Respondent No. 7 has duly provided for Marginal Open Space in accordance with the approved layout plan, in accordance with the extant law. Thus, unless and until the Original Applicant is able to prove to the contrary, this Hon'ble Tribunal ought not to entertain the said allegation.

o. Additional Allegations such as Manipulation of Government Authorities for procuring various permissions, Non-installation of pollution control devices, Non-preparation of any Environment Management Plan, Causing substantial damage to the environment and ecology, and Unapologetic, careless and reckless attitude towards environment protection

- i. Save and except for making a bald and vague allegation, the Original Applicant has neither pleaded any particulars nor produced any evidence whatsoever to substantiate the said alleged violation. On this ground alone, this Hon'ble Tribunal ought not to entertain the said allegation. In any event, the same are denied in toto. I say that Respondent No. 7, being an environmentally conscious organization, has carried out construction of the said Project keeping in mind the well settled principles of sustainable development, and in strict adherence with the



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applicable law(s). All measures have been taken and all checks and balances have been put in place to ensure the best highest output with the least impact on the environment during the entire stage of construction of the said Project.

Observations of the 4 Member Joint Committee

16.I say that in addition to the allegations answered hereinabove, the 4 Member Joint Committee has exceeded its mandated and has sought to allege that Respondent No. 7 was statutorily required to obtain an EC before starting construction of the said Project. Further, the 4 Member Joint Committee has proceeded to compute the environment compensation purportedly payable by Respondent No. 7 on account of this alleged violation committed by Respondent No. 7. The same is answered as under:

a. Requirement of prior EC

Principle Submission

- i. The regime of obtaining prior EC was initially governed by the Environment Impact Assessment (“EIA”) Notification dated 27th January 1994 (“**1994 EIA Notification**”).
- ii. On 14th September 2006, the 1994 EIA Notification came to be superseded by a fresh Notification (“**2006 EIA Notification**”). Clause 2 of the 2006 EIA Notification, which sets out the requirement of obtaining prior EC for the activities enumerated in the Schedule thereto, reads as follows:

“2. Requirements of prior Environmental Clearance (EC):- The following projects or activities shall require prior environmental clearance from the concerned regulatory authority, which shall hereinafter referred to be as the Central Government in the Ministry of Environment and Forests for matters falling under Category ‘A’ in the Schedule and at State level the State Environment Impact Assessment Authority (SEIAA) for matters falling under Category ‘B’ in the said



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Schedule, before any construction work, or preparation of land by the project management except for securing the land, is started on the project or activity:

(i) All new projects or activities listed in the Schedule to this notification;

(ii) Expansion and modernization of existing projects or activities listed in the Schedule to this notification with addition of capacity beyond the limits specified for the concerned sector, that is, projects or activities which cross the threshold limits given in the Schedule, after expansion or modernization;

(iii) Any change in product - mix in an existing manufacturing unit included in Schedule beyond the specified range.”

- iii. In the Schedule to the 2006 EIA Notification, items 8(a) related to building and construction projects, which, *inter alia*, provided that any construction in excess of 20,000 sq. mtrs. built-up area for covered construction would require prior EC. Entry 8(a) of the Schedule reads as follows:

Project or Activity		Category with threshold limit		Conditions if any
		A	B	
1		Mining, extraction of natural resources and power generation (for a specified production capacity)		
(1)	(2)	(3)	(4)	(5)
8		Building / Construction projects / Area Development projects and Townships		
8(a)	Building and Construction Projects		≥ 20000 sq. mtrs. and < 1,50,000 sq. mtrs. of built-up area #	# (built up area for covered construction; in the case of facilities open to the sky, it will be the activity area)



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- iv. Thus, on a plain reading of Clause 2 of the 2006 EIA Notification and item 8(a) of the Schedule thereto, it is evident that a Project Proponent can certainly carry out construction under 20,000 sq. mtrs. without there being any requirement of obtaining a prior EC, and the requirement of obtaining a prior EC would only arise in the event a Project Proponent intends to cross the 20,000 sq. mtrs. threshold, i.e. carry out construction beyond / over and above 20,000 sq. mtrs.
- v. This view has been accepted and fortified by the Hon'ble Bombay High Court in, *inter alia*, the following judgments:
- Naresh Janardhan Mali v. State of Maharashtra & Ors.
 - Vardhaman Developers Pvt. Ltd. v. Union of India & Ors.
 - Nahur Vivekanand CHS v. Union of India & Ors.
 - Saumiya Buildcon Pvt. Ltd. v. Union of India & Ors.
 - Tridhatu Ventures LLP v. State of Maharashtra & Ors.
 - Vision Developers v. Union of India & Ors.
 - Vardhaman Developers Pvt. Ltd. v. Union of India & Ors.
 - Glomore Construction v. Union of India v. Ors.
- vi. Recently, this Hon'ble Tribunal in its decision in Appeal No. 26 of 2020 (WZ) in the titled *Jayvantrao Bhosale v. Union of India & Ors.* dated 3rd April 2023, following the judgments in Saumiya Buildcon (*supra*) and Glomore Construction (*supra*) was pleased to categorically hold that
- “Prior to grant of impugned EC, the Project Proponent never exceeded the construction beyond the 20,000 sq. m. as stated by it in para 6.18 of their affidavit at Page No.261 of the paper book. Therefore, it is apparent that prior to applying for the prior EC and same having been granted, the Project Proponent did not exceed threshold limit of 20,000 sq. m and whatever construction below that was done by it would not be treated to be violation in terms of the judgments of the Hon'ble Bombay High Court cited above. Because of this reason, we also come to the*



conclusion that impugned EC would also not be treated to be ex- post facto.”

Respondent No. 7 craves leave to refer and rely upon copies of the aforesaid judgments, as and when deemed necessary and expedient.

- vii. In pursuance of the abovementioned judgments, the Principal Secretary, Environment Department had also issued a Circular dated 21st April 2015 to that effect. Hereto annexed and marked as **Exhibit “DDD”** is a copy of the said Circular dated 21st April 2015. It is apposite to point out that the said Circular dated 21st April 2015 has never been challenged in any proceeding and has thus, attained finality. As a consequence thereof, the said Circular dated 21st April 2015 is valid, subsisting and binding.
- viii. In the present case, as stated hereinabove, the CC for construction of 2,502 sq. mtrs. upto podium top level in respect of the said Project came to be issued by the MCGM on 7th August 2008. Thereafter, the CC for construction of 10,983 sq. mtrs. with increased FSI / Non FSI area was issued by the MCGM on 15th April 2009.
- ix. Respondent No. 7 submitted its application for obtaining an EC in or around October 2009. The same came to be considered by the SEAC during its 27th Meeting held on 4th May 2010, on which date, after due deliberations and proper application of mind, the SEAC decided to recommend grant of EC to Respondent No. 7 in respect of the said Project. Hereto annexed and marked as **Exhibit “EEE”** is a copy of the said Minutes of the Meeting dated 4th May 2010. Thereafter, the recommendation of SEAC along with Respondent No. 7’s application came to be considered by SEIAA during its 29th Meeting held on 22nd October 2010 on which date, after due deliberations and proper application of mind, the SEIAA decided to accord EC to Respondent No. 7 in respect of the said Project, subject to Respondent No. 7



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furnishing certain documents, including, an NOC from the High Rise Committee. Hereto annexed and marked as **Exhibit “FFF”** is a copy of the said Minutes of the Meeting dated 22nd October 2010.

- x. Respondent No. 7 had expeditiously complied with all the other requirements and was only awaiting the formal grant of NOC from the High Rise Committee. However, due to unforeseen circumstances, the same ultimately only came to be issued on 22nd September 2011. Hereto annexed and marked as **Exhibit “GGG”** is a copy of the said NOC dated 22nd September 2011 issued by the High Rise Committee.
- xi. Despite the same, the actual construction carried out by Respondent No. 7 up until then was only 15,815.14 sq. mtrs., i.e. less than 20,000 sq. mtrs. Hereto annexed and marked as **Exhibit “HHH”** is a copy of the Certificate issued by Registered Architect Suraj Chapekar thereby certifying that Respondent No. 7 had carried out construction only to the extent of 15,815.14 sq. mtrs. as on 30th June 2012.
- xii. Consequently, on 30th June 2012, the Environment Department, Government of Maharashtra and the SEIAA were pleased to grant an EC in respect of the said Project.
- xiii. Thus, Respondent No. 7 had not carried out any construction beyond 20,000 sq. mtrs. including FSI / Non FSI area prior to grant of EC, and it is only after duly obtaining the EC dated 30th June 2012 that Respondent No. 7 commenced construction beyond 20,000 sq. mtrs. including FSI / Non FSI area.

xiv. Thereafter, in or around 2023, due to the newly proposed Wing ‘C’ for commercial development in Building No. 2 in respect of the said Project, Respondent No. 7 submitted an application for an amendment / expansion of EC. The same came to be considered by the SEAC during



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its 199th Meeting held on 15th and 16th March 2023, on which date, after due deliberations and proper application of mind, the SEAC decided to recommend grant of the EC in respect of the said Project for 21,622.17 sq. mtrs. FSI area, 22,769.55 sq. mtrs. Non-FSI area, 44,392.12 sq. mtrs. total BUA, as sought.

- xv. The recommendation of SEAC along with Respondent No. 7's application came to be considered by SEIAA during its during its 259th Meeting (Day 1) (Part B) held on 19th April 2023 on which date, after due deliberations and proper application of mind, the SEIAA decided to accord EC to Respondent No. 7 in respect of the said Project. Accordingly, I say that SEIAA was pleased to grant EC to Respondent No. 7 in respect of the said Project on 26th May 2023.
- xvi. Without prejudice to the above, it is submitted that the Hon'ble Supreme Court of India in several judgments has held that the grant of an *ex post facto* EC is permissible and is not opposed to law.
- xvii. Thus, from a perusal of the foregoing paragraphs, it is evident that the observations of the 4 Member Joint Committee that Respondent No 7 was required to obtain an EC before starting construction of the said Project is completely misplaced, suffers from a lack of application of mind and is based upon a complete mis-reading of the relevant provisions and caselaw, and thus, deserves to be dismissed.
- xviii. It is pertinent to note that there is no challenge to the EC granted in respect of the said Project. Therefore, the same has attained has attained finality.

Without Prejudice Submission

Strictly without prejudice to what is stated hereinabove, it is submitted that initially, although EC was a necessity if the "built up area" of the



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building/construction project concerned came within the bracket of 20,000 sq. mtrs. and 1,50,000 sq. mtrs., the term “built up area” was not defined anywhere in the EIA Notification, 2006.

- xx. The term "built up area" has been defined under various state bye' laws, where it is calculated on the basis of FSI, and the terms “built up area” and “FAR/FSI” were used interchangeably. Therefore, as a matter of market custom and practice, Planning Authorities (including the MCGM) across the country and builders alike determined / computed the “built up area” for the purposes of ascertaining requirement of obtaining an EC in accordance with the 2006 EIA Notification on the basis of the “FSI area” being constructed.
- xxi. Respondent No. 7 had commenced construction of the said Project on the basis of the CC dated 15th April 2009 as per approved phase Programme, under which, the FSI area was 12,485 sq. mtrs., i.e. less than 20,000 sq. mtrs. Thus, at the relevant time, there was no obligation on Respondent No. 7 to obtain an EC prior to carrying on construction of the said Project.
- xxii. However, in or around 2011, a Three Judge Bench of the Hon'ble Supreme Court in the case of *In Re: Construction of Park at Noida near Okhla Bird Sanctuary, T.N. Godavarman Thirumulpad Vs. Union of India & Ors.* reported in (2011) 1 SCC 744 had, *inter alia*, observed that there was considerable uncertainty and vagueness in the definition of “built up area” in the 2006 EIA Notification and accordingly, urged the concerned authorities to take appropriate action to remedy the ambiguity.
- xxiii. In pursuance of the abovementioned judgment, on 4th April 2011, the Ministry of Environment, Forest and Climate Change, Government of



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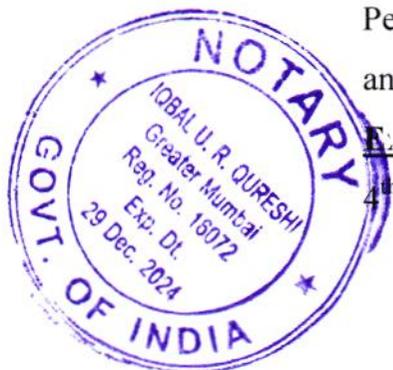
India (“MoEF&CC”) issued a clarification to item 8(a) of the Schedule to 2006 EIA Notification, which reads as follows:

“The built-up area for the purpose of this notification is defined as ‘the built up or covered area on all the floors put together including basement(s) and other service areas, which are proposed in the building / construction project”

- xxiv. Thus, by virtue of the aforesaid Clarification / Notification dated 4th April 2011, post 4th April 2011, all construction, whether they were counted in the FSI or not, were required to be reckoned for the purpose of applicability of prior EC. On the plain reading of the aforesaid Clarification / Notification dated 4th April 2011, it is indubitably clear that the same is prospective in nature. Thus, construction of the said Project having commenced in the year 2008, Respondent No. 7 could not have been said to have committed any violation of the 2006 EIA Notification prior to 4th April 2011.
- xxv. Accordingly, Respondent No. 7 preferred an Application for grant of EC for the first time in or around October 2009, which was duly granted by the Environment Department, Government of Maharashtra and the SEIAA on 30th June 2012.

Additional Submission

- xxvi. In any event, it is submitted that the issue of “built up area” as per the 2006 EIA Notification, the applicability of the aforesaid Clarification / Notification dated 4th April 2011 and allied issues are currently *sub judice* before the Hon’ble Supreme Court of India in Special Leave Petition No. 10078 of 2019, Special Leave Petition No. 32134 of 2019 and Civil Appeal No.4494 of 2022.



Respondent No. 7 refer and rely upon the

craves leave to

[Handwritten mark]

papers and proceedings of the aforesaid matters as and when deemed necessary and expedient.

- xxvii. Judicial propriety would mandate that this Hon'ble Tribunal ought not to proceed and give a finding on these issues whilst the same is pending before the Hon'ble Supreme Court.

b. Formation of the 4 Member Joint Committee and Conduct of the 4 Member Joint Committee

- i. In that regard, it is submitted that the constitution of the 4 Member Joint Committee by vide the Order dated 23rd July 2021 without granting any opportunity of hearing to Respondent No. 7, that too, which consists of, *inter alia*, the SEIAA, the MPCB and District Magistrate, Mumbai City, all of whom are arrayed as party Respondents in the captioned Original Application, is in breach of the well settled principles of the natural justice, as also the judgment of the Hon'ble Supreme Court in *Kanta Vibhag Yuva Koli Samaj Parivartan Trust and Ors. v. State of Gujarat & Ors.* reported in 2022 SCCOnline SC 120 and *Sanghar Zuber Ismail v. MoEF and CC & Ors.* reported in 2021 SCCOnline SC 669.
- ii. Further, as stated hereinabove, the 4 Member Joint Committee came to be constituted by this Hon'ble Tribunal vide its Order dated 23rd July 2021 with the limited mandate of undertaking a field visit, interacting with the stakeholders and submitting its Report to this Hon'ble Tribunal as regards the violations alleged in the captioned Original Application. Hereto annexed and marked as **Exhibit "III"** is a copy of the said Order dated 23rd July 2021. However, the 4 Member Joint Committee far exceeded its mandate, in:
- making observations as regards the requirement of Respondent No. 7 to obtain an EC before starting construction of the said Project,



(Signature)

which has not even been alleged by the Original Applicant in the captioned Original Application;

- assessing environmental compensation payable by Respondent No. 7 to the tune of Rs. 10,00,20,000/- (Rupees Ten Crore and Twenty Thousand Only), which was not the direction of this Hon'ble Tribunal in its Order dated 23rd July 2021.

17. For all the aforesaid reasons, it is respectfully submitted that the Original Applicant is not entitled to any reliefs of whatsoever nature and the captioned Original Application ought to be dismissed by this Hon'ble Tribunal *in limine* and with costs.

Solemnly affirmed at Mumbai)
on this 30th day of June 2023)

For Respondent No. 7,

Zakirhussein Abdul Radiowala



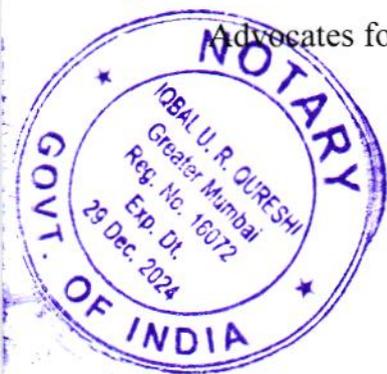
(Mr. Zakirhussein Abdul Radiowala, Authorised Signatory
of M/s. Dudhwala Real Estate and Investment)

Identified by me:

For Vidhii Partners, Advocates

Devansh Shah

Advocates for Respondent No. 7



VERIFICATION

I, Mr. Zakirhussein Abdul Radiowala, Adult Indian Inhabitant, Age: 56 years, Authorized Signatory of Respondent No. 7 abovenamed, having its registered address at 292, Bellasis Road, Mumbai Central, Mumbai – 400 008, do hereby solemnly affirm and declare that that what is stated in paragraphs nos. 1 to 17 is true to my own knowledge and/or on the basis of documents and records and that which is stated in the remaining paragraphs are based on information and legal advice and I believe the same to be true and correct.

Solemnly affirmed at Mumbai)

on this day of June 2023)

30 JUN 2023

For Respondent No. 7,



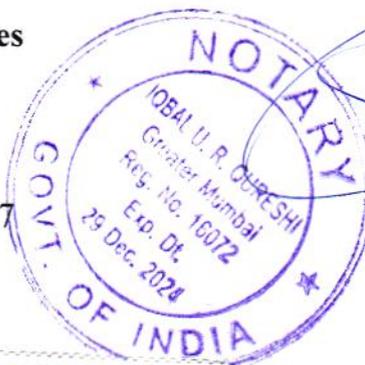
(Mr. Zakirhussein Abdul Radiowala], Authorised Signatory of M/s. Dudhwala Real Estate and Investment)

Identified by me:

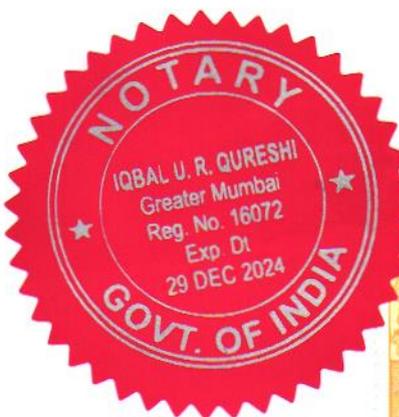
For Vidhii Partners, Advocates

Devanish Shah

Advocates for Respondent No. 7



BEFORE ME
IQBAL U. R. QURESHI
NOTARY
Government of India
Greater Mumbai Maharashtra
30 JUN 2023



NOTED & REGISTERED
Sr. No. Page No.
Book No. Date.....
30 JUN 2023

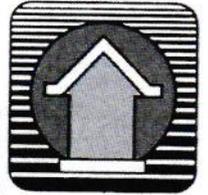
EXHIBIT - A

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ

(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND
RECONSTRUCTION BOARD

(A MHADA UNIT)

म्हाडा
MHADA

No.R/NOC/F-1457/ 725 /MBRRB-06

Dated:-

14 FEB 2007

To,
 ✓ **Mr. Nisar I Patel,**
 258, Bellasis Road,
 Mumbai Central, Mumbai-8

Sub :- Redevelopment of property at C.S.No. 226 of Byculla Divn, Ward Nos. E-3343(2) & 3344, 3345, 3351, 3346-47, 3350(2), 3350(1), 3348-49, 3352, Bldg. Nos. 258, 258A, 258B, 258C, 258E & F, 258 G, 258H, Bellasis Road, Mumbai

Ref :- Your letter dated 22.05.2006 addressed to the Executive Engineer "E" Divn/MBRRB.

With reference to the above subject matter and letter under reference "No Objection Certificate" is hereby granted for redevelopment of captioned property with FSI 2.5 or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI, whichever is higher, in accordance with the modified D.C. Regulation 33(7) and Appendix - III to this Regulation sanctioned by the Govt. in Urban Development Department Mantralaya vide Notification published in Govt. Gazette dated 25th January 1999 - and in accordance with the interim order dated 06.02.2007 passed by Hon'ble Supreme Court of India in CIVIL APPEAL No. 2970 to 2979 of 2006 on the following terms and conditions :

- 1) All the occupants of the old building shall be reaccommodated in the redeveloped building. Each occupant shall be rehabilitated and given the equivalent carpet area as occupied by him for residential purpose in the old building subject to the minimum carpet area of 20.90 sq.mt. (225 sq.ft.) and/or maximum carpet area 70 sq.mt. (753 sq.ft.) as provided in the MH&AD Act, 1976. In case of non-residential occupier, the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Accordingly the plans be got approved from M.C.G.M.
- 2) After completion of the new building, the new tenements constructed for rehabilitation of the tenants/occupants of the old cessed building as certified by the Executive Engineer, "E" Divn/MBRRB, shall be handed

Nisar I Patel
 C.O./RR.

गृहनिर्माण भवन, वांद्रे (पूर्व), मुंबई-४०००५१,
 दूरध्वनी क्रमांक : २६५९०४७२, ५६४०५३९८
 फॅक्स : (०२२) २६५९ ९३९७ / २०५८, पत्रपेटी क्रमांक : ८९३५

Griha Nirman Bhavan, Bandra (East), Mumbai 400 051.
 Phone : 26590472, 56405318, Fax : (022) 2659 1397 / 2058
 Post Box : 8135

over to the Executive Engineer, "E" Divn/MBRRB & Estate Manager(RT), MBRRB for allotment to respective tenants/occupants.

- 3) In the new building to be constructed, in respect of rehab tenements, area of individual tenement shall not be exceeded 70.00 sq.mtrs. under any circumstances. If any rehab occupier request for more than 70.00 sq.mtrs, area he may be allotted adjoining tenement to met out the additional area required by such occupier at mutually agreed market rate, terms & conditions. There is no discrimination in providing rehab area to all occupant. The minimum & maximum area shall be as per rules & no clubbing of areas is allowed.
- 4) After issue of this NOC & till giving possession of tenements to the original occupiers in the new building, sale/transfer of tenancy rights by any of the original occupiers to any one shall not be allowed under any circumstances. The permission for the same will be granted on application from tenant & owner only after the original occupier take possession of new tenement.
- 5) The NOC holder will have to pay an expenditure, incurred by the Board towards structural repairs / propping / demolition, processing of reconstruction scheme / land acquisition etc. at the office of the Asstt. Accounts Officer (North) /MBRRB & produce certified xerox copy of receipt of payment to this office within one month from the date of intimation by this office.
- 6) The plans of the proposed building shall be submitted to MCGM within Six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled. As far as possible provision of tenements of 225.00 sq.ft. to 300.00 sq.ft. carpet area shall be made in the proposed building plans for handing over to this office on account of surplus Built Up Area to be surrendered to the Board as per condition No. 11 of this NOC. This shall be clearly shown in the proposed / approved bldg. plans, otherwise permission for obtaining occupation certificate will not be granted.
- 7) The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme in a prescribed proforma by every month till completion of scheme to the Executive Engineer, "E" Divn/ MBRRB under intimation to this office. The Executive Engineer, "E" Divn./MBRRB shall supervise the construction work for rehab portion of existing tenants & surplus tenement made available to the Board as per the norms of building bye laws & DCR 33(7). He shall also ensure that the condition No. 6 should be strictly adhered to.
- 8) The NOC holder will have to furnish the certificate from the concerned Officer of MCGM to the effect that the repair cess is paid up-to-date,

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before demanding occupation certificate to the newly constructed building.

- 9) During the period of reconstruction, the NOC holder have to provide temporary transit accommodation to the occupiers of old building. Such Transit Camps if constructed on the same plot should be demolished within one month from the date of Occupation Certificate granted by M.C.G.M. for the reconstructed building.
- 10) If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.
- 11) The NOC holder has to surrender a surplus built up area as per III rd Schedule of MHAD Act-1976.
The exact surplus built up area as provided in the IIIrd Schedule of MHAD Act-1976, shall be communicated to you after you submit to this office the plans of proposed buildings with permissible FSI, duly approved by MCGM. The surplus area, required to be surrendered to the Board will have to be made available to the Board at an amount as may be decided by the Board.
- 12) The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case you fail to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee of Rs 5000/- or an amount as decided by the office.
- 13) After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap/collapse occurs, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap/collapse & the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
It shall be your sole responsibility hence forth to carry out repairs to the old cess building at your risk and cost, whenever such repairs are deemed to be necessary as decided by the M.B.R.& R. Board.
- 14) The proposal of issue of NOC for obtaining occupation certificate from MCGM to the newly constructed building will have to be submitted in the office of the Executive Engineer, "E" Divn/MBRRB alongwith the following documents / information.
 - a) Copy of approved plan alongwith copy of IOD & C.C. from M.C.G.M. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan alongwith carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area & proposed allotted area.
 - b) The concerned Architect & NOC Holder/Developer should give certificate that the newly constructed building is in accordance with the plans

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C.O.I.R.R.

- approved by MCGM & the tenements constructed for rehabilitation of the occupiers of cessed building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
- c) Certified copies of agreements executed between the occupiers & NOC Holder/Developer.
 - d) Photographs of the newly constructed building taken from various angles.
- 15) NOC for full and final Occupation Certificate for any free sale building/component will be given only after all the old occupants, as certified by the Executive Engineer, "E" Divn/MBRRB including those who may be staying in the Board's transit camps, have been re-housed in the newly constructed building (s) by complying with the requirements as stated in Sr. No. 14 (a) to (d) above and only after surrendering surplus built- up area as per III Schedule of MH&AD Act, 1976, as stated above.
 - 16) If it is subsequently found that the documents/information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences/losses, if any thereof if arises in future. If authenticity of no. of occupants prior to 13.06.1996 as per list found fake or bogus the surplus area will be worked out accordingly & the same will be binding on NOC holder. In such cases the NOC holder have to make good the losses if any to the Board.
 - 17) The Board will not be responsible for certifying the correct area of non-cessed structures if any on the said property, as certified by your licensed architect, as this does not fall within the purview of the Board.
 - 18) Necessary trial pits/Trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. consultant/structural Engineer, registered with MCGM.
 - 19) As far as possible separate building for rehabilitation of existing tenants & for the purpose of free sale, taking into account the plot area of the captioned property shall be constructed. The NOC holder have to form the independent Co.Op.Hsg. Society for rehab building of tenants as well as for free sale component after giving possession to the existing tenants & prospective buyers.
 - 20) It is made clear that the grant of the NOC would not entitle the NOC holder or any other person claiming through him, any equities on the basis of this NOC, or in respect of any construction made. No third party rights are to be granted without the leave of the Honourable Supreme Court of India, as mentioned in the proceedings referred here in above.

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C.O.I.R.B.

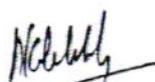
- 21) It is lastly made clear that the grant of this NOC would be subject to any further or final orders that may be passed by the Honourable Supreme Court of India in the proceedings referred to herein above.
- 22) Construction up to 4.00 FSI only is allowed if the permissible FSI exceeds 4.00.
- 23) The Room Nos. 2-2A, Gr floor & 2-2A 1st floor of Bldg. No. 258A & the Room Nos 2-2A Gr. floor, 1-1A & 2-2A 1st floor of bldg. 258D are clubbed together & accordingly total 58 tenancies/occupancies are considered

Encl.: List of certified tenant.

TRUE COPY

For Vidhii Partners
Advocates

DS


Chief Officer,
M.B.R.& R.Board, Mumbai.

MUNICIPAL CORPORATION OF GREATER MUMBAI
NO. EB/2970/E/AL

To,
M/s. Shaikh & Associates
Architect
382-B, Pavwala Building
Room No.4, Ground Floor
Opp. Metro Shoes
Grant Road
Mumbai 400 007

En. Eng. Bldg. Proposals (City-II)
E Ward Municipal Offices,
3rd Floor, 10-Sk. Hafizuddin Marg,
Byculla, BOMBAY-400 098

Sub : Proposed Layout for redevelopment of property bearing C.S. No. 226 of Byculla Division at 258 Bellasis Road, Mumbai Central, Mumbai - 400 008.

Ref : Your letter dated 09.07.2007

Sir,

With reference to your letter dated 09.07.2007, I enclose herewith a specimen copy of the Undertaking & Terms and conditions for the layout subject to which your proposal will be considered for approval.

I, now request you to submit Regd. Undertaking on the requisite stamp-paper duly signed and Registered by your client agreeing to abide by the said terms & conditions and to submit 12 copies thereof duly attested by you together with a true copy of Registration receipt & to an original for verification. I also request you to submit 12 copies of both layout plans & key plan, so as to process further in the matter under reference.

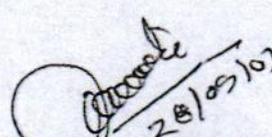
Please also note that Registration of these terms & conditions should be made within a period of one month from the receipt hereof.

Yours faithfully,

- Sdr
Executive Engineer,
(Building Proposals) City-II

NO. EB/2970/E/AL dt 28-09-07

✓ Copy to : C.A. to Owner,
Nisar I. Patel
292, Dudhawala Building
Belasis Road, Mumbai
For information please.


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

TRUE COPY

For Vidhii Partners
Advocates
DS

Form 146

88

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

En. Eng. Bldg. Proposals (City)
Fth Ward Municipal Offices,
1st Floor, 10-Sk. Hafizuddin Bldg,
Bocalla, BOMBAY-400002

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

No. EB/2397/E/A

No. E.B./CE/ BS/A of 200 - 200

MEMORANDUM

Nisar I. Patel
C.A. to Owner
Tudhwala House,

292, Bellasis Road,
Mumbai Central, Mumbai-400 008.

Municipal Office,
Mumbai 22/12/2007

With reference to your Notice, letter No. ~~1257~~ dated ~~18.12.2006~~ and delivered on ~~18.12.2006~~ and the plans, Sections Specifications and Description and further particulars and details of your buildings at ~~256, Bellasis Road, Mumbai Central, Mumbai-08.~~ property bearing C.S.No. 216 of byculla division of furnished to me under your letter, dated ~~18.12.2006~~. I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

A) THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.

1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
3. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
4. That the specifications for layout/ D.O./or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate.

Contd...- 2(a) -

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 27 day of September 2008, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

S.M.B. 28/9/07
A Executive Engineer, Building Proposals,
Zone-City-II Wards.

SPECIAL INSTRUCTIONS

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

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

(3) Under ~~By-laws No. 8 of the Commissioner has fixed the following levels:~~

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be:

(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street

(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

(c) Not less than 92 ft. (6 meters) above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

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

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

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

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

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

-2(a)-
No.EB/ 2397/ E /A. 28.9.03

Contd... (A).

5. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3) (ix)] will not be submitted by him.
6. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
7. That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A,E.(Survey)/ E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.
8. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
9. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward officer before demanding C.C. and that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
10. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
11. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
12. That the requirements of N.O.C. of B.E.S.T. for meter room & B.E.S.T. for sub station / M.T.N.L. N.O.C. will not be obtained & the requisitions, if any, will not be complied with before occupation certificate / B.C.C.
13. That the basement will not comply with the Basement Rules and Regulation and Registered Undertaking for not misusing the basement will not be submitted before C.C.
14. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
15. That the true copy of the sanctioned layout approved under No.EB//2970/E/AL along with the T. & C. thereof will not be submitted before B.C.C.
16. That the premium/deposits as follows will not be paid -
 - a. Condonation of deficient open spaces.
 - b. Staircase / Lift area benefit.
 - c. Development charges as per M.R.& T.P.(Amendment) Act,1992
 - d. Balcony enclosure fees.
 - e. Insecticide charges.
 - f. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges ' E ' Ward.

17. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
18. That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
19. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
20. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
21. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.
22. That the N.O.C. from B.E.S.T. for sub station shall not be submitted.
23. That the fresh Tax Clearance Certificate from A.A. & C ' E ' Ward shall not be submitted.
24. That the letter from MHADA stating all tenants have given their irrevocable consent shall not be submitted.
25. That letter from M.B.R. & R. Board confirming the exact surplus area to be surrendered to M.B.R. & R. Board shall not be submitted and amended plans shall not be submitted and got approved accordingly.
26. That the Regd U/T against misuse of stilt shall not be submitted.
27. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
28. That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
29. That the Registered Power of Attorney shall not be submitted.
30. That the U.L.C. affidavit and Regd.U/T for U.L.C. shall not be submitted.
31. That the remarks from H.E. Department shall not be submitted.
32. That the debris shall not be dumped on the Municipal ground only.
33. That the board displaying the details of development of the work shall not be displayed at site.
34. That the necessary remarks for training of nalla / construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C. .
35. That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
36. That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.

-2(a)-
No.EB/2397/E/A. 28.09.07

Contd... (A).

37. That the copy of PAN card of the applicant shall not be submitted before C.C.
38. That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
39. That the fresh P.R.Card in the name of owner shall not be submitted before C.C.
40. That the revalidation of U.L.C. N.O.C. shall not be submitted before C.C.
41. That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
42. That the N.O.C. from M.H.A.D.A. shall not be submitted before C.C.
43. That the existing tenants with their user as approved by M.B.R&R. Board will not be submitted before asking for C.C.
44. That the N.O.C. from E.E.T.& C. shall not be obtained for the parking before C.C.
45. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
46. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.
47. That the G.I.Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
48. That the precautionary measures to avoid nuisance duct to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.
49. That remarks from E.E.(M.& E.) for ventilation shall not be submitted.
50. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
51. No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
52. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

53. In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/1 of 2.2.2006.
54. That the facilities for physically handicapped persons shall not be provided as per the accompaniment in Govt. in U.D. Department notification No.TPB 432001/1829/CR-216/2001/UD-11 dated 2nd December 2003.
55. That Regd. U/T for handing over setback area for the balance portion of the plot not covered under this proposal as & when required by M.C.G.M. shall not be submitted.
56. That the remarks from Commissioner of Police regarding possibility of involvement of Criminal / Anti-National elements in the Ownership / Development of plot under reference shall not submitted.
57. That the final order that may be passed by Hon'ble Supreme Court in pending SLP's shall not be obeyed.
58. That the order of Supreme Court to not to claim any equity in respect of construction if any, made as per permission granted shall not be agreed upon.
59. That the order of Supreme Court to not to grant third party, right without leave of court shall not be agreed upon.
50. That the requisition of clause No. 45 and 46 of D.C. Regn. 91 shall not be complied with and records of quality of work, verification of report shall not be kept on site till completion of work.
61. That the feasibility of providing the basement from Geologist on the plot under reference shall not be submitted.

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

1. That the requirement of N.O.C. from C.A., U.L.C.& R. Act, will not complied with before starting the work above plinth level.
2. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
3. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth
4. That the elevation treatment plan shall not be submitted & got approved.

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

1. That the conditions mentioned in the clearance under No.C/ULC/D-III / 22/ 4869 dated 27.07 1993 obtained from Competent authority under U.L.C.& R. Act, 1976 will not be complied with.

No.EB/ 2397/ E /A. 28.09.07

Contd... (A).

2. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and the drainage system or the residential part of the building will not be affected.
3. That some of the drains will not be laid internally with C.I. Pipes.
4. That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
5. That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
6. That the existing well will not be covered with R.C.C. slab.
7. That 10'-0" wide paved pathway upto staircase will not be provided.
8. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
9. That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
10. That carriage entrance shall not be provided.
11. That the parking spaces shall not be provided as per D.C. Regulation No.36.
12. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
13. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
14. That the Drainage completion certificate from (S.P.)(P&D)City for provision of Septic Tank/Soak pit will not be submitted.
15. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted
16. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
17. That final N.O.C. from MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.

18. That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
19. That the Fresh property card in the name of the owner shall not be submitted.
20. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
21. That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No. TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.
22. That the recycling plant for waste water shall not be provided.
23. That the completion of footpath, providing central dividers, lane marking and providing steel furniture shall not be completed.

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

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

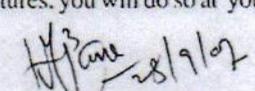
for *IMB*
U/No
25/09/17
Executive Engineer
Building Proposals (City)-II

NOTES

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

- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (1) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966. (12 of the Town Planning Act), will be with drawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
~~(b) Lintels or Arches should be provided over Door and Window opening.~~
~~(c) The drains should be laid as require under Section 234-1 (a).~~
~~(d) The inspection chamber should be plastered inside and outside.~~
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

TRUE CO

For Vidhii Partners
Advocates
DS


Executive Engineer, Building Proposals

 Zones Wards.
 City-II

BRIHANMUMBAI MAHANAGARPALIKA

No. Ch E / SWD / 1040 / Planning Dt. dt. 11 OCT 2007
Cell

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

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

Sub: Storm Water Drains Remarks for proposed redevelopment of
property bearing C.S. No. 226 of Byculla Division, at 258,
Retreat Compound, J.B. Behram Marg, Mumbai Central in
E-Ward.

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

Gentlemen,

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

1. The minimum formation / ground level of plot under reference shall be at least (92'-00") 28.04 M. THD or 15 cm. (6") above the formation level of raised footpath, existing access abutting / proposed road, whichever is higher.
2. The Storm Water Drain suggested in approved plan shall be laid as per Municipal Specifications using R.C. C. pipes \ NP2 class (I.S. Mark only) duly encased with 15 cm. thick M. 10 cement concrete all around. Built up drain covered with prestressed R.C.C./ C.I. grating for entire length as such that the velocity of flow is maintained at 1.2M. / Sec. (4' / sec.) while the drain is running full.
3. The access / internal layout roads / D.P. Roads shall be provided with closed Storm Water Drain as shown in the accompanying plan with regular water entrances at 15 M. (50') and manholes at 30 M. (100') C/c at developer's cost.
4. Two catch pit chambers shall be provided at points K & G by providing 60 Cm (2') pit below the invert level of chambers as shown on the accompanying plan. The internal S.W. Drain arrangement shall be provided as follows.
 - a) 300 mm. dia R.C.C. pipe (Slope 1:150) from points -- A-B-C-D-E-F-G-H, K-F, L-M-N-O-P-G.
 - b) 300 mm. wide built up drain in cement concrete of Grade M-20 having minimum thickness of walls 20 cm. covered with C.I. / R.C.C. gratings from points -- J-K with minimum depth of 300 mm. at starting point and @ slope 1:400.

- d) Down take pipes of 100 mm. dia. from podium level upto ground level shall be provided, (which shall be connected to nearest W.E. on ground level) slope to the surface of podium shall be given in such way that all the storm water shall flow towards down take pipe without stagnation.
5. The side / marginal open spaces shall be leveled, consolidated and/or paved with cement concrete with proper slope and drained in such a way to discharge the storm water into proposed storm water entrances.
6. Before starting of the work Invert level of manhole on Municipal storm water drain to which internal S. W. Drain is to be connected shall be confirmed on site with respect to invert level of last catch pit chamber.
7. You shall carry out the entire S.W.D. work through licensed plumber. His name, address (office and residential) Tel. No. License No., etc., shall be intimated to this office in advance before carrying out the work.

REGARDING STREET CONNECTION :

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

REGARDING COMPLETION CERTIFICATE :

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

11. Other conditions :-

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

Yours faithfully,

sh-

Executive Engineer
(Storm Water Drains) City Z-ICopy to: E.E.B.P.(City).

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

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

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

sh-
E.E.(S.W.D.) City Z-I✓ Copy to: A.E. (Environment) 'E' Ward

Copy for information please.

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

MUNICIPAL CORPORATION OF GREATER MUMBAI
DY. CHIEF ENGINEER (TRAFFIC)
Main store Building, 1st floor, Dr.E.Moses Road, Worli, Mumbai 400018.
 No: DyChE / 7987 / Traffic of 30-10-2007

To,
 M/S. Shaikh & Associates, Architects
 382-B, Pavwala Building, Room No.4,
 Opp. Metro Shoes, Grant Road
 Mumbai- 400007.

Sub: -Parking layout plans of Proposed Redevelopment of Property on Plot bearing C.S.No.226 of Byculla Division, at 258, Jahangir Boman Behram Marg, in E-Ward, Mumbai.

Ref: 1) Your letter no. Nil- dated 1 / 10 / 2007.
 2) No. EB / 2397 / E / A dated 28 / 9 / 2007.

Sir,

The parking layout plans submitted by you on 5 / 10 / 2007, are scrutinized purely from Traffic operations and maneuverability point of view and the remarks along with the usual Conditions are detailed as follows:

1. As per the parking statement:

- o Required parking spaces 91 Nos.(2 Nos.for Bldg.No.1 + 89 Nos.for Bldg No.2)
- o Parking spaces provided are 168 Nos.(10 Nos.for Bldg.No.1 + 158 Nos.for Bldg No.2)

From maneuverability point of view 168 Nos. of parking spaces are proposed as shown in the plans & the same are in order & detailed here under.

- a) 5 Nos.of car parking spaces are proposed for Bldg No.1at basement level with entry / exit through 2 Nos. of car lifts.
- b) 5 Nos.of car parking spaces are proposed for Bldg. No.1 at ~~basement~~ ^{Podium} level with entry / exit through 2 Nos. of car lifts.
- c) 42 Nos.of car parking spaces are proposed for Bldg No.2 at Stilt level.
- d) 116 Nos. of car parking spaces are proposed for Bldg. No.2 at 1st to 3rd podium levels with Entry / exit through 7.5 mts. Wide ramps. (40 Nos. of spaces at 1st podium + 35 Nos.of spaces at 2nd podium + 41 Nos. of spaces at 3rd podium level.).

- 2. The size of parking stalls shall be 2.5 m. x 5.5 M or 2.3 m x 4.5 m. as shown in Green colour on plan.
- 3. Traffic operations as indicated in red arrows shall be maintained.
- 4. Parking stalls are in order from maneuvering point of view.
- 5. Slope of 1:10 shall be provided for Entry / Exit ramps leading to 1st / 2nd / 3rd podium levels as shown on the plans.
- 6. 1 No. of 6.10 mts. wide gates for entry & exit to Bldg. No.2 and 1 No. of 4.5 mt. wide for exit & exit to Bldg. No.2 and 2 Nos. of 1.2 M wide wicket gate at Jahangir Boman Behram Marg are in order as shown in the plans.

EXHIBIT

7. This parking layout needs to be got scrutinized/ verified by Executive Engineer (Building Proposals) City as per the D.C. Rules, particularly the approvability of parking spaces provisions proposed by you considering future proposed development.
8. If the size, shape or configuration of the basement / podiums is required to be changed as per the requirements of E.E.B.P (City) / C.F.O' revised parking layout shall be got approved from this office.
9. Area reserved for the parking shall be used for the purpose of parking only and a registered undertaking to this effect shall be submitted to Executive Engineer (B.P) City office.
10. The above remarks have been offered only and purely from traffic point of view, without any prejudice to the status of structures, if any.
11. Two Nos. of entry / exit car lifts for basement and 1st podium level car parking at Bldg No.1, are in order, Subject to the approval of car lifts by E.E.B.P. (City).
12. Standby arrangement of Generators of requisite capacity shall be made in case of failure of electric power failure.

You are requested to note the following additional conditions :

1. The minimum 2.45 m (8'0") head room shall be kept at the top of the ramps at the entrance as well as in the basement / 1st to 3rd podiums below the beams.
2. That the parking areas shall be adequately lighted, ventilated and drained properly.
3. Edges of the column shall be round shape in the parking levels and bottom of columns shall be painted with Yellow & Black angular stripes.
4. The parking stalls shall be painted and numbered.
5. The traffic operations shall be marked in Thermoplastic road marking paint arrows and traffic amenities such as Retro Reflective Road Studs shall be provided to guide the motorists.
6. The entire drive-way shall be kept free of obstructions.
7. The Board indicating car parking at basement / 1st podium for Bldg. No.1 and at Stilt / 1st to 3rd podium levels for Bldg No.2 shall be provided near the entry gates.
8. The Board indicating "Visitors Car Parking Available" shall be provided near the entry gates.
9. Ten parking attendants shall be employed.
10. Necessary care shall be taken to abate the nuisance of car exhaust/ smoke in parking area.

Subject to the amendments and suggestions implemented on site as approved by Dy.Ch.E. (B.P) City, the parking layout plan is approved purely from traffic operations and maneuverability point of view only.

Yours faithfully,

B. R. D. S.
Executive Engineer
(Traffic Planning)

TRUE COPY
For Vidhii Partners
Advocates

DS

MUNICIPAL CORPORATION OF GREATER MUMBAITREE AUTHORITY

Office of the Supdt. of Gardens
 Veermata Jijabai Bhosale Udyan,
 Dr. Ambedkar Road Byculla (East),
 Mumbai-400 027.

No. DYSG/TA/MCI/1321

Date:- 25/4/08

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To,
 Shri. NISAR I. Patel
 C.A. to owner
 04th Wala House
 292 BELLAR ROAD,
 MUMBAI (CENTRAL) MUMBAI - 8

Sub : Permission for removal/removal by transplanting of trees coming in the prop. construction of building under D.C.R. 33(2) on PNA bearing C.S. No. 226 of Byculla Div. at 258, BELLAR ROAD, Retreat Compound E Ward

Ref : 1) Your proposal dt. 3.12.2007
 2) Tree Authority's Resolution No. _____ Dt. _____ /M.C./Chairman (Tree Authority)'s sanction under No. MDG/653 dt. 12.3.08.

Sir/Madam,

With reference to above it is to inform that your request for removal of trees coming in the work of proposed development has been considered by the Tree Authority under section 8(3) of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified upto 9th June 2004. The permission for cutting of 48 trees (bearing tree Sr.No. 1, 2, 3, 6, 7, 8, 19, 13, 15, 17 to 20, 22 to 25, 27, 30, 32, 34, 35, 37 to 40, 42 to 46, 47 to 49, 49A, 50, 51, 53 to 56, 59, 61, 62, 67, 68A, 71, 72, 73) and transplanting of 30 trees (bearing tree Sr.No. 4, 5, 9, 11, 12, 14, 16, 21, 26, 28, 29, 31, 36, 41, 46A, 52, 57, 58, 60, 62, 63, 64, 65, 66, 68, 69, 70, 74, 76, 77) is given by the Tree Authority vide its Resolution No. _____ dt. _____ /M.C./Chairman, Tree Authority's Sanction No. MDG/653 dt. 12.3.08.

The remaining 02 trees (bearing tree Sr.No. 33, 25) _____

_____ should be retained as it is.

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

You are directed to plant 96 trees in the said property within 30 days in accordance with the provision under section 8(5) of the said Act and intimate to the Tree Officer about the action taken thereto.

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

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

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

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

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

TRUE COPY

Thanking you.

Yours faithfully,

For Vidhii Partners
Advocates
DS

Supdt. of Gardens
& Tree Officer.

Copy to :-

1) M/S. _____

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

2) Asstt. Commissioner (_____) Ward.

3) DySG (City / WS / ES) with a copy of the plan.

For information and necessary action please.

MUNICIPAL CORPORATION OF GREATER MUMBAIFORM 'A'MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.NO. EEBPC/2397/E/IA of 7.08.08COMMENCEMENT CERTIFICATE

To.

Nisarr I. Patel
C.A. to owners
Dudhwala. House
292, Bellasis Road Mumbai Central
Mumbai - 400008

Ex. Eng. Bldg. Proposal (City) - I
 'E' Ward Municipal Offices 3rd Floor,
 10 S. K. Hafizuddin Marg. Byculla,
 Mumbai - 400 008.

Sir,

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

and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. _____ on Plot No./C.S.No./C.T.S. No. 226, Byculla Division/
 Village/Town Planning Scheme No. _____ Situated at Road / Street
258, Bellasis Road Ward E the Commencement
 Certificate/ Building permit is granted on the following conditions:-

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

P.T.O.

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

8) The Municipal Commissioner has appointed Shri. H. B. Mane Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This c.c. is granted upto podium top level as per approved plan dt. 28.9.07

This Commencement Certificate is valid upto 6.08.09
EB/2397/E/A dt. 02.5.15

This c.c. is further extended for Building No. 2 from Fire check floor + 21st floor to 25th upper floor with Basement below internal driveway & Ramp adjoining East side of the plot as per amended approved plan dt. 4.14.2015

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

TRUE COPY

For Vidhii Partners
Advocates

DS

6.8.15

AEBPLIV

J. P. P. 27/11/2008
Assistant Engineer
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/2397/E/A dt. 11-15/4/2009

This c.c. upto stillt + 20 upper floors (height 12) B1 - 20m. of Bldg no. 2 as per phase programme

W. S. 4/10/09
AEBPLIV

EB/2397/E/A dt. 21/2/12

This c.c. is granted for wing B (PT) upto 20 Floor stop as per phase programme phase - II.

EB/2397/E/A dt. 3/10/12

AEBPLIV

This c.c. is further extended upto 16th Floors of Bldg No. 1 as per phase programme phase - III

EB/2397/E/A dt. 10.4.15 stillt

This c.c. is enclosed for Bldg No. 2 having 1st and 2nd podium & 3rd to 20th upper floors and Bldg No. 1 having 1st podium + 2nd to 16th upper floors as per amended approved plans dt. 4-4-15

6.8.15

AEBPC-IV

EXHIBIT-H

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.EB/ 2397 / E / A dt 6/4/09

To,
M/s. Shaikh & Associates
Architects,
382/B, Pavwaia Building
Room No.4, Gr. Floor
Near Nagina Restaurant,
Grant Road,
Mumbai - 400 007

Mr. Eng. Bldg. Proposals (City-II)
'E' Ward Municipal Office
3rd Floor, 10-Sk. Hafizuddin Bham
Vasulla. BOMBAY-400 008

Sub: - Proposed redevelopment of property bearing
C.S.No.226 of Byculla Division at 258 Belasis
Road, Mumbai Central, Mumbai - 400 008.

Ref: - Your letter dated 21.3.2009

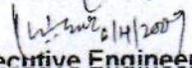
Sir,

With reference to your letter, it is to inform you that the plans submitted by you for the phase programme as shown in accompanying plan at above subject premises, is hereby approved, subject to the following conditions :

1. That there should not be imbalance of F.S.I. at any stage during the construction.
2. That the work shall be carried out as per approved phase programme only.
3. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance shall be submitted before starting the work.
4. That the structure shown to be demolish in phase - III be demolished completely and thereafter full C.C. for Building No.1 and 2 shall be obtained.

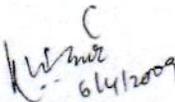
A copy of plan duly stamped & signed is returned herewith as a token of approval.

Yours faithfully,

for 
Executive Engineer,
(Building Proposals)City-II

No.EB/ 2397 / E / A

- Copy to : 1. Owner,
Nisar I. Patel
C.A. to Owner,
2. Asstt. Commissioner 'E' Ward
For information, please.

for 
Executive Engineer,
(Building Proposals)City-II

TRUE COPY

For Vidhii Partners
Advocates
DS

X:\E-Ward\2008\E-2397.doc

Rota : 5000 (Get -983:21.4.99)DyChE(BP)-1

MUNICIPAL CORPORATION OF GREATER MUMBAIFORM 'A'MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.NO. EEBPC/2397/E/IA of 7.08.09COMMENCEMENT CERTIFICATE

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Sir,

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and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. _____ on Plot No./C.S.No./C.T.S. No. 226, Byculla Division/
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 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.

P.T.O.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel : 2402 0781 / 2401 0437

Fax : 2402 4068

Visit us at :

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

E-mail : infrastructureproject@mpcb.mah.nic.in



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[Handwritten signature]



3. Other Conditions (During Construction Phase): -

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

[Handwritten signature]



3:

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

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

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

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

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

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

Standards for emissions of air Pollutants

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

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

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

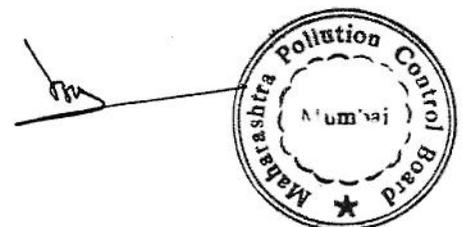
1	SPM	Not to Exceed (Annual Average)	140	µg/ m ³
		Not to Exceed (24 hours)	200	µg/ m ³
2	SO ₂	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
3	NO _x	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
4	RSPM	Not to Exceed (Annual Average)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

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

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

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

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



(V) **Conditions for DG Sets: -**

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

(VI) **Other Conditions:**

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

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

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

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

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

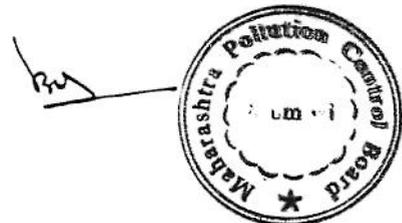
(X) No construction work is permitted during nighttime.

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

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

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

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

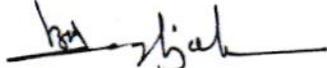


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7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall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

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

For and on behalf of the
 Maharashtra Pollution Control Board


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

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



Received consent fee of

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

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

TRUE COPY

**For Vidhii Partners
 Advocates**

DS

Rota : 5000 (Get -983:21.4.99)DyChE(BP)-1

MUNICIPAL CORPORATION OF GREATER MUMBAI**FORM 'A'****MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.**NO. EEBPC/2397/E/IA of 7.08.09**COMMENCEMENT CERTIFICATE**

To,

Nisar I. Patel
C.A. to owners
Dudhwala. House
292, Bellasis Road Mumbai Central
Mumbai - 400008

Ex. Eng. Bldg. Porposal (City) - I
 'E' Ward Municipal Offices 3rd Floor,
 10 S. K. Hafizuddin Marg, Byculla,
 Mumbai - 400 008.

Sir,

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- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 6) This certificate is liable to be revoked by the Municipal commissioner for Greater Mumbai, if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.

P.T.O.

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

8) The Municipal Commissioner has appointed Shri. H. B. Mane Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This c.c. is granted upto Podium Top level as per approved plan dt 28.9.07
This Commencement Certificate is valid upto 6.08.09

EB/2397/E/A dt. 02.5.15
This c.c. is further extended for Building No. 2 from Fire check floor + 21st Floors to 25th upper Floors with Basement below internal Driveway & Ramp adjoining East side of the plot as per amended approved plan dt. 4.14.2015

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

dt. 21/11/15
AEBPC-IV

[Signature]
Assistant Engineer
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/2397/E/A dt. 11-15/4/2009

This c.c. upto stillt + 20 upper floor (height 12 B) - 20m. of Bldg no. 2 as per phase programme

[Signature]
AEBPC-IV

EB/2397/E/A dt. 21/2/12

This c.c. is granted for wing B (pt) upto 20 Floor stop.

TRUE COPY

For Vidhii Partners
Advocates
DS

EB/2397/E/A dt 3/10/12

AEBPC-IV

This c.c. is further extended upto 16th Floors of Bldg No. 1 as per phase programme phase - III

[Signature]
AEBPC-IV

EB/2397/E/A dt 10.4.15 stillt

This c.c. is endorsed for Bldg No. 2 having 1st and 2nd podium & 3rd to 20th upper floors and Bldg No. 1 having 1st podium + 2nd to 16th upper floors as per amended approved plans dt 04-4-15

dt. 10/4/15
AEBPC-IV

Government of Maharashtra

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

To,

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

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

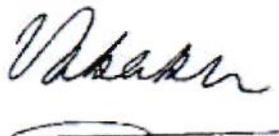
Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 27th meeting and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 29th & 48th Meetings.

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

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

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



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

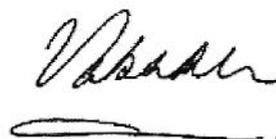
3. The proposal has been considered by SEIAA in its 48th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This



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

- (ii) The height, Construction built up area of proposed construction shall be in accordance with the existing 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.
- (iii) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (iv) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (v) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (vi) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (vii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (viii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (ix) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (x) Arrangement shall be made that waste water and storm water do not get mixed.
- (xi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xiv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xv) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (xvi) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xvii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.



- (xviii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xx) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxi) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xxii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxiii) Ready mixed concrete must be used in building construction.
- (xxiv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxviii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxx i) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxxiii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxv) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be



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

- (xxxvi) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxvii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxviii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxix) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xli) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xlii) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xliii) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise 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.
- (xlviii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (xlix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (l) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if

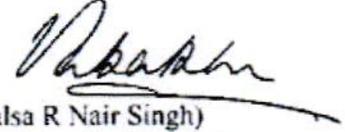


any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

- (i) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (ii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (iii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
 9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.



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



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

Copy to:

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

TRUE COPY

For Vidhii Partners
Advocates

DS

Rota : 5000 (Get-983:21.4.99)DyChE(BP)-1

MUNICIPAL CORPORATION OF GREATER MUMBAI**FORM 'A'****MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.**NO. EEBPC/2397/E/IA of 7.08.09**COMMENCEMENT CERTIFICATE**

To,

Nisar I. Patel
C.A. to owners
Dudhwala. House
292, Bellasis Road Mumbai Central
Mumbai - 400008

Ex. Eng. Bldg. Proposal (City) - 1
 'E' Ward Municipal Offices 3rd Floor,
 10 S. K. Hafizuddin Marg, Byculla,
 Mumbai - 400 008.

Sir,

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

and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. _____ on Plot No./C.S.No./C.T.S. No. 226, Byculla Division/
 Village/Town Planning Scheme No. _____ Situated at Road / Street
258, Bellasis Road Ward E the Commencement
 Certificate/ Building permit is granted on the following conditions:-

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

P.T.O.

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

8) The Municipal Commissioner has appointed Shri. H. B. Mane Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This c.c. is granted upto Podium Top level as per approved plan dt. 28.9.07

This Commencement Certificate is valid upto 6.08.09
EB/2397/E/A dt. 02.5.15

This c.c. is further extended for Building No. 2 from Fire check floor + 21st Floor to 25th upper floor with Basement below internal driveway & Ramp adjoining East side of the plot as per amended approved plan dt. 4.14.2015

For and behalf of Local Authority
The Municipal Corporation of Greater Mumbai.
J.P. Pawar
27-8/2008
Assistant Engineer
Building Proposals (City)/(R&R)

21/11/15
AEBPC IV

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

RB/2397/E/A dt. 11-15/4/2009

This c.c. upto stillt + 20 upper floor (floor height 2) B1 - 20m. of Bldg No. 2 as per phase programme

4/10/09
AEBPC IV

EB/2397/E/A dt. 21/2/12

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

21/2/12
AEBPC IV

EB/2397/E/A dt. 3/10/12

This c.c. is further extended upto 16th Floors of Bldg No. 1 as per phase programme phase - II

3/10/12
AEBPC IV

EB/2397/E/A dt. 10.4.15 stillt

This c.c. is endorsed for Bldg No. 2 having 1st and 2nd podium & 3rd to 20th upper floors and Bldg No. 1 having 1st podium + 2nd to 16th upper floors as per amended approved plans dt. 04-4-15

10/4/15
AEBPC-IV

TRUE COPY

For Vidhii Partners
Advocates

PS

MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of Dy. Ch. Eng.(Traffic)

Main Store Bldg., 1st floor, Dr. E. Moses Road, Worli Naka, Worli, Mumbai - 400 018.

Tel. No. 24983443/24947638/24947638/24919517 Fax No. 24922771 Email ID: dychetr@yahoo.com

No. Dy.Eh.E/ P - 730 /Traffic of. - 14.11.13

✓ To,

Shaikh & Associates.**Rubberwala House, Dr. Nair Road,****Agripada , Mumbai - 400 011.**

Sub: Parking layout plan of proposed development on Property bearing C.S.No.226 of Byculla Division, situated at 258, Belasis Road in 'E' Ward, Mumbai.

Ref: Your Letter U/no.SA/F-90/778 Dated 14/10/2013 submitted on 19/10/2013.

Sir,

The parking layout plans submitted on 19/10/2013 and subsequently corrected plans submitted on 30/10/2013, in accordance with the circular issued by Ch.Eng.(D.P.) under no. CH.E/2291/DP/GEN of 28/03/08 is scrutinized purely from traffic operations and maneuverability point of view and the remarks along with the usual conditions are detailed as follows;

A) Architect has proposed the ramp touching to the compound wall and Podiums in front open space as shown on the accompanied plan, which is not permissible as per currently modified D.C.Regulation 1991.

B) This aspect shall scrutinize by E.E.(B.P.) City and sanction of competent authorities is required for the same, if it is not allowed then this NOC granted by this department shall treated as cancelled.

C) If competent authority approves the Point No. 'A', then the following conditions are applicable.

1) As per the parking statement:

- Required parking spaces are 258 nos.
- Parking spaces proposed are 258 nos. (181 Big + 77 Small Spaces)

a)From maneuverability point of view 258 nos. of parking spaces are proposed as shown in the plans & the same are in order & detailed here under;

This is regarding the parking layout plans comprising of

Sr. No.	Floors	Big	Small	Discription of Parking.
1	Ground Floor @ +0.00 m Level	58	21	50 nos. of spaces in Stack Parking with 25 units of 2 car modules and 29 nos. of spaces in Surface Parking.
2	1 st Podium Level@ +4.50m Level	40	39	16 nos. of spaces in Stack Parking with 08 units of 02 car modules and 63 nos. of spaces in Surface Parking.
3	2 nd Podium Level@	33	11	44 nos. of spaces in Surface Parking.

	+7.80 m Level			
		131	71	
	Total = 131+71	202		

With Entry and Exit through 7.50 m wide two way ramp for 1st and 2nd Podium Levels.

1	1 st Basement Level @ -4.20m Level	50	6	40 nos. of spaces in Stack Parking with 20 units of 2 car modules and 16 nos. of spaces in Surface Parking.
		50	6	
	Total = 50+6	56		

With Entry and Exit through 4 nos of Car Lifts.

Sr.No	Discription	Big Cars	Small Cars	Total Nos of Cars
1	Through 7.50 m wide two way ramp	73	50	
2	Through 4 nos of Car Lifts.	50	6	
3	Ground Floor	58	21	
	Total	181	77	258

- 2) Regarding (a) above it is to mention that the arrangement at Ground Floor, 1st Basement level and 1st & 2nd Podium floors are approved purely from traffic maneuvering point of view. The said approval does not construe any sort of permissibility of allowing such parking floors as per D.C. Regulation as the matter is in purview of Ex.Engineer (B.P.) City and take further necessary action in this respect including sanction of Competent Authority.
- 3) The size of parking stalls shall be 2.5 m. x 5.5 m. or 2.3 m. x 4.5 m. as shown in Green Colour on plan.
- 4) Traffic operation as indicated in red arrows shall be maintained.
- 5) Parking stalls are in order from maneuvering point of view.
- 6) 1 No. of 6.10 mts. wide gate including 1 no. of 1.2 mt. wide wicket gate for Entry & Exit and Chained Link / Sliding Gate for entry & exit at Bellasis Road are in order as shown in the plans.
- 7) Special attendant shall be deployed to maneuver the movement of cars between entry/ exit gate at Ground floor.
- 8) The Slope of 1:10 shall be provided for the ramp leading from Ground Floor to 1st Podium floor.
- 9) This parking layout needs to be got scrutinized/ verified by Executive Engineer (B.P.) City, as per the D.C. Rules, particularly the approvability of parking spaces provisions proposed by you considering future proposed development.


 Executive Engineer
 Traffic Planning

- 10) If the size, shape or configuration of the Ground Floor, 1st Basement level and 1st & 2nd Podium floors are required to be changed as per the requirements of E.E.(B.P)City revised parking layout shall be got approved from this office.
- 11) Area reserved for the parking shall be used for the purpose of parking only and a registered undertaking to this effect shall be submitted to Executive Engineer (B.P.) City office.
- 12) Standby arrangements of generators of requisite capacity shall be made in case of electric power failure.
- 13) That the registered Undertaking indemnifying the M.C.G.M. against any litigation arising out of Hardship to user in case of failure of car lifts shall be submitted to Executive Engineer (B.P.) City.
- 14) The Car Lifts shall be equipped with electric sensor device to avoid any mishap and maintenance of shall be done regularly and stamped undertaking to this effect shall be submitted to the Executive Engineer (B.P.) City.
- 15) 4 nos of car lifts for entry & exit for parking at 1st Basement Level are in order subject to approval of Executive Engineer (B.P.) City
- 16) **The part portion at Ground Floor, 1st Basement level and 1st & 2nd Podium floors are shown vacant without any parking spaces and aminity / utility in the building. This aspect shall be got scrutinized through E.E.B.P.(City) in view of stipulation of modified DCR regarding counting area beyond 25% excess parking in FSI. Approval of competent authority for the same shall be obtained.**
- 17) **Architect has proposed driveway varies from 4.50m to 6.00m instead of clear 6.00m at 1st Podium Floor, which needs relaxations. The approval of competent authority shall be obtained for the same**
- 18) **This parking layout is approved considering location of structural members shown on respective floor plan by the Architect.**
- 19) The above remarks have been offered only and purely from traffic point of view, without any prejudice to the status of structures, R.L./D.P. Roads and reservations if any.
- 20) The earlier remarks issued,If any, by this office, shall be treated as cancelled.

You are requested to note the following additional conditions:

1. The minimum 3.60 mt. head room shall be kept at the Ground Floor, 1st Basement level as well as at 2nd Podium Level and minimum 2.40 mt. head room shall be kept at 1st Podium floors below beams.
2. That the parking areas shall be adequately lighted, ventilated and drained properly.
3. Edges of the column shall be round shape in the parking levels and bottom of columns shall be painted with Yellow & Black angular stripes.
4. The parking stalls shall be painted and numbered.

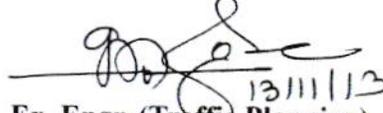
5. The traffic operations shall be marked in Thermoplastic Road marking paint arrows and traffic amenities such as Retro Reflective Road Studs shall be provided to guide the motorists.
6. Anti Skid finish (surface) shall be provided at the parking area.
7. Cautionary/ informatory signage's shall be provided in the drive ways to guide the motorists.
8. The traffic operations shall be marked in arrows to guide the motorists.
9. The entire drive-way shall be kept free of obstructions.
10. The Board indicating car parking at the Ground Floor, 1st Basement level and 1st & 2nd Podium floors shall be provided near the entry gates.
11. The Board indicating 'Visitors Car Parking Available' shall be provided near the entry gates.
12. Adequate parking attendants shall be deployed. Separate attendant shall be deployed near the gate at ground floor parking to manure the entry/ exit of car.
13. The trees are not shown on the plan by the Architect. Hence, it is presumed that there is no obstruction of the trees in entire driveway and parking spaces and Architect has proposed Basement/Podium by taking proper cognizance of the circular u/no:- CHE/000489/DP/GEN Dt. 22/06/2011. Ex.Engineer (B.P.) City shall verify the same before approval of plans.
14. Necessary care shall be taken to abate the nuisance of car exhaust/ smoke in parking area.

Subject to the amendments and suggestions implemented on site as approved by E.E.B.P. (City), the parking layout plan is approved purely from traffic operations and maneuverability point of view only. **The above plans are approved /valid subject to approval of relaxation mention & at condition No. A,B,C and 16, 17 from competent authority,**

The scrutiny fees Paid to this deptt. amounting Rs.12100/- (Twelve Thousand One Hundred Rs only) paid vide receipt no 1001576576 dated 23/10/2013.

TRUE COPY

For Vidhii Partners
Advocates
PS


13/11/13
Ex. Engr. (Traffic Planning)

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ
(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND
RECONSTRUCTION BOARD

(A MHADA UNIT)

EXHIBIT - 0

म्हाडा
MHADA



REVISED NO OBJECTION CERTIFICATE

No./Revised NOC/F-1457/ 6509 /MBRRB-14

Dated:-

19 AUG 2014

To,

Mr. Nisar I Patel,

258, Bellasis Road,

Mumbai Central, Mumbai-8

Sub :- Revised NOC with FSI 3.00 or rehab + 50% incentive FSI for redevelopment of property at C.S.No.226 of Byculla Divn, Ward Nos.E-3343(2) & 3344, 3345, 3351, 3346-47, 3350(2), 3350(1), 3348-49, 3352, Building Nos.258, 258A, 258B, 258C, 258E & F, 258 G, 258H, Bellasis Road, Mumbai.

Ref :- 1)NOC issued by this office letter No.R/NOC/F-1457/725/MBRRB -06 dated 14.02.2007 with FSI 2.5.
2>Your letter dated 09.08.2011.
3)Proposal submitted to Government in Housing Department by this office vide letter No.375 dated 20.01.2012.
4)Government in Housing Department vide letter No.76 dated 26.03.2014.
5)Executive Engineer, Building Proposal (City-II)/MCGM's letter No. EB/2397/E/A dated 27.05.2014.
6)Government in Housing Department vide letter No.29 dated 12.08.2014

This office vide its letter dated 14.02.2007 under reference No.1 above has granted you NOC for redevelopment of subject property as per the provisions of Modified DCR 33(7) dated 25th January 1999.

Now Govt. in Urban Development Department vide Notification No.TPB 4308/3224/CR-268/2008/A/UD-11 dated 21st May 2011 has modified the provisions of DCR 33(7) wherein permissible FSI has been enhanced from 2.5 to 3.00.

You vide letter under reference No.2 above has requested this office for granting of NOC with FSI 3.00 in accordance to modified DCR 33(7) dated 21st May 2011. Accordingly the proposal was submitted to Government in Housing Department vide this office letter under reference No.3 above. The Government in Housing Department vide letter at reference No.4 above has directed to grant Revised NOC with permissible FSI 3.00 after compliance of conditions mentioned therein. The Executive Engineer, Building Proposal (City-II)/MCGM's letter No.EB/2397/E/A dated 27.05.2014 has forwarded to this office their report on the conditions mentioned in the Government in Housing Department's letter No.76 dated 26.03.2014. Further you have submitted Affidavit on ₹100/- Stamp Paper stating therein that you will provide minimum 300 Sq.ft. carpet area and maximum 753 Sq.ft. carpet area to the tenants / occupants excluding fungible area or free of FSI area.

गृहनिर्माण भवन, कलानगर, वान्दे (पूर्व), मुंबई - ४०० ०५९.

दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२६२२

फॅक्स नं. : ०२२-२६५९२०५८ / २६५९०६६० पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.

Phone 66405000, 26592877, 26592622.

Fax No. : 022-26592058 / 26590660 Post Box No. 8135

CO. 112

In view of above compliance "**Revised No Objection Certificate**" is hereby granted for redevelopment of captioned property with FSI 3.00 or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI, whichever is higher, in accordance with the modified D.C. Regulation 33(7) and Appendix - III of this Regulation sanctioned by the Govt. in Urban Development Department Mantralaya vide Notification published in Govt. Gazette dated 25th January 1999 & Notification No. TPB 4308/ 3224/ CR-268/08/UD-11 dated 02nd March 2009 and Notification No. TPB 4308/ 3224/CR-268/ 2008/ A/UD-11 dated 21 May 2011 and Notification No. TPB 4313/ CR-84/ 2013/ UD-11 dated 07.10.2013 on the following terms and conditions :

Condition Nos.1, 4, 5, 6 & 11 are now modified and should be read as follows:

- 1) All the occupants of the old building shall be reaccommodated in the redeveloped building. Each occupant shall be rehabilitated and given the equivalent carpet area as occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.88 sq.mt. (300 sq.ft. fixed) and/or maximum carpet area 70 sq.mt. (753 sq.ft.) as provided in the MH&AD Act, 1976. In case of non-residential occupier, the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Provided that if carpet area for residential purpose exceeds 70.00 sq.mt. (753 sq.ft.) the cost of construction shall be paid by tenant/occupant to the developer. The cost of construction shall be as per Ready Reckoner rate of that year. However, the carpet area exceeding 70.00 sq.mt. (753 sq.ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI. Accordingly the plans be got approved from M.C.G.M. as per the clause 16 of Appendix-III of the Notification dated 02nd March 2009 and 21.05.2011. **It shall be noted that the carpet area to be provided to the tenants / occupants will not include fungible area or free of FSI area.**
- 4) Restriction on transfer of tenements shall be governed by provision of Rent Control Act till Co-op. Society is formed and after that the same shall be governed by the provision of Maharashtra Co-op. Society's Act.
- 5) The NOC holder will have to pay an expenditure, incurred by the Board towards structural repairs/propping / demolition, processing of reconstruction scheme/ land acquisition etc. at the office of the Asstt. Accounts Officer (Zone-III) /MBRRB & produce certified xerox copy of receipt of payment to this office before issue further Commencement Certificate by MCGM. C.O.111
- 6) The revise plans of the proposed building shall be submitted to MCGM within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled. As far as possible provision of tenements of 300.00 sq.ft. to 350.00 sq.ft. carpet area shall be made in the proposed building plans for handing over to this office on account of surplus Built Up Area to be surrendered to the Board as per condition No.11 of this NOC.
 - a) Prior approval for this shall be obtained before plans are submitted for approval to MCGM.
 - b) After issue of IOD and approval to plans by MCGM.
 - i) Plans showing the tenements to be surrendered to MBRRB shall be shown prominently and copy of the same shall be submitted to MBRRB.
 - ii) The tenements to be surrendered shall be mortgaged in the name of MBRRB by way of registered deed within 15 days from issue of IOD by MCGM.

- 11) **The NOC holder shall surrender a surplus built up area admeasuring 1562.81 m² if the new building is reconstructed for residential use only and 2604.69 m² if the new building is reconstructed for mixed use i.e. residential and commercial use, as per IIIrd Schedule of MHAD Act-1976.**

The exact surplus built up area if any as provided in the IIIrd Schedule of MHAD Act-1976, shall be communicated to you after you submit to this office the plans of proposed buildings with permissible FSI, duly approved by MCGM. The surplus area required to be surrendered to the Board will have to be made available to the Board at an amount as may be decided by the Board.

Also the condition nos.20, 21 and 22 of letter at reference No.1 are hereby deleted in view of the Judgment of the Hon. Supreme Court dated 04.09.2008 in Civil Appeal No.2970/2006 & others.

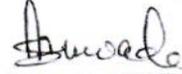
The condition No.23 of the NOC remains unchanged and shall be read as condition No.20 since the original condition nos.20, 21 and 22 are deleted and the following conditions are added after condition No.20

- 21) The NOC holder will have to execute Agreement with MHADA/ MBRRB in respect of surrendering surplus Built up Area in same building in accordance to the provisions of DCR 33(7), as per 3rd schedule of MHAD Act 1976 within 30 days after approval of amended plans by MCGM and prior to issue of further Commencement Certificate by MCGM on ₹100/- Stamp Paper. The MCGM shall not grant Commencement Certificate or any further permission unless the Agreement is duly executed between NOC holder and MHADA/ MBRRB and letter to that effect is issued by MBRRB
- 22) In case of mix of the structures i.e. cessed & non cessed structures and if the area of non cessed structures existing prior to 30.09.1969, area of land component under non-cessed structure works out upto a limit of 25% of plot area, then FSI shall be considered on total plot area. If this area exceeds 25% of the total area, then area above 25% shall be deducted from plot area. FSI for deducted area shall be as per regulation 32 and the remaining plot area shall be as per 33(7).
- 23) The Board will not be responsible for certifying the Built up area of non-cessed structures if any on the said property. The same shall be certified by your licensed architect, as this does not fall within the purview of the Board. The Built up area of non-cessed structures on the captioned property, if any shall be verified by MCGM prior to issue of IOD.
- 24) The NOC holder shall execute Agreement with all the tenants / occupants stating therein the rehabilitation area agreed to be provided apart from other terms & conditions. The copy of such agreement shall be submitted to MHADA / MCGM before issue of Commencement Certificate by MCGM.
- 25) If the NOC holder proposes to construct separate buildings for rehab and free sale, then the Commencement Certificate for free sale buildings shall be issued only after the work of all rehab buildings reached above plinth.
- 26) The NOC holder has submitted Structural Stability Certificate from Licensed Structural Engineer to MCGM. The MCGM shall take cognizance of the same prior to granting approval to amended plans for enhanced FSI.
- 27) A corpus fund will have to be created by the developer which will take care of the maintenance of the new building for a period of 10 years.

60.122

- 28) The NOC holder shall submit an Affidavit to MCGM stating therein that they will follow the provisions laid down in section 2(15) of DCR 1991.
- 29) All the conditions mentioned in the Government in Housing Department's letter No.76 dated 26.03.2014 shall be complied.

The other contents in the NOC letter dated 14.02.2007 remain unchanged.



(Dr. Ramesh Surwade)
Chief Officer,
M.B.R.& R.Board, Mumbai.

TRUE COPY
For Vidhi Partners
Advocates
DS

EXHIBIT-P**MUNICIPAL CORPORATION OF GREATER MUMBAI****No.EB/ 2397 / E / A dt. 04/04/2015**

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

Ex. Eng. Bldg. Proposal (City) -II
 New Municipal Building, C. S. No.355 B,
 Bhagwan Walme Chawk, Vajrapur, or Marol
 Opp. Maharashtra Bldg. Co.
 Salt Pan Road, Antophill, Wadala (East)
 Mumbai - 400 037.

Sub: - Proposed redevelopment of property bearing
 C.S.No.226 of Byculla Division at 258 Belasis
 Road, Mumbai Central, Mumbai - 400 008.

Ref : Your letter dated 22.12.2014

Sir,

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

1. That all the conditions of I.O.D. under even No. dated 28.09.2007 shall be complied with.
2. That the revised structural design/calculations/details/drawings shall be submitted before extending C.C.
3. That payments towards following shall be made before asking for C.C.
 - a. Development charges :
 - b. Premium towards condonation of open space deficiency
 - c. Extra Water / Sewerage charges at A.E.W.W. 'E' Ward Office
 - d. Premium towards staircase, lift, lift lobby area
4. That the N.O.C. from MHADA mentioning B.U.A. to be surrendered to MHADA if any shall be submitted before asking for further C.C. and such B.U.A. shall be marked on plan and plans shall be got amended from this office.
5. That the final N.O.C. from MHADA shall be submitted before asking for occupation permission to sale component of building.
6. That the cc shall be got endorsed as per the amended plan.
7. That the work shall be carried out strictly as per approved plan.
8. That the final structural stability certificate shall be submitted before asking for B.C.C.
9. That the feasibility of providing the basement from Geologist on the plot under reference shall be submitted.
10. That the Excavation work for basements shall be strictly carried out under guidance & supervision of Geotechnical consultant & certificate to that effect shall be submitted.
11. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water,

etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the Licensed Structural Engineer.

12. That Registered undertaking for faithful compliance of revised MHADA N.O.C. dt.19.08.2014 shall be submitted.
13. That Registered undertaking for faithful compliance of revised M.O.E.F. at the appropriate stage of construction shall be submitted.
14. That to submit letter from MHADA for compliance of condition in revised MHADA N.O.C. dt.19.08.2014 before asking further C.C.
15. That To submit H.E. N.O.C. for Swimming pool
16. That the Final N.O.C. from High Rise Committee shall be submitted before asking O.C
17. That the revised M.O.E.F. N.O.C. shall be submitted beyond gross construction built up area adm.29576.00 sq.mt.
18. That the Registered undertaking for not misusing parking floor, basement, service slab, chajjas, removal of already construct slab beyond kitchen to create duct shall be submitted
19. That the proposed demolition shown on plan to be completed before asking C.C. of equivalent area of service duct adm.352,72 sq.mt.
20. That The condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency.
21. That the following documents shall be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M.
 - (a) Ownership documents;
 - (b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
 - (c) Copies of soil investigation reports
 - (d) R.C.C. details and canvass mounted structural drawings.
 - (e) Structural Stability Certificate from Licensed Structural Engineer.
 - (f) Structural Audit Reports.
 - (g) All details of repairs carried out in the buildings.
 - (h) Supervision certificate issued by the Licensed Site Supervisor.
 - (i) Building Completion Certificate issued by Licensed Surveyor/ Architect.
 - (j) NOC and completion certificate issued by the C.F.O.
 - (k) Fire safety audit carried out as per the requirement of C.F.O.
22. That the registered sale agreement incorporating the following conditions shall be submitted to this office.

(l) That the prospective society / end user shall not preserve & maintain the following documents / plans & subsequent periodical structural audit reports & repair history, similarly to check & to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M.

- (a) Ownership documents;
 - (b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
 - (c) Copies of soil investigation reports.
 - (d) R.C.C. details and canvass mounted structural drawings.
 - (e) Structural Stability Certificate from Licensed Structural Engineer.
 - (f) Structural Audit Reports.
 - (g) All details of repairs carried out in the buildings.
 - (h) Supervision certificate issued by the Licensed Site Supervisor.
 - (i) Building Completion Certificate issued by Licensed Surveyor/ Architect.
 - (j) NOC and completion certificate issued by the C.F.O.
 - (k) Fire safety audit carried out as per the requirement of C.F.O.
23. That the developer shall submit the registered undertaking & indemnity bond that the conditions mentioned at Sr. No 22 will be incorporated in the sale agreement & the same will be informed to the prospective society/ end user.
24. That the registered undertaking shall be submitted for agreeing to undertake that all the conditions incorporated in NOC/F-1457 /6509/MBRRB-14 N.O.C. dt.19.08.2014 will be complied at appropriate stage of construction
25. That the supervision certificate shall be submitted periodically from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C.Reg 5(3)(ix) regarding satisfactory construction on site.
26. That a Regd. Undertaking shall be submitted that the owner shall not raise any objection when the neighbourhood plot owner comes for redevelopment with deficiency in joint open spaces.

A copy of set of amended plans duly stamped/signed is hereby returned as a token of approval.

Yours faithfully,

Executive Engineer,
Building Proposals(City)- II

No.EB/2397/E/A dt 04/04/2015

- Copy to : The Owner,
Nisar I. Patel, C.A. to Owner,
292, Bellasis Road,
Mumbai Central, Mumbai - 400 008
2. Designated Officer, Asstt.Eng.(B.&F.) E Ward,
 3. A.E.W.W.E Ward,
 4. Dy.A.& C. City
 5. Chief Officer, M.B.R. & R. Board
 6. A.O. (B.P.) City.

[Signature]
Executive Engineer,

TRUE COPY

For Vidhii Partner
Advocates
BPC-2/E-2397

DS

MUNICIPAL CORPORATION OF GREATER MUMBAI**FORM 'A'****MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.**NO. EEBPC/2397/E/IA of 7.08.09**COMMENCEMENT CERTIFICATE**

To,

Nisarg I. Patel
C.A. to owners
Dudhwala. House
292, Bellasis Road Mumbai Central
Mumbai - 400008

Ex. Eng. Bldg. Proposal (City) - I
 'E' Ward Municipal Offices 3rd Floor,
 10 S. K. Hafizuddin Marg, Byculla,
 Mumbai - 400 008.

Sir,

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

and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. _____ on Plot No./C.S.No./C.T.S. No. 226 Byculla Division/
 Village/Town Planning Scheme No. _____ Situated at Road / Street
258, Bellasis Road, Ward E the Commencement
 Certificate/ Building permit is granted on the following conditions:-

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

P.T.O.

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

8) The Municipal Commissioner has appointed Shri. H. B. Mane Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act. *This c.c. is granted upto Podium Top level as per approved plan dt. 28.9.07*

This Commencement Certificate is valid upto 6.08.09
EB/2397/E/A dt. 02.5.15

This c.c. is further extended for Building No. 2 from Fire check floor + 21st Floor to 25th upper Floor with Basement below internal Driveway & Ramp adjoining East side of the plot as per amended approved plan dt. 4.14.2015

For and behalf of Local Authority
The Municipal Corporation of Greater Mumbai.
[Signature]
Assistant Engineer
Building Proposals (City)/(R&R)

[Signature]
21/11/15
AEBPC IV

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/2397/E/A dt. 11-11-2009

This c.c. upto stillt + 20 upper floor (Floor 20) of Bldg No. 2 as per phase programme

[Signature]
4/12/09
AEBPC IV

EB/2397/E/A dt. 21/2/12

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

EB/2397/E/A dt. 3/10/12

AEBPC IV

This c.c. is further extended upto 16th Floors of Bldg No. 1 as per phase programme phase-III

EB/2397/E/A dt. 10.4.15 stillt

This c.c. is endorsed for Bldg No. 2 having 1st and 2nd podium & 3rd to 20th upper floors and Bldg No. 1 having 1st podium + 2nd to 16th upper floors as per amended approved plans dt. 4-4-15

[Signature]
3/10/12
AEBPC IV

[Signature]
10/4/15
AEBPC-IV

TRUE COPY

For Vidhii Partners
Advocates

DS

Rota : 5000 (Get: 983:21.4.99)DyChE(BP)-1

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

NO. EEBPC/2397/E/IA of 7.08.09

COMMENCEMENT CERTIFICATE

To,

Nisar I. Patel
C.A. to owners
Dudhwala House
292, Bellasis Road Mumbai Central
Mumbai - 400008

Ex. Eng. Bldg. Proposal (City) - I
 'E' Ward Municipal Offices 3rd Floor,
 10 S. K. Hafizuddin Marg, Byculla,
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Sir,

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 Village/Town Planning Scheme No. _____ Situated at Road / Street
258, Bellasis Road Ward E the Commencement Certificate/ Building permit is granted on the following conditions:-

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

P.T.O.

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

8) The Municipal Commissioner has appointed Shri. H. B. Mane Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act. *This c.c. is granted upto Podium Top level as per approved plan dt. 28.9.07*

This Commencement Certificate is valid upto 6.08.09
EB/2397/E/A dt. 02.5.15

This c.c. is further extended for Building No. 2 from Fire check floor + 21st Floor to 25th upper Floor with Basement below internal.

Drive way & Ramp adjoining East side of the plot as per amended approved plan dt. 4.11.2015

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

AEB/21/15
AEB/PCIV

J.P. Peave
07.08/2008
Assistant Engineer
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/2397/E/A dt. 11-15/4/2009

This c.c. upto stillt + 20 upper floors (Phase II) B1 - 20m. of Bldg no. 2 as per phase programme

11/15/09
AEB/PCIV

EB/2397/E/A dt. 21/2/12

This c.c. is granted for wing B (PT) upto 20 Floor stop. as per phase programme phase-II.

EB/2397/E/A dt. 3/10/12

AEB/PCIV

This c.c. is further extended upto 16th Floors of Bldg No. 1 as per phase programme phase-III

EB/2397/E/A dt. 10.4.15 stillt

AEB/PCIV

This c.c. is enlarged for Bldg No 2 having 1st and 2nd podium & 3rd to 20th upper floors and Bldg No 1 having 1st podium + 2nd to 16th upper floors as per amended approved plans dt. 04-4-15

AEB/10/4/15
AEB/PC-IV

TRUE COPY

MUNICIPAL CORPORATION OF GREATER MUMBAI

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

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

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

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

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

Gentlemen,

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

1. The minimum formation / ground level of plot under reference shall be at least 28.04 M. (92.00") THD or 15 cm. (6") above the formation level of proposed footpath, if any, raised footpath / existing access, abutting / proposed road, whichever is higher.
2. The Storm Water Drain suggested in the accompanying plan shall be laid as per Municipal Specifications using R.C.C. pipes NP2 class below 450 mm. dia. and NP3 class pipe for 450 mm. dia. and above pipes, (I.S.I. Mark only) duly encased with 15 cm. thick M-15 cement concrete all around alongwith provision of water entrances having minimum size of 450mm. x 450mm. covered with M.S. / C.I. gratings. The built up drain shall be covered with prestressed R.C.C. / C.I. grating for entire length. The velocity of flow shall be maintained at 1.2M. / Sec. (4' / sec.) while the drain is running full.
3. Four catch pit chambers shall be provided at points 'G', 'L', 'Y' and 'W' which shall be 60 cm (2') below the invert of pipes, as shown in the accompanying plan. The internal S. W. Drain arrangement shall be provided as follows :-
 - a) 300 mm. dia. R.C.C. pipes (slope 1:150) from points : A-B-C-D-E-F-G-H, J-K-L-G, P-Q-R-S-T-G, W-R, Y-F.
 - b) 300 mm. wide built up drain shall be in cement concrete of Grade M-20 having minimum thickness of walls of 20 cm. which shall be covered with gratings from points M-N-O-L, U-V-W and X-Y with minimum depth of 300 mm. at starting point @ slope 1:400.
 - c) The down take pipes of 100 mm. dia. from parking/ terrace level up to ground level shall be provided which shall be connected to the water entrance on ground level within property. The slope to the surface of parking/ terrace shall be given in such a way that all the storm water from parking / terrace will flow towards down take pipes without stagnation.

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

REGARDING STREET CONNECTION :

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

REGARDING COMPLETION CERTIFICATE :

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

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

Yours faithfully,

Acc. : Plan

TRUE COPY
For Vidhii Partners
Advocates
PS


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

MUNICIPAL CORPORATION OF GREATER MUMBAI

Dy.Ch.E / S P / 30 / E / P&D dated. / 2015. 17 DEC 2015

Office of the
Dy.Chief Engineer
(Sewerage Project), P&D,
2nd floor, Engg. Hub,
Stores Bldg., Dr.E.Moses
Marg, Worli,
Mumbai-400 018.

To,
Mr. Imamudin F Khan (P.L.No.5213),
I.O.D Holder -Mr. Nisar I Patel, C.A
100, Opp. BMC Colony,
Ram Mandir Lane, Juhu Lane,
Andheri (W),
Mumbai-400 058.

Sub:- Revised Sewerage Remarks for proposed building on plot bearing C.S. No.226 of Byculla Division situated at 258, Belasis Road, Mumbai Central, Mumbai-400008 in E -Ward .

Ref:- i) Your letter received on 30.06.2015
ii) IOD u/no. EB/7297/E/A of 28.09.2007.
Amended on 04.04.2015, I.O.D. Holder:-Mr. Nisar I Patel, C.A.
iii) EEMMS/2255/City of 29.07.2015.
iv) Dy Ch E(SP) P&D's approval dt. 10.12.2015.

Gentlemen,

With reference to the above mentioned letter, by direction, there is no objection to carry out the work of laying pipe 150 mm dia STP treated overflow connection D-C-B and C to R with renovated street connection marked B-A, as per the accompanying approved plans, subject to the following conditions:-

1. That the sewer line shall be laid as per the approved plan attached herewith.
2. The work shall be carried out as per the Municipal Specifications and drainage bye-laws.
3. That the vent shaft of adequate size shall be provided at every head manhole/sewer trap chamber and at every 500' intervals, along the sewer line.
4. That the work of internal drainage layout shall be carried out through licensed plumber only & street connection work shall be carried out through A.E (SWM) "E" Ward Department.
5. That the conical manhole of 1.20M. dia. shall be constructed if the depth of manhole is between 1.50M. and 2.30M. and 1.50M. dia. Conical manhole shall be constructed if the depth of manhole exceeds 2.30M. but is less than 5.0M. as per Municipal Specifications with C.I. heavy air tight frame & cover, weighing 230 Kgs (Minimum).
6. That where the depth of the sewer is less than 1.50 M. the rectangular inspection chamber shall be constructed of size 0.90M. x 0.60M or 0.90 M. x 0.45 M. with 230 mm thick brick masonry in C.M. 1: 2 with both sides 20 mm. thick plaster in C.M. 1:1 with C.I. heavy air tight frame and cover (for 0.90 M. x 0.60M Inspection chamber the cover shall weight 250 kg. (Minimum) and for 0.90 M x 0.45 M. inspection chamber cover shall weigh 225 kg. (Minimum)) .
7. That the C.I. steps 5.44Kg. each shall be provided for M.H./Chamber at 375 mm.c/c. distance staggered when the depth of the manhole/chamber exceeds 1.20M.
8. That the 30cm. thick 1:2:4 bed c.c. for conical M.H. of size 1.20M. dia. & 1.50M. dia. 23 cm. thick 1:2:4 bed concrete for 0.90M.x0.60M.I.C. & 15cm. thick 1:2:4 bed concrete for 0.90M.x0.45M.I.C. shall be laid which shall be 15cm. all along the external faces of the manhole/chamber.
9. That the sewer should be fully encased with 15cm. thick M.150 (1:2:4) cement concrete when the average depth of the top of the pipe sewer is less than 1 meter and more than 3 meter & shall be half encased with 15cm. (1:2:4) cement concrete when the average depth of the top of the pipe sewer is between 1 to 3 meters.

10. The necessary drop arrangement as per Municipal specifications should be provided in connecting the manholes where drop in the sewer exceeds 0.60 M.
11. That the sewer line laid shall be cleaned before applying to A.E (SWM) "E" Ward for connecting it to the existing Municipal sewer.
12. That after the work is completed the drainage completion certificate along with completion plan as per drainage work carried out shall be submitted to this office for acceptance.
13. That the house drain/down take pipe for all the building at the above mentioned premises should be got approved from **E.E.(B.P) City-II**.
14. That you should approach **A.E (SWM) "E" Ward** for renovating the existing street connection after remitting the necessary charges for street connection and reinstatement. Remarks for the same shall be submitted to this office before approaching for D.C.C.
15. The excavated trenches for the drainage line shall not be filled up unless the joint inspection of the drainage work after submission of D.C.C. is carried out and approved by this office.
16. That you will have to submit revised proposal for approval of internal drainage layout to this office as and when the plans of the proposed development on the property under reference are amended.
17. That the sewer line near/abutting the under ground water tank, shall be of C.I. with R.C.C. Chamber.
18. That the all C.I. pipe sewer proposed shall be laid in single piece from chamber to chamber or MH to MH with full encasement.
19. That IOD holder/L.P. shall submit the undertaking for rectification of defects occurred during the functioning of internal drainage at the time of DCC.
20. Earlier NOC issued if any shall be treated as cancelled.
21. This NOC is valid for one year from date of issue. NOC shall be revalidated every year by remitting revalidation fees.

Acc: 1 L-Section..

TRUE COPY

**For Vidhii Partners
Advocates**

DS

Yours faithfully

Sham
18/11/22
Executive Engineer

(Sewerage Project) P.&D., City

EXHIBIT - U

MUNICIPAL CORPORATION OF GREATER MUMBAI

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

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

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

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

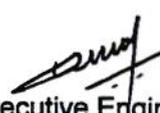
Ref : 1. Your L.P.s M/s. Modern Tech's letter dtd. 24.12.2015.
 2. This office SWD remarks u/nr. Dy.Ch.E./SWD/2546/PC dtd. 12.10.2015.
 3. Letter from A.E. (SWM) 'E' Ward u/nr. AE/E/5975/SWM dtd. 03.08.2015.

Gentlemen,

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

Yours faithfully,

Acc : Plan


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

TRUE COPY

For Vidhii Partners
 Advocates

DS

MUNICIPAL CORPORATION OF GREATER MUMBAI

Dy.Ch.E / S P / / P&D dated. / /2016.

Office of the
Dy. Chief Engineer
(Sewerage Project), P & D.,
2nd floor, Engg. Hub.Stores Bldg.,
Dr. E. Moses Marg, Worli,
Mumbai-400 013.

No. Dy. Ch.E./S.P./ 2510 /P&D.

To,
Imamudin F.Khan (P.L.No.5213)
I.O.D Holder -Mr. Nasir I Patel,
100.Opp.BMC Colony,
Ram Mandir Lane,Juhu Lane,
Andheri (W), Mumbai-400058.

30 JAN 2016.

Subject :-DCC for sewerage connection layout of proposed redevelopment of property on plot bearing C.S.No. 226 of Byculla Division at 258,Belasis Road, Mumbai Central , Mumbai in "E" Ward, Mumbai.

Reference :- 1.I.O.D. u/no- EB/2397/E/A Dtd 28/09/2007 .

Amended on 04/04/2015. IOD Holder - Mr. Nasir I Patel.

2. This office NOC u/no.Dy.ChE/SP/30/P&D;dated 18/12/2015.

3. Dy.ChE.(S.P.)'s approval dated. 30 /01 /2016.

Gentleman,

The Drainage Completion Certificate submitted by you for internal drainage layout for proposed building on the above mentioned plot is hereby accepted.

However, so far as the house drains and Street connection for the building on the above mentioned plot is concerned, you are requested to approach the Executive Engineer (B.P.) City-II & Asst.Comm. "E" Ward.

Yours Faithfully

ARCAH
30/1/16

Executive Engineer
(Sewerage Project)P&D, City

TRUE COPY

For Vidhii Partners
Advocates
PS

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2015/CR-199 (I)/TC-1
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai- 400 032.
 Dated: 25th May, 2016

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

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

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 39th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 93rd & 96th meetings.

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

Brief Information of the project submitted by you is as-

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

Manu
manu aliya

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

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

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

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

General Conditions for Pre- construction phase:-

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

- (vii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSIFAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (viii) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

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

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

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

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

(xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

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

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

General Conditions for Post- construction/operation phase-

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

- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF & CC Notification dated 29th April, 2015.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

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

(EC uploaded on 23/05/16)

TRUE COPY

For Vidhii Partners
Advocates

DS



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
 [EB/2397/E/A of 27 July 2017]

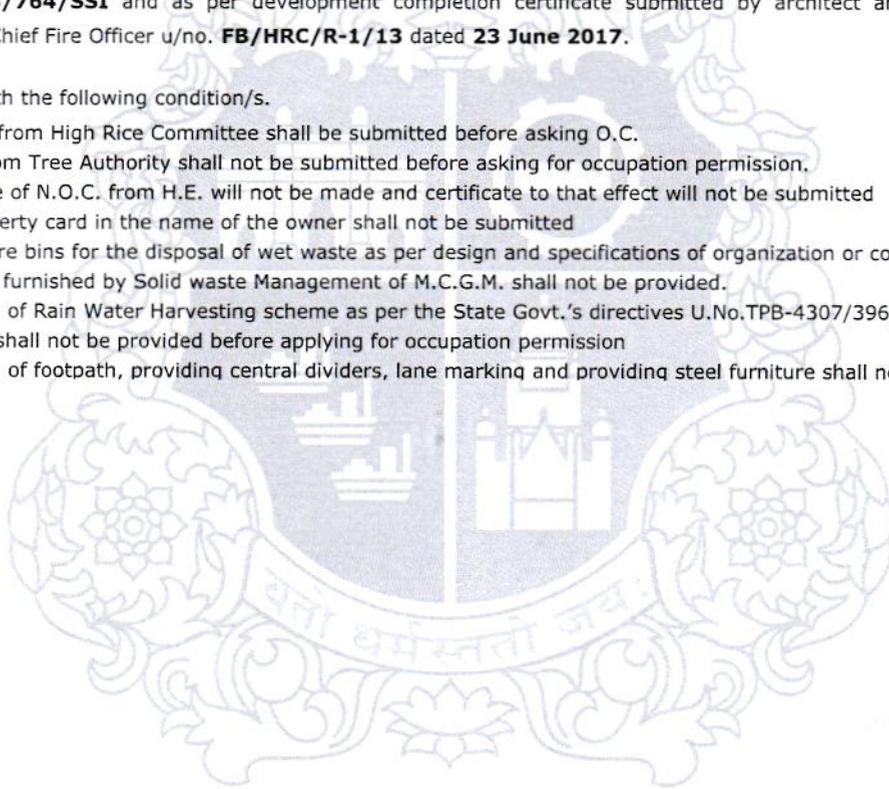
To,
NISAR I PATEL (C.A. to OWNER)
Dudhwalas House 292 Bellasis Road Mumbai Central, Mumbai-400008.

Dear Applicant/Owners,

The **Part 1** development work of _____ building comprising of **Building No.1, having basement + part ground & part stilt + 1st podium floor + 2nd to 16th upper floors (except Flat Nos. 201 & 202 on 2nd floor, Flat No. 301 on 3rd floor, Flat Nos. 401 & 402 on 4th floor, Flat No.501 on 5th floor, Flat No.601 on 6th floor, Flat No.802 on 8th floor and flat Nos.1201 & 1202 on 12th floor 2 nos. of lifts) and entire Wing A & Wing B of Building No 2 having Stilt floor + 1st Podium + 3rd to 20th upper floors (except 2 Nos. of staircase & 2 Nos. of lifts) on plot bearing C.S.No./CTS No. 226 of Division Byculla at Agripada** is completed under the supervision of Shri. **MOHMADALI AHMED SHAIKH** , Licensed Surveyor , Lic. No. **S/404/LS** , Shri. **Niyaz A Hanware** , RCC Consultant, Lic. No. **STR/H/10** and Shri. **Shaikh Mukhtar Ahmed H** , Site supervisor, Lic.No. **S/764/SSI** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **FB/HRC/R-1/13** dated **23 June 2017**.

It can be occupied with the following condition/s.

- 1.That the Final NOC from High Rise Committee shall be submitted before asking O.C.
- 2.That final N.O.C. from Tree Authority shall not be submitted before asking for occupation permission.
- 3.That the compliance of N.O.C. from H.E. will not be made and certificate to that effect will not be submitted
- 4.That the Fresh property card in the name of the owner shall not be submitted
- 5.That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
- 6.That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U.No.TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission
- 7.That the completion of footpath, providing central dividers, lane marking and providing steel furniture shall not be completed

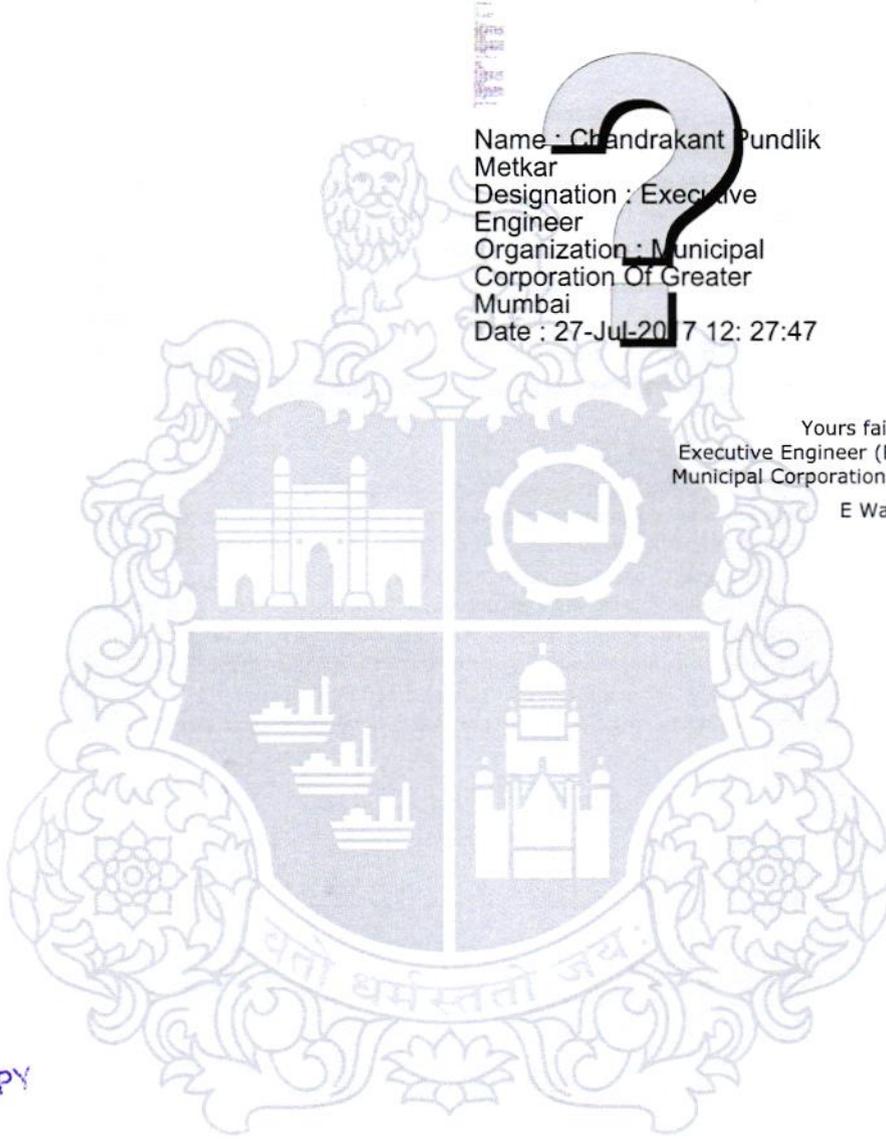


Copy To :

1. Asstt. Commissioner, E Ward
 2. A.A. & C. , E Ward
 3. EE (V), City
 4. M.I. , E Ward
 5. A.E.W.W. , E Ward
 6. Architect, MOHMADALI AHMED SHAIKH, J/328, VIVEK APATRMANT, CST ROAD, SANTACRUZ(E)
- For information please

Name : Chandrakant Pundlik
Metkar
Designation : Executive
Engineer
Organization : Municipal
Corporation Of Greater
Mumbai
Date : 27-Jul-2017 12: 27:47

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
E Ward



TRUE COPY

For Vidhii Partner
Advocates

DS



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51900004897**

Project: **DUDHWALA AQUAPEARL** , Plot Bearing / CTS / Survey / Final Plot No.: **226** at **E-400008, Ward E, Mumbai City, 400008**;

1. **Dudhwala Real Estate And Investment** having its registered office / principal place of business at *Tehsil: Ward E, District: Mumbai City, Pin: 400008*.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - The Registration shall be valid for a period commencing from **09/08/2017** and ending with **30/12/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

TRUE COPY

For Vidhii Partners
Advocates
DS

Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 15:55:52

Dated: 09/09/2021

Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

EXHIBIT - Z**MUNICIPAL CORPORATION OF GREATER MUMBAI**
EB/2397/E/A

To,
M/s Shaikh & Associates
Rubberwala House,
Dr.A. Nair Road,
Agripada Mumbai 400011.

Sub: - Proposed Redevelopment of Property Bearing C.S. No 226 of Byculla
Division, at 258 Bellasis Road, Mumbai central, Mumbai 400008.

Sir,

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

1. That all the conditions of I.O.D. under even No. dated 28/09/2007 & 04/04/2015 shall be complied with.
2. That the revised structural design/calculations/details /drawings for lift & lift Lobby shall be submitted before extending C.C.
3. That payment towards following shall be made before asking for C.C.
 - a. Development charges
 - b. Labor Welfare
 - c. Development Cess
 - d. Premium towards staircase, lift, lift lobby area.
4. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. As per circular dated 07/06/2016.
5. That the work shall be carried out as per approved amended plans.
6. That the Janta Insurance policy covers the compensation claims raised out of Workman Compensation Act 1923 shall be submitted before asking further C.C.
7. That the civil aviation NOC shall be submitted before asking further C.C.
8. That the jail NOC Shall be submitted.
9. That the common registered undertaking cum indemnity Bond shall be submitted before grant of cc for permitted height of staircase lift core with overhead water tank as per Chief Eng. DP/ Mc circular u/no CHE/DP/30567/Gen Dated 04/01/2017.
10. That the Third Party Insurance Shall be submitted.
11. That the safety officer shall be appointed.

EXHIBIT

- 12. That adequate safeguards shall be employed in consultation with SWM dept of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 13. That the debris shall be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016.

Bhimrao
Tukaram
Sawant



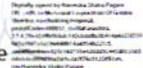
S.E.B.P. (City) – VI

Ravindra
Dagaji Deore



A.E. B.P City – IV

Narendra
Shahu Pagare



EX. Eng. B.P.(City) – II

- Copy to: -
- 1. Dudhwala Real Estate & Investment.
 - 2. Assistant Commissioner, E Ward.
 - 3. A.E.W.W. E Ward.
 - 4. D.O. E Ward.

Forwarded for Information please.

Bhimrao
Tukaram
Sawant



S.E.B.P. (City) – VI

Ravindra
Dagaji Deore



A.E. B.P City – IV

Narendra
Shahu Pagare



EX. Eng. B.P.(City) – II

TRUE COPY

For Vidhii Partners
Advocates

DS

EXHIBIT - AA

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No EB/2397/E/A/FCC/4/Amend
COMMENCEMENT CERTIFICATE

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

Sir,

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

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

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

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

This CC is valid upto

Issue On : 07 Aug 2008

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 15 Apr 2009

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 21 Feb 2012

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 03 Oct 2012

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 03 Oct 2012

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 10 Apr 2015

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 02 May 2015

Valid Upto : -

Application Number :

Remark :

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

Approved By
-

Issue On : 07 Aug 2018

Valid Upto : 06 Aug 2019

Application Number :

Remark :

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

Submitted Please

Approved By
-

Issue On : 17 Mar 2020

Valid Upto : 16 Mar 2021

Application Number :

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

Remark :

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

Approved By

Asst.Eng.(BP)City IV E Ward

Assistant Engineer (BP)

Issue On : 18 Aug 2021

Valid Upto : 17 Aug 2022

Application Number :

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

Remark :

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

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

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

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

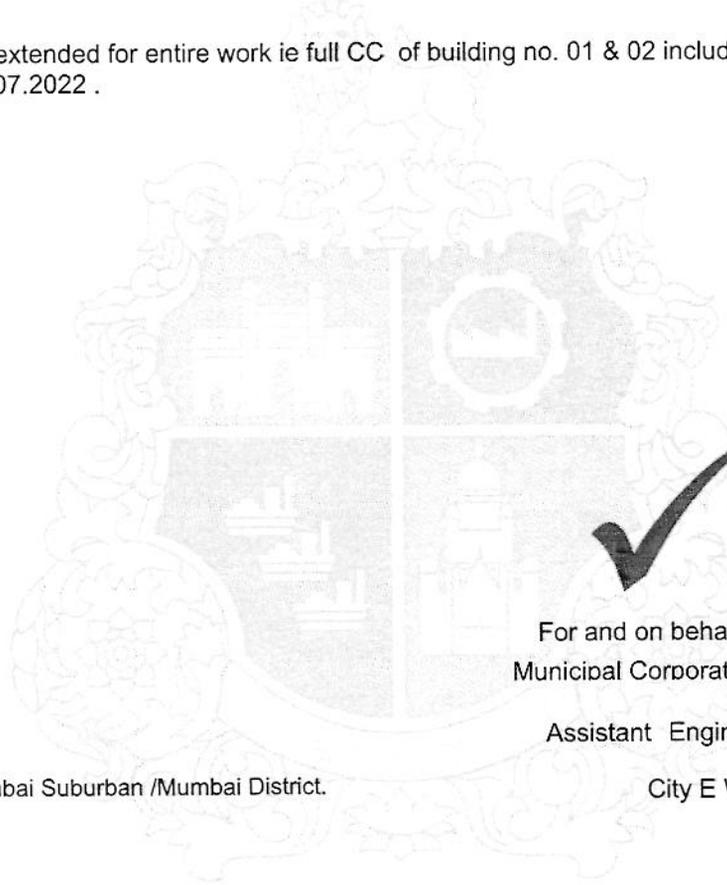
Issue On : 28 Jul 2022

Valid Upto : 06 Aug 2022

Application Number : EB/2397/E/A/FCC/4/Amend

Remark :

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



Digitally signed by Anil manurao chaunpurg
Date: 28 Jul 2022 16:29:00
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)



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

Assistant Engineer . Building Proposal

City E Ward Ward

Cc to :

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

EXHIBIT - BB

MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. EB/2397/E/A/337/3/AMEND dated 03.03.2020

To, MOHAMMAD ALI SHAIKH J/328, VIVEK APATRMANT, CST ROAD, SANTACRUZ(E)	CC (Owner), Imtiyaz I. Patel (C.A.to Owner) Dudhwala Hose, 292, Bellasis Road Mumbai Central Mumbai 400008
---	---

Subject : Proposed Redevelopment of Residential Building on plot Bearing C.S. No. 226 of Byculla Division 258 Bellasis road Mumbai Central Mumbai -400008..

Reference : Online submission of plans dated 18.02.2020

Dear Applicant/ Owner/ Developer,

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

- 1) That all the conditions of I.O.D. under even No. dt:- 28.09.2007 & amended approval letter dt:- 31.07.2018 shall be complied with.
- 2) That the revised structural design/ calculations/ details/ drawings shall be submitted before extending C.C.
- 3) That the payments towards following shall be made before asking for C.C. a. Development Charges. b. Premium towards condonation of open space deficiency c. Extra Water/ Sewerage charges at A.E.W.W.'E' Ward office. e. Premium towards staircase, lift, lift lobby area. f. Premium towards labour welfare cess. g. Premium towards deficient width of staircase.
- 4) That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
- 5) That the tax clearance certificate from A.A. & C 'E' Ward shall be submitted before endorsing of C.C.
- 6) That the additional water & sewerage charges shall be paid before endorsing C.C.
- 7) That the C.C. shall be got endorsed as per the amended plan.
- 8) That the work shall be carried out strictly as per approved plan.
- 9) That the registered undertaking for followings shall be submitted before C.C. (a) Condition shall be incorporated in the sale agreement with prospective buyers that the fitness center is for society. (b) Handing over of society office premises to the society/ Association (c). Not to misuse the area of society office.
- 10) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with.
- 11) That adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air & the construction debris generated shall be deposited in specific sites inspected & approved by MCGM.
- 12) That the debris shall be managed in accordance with the provisions of Construction & Demolition Waste Management Rules 2016.

EXHIBIT



Name : Narendra Shahu
Pagare
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 03-Mar-2020 17: 50:29

For and on behalf of Local Authority

Municipal Corporation of Greater Mumbai

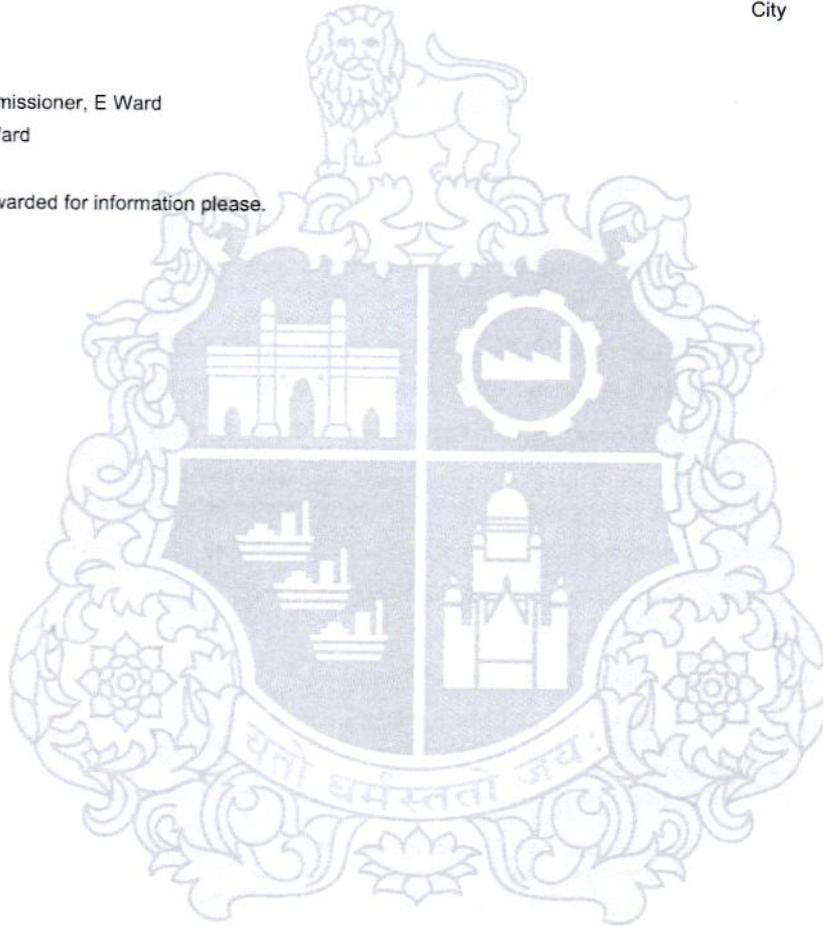
Executive Engineer . Building Proposal

City

Copy to :

- 1) Assistant Commissioner, E Ward
- 2) A.E.W.W., E Ward
- 3) D.O. E Ward

- Forwarded for information please.



TRUE COPY

For Vidhii Partners
Advocates

DS

EXHIBIT - CC

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

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

COMMENCEMENT CERTIFICATE

To.

Imitiyaz I. Patel (C.A. to OWNER)

Dudhwalas House 292 Bellasis Road, Mumbai
Central, Mumbai-400008

Sir,

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

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

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

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

This CC is valid upto

Issue On : 07 Aug 2008

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 15 Apr 2009

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 21 Feb 2012

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 03 Oct 2012

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 03 Oct 2012

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 10 Apr 2015

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 02 May 2015

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 07 Aug 2018

Valid Upto : 06 Aug 2019

Application Number :

Remark :

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

Submitted Please

Approved By

-

Issue On : 17 Mar 2020

Valid Upto : 16 Mar 2021

Application Number :

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

Remark :

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

Approved By

Asst.Eng.(BP)City IV E Ward

Assistant Engineer (BP)

Issue On : 18 Aug 2021

Valid Upto : 17 Aug 2022

Application Number :

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

Remark :

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

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

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

Approved By

Asst.Eng.(BP)City IV E Ward

Assistant Engineer (BP)

Issue On : 28 Jul 2022

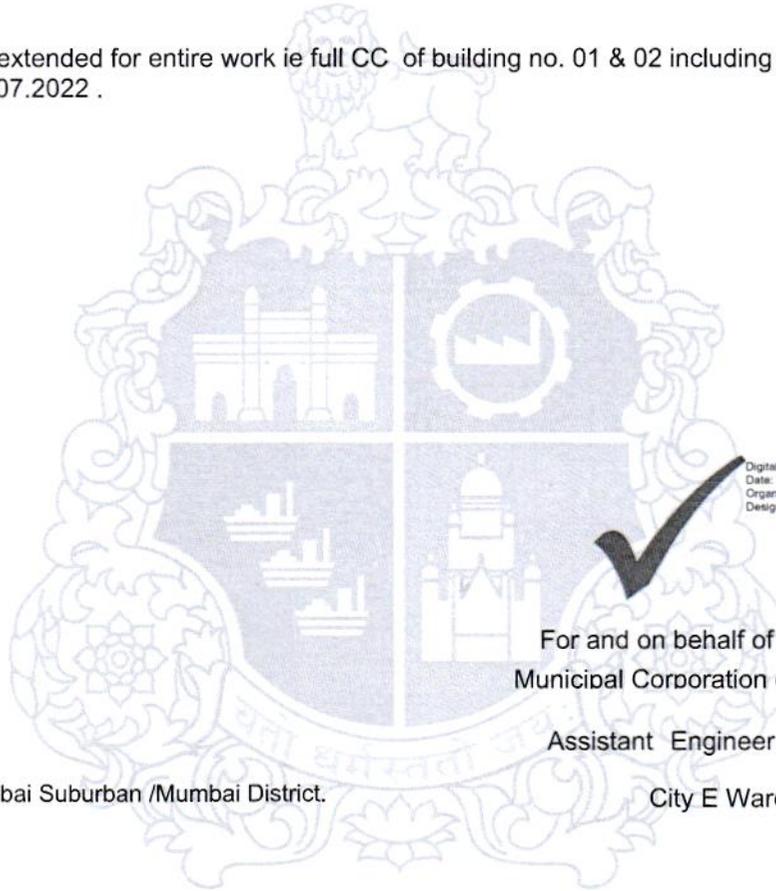
Valid Upto : 06 Aug 2022

Application Number :

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

Remark :

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



Digitally signed by Arnot manutirao chaurpurg
Date: 28 Jul 2022 18:29:00
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

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

Assistant Engineer . Building Proposal

City E Ward Ward

Cc to :

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

TRUE COPY

For Vidhii Partners
Advocates
DS

EXHIBIT - DD

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No EB/2397/E/A/FCC/4/Amend
COMMENCEMENT CERTIFICATE

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

Sir,

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

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

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

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

This CC is valid upto

208/07

Issue On : 07 Aug 2008 Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 15 Apr 2009 Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 21 Feb 2012 Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 03 Oct 2012

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 03 Oct 2012

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 10 Apr 2015

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 02 May 2015

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 07 Aug 2018

Valid Upto : 06 Aug 2019

Application Number :

Remark :

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

Submitted Please

Approved By

-

Issue On : 17 Mar 2020

Valid Upto : 16 Mar 2021

Application Number :

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

Remark :

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

Approved By

Asst.Eng.(BP)City IV E Ward

Assistant Engineer (BP)

Issue On : 18 Aug 2021

Valid Upto : 17 Aug 2022

Application Number :

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

Remark :

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

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

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

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

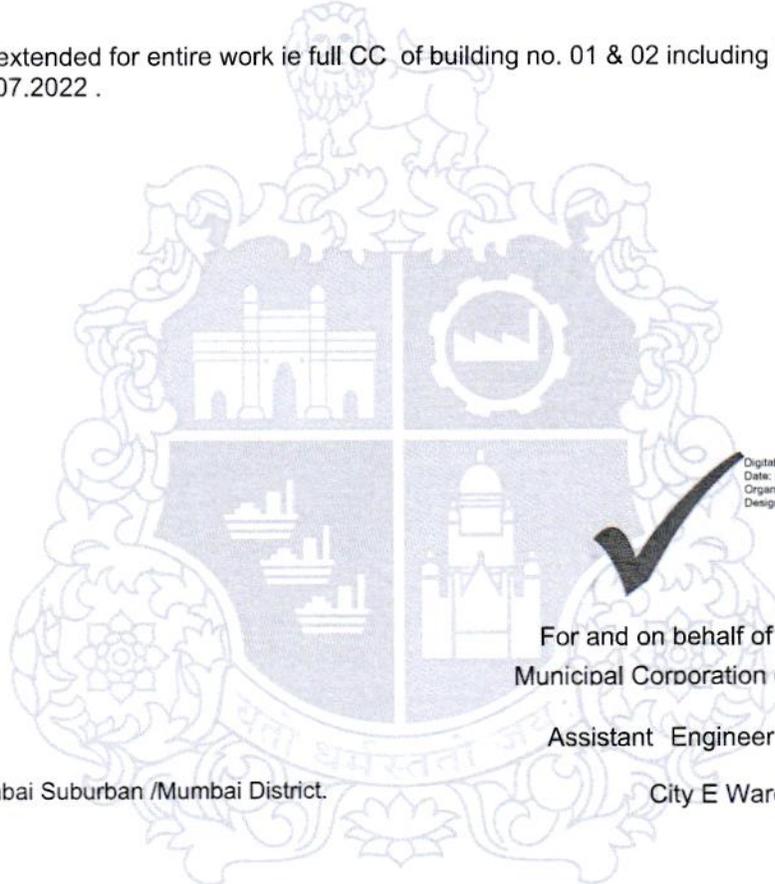
Issue On : 28 Jul 2022

Valid Upto : 06 Aug 2022

Application Number : EB/2397/E/A/FCC/4/Amend

Remark :

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



Digitally signed by Amol manubrao chauhanpurg
Date: 28 Jul 2022 18:29:00
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

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

Assistant Engineer . Building Proposal

City E Ward Ward

Cc to :

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

TRUE COPY

**For Vidhii Partners
Advocates**

PS



EXHIBIT - EE

MAHARASHTRA POLLUTION CONTROL BOARD				
Tel: 24010706/24010437 Fax: 24044532/4024068/4023516 Website: http://mpcb.gov.in Email: jdwater@mpcb.gov.in		Kalpataru Point, 2nd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022		
Infrastructure/RED/L.S.I No:- Format1.0/CC/UAN No.0000116015/CE 2110000353		Date: 07/10/21		
To, Dudhwala Real Estate & Investment C.S. No 226 of Byculla Division at 258,Retreat Compound, Bellasis Road Mumbai Central, Mumbai		 Your Service is Our Duty		
Sub: Revalidation of Consent to Establish with expansion for redevelopment construction project in Red Category				
Ref: 1. consent to Establish granted vide No BO/RO(P&P)/EIC No. MU-1195-09/E/CC-393 dtd 05.11.2009 2. Minutes of 7th Consent Committee Meeting held on 03.09.2021 & 09.09.2021				
Your application NO. MPCB-CONSENT-0000116015 For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:				
1. The consent is granted for period upto commissioning of the project or co terminus with the validity of EC dtd 20.05.2016 whichever is earlier				
2. The capital investment of the project is Rs.96.0 Cr. (As per undertaking submitted by pp).				
3. The Consent to Establish-revalidation with expansion is valid for redevelopment construction project named as M/s Dudhwala Real Estate & Investment, at C.S. No 226 of Byculla Division at 258,Retreat Compound, Bellasis Road, Near ST Depo, Mumbai Central, Mumbai on Total Plot Area of 4994 SqMtrs for total construction BUA of 42565.53 SqMtrs as per EC granted dated 20.05.2016 including utilities and services				
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:				
Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	175	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body



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

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

6. **Conditions under Solid Waste Rules, 2016:**

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

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

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

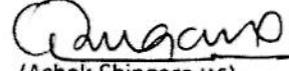
- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall install online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



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

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

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

Copy to:

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





SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

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

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

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

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

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



Maharashtra Pollution Control Board
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SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

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

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

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C 20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish (Revalidation)	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions	Continuous	5 Yrs
2	Consent to Establish (Revalidation)	Rs 2 Lakhs	15 Days	Towards submission of Board Resolution	Continuous	30.06.2022
3	Consent to Establish (Revalidation)	Rs 9.6 Lakhs	15 Days	Compliance of Consent Conditions	Continuous	30.06.2022



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

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

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

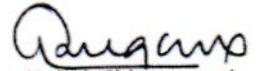
- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP)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



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

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS)
Member Secretary

TRUE COPY

For Vidhii Partners
Advocates
DS



Maharashtra Pollution Control Board
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FF
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EXHIBIT - FF

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

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

Date: 20/10/21

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



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

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

Your application NO. MPCB-CONSENT-0000108772

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

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

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



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

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

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

6. **Conditions under Solid Waste Rules, 2016:**

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

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

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

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The Project Proponent shall submit Bank Guarantee of Rs 6.7 Lakhs (amounting 0.1 % of Capital investment). The same shall be forfeited as PP has not obtained revalidation of consent to establish dtd 05.11.2009 and given possession of part completed project since 2017 without consent to operate.
14. The Project proponent shall submit Board Resolution in prescribed format within 15 days as PP has not obtained revalidation of consent to establish after 05.11.2014 and given possession of part completed project since 2017 without consent to operate, thus violated the consent conditions. PP shall submit Bank guarantee of Rs 2.0 lakhs towards submission of Board Resolution.
15. This consent is issued without prejudice to order passed or being passed in OA No 51/2021(WZ) filed before Hon'ble National Green Tribunal, Principal Bench, New Delhi.

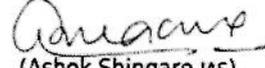


Maharashtra Pollution Control Board
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16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEAC-2015/CR-199(I)/TC-1 dtd 20.05.2016 for construction project having total plot area of 4994.0 Sqm and total construction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

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

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

Copy to:

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





SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

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

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

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

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

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



SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

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

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

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



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

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

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

General Conditions:

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



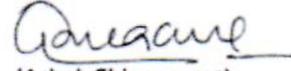
Maharashtra Pollution Control Board
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- d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation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

For and on behalf of the
Maharashtra Pollution Control Board.




(Ashok Shingare IAS),
Member Secretary

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For Vidhii Partners
Advocates

DS

EXHIBIT - GG



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. EB/2397/E/A/337/4/Amend dated 18.07.2022

<p>To, MOHAMMAD ALI SHAIKH J/328, VIVEK APATRMANT, CST ROAD, SANTACRUZ(E)</p>	<p>CC (Owner), Imtiyaz I. Patel (C.A.to Owner) Dudhwala Hose, 292, Bellasis Road Mumbai Central Mumbai 400008</p>
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Subject : Proposed Redevelopment of Residential Building on plot Bearing C.S. No. 226 of Byculla Division 258 Bellasis road Mumbai Central Mumbai -400008..

Reference : Online submission of plans dated 26.05.2021

Dear Applicant/ Owner/ Developer,

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

- 1) That all the conditions of I.O.D. under even No. dt:-28.09.2007 & amended approval letter dt:- 31.07.2018, 03.03.2020 shall be complied with.
- 2) That the revised structural design/ calculations/ details/ drawings shall be submitted before endorsement of C.C.
- 3) That the payments towards following shall be made before asking for C.C.a.Development Charges.b.Extra Water/ Sewerage charges at A.E.W.'E' Ward office.c. Premium towards labour welfare cess. d) Premium at 100% rate of ASR for Amenity Space as pper Transitional Policy (T-5).
- 4) That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
- 5) That the C.C. shall be got endorsed as per the amended plan.
- 6) That the work shall be carried out strictly as per approved plan.
- 7) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with.
- 8) That adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air & the construction debris generated shall be deposited in specific sites inspected & approved by MCGM.
- 9) That the debris shall be managed in accordance with the provisions of Construction & Demolition Waste Management Rules 2016.
- 10) That the Registered undertaking regarding allotment of parking spaces directly one behind the other to the respective flats having requirement of more than one parking space before endorsement of C.C.
- 11) That the work shall be carried out strictly as per approved plan.
- 12) That the condition/s of the Office Memorandum issued under F. No. IA3-22/10/2022-IA.III dated 05.05.2022 issued by Ministry of Environment, Forest and Climate Change shall be complied with.

EXHIBIT



Digitally signed by Dinesh Shivram Naik
Date: 18 Jul 2022 17:01:52
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

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

Copy to :

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



TRUE COPY

For Vidhii Partners
Advocates
DS

EXHIBIT - H H

C - 3



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

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

COMMENCEMENT CERTIFICATE

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

Sir,

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

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

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

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

This CC is valid upto

Issue On : 07 Aug 2008

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 15 Apr 2009

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 21 Feb 2012

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 03 Oct 2012

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 03 Oct 2012

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 10 Apr 2015

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 02 May 2015

Valid Upto : -

Application Number :

Remark :

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

Approved By

-

Issue On : 07 Aug 2018

Valid Upto : 06 Aug 2019

Application Number :

Remark :

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

Submitted Please

Approved By

-

Issue On : 17 Mar 2020

Valid Upto : 16 Mar 2021

Application Number :

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

Remark :

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

Approved By

Asst.Eng.(BP)City IV E Ward

Assistant Engineer (BP)

Issue On : 18 Aug 2021

Valid Upto : 17 Aug 2022

Application Number :

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

Remark :

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

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

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

Approved By

Asst.Eng.(BP)City IV E Ward

Assistant Engineer (BP)

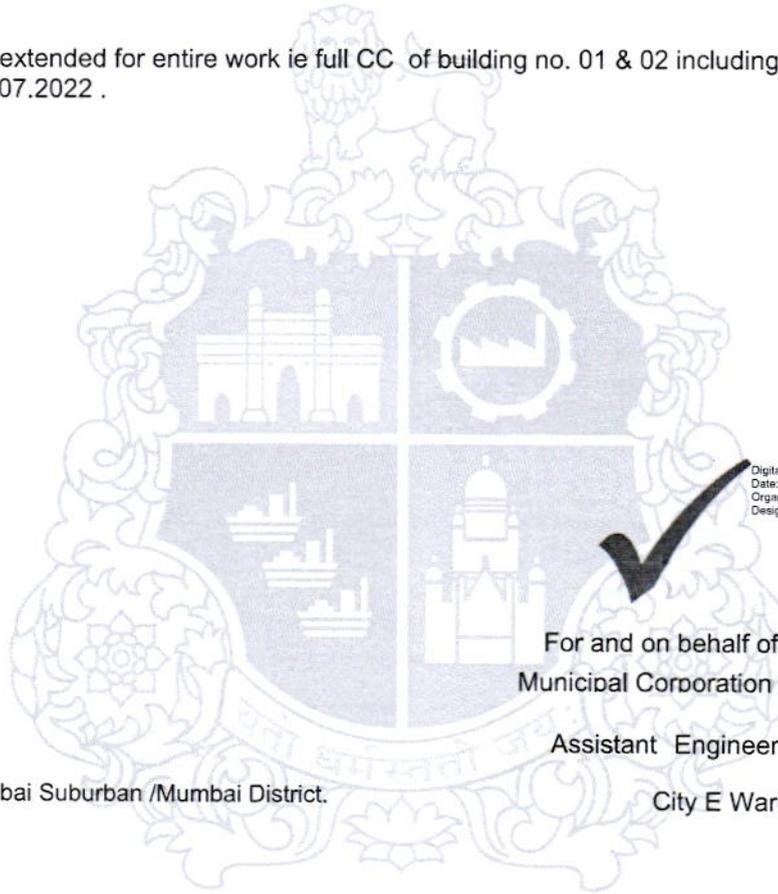
Issue On : 28 Jul 2022

Valid Upto : 06 Aug 2022

Application Number : EB/2397/E/A/FCC/4/Amend

Remark :

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



Digitally signed by Anol marutiroo chaunpurge
Date: 28 Jul 2022 18:29:00
Organization: Britiansmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

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

Assistant Engineer . Building Proposal

City E Ward Ward

Cc to :

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

TRUE COPY

**For Vidhii Partners
Advocates**

DS

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

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

Date: 21/10/2022

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



Your Service is Our Duty

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

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

Your application NO. MPCB-CONSENT-0000142469

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

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

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

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	168.3	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-250 KVA	01	As per Schedule -II
S-2	DG Set-320 KVA	01	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	400 Kg/Day	OWC and Composting	As Manure
2	Non-Biodegradable	266 Kg/Day	Segregation	To Local Body
3	STP Sludge	16.8 Kg/Day	Dewatering	As Manure

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

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

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively.
12. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
13. This consent is issued without prejudice to order passed or being passed in OA No 51/2021(WZ) filed before Hon'ble National Green Tribunal, Principal Bench, New Delhi.

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



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Signed by: Dr. Y.B.Sontakke
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-10-21 18:58:58 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	375000.00	TXN2206003277	29/06/2022	Online Payment

Copy to:

- Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
- They are directed to ensure the compliance of the consent conditions.
- They are directed to submit B.G. of Rs.10.0 Lakhs & 2.0 Lakhs towards Compliance of Consent condition and E.C. condition.
- Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

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

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	186.90
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-250 KVA	Acoustic Enclosure	3.50	HSD 30 Ltr/Hr	1	SO2	14.4 Kg/Day
S-2	DG Set-320 KVA	Acoustic Enclosure	3.50	HSD 40 Ltr/Hr	1	SO2	19.2 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent & II Part Operate	Rs 10 Lakhs	Extend the existing	Operation & Maintenance of Pollution Control Systems	Continuous	30.10.2025
2	Consent & II Part Operate	Rs 2 Lakhs	Extend existing B.G.	Towards submission of Board Resolution	Continuous	30.10.2025

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

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

SCHEDULE-IV

General Conditions:

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

- b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
- c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
- d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
- f) D.G. Set shall be operated only in case of power failure.
- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

TRUE COPY
For Vidhii Partners
Advocates

PS

ENVIRONMENTAL
CLEARANCE

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

To,

The -1

DUDHWALA REAL EST AND INV

A wing, 3rd Floor, Dudhwala Complex, 292 Bellasis Road, Mumbai
Central. Mumbai 400 008 -400008

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/417240/2023 dated 07 Feb 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B038MH152674 |
| 2. File No. | SIA/MH/INFRA2/417240/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Redevelopment Project at Byculla
Division, at 258, Retreat Compound,
Bellasis road, Mumbai by M/s. Dudhwala
Real Estate and Investment |
| 7. Name of Company/Organization | DUDHWALA REAL EST AND INV |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 26/05/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

This is a computer generated cover page.

PARIVESH
(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/417240/2023
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s. Dudhwala Real Estate and Investment,
 C.S. no 258, Byculla Division, Retreat Compound,
 Bellasis road, Mumbai.

Subject : Environment Clearance for proposed Redevelopment Project at C.S. no 258, Byculla Division, Retreat Compound, Bellasis road, Mumbai by M/s. Dudhwala Real Estate and Investment.

Reference : Application no. SIA/MH/INFRA2/417240/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 199th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 259th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/417240/2023	
2	Name of Project	Redevelopment Project at Byculla Division, Retreat Compound, Bellasis road, Mumbai.	
3	Project category	8 (a)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Dost Mohammed Patel (HOD Approvals) M/s. Dudhwala Real Estate and Investment
		Regd. Office address	Dudhwala House, 292, Bellasis Road, Mumbai Central, Mumbai-400008
		Contact number	9820288775
		e-mail	dh.patel@dudhwalas.com
6	Consultant	ULTRA TECH Certificate No: NABET/EIA/2023/RA 0194 Validity: 6 th June 2023	
7	Applied for	Expansion	
8	Location of the project	C.S. No. 226, of Byculla Division, at 258, Retreat Compound, Bellasis road, Mumbai.	
9	Latitude and Longitude	Latitude: 18°58'05.90" N;	

		Longitude: 72°49' 33.44" E					
10	Plot Area (sq.m.)	4994.18 Sq.mt.					
11	Deductions (sq.m.)	100.50 Sq.mt.					
12	Net Plot area (sq.m.)	4893.68 Sq.mt.					
13	Ground coverage (m ²) & %	1261.04 Sq. mt. (26 %)					
14	FSI Area (sq.m.)	21,622.17 Sq. mt.					
15	Non-FSI (sq.m.)	22, 44,392.12 Sq. mt. 769.95 Sq.mt					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)						
17	TBUA (m ²) approved by Planning Authority till date	Received Concession approval from MCGM dt. 17.01.2023 for Total Construction Built-up area 44,392.12 Sq.mt.					
18	Earlier EC details with Total Construction area, if any.	<ul style="list-style-type: none"> Received Environmental Clearance from SEIAA, Maharashtra dated 30.06.2012 (No. SEAC-2212/CR-305/TC-2) Received Expansion in EC dated 20.05.2016 (No. SEAC-2015/CR-199(I)/TC-1) for total Construction built-up area 42,565.53 sq.mt. 					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Total Constructed area on site till date (FSI + Non FSI): 40,430.00 sq.mt.					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building 1(Tenant):	Basement + Ground floor (Part Stilt) + Podium + 15 Floor	63.75 m	Building 1 (Tenant):	Basement + Ground floor (Part Stilt) + Podium + 15 Floors	63.75 m	No change
	Building 2: Wing A:	Basement + Ground floor (Part Stilt) + 2 level Podium + 30 Floors	110.40 m	Building 2: Wing A:	Basement + Ground floor (Part Stilt) + 2 level Podium + 28 Floors	103.30 m	Floors: Proposed decrease by 2 floors
	Wing B:	Basement + Ground floor (Part Stilt) + 2 level Podium + 30 Floors	110.40 m	Wing B:	Basement + Ground floor (Part Stilt) + 2 level Podium + 29 Floors	106.50 m	Floors: Proposed decrease by 1 floor
	--	--	--	Wing C:	Ground floor + 6 Floors	31.35 m	Proposed now
	--	--	--	Parking Tower:	30 levels	69.95 m	Proposed now
21	No. of Tenements & Shops	Flats: 278 nos. Shops (Total construction built up- area: 2677.12 Sq.					

		mt.)															
22	Total Population	1520 numbers of person															
23	Total Water Requirements CMD	168 CMD															
24	Under Ground Tank (UGT) location	Basement															
25	Source of water	Municipal Corporation of Greater Mumbai (MCGM)															
26	STP Capacity & Technology	<ul style="list-style-type: none"> •STP Capacity: 2 nos. of total capacity 200 KL •Technology: MBBR (Moving Bed Bio Reactor) • 															
27	STP Location	Basement															
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation: 141 CMD % of treated sewage discharge in sewer line: 35%															
29	Solid Waste Management during Construction Phase	<table border="1"> <thead> <tr> <th>type</th> <th>Quantity (Kg/d)</th> <th>Treatment / disposal</th> </tr> </thead> <tbody> <tr> <td>Dry waste</td> <td>2</td> <td rowspan="2">Segregation of solid waste into biodegradable and non-biodegradable and shall be handed over to authorized recyclers.</td> </tr> <tr> <td>Wet waste</td> <td>1</td> </tr> <tr> <td>Construction waste</td> <td>--</td> <td>Reuse/recycle on site and disposal of remaining waste to the authorized landfill site with prior permission</td> </tr> </tbody> </table>	type	Quantity (Kg/d)	Treatment / disposal	Dry waste	2	Segregation of solid waste into biodegradable and non-biodegradable and shall be handed over to authorized recyclers.	Wet waste	1	Construction waste	--	Reuse/recycle on site and disposal of remaining waste to the authorized landfill site with prior permission				
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		Dry waste	2	Segregation of solid waste into biodegradable and non-biodegradable and shall be handed over to authorized recyclers.													
		Wet waste	1														
Construction waste	--	Reuse/recycle on site and disposal of remaining waste to the authorized landfill site with prior permission															
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<table border="1"> <thead> <tr> <th>Type</th> <th>Quantity (Kg/d)</th> <th>Treatment / disposal</th> </tr> </thead> <tbody> <tr> <td>Dry waste</td> <td>332</td> <td>To Authorized recyclers</td> </tr> <tr> <td>Wet waste</td> <td>222</td> <td>Treatment of biodegradable waste in Organic Waste Converters</td> </tr> <tr> <td>E-Waste</td> <td>--</td> <td>--</td> </tr> <tr> <td>STP Sludge (dry)</td> <td>--</td> <td>Use as manure</td> </tr> </tbody> </table>	Type	Quantity (Kg/d)	Treatment / disposal	Dry waste	332	To Authorized recyclers	Wet waste	222	Treatment of biodegradable waste in Organic Waste Converters	E-Waste	--	--	STP Sludge (dry)	--	Use as manure
		Type	Quantity (Kg/d)	Treatment / disposal													
		Dry waste	332	To Authorized recyclers													
		Wet waste	222	Treatment of biodegradable waste in Organic Waste Converters													
		E-Waste	--	--													
STP Sludge (dry)	--	Use as manure															
31	R.G. Area in sq.m.	RG required: 489.36 Sq. mt. RG provided on Ground/Mother earth: 294.42 Sq.mt. Balance RG provided on Podium: 214.15 Sq.mt. Total RG: 508.57 Sq.mt.															
		Existing trees on plot: 80 nos.															
		Number of trees to be planted: a) In RG area: 97 nos. b) In Miyawaki Plantation (with area): 77 nos. area of															

		39 Sq. mt. Number of trees to be cut: 48 nos. (already cut) *Number of trees to be transplanted: 30 nos. (already transplanted)
33	Power requirement	During Operation Phase: Connected load (KW): 5611 KW Maximum demand (KW): 3238 KW
34	Energy Efficiency	a) Total Energy saving (%): For overall project- 20.14 % b) Solar energy (%): For overall project: 2.28 %
35	D.G. set capacity	2 nos. of 250 kVA each and 1 no. of 320 kVA
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 364 Nos. 2-Wheeler: 80 Nos. Provision of 25 % of E-charging facilities
37	No. & capacity of Rain water harvesting tanks /Pits	Provision of two rain water harvesting tanks of total capacity 60 KL
38	Project Cost in (Cr.)	112 Crore
39	EMP Cost	Total EMP cost including costing towards disaster management is as below: Construction Phase: Rs. 107.30 Lacs Operation Phase: Capital cost: Rs. 224.35 Lacs Operational and Maintenance cost: Rs. 38.01 Lacs/annum
40	CER Details with justification if any.....as per MoEF & CC circular dated 01/05/2018	--
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	Details are as follows: Name of Court: National Green Tribunal Case No.: No.51/2021(WZ), I.A. No.50/2021(WZ) Order/directions of court: pending

The comparative statement showing the project details as per earlier EC and the proposed amendment is as follows:

COMPARATIVE - AREA STATEMENT				
No	Description	Received EC dt. 20.05.2016	Proposed Expansion in EC	Remarks
1.	Total Plot Area (Sq.mt.)	4,994.00	4,994.18	Difference due to typographical error during submission of earlier EC.

2.	Deductions (Road set back area) (Sq.mt.)		133.94	100.50	Total 100.50 Sq.mt. of road set back area handed over to MCGM as per possession receipt dt. 15.10.2019
3.	Net plot Area (Sq.mt.)		4,860.06	4,893.68	Increased by 33.62 Sq.mt.
4.	RG Area requirement		388.82 (8%)	489.36 (10%)	Proposed increase by 100.54 Sq.mt. in line with DCPR 2034
5.	Total Green Area (Sq.mt.)	RG Area on Ground	671	294.42	RG area provision as per requirement and in line with DCPR 2034 norms
		RG Area on Podium		214.15	
	Additional Green cover area (Sq.mt.)		0	283.14	Proposed now on top terrace floor of wing C
	Total Green Area (Sq.mt.)		671	791.71	Overall increased by 120.71 sq.mt.
6.	Permissible Built -up area Including Fungible Area (Sq.mt.)		20,226.43	21,708.63	Proposed Increase by 1482.20 sq.mt. as per DCPR 2034 norms
7.	Proposed Built-up Area as per FSI Including Fungible Area (Sq.mt.)		20,217.43	21,622.17	Proposed increase by 1,404.74 sq.mt. in line in increase with permissible built-up area.
8.	Built up Area as per Non FSI (Sq.mt.)		22,348.10	22,769.95	Proposed increase by 421.85 sq.mt.
9.	Total Construction Built up Area (Sq.mt.)		42,565.53	44,392.12	Proposed increase by 1,826.59 sq.mt.
10.	Parking Spaces requirement (Nos.)		4-wheeler: 244 2-wheeler: Nil	4-wheeler: 278 2-wheeler: Nil	4-wheeler: Proposed increase by 34 nos.
11.	Parking Spaces Provision (Nos.)		4-wheeler: 305 2-wheeler: Nil	4-wheeler: 364 2-wheeler: 80	4-wheeler: Proposed increase by 59 nos. in line with parking requirement Proposed 2-wheeler now
COMPARATIVE: PROJECT PROPOSAL					
Received EC dt. 20.05.2016			Proposed Expansion in EC		Remarks
					status of Construction
Building No. and Configuration					
Building 1 (Tenant): Basement + Ground floor (Part Stilt) + Podium + 15 Floor			Building 1 (Tenant): Basement + Ground floor (Part Stilt) + Podium + 15 Floors		No change
Building 2:			Building 2:		Floors: Proposed

Wing A: Basement + Ground floor (Part Stilt) + 2 level Podium + 30 Floors Wing B: Basement + Ground floor (Part Stilt) + 2 level Podium + 30 Floors	Wing A: Basement + Ground floor (Part Stilt) + 2 level Podium + 28 Floors Wing B: Basement + Ground floor (Part Stilt) + 2 level Podium + 29 Floors	decrease by 2 floors Floors: Proposed decrease by 1 floor	
--	Wing C: Ground floor + 6 Floors	Proposed now	
--	Parking Tower: 30 levels	Proposed now	
No. of Flats/shops			
Flats: 296 nos.	Flats: 278 nos. (Out of which 106 nos. are Rehab flats, 30 nos. are MHADA flats and 142 nos. are sale flats)	Flats: Proposed decrease by 18 nos. due to decrease in residential floors of Wing A and B of building 2	
--	Shops (Total construction built up- area: 2677.12 sq.mt.)	Retail shops proposed now	
COMPARATIVE STATEMENT - ENVIRONMENTAL PARAMETERS			
Description	Received EC dt. 20.05.2016	Proposed Expansion in EC	Remarks
Occupancy (Nos.)	1480	1520	Proposed increase by 40 nos. due to proposed retail Wing C Now occupancy of the project is calculated as per NBC 2016 norms.
Total Water Requirement (KLD)	207	168	Overall decrease by 39 KLD due to decrease in occupancy of residential portion as per NBC 2016 norms.
Sewage Generation (KLD)	180	141	Overall decrease by 39 KLD due to decrease in water requirement.
Solid Waste Generation (kg/day)	666	552	Overall decrease by 114 kg/day due to decrease in occupancy of residential portion.

3. The proposal has been considered by SEIAA in its 259th (Day-1) 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended plan:
a) Sewer connection; b) SWD NOC.
3. PP to obtain certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit an indemnity bond indemnifying Environment Department, Government of Maharashtra from any legal consequences arises on account of disputes in respect of ownership of the land and other issues of the project.
5. PP to relocate UGTs of C wing from below basement to basement & ensure that about 1.5 Mtr. headroom/headspace is maintained for maintenance of UGTs of C wing.
6. PP to submit revise energy calculation with correct terrace area calculations & ensure minimum 5% energy saving from renewable sources.
7. PP to submit audit report of existing STP & OWC.
8. PP to submit cross section of roads at four places showing clear road width, side margins provided from building line/compound wall etc. for services like drainage lines, plantation, parking etc.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
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 EC for – FSI –21,622.17 m², Non FSI- 22,769.95m², Total BUA- 44,392.12 m². (Plan approval No. EB/2397/E/A/337/5/Amend, dated-17.01.2023)

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

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

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

all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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 from time to time.

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

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 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.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

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For Vidhii Partners
Advocates

PS

Signature Not Verified

Digitally signed by Shri Pravin C.
Darade , I.A.S.

Member Secretary

Date: 5/26/2023 4:29:27 PM

BUILDING NO.1

Sr. No.	FLOOR	FLAT NO.	NAME OF ALLOTEE/S
1	16TH FLOOR	1601	Abdul Latif Suleman Mithaiwala
2	15TH FLOOR	1501	Abdul Latif Suleman Mithaiwala
3	14TH FLOOR	1401	Irfan Abdul Latif Mithaiwala
4	14TH FLOOR	1402	Kausar Irfan Mithaiwala
5	13TH FLOOR	1301	Abdullah Abdul Latif Mithaiwala
6	11TH FLOOR	1101	Sufia Abdul Latif Mithaiwala
7	10TH FLOOR	1001	Sauleha Abdul Latif Mithaiwala
8	9TH FLOOR	901	Sabiha Abdul Latif Mithaiwala
9	8TH FLOOR	801	Abdul Latif Suleman Mithaiwala
10	7TH FLOOR	701	Ashraf Siddiq Allana & Nadeem Saddiq Allana
11	7TH FLOOR	702	Nadeem Saddiq Allana & Asraf Saddiq Allana
12	5TH FLOOR	502	Abdul Latif Suleman Mithaiwala
13	3RDFLOOR	302	Abdul Latif Suleman Mithaiwala
14	GROUND FLOOR	001	Abdul Latif Suleman Mithaiwala

Building NO. 2

Sr. No.	FLAT NO.	Name of the Purchaser/Allottee
1	A/301	Castle Realtors Pvt. Ltd.
2	A/302	Castle Realtors Pvt. Ltd.
3	B/301	Castle Realtors Pvt. Ltd.
4	B/302	Castle Realtors Pvt. Ltd.
5	A/401	Esa Usman Seliya/Anjum Esa Seliya/Rahima Usman Seliya/Rehana Usman Seliya
6	A/402	Rubina Zahid Patka
7	A/403	Suleman K.M. Selia - Hafsa Selia
8	A/404	Suleman K.M. Selia - Elias Selia
9	B/401	Sunehra Arif Padela
10	B/402	Afshan Imtiyaz Memon (Maiden name :Afshan Siddique Patanwala)/Imtiyaz Yusuf Memon
11	B/403	Mehrunnisa A. Khan
12	B/404	Stanley Rodrigues
13	B/405	Naghu Madhu Wadekar - Radhikabai Rajaram Wadekar
14	B/406	Naghu Madhu Wadekar - Priyanka Prakash Wadekar
15	A/501	Munaf Suleman Vadgama
16	A/502	Sameera Munaf Vadgama
17	A/503	Suleman K. M. Selia - Essa Selia
18	A/504	Zuleikha Mugal-Zahir Mugal
19	B/501	Sabira Sahabuddin - Tenant
20	B/502	Abdul Hamid Shaikh - Tenant
21	B/503	Ravji Devji Patel - Yogesh Patel
22	B/504	John Marshall
23	B/505	John Marshall - Abeline Fernandes
24	B/506	MHADA
25	A/601	Filva Zahiruddin Shaikh
26	A/602	Mohammed Javed Shaikh & Nazia Mohammed Javed Shaikh
27	A/603	Suleman K. M. Selia - Rahima Usman Selia
28	A/604	Zuleikha Mugal
29	B/601	Abdul Wahid I Taibani
30	B/602	Zainal T. Mugal
31	B/603	Ramchandra Manjrekar
32	B/604	Stanley Rodrigues-Idaline Rodrigues
33	B/605	Pancreacia Paul
34	B/606	Sameer Zubair Maswala
35	A/701	Affan Farid Patel
36	A/702	Mohamed Siddique Sorathia & Fatimabai Mohamed Siddique Sorathia
37	A/703	Haji Abdul M. Lal Mohd.-Fatima Khan
38	A/704	Naseer T. Alnadwi
39	B/701	Sameer Zubair Maswala
40	B/702	LPHP Real Estate Private Limited
41	B/703	Baban Majrekar
42	B/704	MHADA
43	B/705	Adamali Dedanwala - Yahya Dedanwala
44	A/802	Fauzia Imtiyaz Motorwala/Saima Hashim Merchant

45	A/803	Suleman K. M. Selia - Abid Selia
46	A/804	Suleman K. M. Selia - Farida Selia
47	B/801	Mohamed Iqbal Ebrahim Machhiwala & Sabiha Iqbal Machhiwala
48	B/803	Zohrabibi Abdul Aziz Mirza & Abdul Aziz Mirza
49	B/804	MHADA
50	B/805	MHADA
51	B/806	Zainal T. Mugal-Jumana Mugal
52	A/902	Mohammed Ayaz Ibrahim Shaikh & Rizwana Ayaz Shaikh
53	A/903	Murtaza G. Jaliwalla/Gulam Hussain K. Jaliwalla/Zoher G. Jaliwalla
54	A/904	Azam Habibullah Khan
55	B/901	Dostmohammed Haji Vali Patel & Yasmin Dostmohammed Patel
56	B/902	Mohammed Zafer Bhajji/Mohammed Sufiyan Zafer Bhajji/Zahina Zafer Bhajji
57	B/903	Mr. Qureshi - Mohammed Khalid Khan
58	B/904	MHADA
59	B/905	Umer Jalal Karodia - Amjad Karodia
60	A/1001	Miss Haniya Amin Allana/Amin Umar Allana
61	A/1002	Hakikullah Insafali Khan & Amamunnisha Hakikullah Khan
62	A/1003	Abdul Kader Khan - Arif Khan
63	A/1004	Tamiz Ashraf Hussain
64	B/1001	Zoeb Mohsin Hathiary & Reshma Zoeb Hathiary
65	B/1002	Rehanussalam Islam Ansari
66	B/1003	Mr. Qureshi - Yusuf Khan
67	B/1004	MHADA
68	B/1005	MHADA
69	A/1101	Yakub Yusuf Patel
70	A/1102	Mrs. Taj Begum Khatkhatay, Mrs. Mahe Nusrat Ikram Khatkhatay, Mrs Muqita Misbah Choughuley (Agr of A/1101)
71	A/1103	Rafiq Rajput
72	A/1104	Rafiq Rajput
73	B/1101	Ismail Karodia & Yunus Karodia
74	B/1102	Mrs. Kauser Anwar Khan/Mr. Aamir Hasan Anwar Khan/Mr, Anwar Habibullah Khan
75	B/1103	Mr. Qureshi - Anwar Wajid Khan
76	B/1104	MHADA
77	B/1105	Ismail Karodia & Anas Karodia
78	A/1201	Yusuf Ajdari & Sani Ajdari
79	A/1202	Yusuf Ajdari - Sani Ajdari
80	A/1203	Suraiya Ajdari - Malika Ajdari
81	A/1204	Suraiya Ajdari - Farida Ajdari
82	B/1201	Anas Fazal Godil & Shaheda Fazal Godil
83	B/1202	Ismail Karodia - Essa Karodia
84	B/1203	Maruti Daji Padave
85	B/1204	MHADA
86	B/1205	MHADA
87	A/1301	Rock Corner developers Pvt. Ltd.
88	A/1302	Rock Corner developers Pvt. Ltd.
89	A/1303	Suraiya Ajdari & Others
90	A/1304	Suraiya Ajdari & Others
91	B/1301	Moin Fatima / Sayed Manan - Rubina Soeb Jamkhanawala

92	B/1302	Khatija Sorathia
93	B/1303	Abdul Kader Khan - Feroz Khan
94	B/1304	MHADA
95	B/1305	MHADA
96	A/1401	Haji Abdul M. Lal Mohd. - Rahima Khan
97	A/1402	Ganibhai & Brothers - Abdul Gani Khan
98	A/1403	Haji Abdul M. Lal Mohd. - Zaibunnisa Khan
99	A/1404	Haji Abdul M. Lal Mohd. - Halima Khan
100	B/1401	Abdul Kader Khan - Farooq Khan
101	B/1402	Ataullah Insafali Khan/Samina Ataullah Khan
102	B/1403	Abdul Rashid Abbas Khot/Samira A. Rashid Khot
103	B/1404	MHADA
104	B/1405	Surfraz Ahmed Ansari
105	A/1502	Farida Mohammed Zakaria Dokadia/Mohammed Zakaria Essa Dokadia
106	A/1503	Ganibhai & Brothers - Abdul Karim Khan
107	A/1504	Ganibhai & Brothers - Abdul Rahim Khan
108	B/1501	Abdul Kader Abdul Sattar Malkani & Sharifa Abdul Kader Malkani
109	B/1503	Raisa Abdul Kader Shaikh
110	B/1504	MHADA
111	B/1505	Siraj Vohra
112	A/1601	Arif Ibrahim Sorathia
113	A/1602	Mohammed Salim Chunawala/Tahera M. Salim Chunawala
114	A/1603	Suleman K. M. Selia - Tansif Selia
115	A/1604	Suleman K. M. Selia - Sajid Selia
116	B/1601	Ismail Karodia-Suhail Karodia
117	B/1602	Tariq Rafiq Sorathia
118	B/1604	MHADA
119	B/1605	MHADA
120	A/1701	Nizamuddin Nabi Hasan Shaikh/Abdul Qayyum Abdul Gafoor Shaikh
121	A/1702	Sameena Maqsood Husain Shaik/Abdul Majid/Abdul Qayum
122	A/1703	Sardar Ahmed Ansari
123	A/1704	Abid Abbas Sunasara
124	B/1701	Mohd Arif Haji Biry/Masfira Moin Chasmawala
125	B/1702	Mrs. Yasmin Ahmed Sorathia/Mr. Naved Ahmed Sorathia
126	B/1703	Mrs. Yasmin Ahmed Sorathia/Miss Nuha Ahmed Sorathia
127	B/1704	MHADA
128	B/1705	MHADA
129	A/1801	Mahmood Hussain Nabi Hasan Shaikh
130	A/1802	Obaidullah J. Khan & Zeenat O. Khan
131	A/1803	Shaikh Khalid Mohd. Hanif & Others
132	A/1804	Mohammed Khalid Badruddin Khan
133	B/1801	Munaf Ahmed Mamdani
134	B/1802	Salma Munaf Mamdani
135	B/1803	Mohd Nadeem Nisar Shaikh
136	B/1804	MHADA
137	B/1805	Farooq Abdul Majid Kamani & Ayesha Farooq Kamani
138	A/1901	Meraj Fatima Salauddin Siddiqui
139	A/1902	Salauddin Habib Ahmed Siddiqui
140	A/1903	Salauddin Habib Ahmed Siddiqui

141	A/1904	Meraj Fatima Salauddin Siddiqui
142	B/1901	Sirajuddin Abdul Kadir Semle
143	B/1902	Shaikh Asgar Ali & Nikhat Shirin Asgar Ali
144	B/1903	Wasim Ahmed Shaikh
145	B/1904	MHADA
146	B/1905	MHADA
147	A/2001	Nusrat A. Puthawala & Aiyub A. Sattar Puthawala
148	A/2002	Abdul Qayyum Abdul Gafoor Shaikh/Abdul Majid Salahuddin Momin
149	A/2003	Azam Habibullah Khan
150	A/2004	Nadim Abdul Gani
151	B/2001	Zafarullah Khan & Sarwari Begum
152	B/2002	Shoeb Abdul Hameed Ansari/Rizwan Abdul Hameed Ansari
153	B/2003	Sarah Irfan Ansari
154	B/2004	MHADA
155	B/2005	Ismail Patel

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For Vidhii Partners
Advocates

DS

EXHIBIT -LL

DUDHWALA REAL ESTATE & INVESTMENT

DUDHWALA HOUSE, 292, BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI 400 008.
Tel.: 91-22-6136 3333, Fax : 91-22-2305 3333, Email : info@dudhwalas.com



April 14, 2014

To,

M/s. Superklean Environmental Engineers Pvt. Ltd,
Pratap Plaza, 3A, sunmill Compound,
Lower Parel (W), Mumbai-400-013,
India, Tel:+91 22 43111999,
superklean@gmail.com.

Kind Attn: Mr. Amit Kishor Gandhi (Mob:9619889182)

Sub: Proposed Residential Complex "AQUA PEARL" at, Belasis Road, Mumbai Central.

Re: Work Order for Design, Supply, Installation, Testing & Commissioning of MBBR type Sewage Treatment Plant (STP) 75 KLD for Bldg.no 1 & 175 KLD for Bldg no 2 (A & B) wing.

Dear Sir,

This has reference to –

- The quotation dated 16/12/2013, 14/2/2014 & 19/3/2014
- The final meeting held at Head Office (Mumbai Central) on 31st March 2014.
- The final offer dated 31/03/2014 after meeting with our Director Imtiyaz Patel.

We are now pleased to place on you this work order for carrying out the subject work on the terms and conditions detailed hereunder.

1. SCOPE OF WORK:

All STP work with Ozonisation system to be carried out as per detail drawing received from M/s. Hydro mechanical Consultants

All STP work with Ozonisation system is inclusive of all necessary liaisons with various agencies such as CFO, BMC, Environment etc. for obtaining necessary approvals for carrying out the above mentioned work. All pocket expenses will be paid by us

All the material to be used to carry out the STP work with Ozonisation system should be approved from M/s Hydro Mechanical Consultants and should be as per LIST OF APPROVED MAKES as attached herewith

The scope of work is for Design, Supply, Installation, Testing and Commissioning of the entire STP works with Ozonisation System for both Sale & Tenant Bldg. as per the design & specification submitted by you through Annexure I, II, III, IV as attached herewith. You have to submit the shop drawings immediately for taking the approval from our Consultant **M/s. Hydromechanical Consultant & local bodies.**

2. VALUE OF CONTRACT

The final negotiated contract value for Supply, Design, installation, testing & commissioning of **175KLD MBBR Process with Ozonisation system & 75KLD MBBR Process with Ozonisation system** Sewage Treatment Plant, based on the quantities and rates duly filled in the BOQ, which forms a part of this contract, shall be **Rs. 30,00000/- (Rupees Thirty Lacs Only)** i.e (for 175 KLD- 1800000/- & 75 KLD-1200000/-) exclusive of VAT & Service Tax only.

Payment will be made to you on the basis of the actual quantities of work carried out and calculated at the accepted rates in the bill of quantities.

3. PERIOD OF COMPLETION

- Time is the essence of the Contract. You shall complete the entire scope of work within twelve (12) months including monsoon period from the date of commencement which shall be immediate after issue of Work Order. However rate shall be fixed till Eighteen (18) months from the date of issue of work order.
- **Completion Schedule:** Contractor shall submit programmed schedule for approval.
- **Completion of work:** Contractor shall produce virtual completion certificate issued from the office of Architect/RCC Consultant/Service Consultant/Engineer-in-charge for the reckoning of completion date.

The decision regarding date of virtual completion of civil works as decided by the EIC shall be final and binding.

4. LIQUIDATED DAMAGES

In case you fail to complete the Entire scope within the time stipulated as above, then Liquidated Damages at the rate of 1 % (One per cent) of the Contract amount per week of delay subject to a maximum of 5 % (Five per cent) of the Contract amount shall be levied on you.

5. TAXES & DUTIES

The rates quoted by you are inclusive of all taxes, duties, levies, excise duty, works contract tax, turn over tax, and any other taxes, duties, levies, Transportation etc. excluding VAT & Service Tax only that may be applicable as per the status as on date of your final offer (31st March, 2014) submitted by you. You shall submit to us proof of payment of VAT & Service Tax thereby absolving us of our obligation towards VAT & Service along with your progress bills.

6. TERMS OF PAYMENT

- 20% as mobilization advance along with the work order.
- 50% upon delivery of material at site on pro-rata basis.
- 20% against installation, Testing & Commissioning & Handing over to client.
- 10% shall be kept as Retention amount and the same shall be released after defect liability period of 12 months from the date of completion of entire STP works.

*STP Works
Corrected
22/04/24*

Bills should be raised immediate after delivery of material at site and shall be payable only after certification of Site Engineer/Service Engineer. The period of honoring the Clients certificate shall be 07 days from the date of receive of bills and payment will be made 07 days after certification of bills. Payment will be made only on 1st and 3rd Saturdays of every month.

Final bill measurement will be certified within 45 days.

7. WATER ELECTRICITY, SECURITY & HOUSE KEEPING

- Water: Water shall be provided at one point, further distribution is the responsibility of contractor.
- Electricity: Electricity will be provided at one point, further distribution is the responsibility of contractor.
- House-keeping : Contractor should keep the site in neat manner by engaging required man-power / machine.
- Electricity & Water required for drinking as well as for construction purpose shall be provided by the owner as described above at free of cost.

8. STATUTORY COMPLIANCES

Insurance

The contractor shall insure against all risks including C.A.R. policy for 125% of the contract value. The insurance shall cover all persons working at site, and visitors including contractor's workers, Architects and Clients people, other contractor's workmen etc.

Insurance for damage to property should be for Rs. 5,00,000/- and third party insurance will be for Rs. 2,50,000/- per incidence for 3 incidents at any point of time and contractor shall also insure against riots and civil commotion. Contractor shall indemnify the Employer against any claim of compensation for any accidents and mishaps of whatsoever nature at site

9. APPROVED MAKES OF MATERIALS

You shall strictly comply with the list of approved makes of materials as per mention in the Annexure III.

10. LIASONING WITH STATUTORY AUTHORITIES & OBTAINING OF APPROVAL / NOC

You have agreed to obtain and submit necessary documents for approvals from various statutory departments as required for getting the CC.

11. CO ORDINATION WITH OTHER AGENCIES

You shall co ordinate along with other agencies engaged for works such as civil, plumbing, electrical, lift, tiling etc. You shall take adequate care to protect the finished works of other agencies. Nothing extra shall be payable towards the same.

12. MAINTENANCE:

You have agreed to carry out free maintenance (trouble shooting) for one year (12 Months) from the date of commissioning and rectify the damages due to faulty / defective material used at free of cost. The free maintenance exclude cost of chemical consumable which shall be paid extra as per actual.

For the next year client reserves the rights to award the maintenance contract to you or any other agency. If work awarded to you then Rs. 53,900/- (Rupees Fifty three Thousand Nine hundred only) shall be paid for Operation of Sewage Treatment Plant per month including Operator, chemical cost & Testing of water etc. The detail of scope of work, Terms & condition, which will be issued to you after 100% occupancy of Tenants for AMC as described in Annexure- IV

13. BASIC RATE:

The Contractor shall supply cement & Steel in addition to other materials as per the basic cost given below.

- i) Cement: Rs. 300/- per bag inclusive of all taxes & transportation at site. (Returnable empty bags in good condition).
- ii) Reinforced Steel: Rs.45,000/- per M. Ton inclusive of all taxes & Transportation at site.

14. Labour Laws :

In the evaluation of your rates for the various items of work, you have taken into account all the provisions of labour laws pertaining to Minimum Wages Act and Industrial Disputes Act and Employees Provident Fund and ESIC Act(Employees State Insurance Corporation) and miscellaneous provisions act as applicable as on date to the construction labour and your personnel. The liability for compliance with all these laws rest entirely with you and you shall indemnify us completely on this account. You will furnish us all necessary details about your labour and other personnel employed on the project as and when required by us in compliance with the about requirements.

15. Safety Precautions:

You shall observe all necessary safety precautions as per the norms of statutory bodies to safeguard your personnel, plant, machinery, other personnel, equipment and completed works at site. You shall remain solely liable for any claims or damages arising out of non compliance of such safety precautions and would indemnify us from any such claims or damages. In the event of any violation of the safety norms as stipulated in safety manual by any of your personnel working at site, you are liable for the payment of penalty as per the site safety norms. Any accident arise due to violation of safety you will be fully responsible and consequences there of for your labour, staff as well as for third party.

16. Environmental Precautions:

You shall take all necessary precautions and measures to ensure that your personnel, workers, subcontractors or suppliers as well as equipments and vehicle observe that the norms regarding emission levels and noise levels as laid down by the statutory authorities shall be strictly adhered to. You will similarly observe all norms regarding disposal or treatment of all types of waste matter and shall be entirely responsible for any claims, damages or penalties in event of non-compliance. You shall indemnify us from any and all claims, damages or penalties and will remain liable for the losses caused to us as a result of your non compliance of the said requirements.

17. Irremovability of Contractor's Plant, Equipment, Personnel etc.

You shall be mobilizing to the site adequate plant and machinery and provide necessary supervision for fulfillment of the contract and timely completion of the job as per the requirement and construction schedule. You will furnish the list of plant, equipment & the resources proposed to be mobilized for timely completion of the project. If required you shall arrange for the inspection of Equipment/Plants by the consultant/clients free of cost.

You shall be permitted to plan your activities and for deployment of staff, labour, plant etc. as per the construction schedule, to ensure satisfactory execution of the work and also be permitted to remove extra materials/plants etc. from the site of works, if required due to tapering of work etc.

You shall co-operate with other contractors / vendors / agencies executing work at the site and permit them use of working space etc. in the building under construction by you so long as it does not hinder your progress.

18. Escalation:

The prices shall remain firm till the completion of the Project and no escalation shall be applicable due to labour conditions or any conditions whatsoever.

19. Sufficiency of order:

It is expressly understood that your representatives have visited the site(s) of work and have acquainted you to the condition thereof. It is also expressly understood that you have taken into account all factors for completing the works as per the Bill of quantities enclosed herewith in all respects while fixing your rates for different items. If any work is required to be carried out to complete the works described in the schedule of works but not expressly mentioned therein, you will be deemed to have taken cost of such works into account in your pricing and nothing extra would become payable to you.

20. ARBITRATION:

In the event of any dispute that may arise during the execution of the contract, between the Contractor and the Owner, then the Contractor shall be at liberty to raise the same after the completion of the project and before finalization of the Final Bill. The Contractor will be at liberty to notify the CLIENT that it will bring a particular matter to arbitration upon the completion of the project. The joint arbitrators for the project shall be the Architect Mr.Reza from M/s. Reza Kabul and the Design Consultant Niyaz Hanware from M/s. Hanware Consultant & Services Consultant Vinod Menon from M/s. Hydro mechanical Consultants. If the joint arbitrators are unable to arrive at a decision, they would jointly appoint an Umpire whose decisions shall be final and binding. The arbitrators shall give their decision within a period of 3 months from the date the Contractors go to arbitration.

21. ADDITIONAL CONDITIONS

1. You will carry out the work complete as per drawings and specifications given in the Annexure I, II, III, IV, BOQ for Supply & Installation and the working drawings given by Architect M/s.Reza Kabul & RCC consultant M/s. Hanware Consultant and Service consultant i.e. M/s. Hydro Mechanical Consultant that would be issued to you from time to time.
 2. All joints of Pipes should be properly sealed and painting of all the pipes (STP related) shall be done by you as approved by our consultant M/s. Hydromechanical Consultant.
 3. All M.S. works including M.S. pipes etc. shall be painted with 2 coat of Anti rust paint over 2 coat of yellow zinc primer.
-

4. The work is to be carried out in the area in close proximity of residential / commercial premises and the contractor will be fully responsible to maintain the peace and tranquility without causing any disturbance to the neighbors.
5. You shall make your own arrangements for procuring all the materials required for the execution of the above work and store the same at site at your own risk and cost. Clients also reserve the right to supply any or all materials to be incorporated in the above work, in which case the contractor shall be paid labour, over heads and profits for the respective items. The owner supplied materials shall be stored in Godown, installed and maintained at your own cost till the final completion and handing over of the work.
6. You will be provided open space only for making store room, Offices, etc. which shall be done by you.
7. Annexure I,II, III, IV, and Bill of Quantities (BOQ) for both Supply & Installation shall form part of this Work Order.
8. Preparing & submitting of 4 sets of "As built drawings."
9. All drawings, tracing photo prints and writings (except letters) to be considered by all parties concerned to be the sole property of the owner and they must be returned to him on the completion of the works.
10. Your quoted price shall include all taxes, excise, freight, Transportation etc. excluding VAT, & Service Tax only. It shall be firm and shall not be subject to change/variation due to labour conditions, material condition or any conditions whatsoever till the completion of project.
11. The cost of carrying any test on materials or work shall be borne by you.
12. You have agreed to arrange security for your materials etc. General security will be take care by the owners.
13. You will not deviate from any item of work. If it becomes essential to alter any item of work, you will only do so after obtaining prior approval from site in charge / Service Consultant.
14. You will adhere entirely to all statutory conditions given in the contract and all applicable laws of this land.
15. Prior to procurement of materials and bringing the same to site, you will have the same approved from site in charge / Hydro mechanical Consultants.

S. I. Kumar
Corrected.
02/04/19



16. You shall report to site in charge/ Hydro mechanical consultant to carry out the work to their fullest satisfaction.
 17. To absolve principle employer of all liabilities. Insurance, like workman compensation & all requisite policies to be taken by you.
 18. TDS as applicable by law, would be recovered from each payment due to you. You will be liable to pay all taxes including VAT & Service Tax, as required by the law, from time to time and indemnity for the same.
 19. You will commence works immediately.
 20. You shall take all precautions to ensure safety to workers and adjacent property. The areas shall be strictly cordoned and be cleared as 'hard hit area'. Unauthorized persons shall not be allowed inside the work premises.
 21. All debris emanating out of the STP work shall be removed and dumped at a designated dumping place within the building premises and the same shall be your responsibility to remove it from the site at no additional extra cost.
 22. Scaffolding (single or double) required for STP work shall be provided by you at no additional extra cost.
 23. You shall depute competent engineer/supervisor full time on site along with Junior Engineer for the supervision and execution of works till the completion of the project. Under no pretext work shall be carried out without the same.
 24. You shall organize adequate workforce as per the schedules assigned to you so that timely completion of schedules as planned could be met without delays.
 25. You have to ensure that for every weekly project review meeting the Principal of the company along with the site in charge of the STP work attend the same.
 26. You have to strictly follow the specification given by the consultant and follow strict supervision and quality control from your side for implementation of STP works.
 27. We reserve the right to increase decrease or delete any item whatsoever, given in the BOQ and payment shall be made as per actual work done at site.
-

28. Labeling, instruction manual, painting, cleaning, Training etc. should be provided by you before handing over of the system.
29. You will have to get all the measurements certified by the site in charge and submit bills in a systematic manner for the case of processing.
30. If we find your work unsatisfactory at any time, your contract would be terminated with immediate effect without any reference to you and you would be paid for the work completed till that day. You shall have no right to claim any loss or damage.

Please arrange to submit to us the necessary Insurance Policies, Labour License and other documents as provided for in the contract.

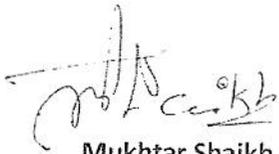
This work order will form a part of the contract. Please sign and return us 3 copies of the same for our record.

Thanking You.

Yours faithfully,

For Dudhwala Real Estate & Investment.

Accepted
For Superklean Environmental Engineers Pvt. Ltd.



Mukhtar Shaikh.
(GM-Construction)



Asghar Shaikh
(Sr. Manager Services.)

Shahid Shaikh
(Contract Head)



Authorized Signatory
with an letter
dated 22/4/19.

SUPERKLEAN ENVIRONMENTAL ENGINEERS PVT.LTD

ANNEXURE -I

Design Data:-

The Sewage treatment plant offer is designed using the following Inlet characteristics and Treated Water characteristics are as per Pollution Control Board.

Table: 1

SR. NO	PARAMETER	INCOMING SEWAGE CHARACTERISTICS	TREATED WATER CHARACTERISTICS	Unit
1	Flow	75 m ³ /Day	< 75m ³ /day	-
	Flow	175 m ³ /Day	< 175m ³ /day	
2	pH	6.0 to 8.0	6.0 to 8.0	-
3	Suspended Solid	200	<= 50	Mg/l
4	COD	500	<= 50	Mg/l
5	BOD	250	<= 10	Mg/l

SUPERKLEAN ENVIRONMENTAL ENGINEERS PVT.LTD

ANNEXURE - II

Process Description:-

The active biological process is performed using an extremely efficient Moving Bed Bio Reactor.

The flow of raw sewage through MBBR up to the final Sewage treatment is as follows:

PRIMARY TREATMENT:

Screen Chamber:

Screen Chamber with Bar Screen & Fine Perforated Screen are provided to remove suspended large floating matters. The retained materials are manually removed with the help of rack and dispose of as per standard.

Collection Tank:

This is a RCC Tank. From the Screen Chamber sewage liquid is collected in this tank for Equalization. It is provided with Pipe Air Grid in the bottom which is connected to Air Blower. Air is applied in the bottom pipe grid for mixing & preventing septic condition.

SECONDARY TREATMENT:

Sewage Transfer Pump:

Sewage Transfer Pumps are provided to transfer sewage from Collection Tank to MBBR.

MBBR Reactor (Moving Bed Bio Reactor):

This is a RCC tank. Sewage liquid is transfer to MBBR reactor for biological oxidation in presence of bacteria. Oxygen is supplied for bacterial growth from Air Blower and connected to Fine Air Bubble Diffuser placed in the bottom of the tank. The floating media are placed in this tank for bacteria to remain attached to it. Only dead bacteria will detached from the media and will overflow to Lamella Clarifier.

Lamella Clarifier Tank:

This is RCC tank. MBBR reactor treated water is clarified in this Lamella Clarifier. Initially Sludge is collected in the bottom is re-circulated back to MBBR reactor till stabilization. After stabilization of MBBR reactor, dead bacteria are collected in the bottom are dispose off as sludge by filtering in Filter Press. Clarified liquid overflows from the top of Lamella Clarifier to Filter Feed Tank.

SUPERKLEAN ENVIRONMENTAL ENGINEERS PVT.LTD**Filter Feed Tank:**

This is a RCC tank. Overflow of the clarifier tank is collected in this tank for transferring to Pressure Sand & Activated Carbon Filter using pressure pump.

Pressure Pump for Sand and Carbon Filter:

From Filter Feed Tank sewage liquid is transfer to Pressure Sand and Activated Carbon Filter using this pump.

TERTIARY TREATMENT:**Pressure Sand Filter:**

This is a FRP vessel. Using multi grade filter media and pressure, Clarified top liquid is further filter for removing leftover suspended matter. Filter liquid passes through Activated Carbon Filter.

Activated Carbon Filter:

This is a FRP vessel. Activated Carbon removes any leftover color and odor. The above treated water is collected in Treated Water Tank for the re-use of Gardening and Flushing. The backwashing of the above filter is carried out using multiport valve.

Chlorine dosing system:

Appropriate on line dosing will be done using dosing pump for disinfection.

Treated Water Tank:

This is a RCC tank. In this tank clear treated water will be collected for reuse for irrigation and flushing.

Sludge Collection Tank:

This is a RCC tank. Sludge from clarifier bottom and back washing of Pressure Sand and Activated Carbon Filter are collected in this tank. Using Filter Press Feed pump this is clarified in Filter Press.

Filter Press Feed Pump:

This Pump will transfer Sludge to Filter Press from Sludge Collection Tank.

SUPERKLEAN ENVIRONMENTAL ENGINEERS PVT.LTD**Filter Press:**

For concentrating Lamella Clarifier sludge and back washing of filters, Filter Press is provided. Cakes of sludge are form in Filter Press are removed manually and dispose of as per standard.

Control Panel:

Advanced Control Panel is provided for Single Point Operation of the total Treatment Plant. Automatic Transfer of liquid operation is controlled by level switches provided in the Collection Tank and Post Lamella Clarifier.

Instrumentation:

Instruments will be provided for measurement of flow, pressure and level switch for optimum electrical power consumption.

SUPERKLEAN ENVIRONMENTAL ENGINEERS PVT.LTD

ANNEXURE -III**SEEPL Scope of Supply****SUPERKLEAN SCOPE OF SUPPLY FOR STP (MBBR TECHNOLOGY) FOR 75 KLD STP**

SR.No.	EQUIPMENT	QUANTITY	MAKE	RATE	AMOUNT
1	Bar Screen & Perforated Screen	1 Set	SEEPL	20000	20000
2	Air Blowers for Collection tank & MBBR tank	2 Nos. (1W+1S)	Airvak / Everest/Equivalent	75000	150000
3	Sewage Transfer Pumps	2 Nos. (1W+1S)	Crompton Greaves/ Kirloskar/Equivalent	25000	50000
4	MBBR Media	1 Lot	W2P/ MM Aqua/ Equivalent	90000	90000
5	Diffuser for MBBR Tank	1 Lot	Rehau / Plus Equivalent	25000	25000
6	Lamella Clarifier Media	1 Lot	W2P/ MM Aqua/ Equivalent	25000	25000
7	Pressure Pump for Filters	2 Nos. (1W+1S)	Crompton Greaves/ Kirloskar/Equivalent	26000	52000
8	Pressure Sand filter	1 No.	Starlite/ Aventura/ Equivalent	55000	55000
9	Activated Carbon filter	1 No.	Starlite/ Aventura/ Equivalent	60000	60000
10	Sludge Transfer Pump for Filter Press and recycling	2 Nos. (1W+1S)	Crompton Greaves/ Kirloskar/Equivalent	35000	70000
11	Filter press	1 No.	Welcome/Delite/ Equivalent	80000	80000
12	Chlorine Dosing System	1 Set	Initiatie/Aventura/ Equivalent	18000	18000
13	Advance Electrical Control Panel	1 No.	SEEPL	140000	140000

SUPERKLEAN ENVIRONMENTAL ENGINEERS PVT.LTD

14	Cabling from Control Panel to Plant Battery Limit	Lot	Polycab /Equivalent	80000	80000
15	Pipelines and pipefitting within plant Battery Limit	Lot	Prince/ Equivalent	75000	75000
16	Instrumentation (Level Switch, Pressure Gauge, Flow meter)	Lot	Electronet/ Hanna/ Equivalent	25000	25000
17	Ozonation system	1 No.	AM Ozonics/ Equivalent	185000	185000
	Total				1200000
			VAT @ 5%		60000
			Service Tax @ 4.944%		59328
			Grand Total		1319328

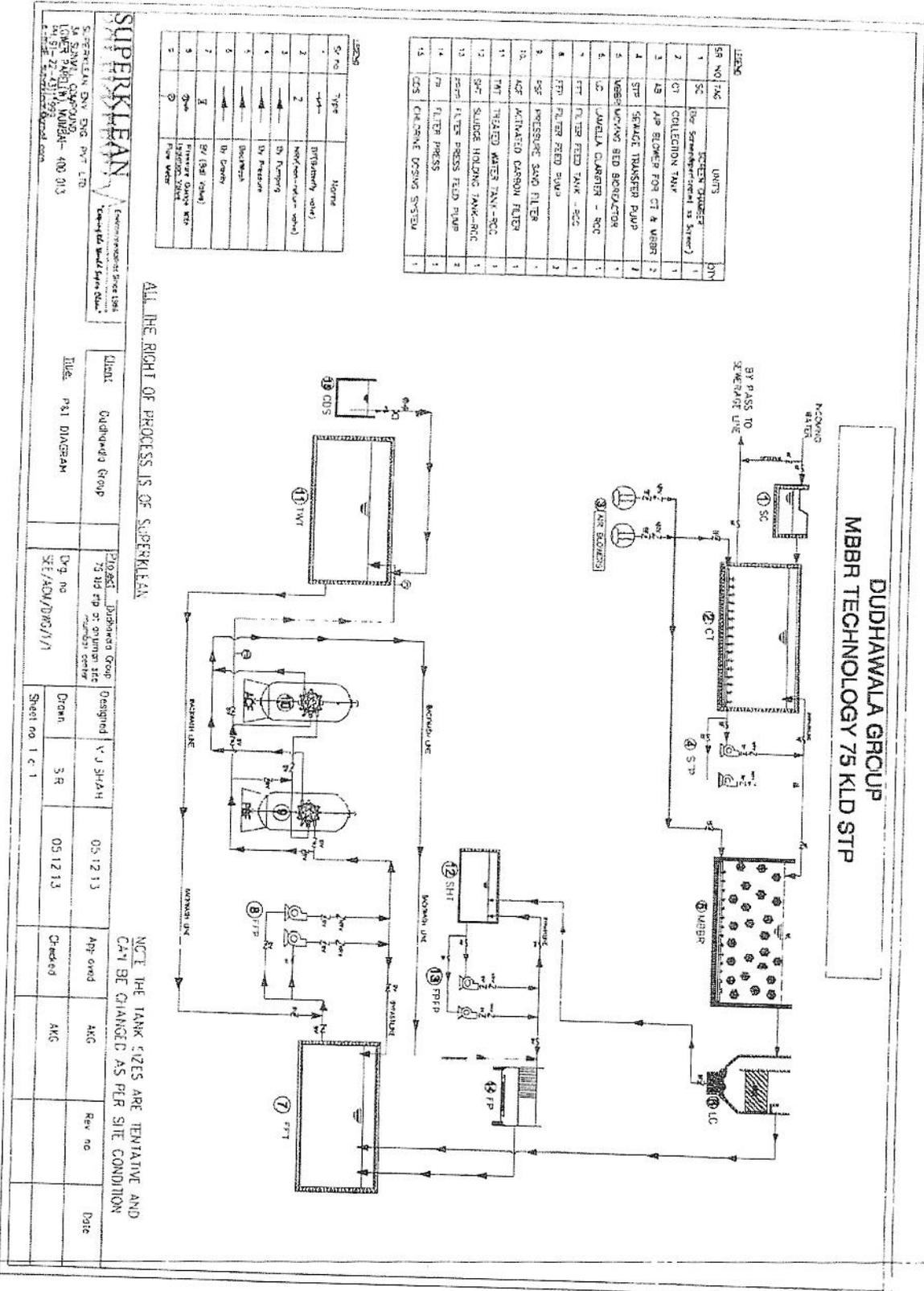
SUPERKLEAN ENVIRONMENTAL ENGINEERS PVT.LTD

SUPERKLEAN SCOPE OF SUPPLY FOR STP (MBBR TECHNOLOGY) FOR 175 KLD STP

Sr. No.	EQUIPMENT	QUANTITY	MAKE	RATE	AMOUNT
1	Bar Screen & Perforated Screen	1 Set	SEEPL	30000	30000
2	Air Blowers for Collection tank & MBBR tank	2 Nos. (1W+1S)	Airvak / Everest/Equivalent	120000	240000
3	Sewage Transfer Pumps	2 Nos. (1W+1S)	Crompton Greaves/ Kirloskar/Equivalent	30000	60000
4	MBBR Media	1 Lot	W2P/MM Aqua/ Equivalent	200000	200000
5	Diffuser for MBBR Tank	1 Lot	Rehau / Equivalent	60000	60000
6	Lamella Clarifier Media	1 Lot	W2P/MM Aqua/ Equivalent	56000	56000
7	Pressure Pump for Filters	2 Nos. (1W+1S)	Crompton Greaves/ Kirloskar/Equivalent	38000	76000
8	Pressure Sand filter	1 No.	Starlite/ Aventura/ Equivalent	110000	110000
9	Activated Carbon filter	1 No.	Starlite/ Aventura/ Equivalent	125000	125000
10	Sludge Transfer Pump for Filter Press and recycling	2 Nos. (1W+1S)	Crompton Greaves/ Kirloskar/Equivalent	55000	110000
11	Filter press	1 No.	Welcome/Delite/ Equivalent	95000	95000
12	Chlorine Dosing System	1 Set	Initiative/Aventura / Equivalent	18000	18000
13	Advance Electrical Control Panel	1 No.	SEEPL	160000	160000
14	Cabling from Control Panel to Plant Battery Limit	Lot	Polycab /Equivalent	110000	110000

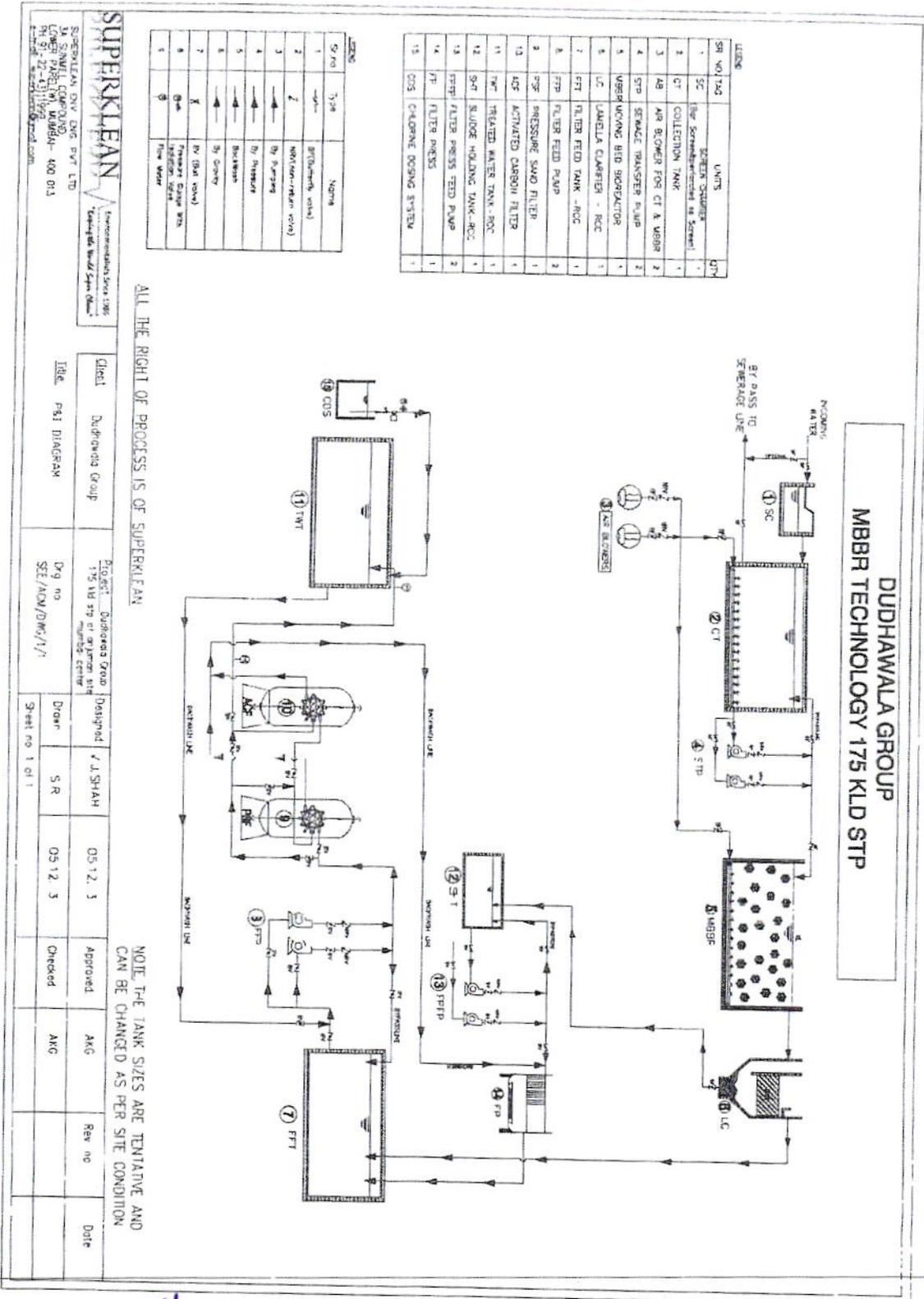
SUPERKLEAN ENVIRONMENTAL ENGINEERS PVT.LTD

15	Pipelines and pipefitting within plant Battery Limit	Lot	Prince/ Equivalent	95000	95000
16	Instrumentation (Level Switch, Pressure Gauge, Flow meter)	Lot	Electronet/ Hanna/ Equivalent	30000	30000
17	Ozonation system	1 No.	AM Ozonics/ Equivalent	225000	225000
	Total				1800000
			VAT @ 5%		90000
			Service Tax @ 4.944%		88992
			Grand Total		1978992



SUPERKLEAN Environmental Engineers Pvt. Ltd.
 S. PERIEN DUDHAWALA GROUP
 LOWER MARKET, MUMBAI - 400 013
 Ph: 22-31-99-99-99
 Email: info@superklean.com

Client: Dudhawa Group	Project: Dudhawa Group	Designed: V J SHAH	App. on: AKG	Rev. no:	Date:
Title: P&I DIAGRAM	Dwg. no: SEE/ADV/DWG/1/1	Drawn: S R	Checked: AKG		
		Sheet no: 1 of 1			



SUPERKLEAN
 SUPERKLEAN ENV. ENG. PVT. LTD.
 175 KLD STP PROJECT
 PLOT NO. 175, SECTOR 17, GATE NO. 175, INDUSTRIAL AREA, Gurgaon, Haryana - 122002
 Tel: 0129-4211111, 4211112
 Fax: 0129-4211113, 4211114
 Email: sales@superklean.com

Client	Dudhawa Group	Project	175 KLD STP Project	Designed by	J. SHAH	OS 12.3	Approved	ANG	Rev no	Date
Disc.	P&I DIAGRAM	Dwg no	SEE/ACQ/DWG/1/1	Drawn	S.R	OS 12.3	Checked	ANG		
				Sheet no	1 of 1					

TRUE COPY
 For Vidhii Partners
 Advocates
 DS

DUDHWALA REAL ESTATE & INVESTMENT

A-WING, 3RD FLOOR, DUDHWALA COMPLEX, 292 BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI - 400 008.
Tel +91-22-6136 3333 / +91-22-2309 2222 | E-mail : support@dudhwalas.com

NON COMPREHENSIVEANNUAL OPERATION AND MAINTENANCE WORK ORDER OF 175 KLD & 75 KLD STP

This agreement is made between

(Client Name) M/s Dudhwala Real Estate & Investment
Address: Proposed Residential Complex "AQUA PEARL",
Mumbai central – Mumbai 400 008.

And

HUE-KEM CHEMICALS.PVT.LTD
3A,Sunmill Compounf,Lower Parel.
Mumbai 400 013.
Telefax : 91-22-2494 23 83 / 2490 10 32
Email : amit.gandhi11@gmail.com.

Whereas the User will have in his possession Non Comprehensive Operation & Maintenance of the 175 KLD & 75 KLD Sewage Treatment Plant (herein after called "the Equipment") and in consideration of a sum of Rs. 75,000/- (Rupees Seventy five thousand Only) for One Month (Exclusive of GST @ 18%) payable by the user to the Company. The company agrees to provide Service and Maintenance of the Equipment according to the terms and conditions herein contained in Annexure.

1. Period of Agreement

The term of this agreement shall be for a period of 12 Months commencing from 1st April 2017 to 31st Mar 2018 after from year to year unless terminated in writing by either party not

less than thirty (30) days before the renewal date.

2. Fee

The Company will charge the User as per the grid for the services as outlined in annexure the company shall be paid on monthly basis after producing the invoice and reports for the service performed.

Contract Period: - 1st April 2017 to 31st March 2018.

(Exclusive of 18% GST)



3. Terms & Conditions

[a] The Company Shall...

- Daily visit of one technician in every shift for the operation of the Equipments
- Monthly visit for the Supervision of the Maintenance of the equipment whenever required.
- Water Hydraulics checking and any abnormal functioning of the components.
- To maintain all Logbooks/Reports.
- Maintaining the quality and quantity of outlet water as per the specifications.
- The verification of the preventive maintenance schedule and function of preventive maintenance
- Advise the company immediately of any apparent defect in the Equipment.
- Spares and consumables required would be indicated well in advance.

[b] The User Shall...

- Pay all charges and expenses incurred by the Company in repairing any damage to the equipment by the reason of accident or arising from misuse by the User.
- Not allow any person not authorized by the Company to service or maintain the Equipment and not use supplies and/or parts other than those provided by the company.

[c] Extra Services

Any Services not included in this agreement shall be performed by the Company only when previously requested by the User in writing. Any additional cost for such extra services shall be previously agreed to in writing by both parties in advance of such extra services being performed.

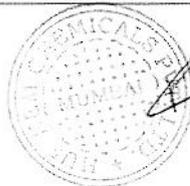
The Company, at its sole cost and expense, shall furnish all supplies, tools, equipment and related expendables necessary or appropriate to provide the services

6. Force Majeure

The Company shall not be held responsible or liable for failure to perform its part or whole of this agreement when such failure is attributable to fire, flood, strikes, labor troubles or other industrial disturbances riots, insurrections whether with the Company in India or any other causes beyond the control of the parties hereto.

7. Non-Transferability

This agreement and all its terms are binding both the parties as defined in this agreement and are not transferable and become null and void if the equipment is transferred from the site or sold to some other party.



8. Compliance with Laws

Contractor shall comply with all applicable laws, statues, rules, ordinances, codes, orders and regulations of all federal, state, local and other governmental and regulatory authorities and of all insurance bodies applicable to the premises in performing its obligations under this agreement.

9. Applicable Law

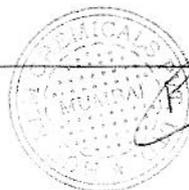
This Agreement shall be governed by & interpreted in accordance with the laws of INDIA and courts of MUMBAI shall have exclusive jurisdiction to all matters related to this agreement.

In witness whereof the parties hereto have executed this Agreement and the User and the Company shall retain a Copy each.

10 ADDITIONAL CONDITIONS

1. You shall make your own arrangements for procuring all the materials required for the execution of the above work and store the same at site at your own risk and cost.
2. You have agreed to arrange security for your materials etc. General security will be take care by the owners.
3. You will not deviate from any item of work. If it becomes essential to alter any item of work, you will only do so after obtaining prior approval from site in charge / Service Consultant.
4. You will adhere entirely to all statutory conditions given in the contract and all applicable laws of this land.
5. TDS as applicable by law would be recovered from each payment due to you. You will be liable to pay all taxes including GST, as required by the law, from time to time and indemnity for the same.
6. You will commence works immediately.

(M)

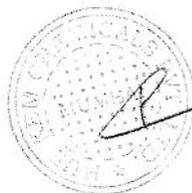


7. All Disposal of the Sludge out of the STP shall be removed in Disposal bags and dumped at a designated dumping place within the building premises and the same shall be responsibility to remove it from the site.
8. You shall depute competent engineer/supervisor on site for the supervision and execution of works.
9. You shall organize adequate workforce as per the schedules assigned.
10. You have to strictly follow the specification given by the consultant and follow strict supervision and quality control from your side.
11. We reserve the right to increase decrease or delete any item whatsoever, given in the Annex and payment shall be made as per actual work done at site.
12. Labeling, instruction manual, painting, cleaning, Training etc. should be provided by you for the system.
13. If we find your work unsatisfactory at any time, your contract would be terminated with immediate effect without any reference to you and you would be paid for the work completed till that day. You shall have no right to claim any loss or damage.

Please arrange to submit to us the necessary Insurance Policies, Labour License and other documents as provided for in the contract.

This work order will form a part of the contract. Please sign and return us 2 copies of the same for

our record.



The User

(Client Name) M/s Dudhwala Real Estate & Investment

Address: Proposed Residential Complex "AQUA PEARL",
Near Anjuman Girl school, Mumbai central
Mumbai 400 008.

Authority:

[Signature] 30/02/2017

DUDHWALA REAL ESTATE & INVESTMENT

Name: SHAIKH MUKHARAJ
Title- GM-Const.

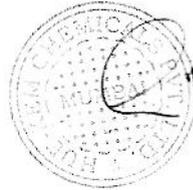
Witness

- 1)
- 2)

[Signature]

The Company

HUE-KEM CHEMICALS.PVT.LTD
3A,Sunmill Compounf,Lower Parel.
Mumbai 400 013.
Telefax : 91-22-2494 23 83 / 2490 10 32
Email : amit.gandhi11@gmail.com.



[Signature]

Name: Mr. AMIT K GANDHI

/ Mr.

Non Comprehensive Operation & Maintenance Contract (O&M) for 175 KLD & 75 KLD Sewage

Treatment Plant (24 hrs Operation)

You're Scope of Operation & Maintenance

Following are the Operation & Maintenance charges of 175 KLD & 75 KLD Sewage

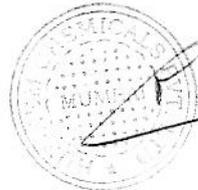
Treatment Plant at Anjuman site, Mumbai Central. 24hrs working.

Sr. No	Particulars	Unit	Qty	Rate	Amount
1	Chemicals for the plant Enzymes , Nutrients & Bacterial Culture	Month	Approx. 5 Kg	Rs. 4000/ Kg	Rs. 20000
2	Oil for the plant	Month	4 Liter	Rs. 350/ Lit	Rs. 1400
3	Grease for the plant	Month	2 Kg	Rs. 300/Kg	Rs. 600
4	Manpower Requirement 3 shift x 9hrs.	Month	3 Nos	Rs. 15000	Rs. 45000
5	pH, COD, BOD, TSS , Oil and Grease	Month	1 Nos	Rs. 4000	Rs. 4000
6	Monitoring & Overheads: Agency Engineer / Supervisor	Month	1 Nos	Rs. 4000	Rs. 4000
	will visit plant once in a week.			Total	75000
	GST (%) will be paid as per actual				

Remark

Please note other chemicals like Hypo chlorite, Alum will be maintained at site which is inclusive in your cost.

(Handwritten mark)



DUDHWALA REAL ESTATE & INVESTMENT

A-WING, 3RD FLOOR, DUDHWALA COMPLEX, 292 BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI - 400 008.
Tel +91-22-6136 3333 / +91-22-2309 2222 | E-mail : support@dudhwalas.com



NON COMPREHENSIVE ANNUAL OPERATION AND MAINTENANCE WORK ORDER OF 175 KLD & 75 KLD STP

This agreement is made between

(Client Name) M/s Dudhwala Real Estate & Investment
Address: Proposed Residential Complex "AQUA PEARL",
Mumbai central – Mumbai 400 008.

And

HUE-KEM CHEMICALS.PVT.LTD
3A,Sunmill Compounf,Lower Parel.
Mumbai 400 013.
Telefax : 91-22-2494 23 83 / 2490 10 32
Email : amit.gandhi11@gmail.com.

Whereas the User will have in his possession Non Comprehensive Operation & Maintenance of the 175 KLD & 75 KLD Sewage Treatment Plant (herein after called "the Equipment") and in consideration of a sum of Rs. 80,000/- (Rupees Eighty thousand Only) for One Month (Exclusive of GST @ 18%) payable by the user to the Company. The company agrees to provide Service and Maintenance of the Equipment according to the terms and conditions herein contained in Annexure.

1. Period of Agreement

The term of this agreement shall be for a period of 12 Months commencing from 1st April 2018 to 31st Mar 2019 after from year to year unless terminated in writing by either party not

less than thirty (30) days before the renewal date.

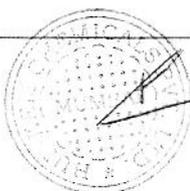
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The Company will charge the User as per the grid for the services as outlined in annexure the company shall be paid on monthly basis after producing the invoice and reports for the service performed.

Contract Period: - 1st April 2018 to 31st March 2019.

(Exclusive of 18% GST)

(Handwritten signature)



3. Terms & Conditions

[a] The Company Shall...

- Daily visit of one technician in every shift for the operation of the Equipments
- Monthly visit for the Supervision of the Maintenance of the equipment whenever required.
- Water Hydraulics checking and any abnormal functioning of the components.
- To maintain all Logbooks/Reports.
- Maintaining the quality and quantity of outlet water as per the specifications.
- The verification of the preventive maintenance schedule and function of preventive maintenance
- Advise the company immediately of any apparent defect in the Equipment.
- Spares and consumables required would be indicated well in advance.

[b] The User Shall...

- Pay all charges and expenses incurred by the Company in repairing any damage to the equipment by the reason of accident or arising from misuse by the User.
- Not allow any person not authorized by the Company to service or maintain the Equipment and not use supplies and/or parts other than those provided by the company.

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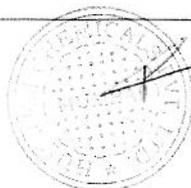
The Company, at its sole cost and expense, shall furnish all supplies, tools, equipment and related expendables necessary or appropriate to provide the services

6. Force Majeure

The Company shall not be held responsible or liable for failure to perform its part or whole of this agreement when such failure is attributable to fire, flood, strikes, labor troubles or other industrial disturbances riots, insurrections whether with the Company in India or any other causes beyond the control of the parties hereto.

7. Non-Transferability

This agreement and all its terms are binding both the parties as defined in this agreement and are not transferable and become null and void if the equipment is transferred from the site or sold to some other party.



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Contractor shall comply with all applicable laws, statues, rules, ordinances, codes, orders and regulations of all federal, state, local and other governmental and regulatory authorities and of all insurance bodies applicable to the premises in performing its obligations under this agreement.

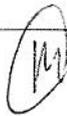
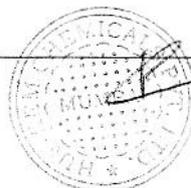
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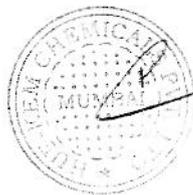
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3. You will not deviate from any item of work. If it becomes essential to alter any item of work, you will only do so after obtaining prior approval from site in charge / Service Consultant.
4. You will adhere entirely to all statutory conditions given in the contract and all applicable laws of this land.
5. TDS as applicable by law would be recovered from each payment due to you. You will be liable to pay all taxes including GST, as required by the law, from time to time and indemnity for the same.
6. You will commence works immediately.

7. All Disposal of the Sludge out of the STP shall be removed in Disposal bags and dumped at a designated dumping place within the building premises and the same shall be responsibility to remove it from the site.
8. You shall depute competent engineer/supervisor on site for the supervision and execution of works.
9. You shall organize adequate workforce as per the schedules assigned.
10. You have to strictly follow the specification given by the consultant and follow strict supervision and quality control from your side.
11. We reserve the right to increase decrease or delete any item whatsoever, given in the Annx and payment shall be made as per actual work done at site.
12. Labeling, instruction manual, painting, cleaning, Training etc. should be provided by you for the system.
13. If we find your work unsatisfactory at any time, your contract would be terminated with immediate effect without any reference to you and you would be paid for the work completed till that day. You shall have no right to claim any loss or damage.

Please arrange to submit to us the necessary Insurance Policies, Labour License and other documents as provided for in the contract.

This work order will form a part of the contract. Please sign and return us 2 copies of the same for our record.



The User

(Client Name) M/s Dudhwala Real Estate & Investment

Address: Proposed Residential Complex "AQUA PEARL",
Near Anjuman Girl school, Mumbai central
Mumbai 400 008.

Authority:

M. Mukhtar 29/03/2018
DUDHWALA REAL ESTATE & INVESTMENT

Name: *SHAIKH MUKHTAR A*

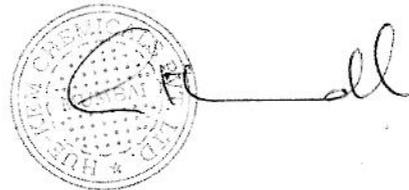
Title: *GM - Construction*

Witness

- 1)
- 2)

The Company

HUE-KEM CHEMICALS.PVT.LTD
3A,Sunmill Compounf,Lower Parel.
Mumbai 400 013.
Telefax : 91-22-2494 23 83 / 2490 10 32
Email : amit.gandhi11@gmail.com.



Amit K. Gandhi

Name: Mr. *AMIT K. GANDHI*

/ Mr.

Non Comprehensive Operation & Maintenance Contract (O&M) for 175 KLD & 75 KLD Sewage

Treatment Plant (24 hrs Operation)

You're Scope of Operation & Maintenance

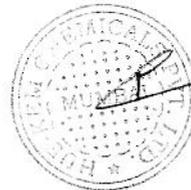
Following are the Operation & Maintenance charges of 175 KLD & 75 KLD Sewage

Treatment Plant at Anjuman site, Mumbai Central. 24hrs working.

Sr. No	Particulars	Unit	Qty	Rate	Amount
1	Chemicals for the plant Enzymes , Nutrients & Bacterial Culture	Month	Approx. 5 Kg	Rs. 4000/ Kg	Rs. 20000
2	Oil for the plant	Month	4 Liter	Rs. 750/ Lit	Rs. 3000
3	Grease for the plant	Month	2 Kg	Rs. 1000/Kg	Rs. 2000
4	Manpower Requirement 3 shift x 9hrs.	Month	3 Nos	Rs. 15000	Rs. 45000
5	pH, COD, BOD, TSS , Oil and Grease	Month	1 Nos	Rs. 5000	Rs. 5000
6	Monitoring & Overheads: Agency Engineer / Supervisor	Month	1 Nos	Rs. 5000	Rs. 5000
	will visit plant once in a week.			Total	80000
	GST (%) will be paid as per actual				

Remark

Please note other chemicals like Hypo chlorite, Alum will be maintained at site which is inclusive in your cost.



DUDHWALA REAL ESTATE & INVESTMENT

A-WING, 3RD FLOOR, DUDHWALA COMPLEX, 292 BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI - 400 008.
Tel +91-22-6136 3333 / +91-22-2309 2222 | E-mail : support@dudhwalas.com



NON COMPREHENSIVE ANNUAL OPERATION AND MAINTENANCE WORK ORDER OF 175 KLD & 75 KLD STP

This agreement is made between

(Client Name) M/s Dudhwala Real Estate & Investment
Address: Proposed Residential Complex "AQUA PEARL",
Mumbai central – Mumbai 400 008.

And

HUE-KEM CHEMICALS.PVT.LTD
3A,Sunmill Compounf,Lower Parel.
Mumbai 400 013.
Telefax : 91-22-2494 23 83 / 2490 10 32
Email : amit.gandhi11@gmail.com.

Whereas the User will have in his possession Non Comprehensive Operation & Maintenance of the 175 KLD & 75 KLD Sewage Treatment Plant (herein after called "the Equipment") and in consideration of a sum of Rs. 90,000/- (Rupees Ninety thousand Only) for One Month (Exclusive of GST @ 18%) payable by the user to the Company. The company agrees to provide Service and Maintenance of the Equipment according to the terms and conditions herein contained in Annexure.

1. Period of Agreement

The term of this agreement shall be for a period of 12 Months commencing from 1st April 2019 to 31st Mar 2020 after from year to year unless terminated in writing by either party not

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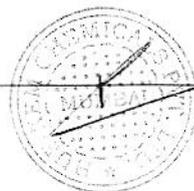
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Contract Period: - 1st April 2019 to 31st March 2020.

(Exclusive of 18% GST)

CA



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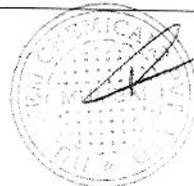
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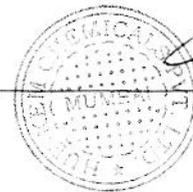
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1. You shall make your own arrangements for procuring all the materials required for the execution of the above work and store the same at site at your own risk and cost.
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3. You will not deviate from any item of work. If it becomes essential to alter any item of work, you will only do so after obtaining prior approval from site in charge / Service Consultant.
4. You will adhere entirely to all statutory conditions given in the contract and all applicable laws of this land.
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(u)

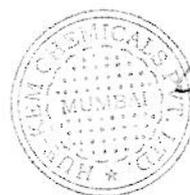
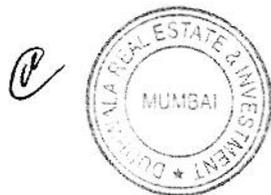


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Please arrange to submit to us the necessary Insurance Policies, Labour License and other documents as provided for in the contract.

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The User

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Address: Proposed Residential Complex "AQUA PEARL",
Near Anjuman Girl school, Mumbai central
Mumbai 400 008.

Authority:

[Handwritten Signature]
30/03/2019



Name: SHAIKH MUKHTAR
Title: GM. Const.

Witness

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[Handwritten Signature]

[Handwritten Signature]

The Company
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3A,Sunmill Compounf,Lower Parel.
Mumbai 400 013.
Telefax : 91-22-2494 23 83 / 2490 10 32
Email : amit.gandhi11@gmail.com.



[Handwritten Signature]

Name: Mr. AMIT K. GANDHI

/ Mr.

Non Comprehensive Operation & Maintenance Contract (O&M) for 175 KLD & 75 KLD Sewage

Treatment Plant (24 hrs Operation)

You're Scope of Operation & Maintenance

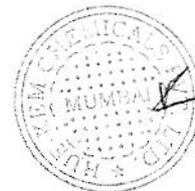
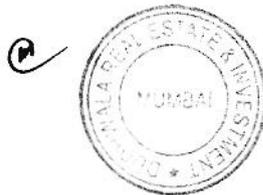
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4	Manpower Requirement 3 shift x 9hrs.	Month	3 Nos	Rs 16500	Rs. 50000
5	pH, COD, BOD, TSS , Oil and Grease	Month	1 Nos	Rs. 5000	Rs. 5000
6	Monitoring & Overheads: Agency Engineer / Supervisor	Month	1 Nos	Rs. 5000	Rs. 5000
	will visit plant once in a week.			Total	90000
	GST (%) will be paid as per actual				

Remark

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DUDHWALA REAL ESTATE & INVESTMENT

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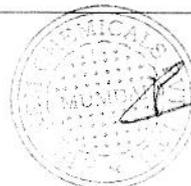
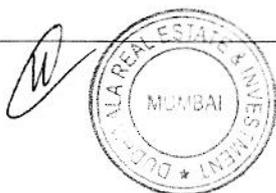
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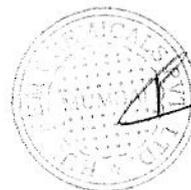
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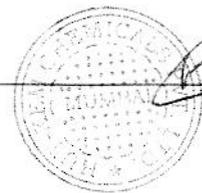
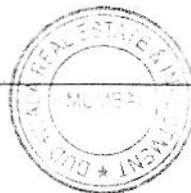
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our record.



The User

(Client Name) M/s Dudhwala Real Estate & Investment

Address: Proposed Residential Complex "AQUA PEARL",
Near Anjuman Girl school, Mumbai central
Mumbai 400 008.

Authority: *A. Reikh*
30/03/2020



Name: SHAIKH MUKHTAR A.
Title- gm-Const.

Witness

- 1)
- 2)

[Handwritten signature]

The Company
HUE-KEM CHEMICALS.PVT.LTD
3A,Sunmill Compounf,Lower Parel.
Mumbai 400 013.
Telefax : 91-22-2494 23 83 / 2490 10 32
Email : amit.gandhi11@gmail.com.

[Handwritten signature]



[Handwritten signature]

Name: Mr. AMIT K. GANDHI

/ Mr.

Non Comprehensive Operation & Maintenance Contract (O&M) for 175 KLD & 75 KLD Sewage

Treatment Plant (24 hrs Operation)

You're Scope of Operation & Maintenance

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	will visit plant once in a week.			Total	100000
	GST (%) will be paid as per actual				

Remark

Please note other chemicals like Hypo chlorite, Alum will be maintained at site which is inclusive in your cost.

TRUE COPY

For Vidhii Partners
Advocates
DS



DUDHWALA REAL ESTATE & INVESTMENT

A-WING, 3RD FLOOR, DUDHWALA COMPLEX, 292 BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI - 400 008
 Tel. : +91-22-6136 3333 / +91-22-2309 2222 | E-mail : support@dudhwalas.com



Date : 20/01/2021

To,

SUPERKLEAN ENVIRONMENTAL ENGINEERS PVT.LTD..

Pratap Plaza, 3A, Sunmill Compound,
 Lower Parel (W), Mumbai.

Kind Attn : Mr.Amit K. Gandhi (M.No.09619889182)

Sub : Work order for Design, Supply, Installation, Testing and Commissioning of Organic Waste Converter 300 kg/Day Capacity for Anjuman Site, Mumbai Central).

Ref : Quotation No. SEEPL/WS/ANJUMAN /150121 Dated 15th Jan 2021

Dear Sir,

With reference to above we are please to confirm the placement of our work order to you for Design, Supply, Installation, Erection & Commissioning and Testing of "ORGANIC WASTE CONVERTER of 300 kg/day capacity" for Anjuman Site, Mumbai Central .

- A) Price: Rs.9,87,500/- (Rupees Nine Lakhs Eighty Seven Thousand & Five Hundred Only).
- i) Above price excludes GST.
- ii) The work should be completed within 4-5 Weeks or even earlier to that.

B) Superklean Scope of Work:

- Composting Machine & Accessories
- Cabling within battery limit
- Loading & Unloading up to Gate of site

C) Client Scope of Work:

- A shed for protection against rain & sun, with ample ventilation and connected to the drainage with proper slope using minimum 4" dia pipe
- Properly earthed 3 Phase power point within the shed.
- The size of the shed/ covering not to be less than 15' x 10', and leveled hard flooring with concrete or tiles.
- Loading & Unloading From Gate of Client's desired location

DUDHWALA REAL ESTATE & INVESTMENT

A-WING, 3RD FLOOR, DUDHWALA COMPLEX, 292 BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI - 400 008.
Tel. : +91-22-6136 3333 / +91-22-2309 2222 | E-mail : support@dudhwalas.com



D) Payment Terms:

- a. 50% Advance along with work order.
- b. 40% Against Proforma Invoice Prior to Dispatch
- c. 10% Against Installation & Commissioning

E) Warranty:

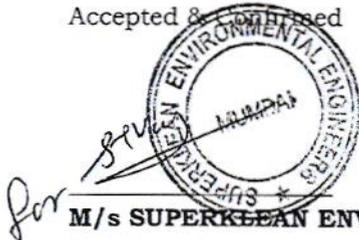
12 months from date of supply for all the Electro-mechanical Equipments/parts

Yours faithfully,

For DUDHWALA REAL ESTATE & INVESTMENT

(Authorized Signatory)

Accepted & Commissioned



M/s SUPERKLEAN ENVIRONMENTAL ENGINEERS PVT.LTD.

AMIT K. GANDHI

Director

TRUE COPY

**For Vidhii Partners
Advocates**

DS

EXHIBIT

MAHARASHTRA POLLUTION CONTROL BOARD

Regional Office, Mumbai

Phone : (022) - 24016239
 Fax : (022) - 24015269
 Email : romumbai@mpcb.gov.in
 Visit At : <http://mpcb.gov.in>



Regional Office, Mumbai,
 Kalpataru Point, 1st Floor, Sion Circle,
 Sion (E), Mumbai- 400 022

No: MPCB/ROM/PD- 2101080002

Date: 08/01/2021

To,
 M/s. Dudhwala Real Estate and Investment,
 CS. No. 226, Byculla Division Situated at 258
 Retreat Compound Bellasis Road, Mumbai Central,
 Mumbai - 400 008.

Sub: Proposed directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 & 31 A of the Air (Prevention & Control of Pollution) Act, 1981

Ref: 1. Consent to Establish granted by the Board vide 05.11.2009 valid upto Commissioning of the unit or 04.11.2014.
 2. Complaint of Shri Sayyad Mohammad Sabir Usama through Hon'ble MLA Shri Ram Vitthal Saatpute
 3. Visit of Board Officials vide dtd 30.09.2020

WHEREAS, the Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981 is applicable to the State of Maharashtra as declared in Official Gazette. AND, the area where your unit is situated, falls under the said declared area.

AND WHEREAS, complaint was received against your project vide ref. 2 above and accordingly Officials of Board have visited your activity on dtd 30.09.2020 to investigate the complaint received and SRO Mumbai-I has reported following non compliances;

- 1) You have completed construction of 28 floors of the building and have handed over possession upto 20th floor without obtaining part consent to Operate for completed part of your project from the Board.
- ✓ 2) You have not obtained revalidation of Consent to Establish which was valid up to 04.11.2014.
- ✓ 3) The sewage treatment plant for treatment of sewage generated from your activity was not in operation during visit, thereby discharging untreated sewage in to MCGM drain.
- ✓ 4) You have not provided organic waste convertor for treatment and disposal of organic waste generated from your project.

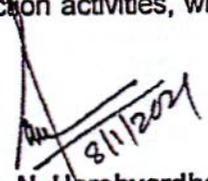
...2

:2:

NOW THEREFORE, in exercise of the power confirmed by the Board upon me u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 & u/s 31A of the Air (Prevention & Control of Pollution) Act, 1981 following proposed direction are issued against your unit as to –

- 1) Why your existing activity shall not be closed down?
- 2) Why the competent authorities shall not be directed to disconnect water & electricity supply for closing down your activity.
- 3) Why legal action shall not be initiated against your project for violations of Environmental acts.

You are hereby directed to submit your reply within seven days from the receipt of these directions, failure to this, it will be assumed that you have nothing to say, and closure directions will be confirmed & competent authorities will be directed to disconnect your water & electricity supply to stop your construction activities, which may please be noted.


(Dr. A. N. Harshvardhan)
Regional Officer, Mumbai

Copy submitted to:-

1. Asst. Secretary (Tech.), MPC Board, Sion, Mumbai – for information.

Copy to:

- 1) Sub Regional Officer, MPC Board, Mumbai -
- He is directed to serve copy of direction to industry, take necessary follow-up towards compliance of the direction and submit Action taken report.
- 2) Master File.

M/s. Dudhwala Real Estate and Investment,
CS. No. 226, Byculla Division Situated at 258
Retreat Compound Bellasis Road, Mumbai Central,
Mumbai – 400 008.

TRUE COPY

**For Vidhii Partners
Advocates**

Dr.

DUDHWALA REAL ESTATE & INVESTMENT

A-WING, 3RD FLOOR, DUDHWALA COMPLEX, 292 BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI - 400 008.
Tel. : +91-22-6136 3333 / +91-22-2309 2222 | E-mail : support@dudhwalas.com

Date : 22.01.2021

To,
Regional Office, Mumbai
Kalpataru Point, 1st floor,
Opp. PVR Theatre,
Sion (E), Mumbai-400022,
Maharashtra

SROF
Venky & Subant
petro



Subject: Compliance against Proposed Directions

Ref: MPCB/ROM/PD-2101080002 Dated 08th Jan 2021

Respected Sir,

We would like to clarify the followings Facts:

1. We have awarded Operation & Maintenance works to M/s Huekem Chemicals Pvt. Ltd. (Sister Concern Company of M/s Superklean Environmental Engineers Pvt Ltd) as follows:
For Period of April 2018 to March 2019
For Period of April 2019 to March 2020
For Period of April 2020 to March 2021
2. We would like to bring into your notice that in the Month of Sept 2020, the STP Plant was operational however the day of MPCB Officer visit our plant was in shut down mode due to repairing of Raw Sewage Transfer Pumps which were rectified in 2 days times. Please be assured that our plant is fully functional. The Output Treated Water quality is as per MPCB Norms or better.
3. We have issued the work order to M/s Superklean Environmental Engineers Pvt Ltd for Supply, Installation & Commissioning of Organic Waste Converter for treatment & disposal of organic waste generated from our project.
4. We have appointed M/s Superklean Environmental Engineers Pvt Ltd as Consultant for Solid waste & Waste Water Solutions. They will co-ordinate with MPCB to revalidate Consent to Establish & Consent to Operate.

Please acknowledge the same.

Thanking You,

Yours Faithfully

Srijid

For Dudhwala Real Estate and Investment

Attached:

1. Work Order Copy of Operation & Maintenance Work
2. Work Order Copy of OWC Works
3. Appointment Letter as Consultant

FO(SP)
Verby
Abur
27/1

TRUE COPY

For Vidhii Partners
Advocates*PS*



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Application for Consent/ Authorisation

Sir,
I/We hereby apply for*

1. Consent to Establish/Operate/Renewal of consent under section 25 and 26 of the Water (Prevention & Control of Pollution) Act, 1974 as amended.
2. Consent to Establish/Operate/Renewal of consent under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981, as amended.
3. Authorization/renewal of authorization under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 in connection with my/our/existing/proposed/altered/ additional manufacturing/processing activity from the premises as per the details given below.

Consent Information

UAN No: MPCB-CONSENT-0000108772
Application submitted on: 16-02-2021

Industry Information

Consent To: Operate	IIN No.:	Submit to: SRO - Mumbai I	
Type of institution: Industry	Industry Type: O21 Building and construction project more than 20,000 sq. m built up area	Category: Orange	Scale: L.S.I

Location of industry/activity/etc:

EC Reqd.
No

Whether construction-buildup area is more than 20,000 sq.mtr.(Existing Expansion Unit) No

General Information

1. Name, designation, office address with Telephone/Fax numbers, e-mail of the Applicant Occupier/Industry/Institution / Local Body.

Name Sajid Patel	Address Dudhwala Complex, 292, Belasis Road, Near ST Depo, Mumbai Central, Mumbai - 400008 Dudhwala Complex, 292, Belasis Road, Near ST Depo, Mumbai Central, Mumbai - 400008
Designation Proprietor	Taluka Mumbai City
Area Dudhwala Complex, Byculla	District Mumbai city
Telephone	Fax

9930130009

0

Email

sajid.patel@dudhwalas.com

Pan Number

ATZPP7346J

2. (a) Name and location of the industrial unit/premises for which the application is made (Give revenue Survey Number/Plot number name of Taluka and District, also telephone and fax number)

Industry name

Dudhwala Real Estate & Investment

Location of Unit

Dudhwala Complex, 292, Belasis Road,,Opp City Centre Mall, Mumbai Central,Mumbai City,Mumbai City

Survey number/Plot Number

226,

Taluka

Mumbai City

District

Mumbai city

(b) Details of the planning permission obtained from the local body/Town and Country Planning authority/Metropolitan Development authority/ designated Authority.

Planning permission

BMC

Planning Authority

BMC

Name of the local body under whose jurisdiction the unit is located and Name of the licence issuing authority

Name of Local Body

BMC

Name of the licence issuing authority

BMC

3. Names,addresses with Telephone and Fax Number of Managing Director / Managing Partner and officer responsible for matters connected with pollution control and/or Hazardous waste disposal.

Name of Managing Director

Sajid Patel

Telephone number

9930130009

Fax number

0

Officer responsible for day to day business

Sajid Patel

4. (a.) Are you registered Industrial unit ?

Yes

Registration number

820044664

Date of registration

Jan 25, 2001

5. Gross capital investment of the unit without depreciation till the date of application (Cost of building, land, plant and machinery). (To be supported by an affidavit/undertaking on Rs.20/- stamp paper, annual report or certificate from a Chartered Accountant for proposed unit(s), give estimated figure)

Gross capital (in Lakh)

12400.00

*** Verified**

Undertaking

*** Terms**

1

*** Consent Fee**

496000.00

6. If the site is located near sea-shore/river bank/other water bodies/Highway, Indicate the crow fly distance and the name of the water body, if any.

Distance From	Distance(Km)	* Name
SH/NH	0.00	--NA--
River	0.00	--NA--
Human Habitation	0.00	--NA--
Religious Place	0.00	--NA--
Historical Place	0.00	--NA--
Creek/Sea	0.00	--NA--

6b. Enter Latitude and Longitude details of site

Latitude**Longitude**

7. Does the location satisfy the Requirements Under relevant Central/State Govt. Notification such as Coastal Regulation Zone. Notification on Ecologically Fragile Area, Industrial Location policy, etc. If so, give details.

Location	Approved Industry Area	Sensitive Area	If Yes, Name Of Area	Industry Location with Reference to CRZ
NA	No	No	NA	

8. If the site is situated in notified industrial estate,

Details

(a) Whether effluent collection, treatment and disposal system has been provided by the authority.	No
(b) Will the applicant utilize the system, if provided.	No
(c) If not provided, details of proposed arrangement.	NA

9.

(a) Total plot area (in square meter)	(b) Built up area and (in square meter)	(c) Area available for the use of treated sewage/ trade effluent for gardening/irrigation. (in square meter)
20172	19486	0

10. Month and year of commissioning of the Unit.

2001-01-25

11. Number of workers and office staff

Workers	staff	Hrs. of shift	Weekly off
8	15	8	Sunday

12.

(a) Do you have a residential colony Within the premises in respect of Which the present application is Made ?	No	NA		
(b) If yes, please state population staying				
Number of person staying	Water consumption	Sewage generation	Whether is STP provided?	
	0	0	Yes	
(c) Indicate its location and distance with reference to plant site.				
Number of person staying	Water consumption			
NA				

13. List of products and by-products Manufactured in tonnes/month, Kl/month or numbers/month with their types i.e.Dyes, drugs etc. (Give figures corresponding to maximum installed production capacity)

Products Name and Quantity

Product Name	UOM	Product Name	Existing	Consented	Proposed Revision	Total	Remarks
---------------------	------------	---------------------	-----------------	------------------	--------------------------	--------------	----------------

OTHERS	--NA--	Total Plot area of 4994 Sq. Mtrs, total Built up area of 13613.49 S. Mtrs & construction built up area 28024.53 Sq. mtrs	0	0	0	0	NA
--------	--------	--	---	---	---	---	----

Products Name and Quantity

Product Name	UOM	Quantity	Remarks
NA	--NA--	0	NA

14. List of raw materials and process chemicals with annual consumption corresponding to above stated production figures, in tonnes/month or kl/month or numbers/month.

Name of Raw Material	UOM	Quantity	Hazardous Waste	Hazardous Chemicals	Remarks
NA	--NA--	0	No	No	NA

15. Description of process of manufacture for each of the products showing input, output, quality and quantity of solid, liquid and gaseous wastes, if any from each unit process.

NA

Part B : Waste Water aspects

16. Water consumption for different uses (m3/day)

Purpose	Consumption	Effluent Generation	Treatment	Remarks	Disposal	Remarks
Domestic Pourpose	172	150	Septic Tank	0	On Land for Gardening	
Water gets Polluted & Pollutants are Biodegradable	0	0	--NA--	0	--NA--	0
Water gets Polluted, Pollutants are not Biodegradable & Toxic	0	0	--NA--	0	--NA--	0
Industrial Cooling, spraying in mine pits or boiler feed	0	0	Primary	0	On Land for Gardening	0
Others	0					

17. Source of water supply, Name of authority granting permission if applicable and quantity permitted.

Source of water supply	Name of authority granting permission	Quantity permitted
BMC	BMC	200

18. Quantity of waste water (effluent) generated (m3/day)

Domestic	Boiler Blowdown	Industrial	Cooling water blowdown
175	0	0	02
Process	DM Plants/Softening	Washing	Tail race discharge from
0	0	0	0

* 19. Water budget calculations accounting for difference between water consumption and effluent generated.

0

20. Present treatment of sewage/canteen effluent (Give sizes/capacities of treatment units).

Capacity of STP (m³/day)

175

Treatment unit	Size (mxm)	Retention time (hr)
Collection Tank,	42.43	0
Bar Screen Chamber	0.84	0
MBBR Tank	68.4	0

21. Present treatment of trade effluent (Give sizes/capacities of treatment units) (A schematic diagram of the treatment scheme with inlet/outlet characteristics of each unit operation/process is to be provided. Include details of residue Management system (ETP sludges)

Capacity of ETP (m³/day)

0

Treatment unit	Size (mxm)	Retention time (hr)
0	0	0

22.

(i) Are sewage and trade effluents mixed together? No

If yes, state at which stage-Whether before, intermittently or after treatment. Nil

23. Capacity of treated effluent sump, Guard Pond if any.

Capacity of treated effluent sump (m³) NA

Effluent sump/Guard pond details No

If yes, state at which stage-Whether before, intermittently or after treatment. No

24. Mode of disposal of treated effluent With respective quantity, m³/day

(i) into stream/river (name of river)	NA	(ii) into creek/estuary (name of Creek/estuary)	NA
(iii) into sea	NA	(iv) into drain/sewer (owner of sewer)	NA
(v) On land for irrigation on owned land/ase land. Specify cropped area.	NA	(vi) Connected to CETP	NO
(vii) Quantity of treated effluent reused/ recycled, m³/day Provide a location map of disposal arrangement indicating the outler(s) for sampling. Treated effluent reused / recycled (m³/day)	0		

25. (a) Quality of untreated/treated effluents (Specify pH and concentration of SS, BOD,COD and specific pollutants relevant to the industry. TDS to be reported for disposal on land or into stream/river.

Untreated Effluent

pH 0

<i>SS (mg/l)</i>	0
<i>BOD (mg/l)</i>	0
<i>COD (mg/l)</i>	0
<i>TDS (mg/l)</i>	0

<i>Specific pollutant if any</i>	<i>Name</i>	<i>Value</i>
1		0

Treated Effluent

<i>pH</i>	9
<i>SS (mg/l)</i>	100
<i>BOD (mg/l)</i>	20
<i>COD (mg/l)</i>	50
<i>TDS (mg/l)</i>	0

<i>Specific pollutant if any</i>	<i>Name</i>	<i>Value</i>
1	Fecal Coliform	100
1	Residual Chlorine	1
1	Detergent	1
1	Floating Matters	10

(b) Enclose a copy of the latest report of analysis from the laboratory approved by State Board/ Committee/Central Board/Central Government in the Ministry of Environment expected characteristics of the untreated/treated effluent

0

26. Fuel consumption

<i>Fuel Type</i>	<i>UOM</i>	<i>Fuel Consumption TPD/LKD</i>	<i>Calorific value</i>
Diesel	Ltr/Hr	40	0
<i>Ash content</i>	<i>Sulphur content</i>	<i>Quantity</i>	<i>Other (specify)</i>
0	0	1	0

27. (a) Details of stack (process & fuel stacks: D. G.)

<i>(a) Stack number(s)</i>	<i>(b) Stack attached to</i>	<i>(c) Capacity</i>	<i>(d) Fuel Type</i>
DG Set 1	Chimney	250 KVA	Diesel
<i>(e) Fuel quantity (Kg/hr.)</i>	<i>(f) Material of construction</i>	<i>(g) Shape (round/rectangular)</i>	<i>(h) Height, m (above ground level)</i>
40	0	0	3.5
<i>(i) Diameter/Size, in meters</i>	<i>(j) Gas quantity, Nm³/hr.</i>	<i>(k) Gas temperature °C</i>	<i>(l) Exit gas velocity, m/sec.</i>
0	0	0	0
<i>(m) Control equipment preceding the stack</i>	<i>(n) Nature of pollutants likely to present in stack gases such as Cl₂, Nox, Sox TPM etc.</i>	<i>(o) Emissions control system provided</i>	<i>(p) In case of D.G. Set power generation capacity in KVA</i>
0	0	0	0

27. (B) Whether any release of odoriferous compounds such as Mercaptans, Phorate etc. Are coming out from any storages or process house.

NA

28. Do you have adequate facility for collection of samples of emissions in the form of port holes, platform, ladder\etc. As per Central Board Publication "Emission regulations Part-III" (December, 1985)

Port hole	No	Details	NA
Platform	No	Details	NA
Ladder	No	Details	NA

29. Quality of treated flue gas emissions and process emissions. Quantity of treated flue gas emissions and process emissions.

Sr. No	Stack attached to	Parameter	Concentration mg/Nm³	flow (Nm³/hr)
1	NA	NA	0	0

(Specify concentration of criteria pollutants and industry/process-specific pollutants stack-wise. Enclose a copy of the latest report of analysis from the laboratory approved by State Board/Central Board/Central Government in the Ministry of Environment & Forests. For proposed unit furnish expected characteristics of the emissions..

NA

Part - D: Hazardous Waste aspect

30. Information about Hazardous Waste Management as defined in Hazardous Waste (Management & Handling) Rules, 1989 as amended in Jan.,2000. Type/Category of Waste as per

Waste (Annually) Schedule I

Cat No	Type	Qty	UOM
5.1	5.1 Used or spent oil	5	Ltr/M
Max	Method of collection	Method of reception	Method of storage
	NA	NA	NA
Method of transport	Method of treatment	Method of disposal	
NA	NA	Authorized reprocessor	

Waste (Annually) Schedule II

31. Details about use of hazardous waste

Name of hazardous waste/Spent chemical	Quantity used/month	Party from whom purchased	Party to whom sold
NA	0	NA	NA

32.

a. Details about technical capability and equipments available with the applicant to handle the Hazardous Waste

NA

b. Characteristics of hazardous waste(s) Specify concentration of relevant pollutants. Enclose a copy of the latest report of analysis from the laboratory approved by State Board/Central Board/Central Govt. in the ministry of Environment & Forests. For proposed units furnish expected characteristics

NA

33.

Copy of format of manifest/record Keeping practiced by the applicant.

NA

34.

Details of self-monitoring (source and environment system)

NA

35.

Are you using any imported hazardous waste. If yes, give details.

NA

36.

Copy of actual user Registration/certificate obtained from State Pollution Control Board/Ministry of Environment & Forests, Government of India, for use of hazardous waste.

NA

37.

Present treatment of hazardous waste, if any (give type and capacity of treatment units)

NA

38. Quantity of hazardous waste disposal

(i) Within factory

0

(ii) Outside the factory (specify location and enclose copies of agreement.)

0

(iii) Through sale (enclosed documentary proof and copies of agreement.)

0

(iv) Outside state/Union Territory, if yes particulars of (1 & 3) above.

0

(v) Other (Specify)

0

Part - E: Additional information

39.

a. Do you have any proposals to upgrade the present system for treatment and disposal of effluent/emissions and/or hazardous waste.

NA

b. If yes, give the details with time- schedule for the implementation and approximate expenditure to be incurred on it.

NA

40.

Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc. (give figures separately for items implemented/to be implemented).

NA

41.

To which of the pollution control equipment, separate meters for recording consumption of electric energy are installed ?

NA

42.

Which of the pollution control items are connected to D.G. Set (captive power source) to ensure their running in the event of normal power failure

NA

43. Nature, quantity and method of disposal of non- hazardous solid waste generated separately from the process of manufacture and waste treatment. (Give details of area/capacity available in applicant's land)

Type	Quantity	UOM	Treatment	Disposal	Other Details
Biodegradable	0	Kg/Day	Composting	Used as Manure	NA
Non-Biodegradable	0	Kg/Day	NA	MCGM site	NA

44. Hazardous Chemicals - Give details of Chemicals and quantities handled and Stored.

(i) Is the unit a Major Accident Hazard unit as per Mfg.Storage Import Hazardous Chemicals Rules ?

NA

(ii) Is the unit an isolated storage as defined under the MSIHC Rules ?

NA

(iii) Indicate status of compliance of Rules 5,7,10,11,12,13 and 18 of the MSIHC Rules.

NA

(iv) Has approval of site been obtained from the concerned authority?

NA

(v) Has the unit prepared an off-site Emergency Plan? Is it updated ?

NA

(vi) Has information on imports of Chemicals been provided to the concerned authority?

NA

(vii) Does the unit possess a policy under the PLI Act?

NA

45. Brief details of tree plantation/green belt development within applicant's premises (in hecters)

Open Space Availability	Plantation Done On	Number of Trees Planted
0 Square meter	0 Square meter(0 %)	0

46.

Information of schemes for waste Minimization, resource recovery and recycling - implemented and to be implemented, separately.

NA

47.

(a) The applicant shall indicate whether Industry comes under Public Hearing, if so, the relevant documents such as EIA, EMP, Risk Analysis etc. shall be submitted, if so, the relevant documents enclosed shall be indicated accordingly.

0

(b) Any other additional information that the applicants desires to give

NA

(c) Whether Environmental Statement submitted ? If submitted, give date of submission.

NA

48.

I/We further declare that the information furnished above is correct to the best of my/our knowledge.

49.

I/We hereby submit that in case of any change from what is stated in this application in respect of raw materials, products, process of manufacture and treatment and/or disposal of effluent, emission, hazardous wastes etc. In quality and quantity; a fresh application for Consent/Authorization shall be made and until the grant of fresh Consent/Authorization no change shall be made.

50.

I/We undertake to furnish any other information within one month of its being called by the Board

Yours faithfully

Signature : Sajid Patel
Name : Sajid Patel
Designation : Proprietor

Additional Information

Air Pollution

Sr No.	Air Pollution Source	Pollutants	APCS Provided	Remark
1	AAQM	SPM	Yes	Nil
2	AAQM	SO2	Yes	Nil
3	AAQM	NOx	Yes	Nil
4	AAQM	RSPM	Yes	Nil

Separate EM Provided	No	Other Emission Sources	NA
Measures Proposed	NA	Foul Smell Coming Out	No
Air Sampling Facility Details	NA		

D.G. Set Details

Description	Capacity(KVA)	Remarks
DG Set	250	3.5 mtrs

Hazardous Waste Generation

Hazardous Waste	Quantity	UOM	Treatment	Disposal	Other Details
5.1 Used or spent oil	5	Ltr/M	NA	Authorized reprocessor	Collection, Storage, Transport & Disposal
33.1 Empty barrels /containers /liners contaminated with hazardous chemicals /wastes	12	Nos./Y	NA	Authorized reprocessor	Collection, Storage, Transport & Disposal

CHWTSDF Details

Member of CHWTSDF	CHWTSDF Name	Remarks
-------------------	--------------	---------

Cess Details

703

Cess Applicable

No

Cess Paid

No

If Yes, UpTo

Jan 1 1900 12:00:00:000AM

Legal Actions

**Legal
Action
Taken**

Legal Record Of Company

Legal Action Details

Remarks

No

TRUE COPY

For Vidhii Partners
Advocates

DS

DUDHWALA REAL ESTATE & INVESTMENT

A-WING, 3RD FLOOR, DUDHWALA COMPLEX, 292 BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI - 400 008.
Tel +91-22-6136 3333 / +91-22-2309 2222 | E-mail : support@dudhwalas.com



01st April 2021.

To,
M/s. HIMANSHI WATERFIRST
D/2, New Mansi, Opp Datta Mandir,
Virar Rd, Nallasopara (East),
Tah. Vasai, Dist Palghar,
Maharashtra.
Email: himanshiwaterfirst@gmail.com.

Kind Attn: Mr. Pramod Tembhurne (Mob 84461 21182/81691 03250)

Sub: Proposed Residential Complex "AQUA PEARL" at, Belasis Road, Mumbai Central.

Re: Work Order for Testing & Operating of MBBR type Sewage Treatment Plant (STP) 75 KLD for Bldg.no 1 & 175 KLD for Bldg no 2 (A & B) wing.

Dear Sir,

This has reference to

- The quotation dated 14/03/2021 (REF No: 14/HW/STP2/2021)

We are now pleased to place on you this work order for carrying out the subject work on the terms and conditions detailed hereunder.

1. SCOPE OF WORK:

- Daily operation of STP (24 x 7 x 365 days) in 3 shifts.
- Plants to be operated in accordance with the instruction of the plant supplier, OEM and MPCB norms.
- Routine maintenance of STP.
- Provide chemicals and consumable for proper operation of plant.
- Daily onsite testing and monthly analysis report of treated water by a certified agency.
- Arranging necessary tools & tackles etc. required to perform above mentioned duties.
- Maintaining Log Book for recording critical parameters and performance history.
- Maintaining General cleanliness of the STP plant room.
- Weekly visit by engineer/supervisor at the site to monitor the performance.
- Man power considered for the above – 3 + 1 (4 persons)
- Removal of waste/garbage/sludge from plant and stacking at designated location for disposal.
- You shall send Monthly report on status of plant along with the bill.



2. VALUE OF CONTRACT

The final negotiated contract value for testing & operating of **175 KLD MBBR Process with Ozonisation system & 75 KLD MBBR Process with Ozonisation system** Sewage Treatment Plant, based on the quantities and rates duly filled in the BOQ, which forms a part of this contract, shall be **Rs. 1,10,000/- (Rupees One Lac Ten Thousand Only) Monthly** i.e (Rs 50,000/- Maintenance & Rs 60,000/- Operation) **GST extra.**

3. PERIOD OF CONTRACT

From 01st April 2021 to 31st Mar 2024.

4. TERMS OF PAYMENT

Maintenance-Part A will be submitted in Advance & Operation-Part B will be submitted after completion of 01 month service.

5. WATER ELECTRICITY, SECURITY & HOUSE KEEPING

- Water shall be provided at one point, further distribution is the responsibility of contractor.
- Electricity will be provided at one point, further distribution is the responsibility of contractor.
- Contractor should keep the site in neat manner by engaging required man-power / machine.

6. STATUTORY COMPLIANCES

You shall be responsible for compliance of all relevant laws as may be applicable including all existing and future legislations, Rules and Regulations and their amendments from time to time. You hereby agree and undertake to indemnify us against breach of any provisions of law as applicable and shall reimburse all cost / damages / charges / compensation that may be required to be borne by us for any breach on your part.

7. LIASONING WITH STATUTORY AUTHORITIES

All necessary liasoning work will be in vendor scope.



8. LABOUR LAW

In the evaluation of your rates for the various items of work, you have taken into account all the provisions of labour laws pertaining to Minimum Wages Act and Industrial Disputes Act and Employees Provident Fund and ESIC Act (Employees State Insurance Corporation) and miscellaneous provisions act as applicable as on date to the construction labour and your personnel. The liability for compliance with all these laws rest entirely with you and you shall indemnify us completely on this account. You will furnish us all necessary details about your labour and other personnel employed on the project as and when required by us in compliance with the about requirements.

9. SAFETY PRECAUTION

You shall observe all necessary safety precautions as per the norms of statutory bodies to safeguard your personnel, plant, machinery, other personnel, equipment and completed works at site. You shall remain solely liable for any claims or damages arising out of non compliance of such safety precautions and would indemnify us from any such claims or damages. In the event of any violation of the safety norms as stipulated in safety manual by any of your personnel working at site, you are liable for the payment of penalty as per the site safety norms. Any accident arise due to violation of safety you will be fully responsible and consequences there of for your labour, staff as well as for third party.

10. ARBITRATION

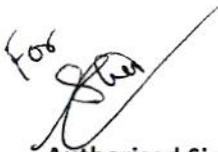
If at any time hereafter, any dispute or difference shall arise between the parties hereto, it shall be referred to the arbitration of a sole Arbitrator if the parties hereto agree upon one, failing which the dispute shall be referred to the arbitration of a sole arbitrator to be appointed in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and/or the statutory amendments, modifications and/or re-enactments thereof for the time being in force. The arbitration proceedings shall be held in Mumbai and the language of the arbitration shall be in English.

Thanking You.

Yours faithfully,

For

Dudhwala Real Estate & Investment.

For


Authorized Signatory



For

HIMANSHU REAL ESTATE FIRST



Authorized Signatory



TRUE COPY

For Vidhii Partners
Advocates

DS

DUDHWALA REAL ESTATE & INVESTMENT

A-WING, 3RD FLOOR, DUDHWALA COMPLEX, 292 BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI - 400 008.
Tel. : +91-22-6136 3333 / +91-22-2309 2222 | E-mail : support@dudhwalas.com



Date : 09.04.2021

To,
SRO, Mumbai 1,
Maharashtra Pollution Control Board,
Kalpataru Point, 1st Floor,
Near Sion Circle,
Sion East, Mumbai - 400022
Maharashtra

Subject: Compliance against Proposed Directions

Ref: MPCB/ROM/PD-2101080002 Dated 08th Jan 2021

Respected Sir,

We already issued the work order for Supply, Installation & commissioning of Organic Waste Converter for treatment & disposal of organic waste generated from our project.

We will install the Organic Waste Converter System for treatment of solid waste as per norms within 25-30 days.

It is delayed due to Covid 19 Pandemic situation.

We are requesting you to consider the same.

Thanking You,
Yours Faithfully,
For Dudhwala Real Estate and Investment

Attached:

1. Work Order Copy of OWC Works

TRUE COPY

For Vidhii Partners
Advocates
DS

EXHIBIT - TT

MAHARASHTRA POLLUTION CONTROL BOARD
Sub Regional Office, Mumbai - I

Ph :- (022)-24015269
Fax :- (022)-24016239
e-mail :- sromumbai1@mpcb.gov.in
Website :- http://mpcb.gov.in



Kalpataru Point First Floor, Sion Circle
Cine Planet front side Sion East Mumbai
400022

Date - 12/4/2021

Joint Inspection Visit Report

- 1) Name of industry and address - M/S. Dudhwala Real Estate & Investment
C.S. No. 226 Byculla Division
situated on 253, Retreat compound,
Bellasis Road, Mambai Central
Mumbai.
- 2) Type of Industry -
- 3) Date of visit -
- 4) Name of Person Contacted of industry :- Shaikh Mubin
Facility manager 9820851822
- 5) Contact No. - Sajid Patel 9930130009
Shaikh Mashtaq. Civil Engi.
- 6) E mail id -
- 7) Consent status - Sajid.patel @ doodhwala . com.

Observations-

During the time of visit to industry following observations is made -

- It is a Redevelopment project.
- 1) pp has applied for first consent to operate part application.
 - 2) pp has obtained consent to Establish on dated 5/11/2009 for the total proposed TPA BVA is 28024.53 sq. meter, the validity period of C to E is expired on the 5/11/2014 & they have not applied & nor obtained C to E for the Revalidation of C to E period.
 - 3) pp has obtained Environmental clearance on dated 30 June 2012, for the total proposed TPA BVA is 29,576.00 sq. meter & TPA Plur Area is 4934 sq. meter. here
 - 4) pp has obtained Amendment in Environment clearance on dated 20/5/2016 for the total Plur Area 4994 m² 42,565.53, m³.

→ pp
→

- Regional office Mumbai has issued proposed direction to project on dated 8.1.2021.

present status of project: construction work of Building No. ②

1) They have completed as on date A Building 29th Floor construction work is completed & remaining 1 floor i.e. 30th Floor construction work is going on.
— Occupancy of 20th Floor is 100 percent completed of Aqueduct. (Possession is completed).

② In the B Building total floor is 31th Floor and at present 29th Floor Building construction is completed & 20th Floor possession of B Building is 100 percent completed.

* In the Building No. 1 present status is (Temple Building) Basement & ground floor & lift podium & 15 upper floor (substructure & ground floor) Building construction work is completed & occupancy only 3 to 4th floor possession is completed & remaining occupancy/possession is incomplete.

* During the time of visit they have not produced the details of as on date completed BUA. suggest to submit this information to MLCB office.

* They have not provided organic waste converter to A & B Building possession completed area.

SHAKH MOBIL

Sandip R. Patil
F.O.

Page no ③

* At present they have provided 7.5 cmo capacity STP plant & 175 cmo capacity STP plant 2 nos.

STP comprises of collection tank, MBBR tank, Allter feed tank, Lamda clarifier, sludge Holding tank, sodium Hypochloride tank, ozone system, pressure sand filter, ACF, filter press, treated tank, During the time of visit Both STPs was found in operation.

→ * They have not provided ovc, & they have proposed to install ovc.

→ They have submitted reply of PD Notice to MPCB office on dated 25.1.2021.

→ They have submitted letter to MPCB office for they have proposed to install ovc unit

→ JVS sample of STP outlet of 175 cmo capacity STP & JVS sample of 7.5 cmo capacity STP outlet collected and seal at presence of representative of project.

→ submit the compliance report to MPCB office as early as possible.

Mushtaque

Shaikh Mushtaque
AC

Shah

SHAIKH
MUBIN

Mubin
S.R. Shah
FO.

TRUE COPY

For Vidhii Partners
Advocates

PS

EXHIBIT - UU

DUDHWALA REAL ESTATE & INVESTMENT

A-WING, 3RD FLOOR, DUDHWALA COMPLEX, 292 BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI - 400 008
Tel +91-22-6136 3333 / +91-22-2309 2222 | E-mail . support@dudhwalas.com

Date 1st June 2021.

To,
M/s. NATURAL ENVIRONMENTAL ENGINEERING AND MANAGEMENT (NEEM ENVIRO)
205, Bhawani Industrial Estate,
Opp. IIT Bombay, Hare Krishna Road,
Powai, Mumbai - 400076.
Contact Person: Parmatma Prasad
Contact No: 8655445809
Email: neemenviro@gmail.com
PAN No: ASLPG8374L
GST No: 27ASLPG8374L1Z1

Kind Attention: Mr. Parmatma Prasad (Mobile No. 8655445809).

Subject: Work Order for Operator and Maintenance (O & M) of Organic Waste Converter (OWC) of 300 Kg / Day Fully Automatic, Proposed Residential Complex "AQUA PEARL" at Mumbai Central - Mumbai.

Dear Sir,

This has reference to -

- The quotation dated 05th May 2021 through mail.
- The meeting held at Head Office (Mumbai Central) on 7th May 2021.
- The final offer dated 7th May 2021.
- The final meeting held at Head Office (Mumbai Central) on 15th May 2021.
- The final date of work started 01st June 2021. With proper demo of OWC till further notice.

We are now pleased to place on you this work order for carrying out the subject work on the terms and conditions detailed hereunder.

1. SCOPE OF WORK:

The scope of work is supply of manpower 1 operator and 1 labour for 8 hours shift and weekly visit of supervisor and daily consumable required material for operator and maintenance of the entire ORGANIC WASTE CONVERTER (OWC) fully automatic model compost 24-300 for capacity 300 Kgs/Day including all chemical and consumable material time to time as required.

- Regular operation of OWC system in the defined shifts.
- In case the operator is absent due to some reason it's your responsibility to arrange alternate operator.
- Maintenance of the mechanical equipment's. All chemicals and consumable (Anizan & Wood Saw) as required from time to time.
- Performance of the system and keep updated.
- Monitoring pH level in manure.
- Feeding wet garbage to OWC system.
- Keeping manure at desire place in society premises.
- Physical monitoring of OWC system and other basic operation.
- Secondary level segregation of garbage.
- Shifts timing for operator and labour as per our schedule.
- Cleaning and regular monitoring by Neem Enviro.

Scope of Operation & Maintenance –

- Manpower for sorting and composting – 8 hrs, with PF and ESIC.
- Microbial Culture Approx. 9 Kg/Month.
- Saw Dust 900 Kg / Month
- Workers Personal Protective Equipment (Gloves & Mask).
- Cleaning material (Phenyl, Soap, Detergent, Broom, and Wiper).

2. VALUE OF CONTRACT:

The final negotiated contract value for operation and maintenance of ORGANIC WASTE CONVERTER (OWC) fully automatic based on your offer which shall be per month **45,000/- (Rupees Forty Five Thousand Only)** inclusive of GST, transportation, loading and unloading.

Payment will be made to you on the basis of the actual quantities of work carried out and calculated at the accepted rates in the bill of quantities.

3. TERMS OF PAYMENT:

- Payment will be done on monthly basis after submission of bill.

4. WATER ELECTRICITY, SECURITY & HOUSE KEEPING:

- Water: Water shall be provided at one point; further distribution is the responsibility of contractor.
- Electricity: Electricity will be provided at one point; further distribution is the responsibility of contractor.
- House-keeping: Contractor should keep the site in neat manner by engaging required man-power / machine.
- Electricity and water required for drinking as well as for construction purpose shall be provided by the owner as described above at free of cost.
- All civil work wherever required, will be provided to place the machine.
- Pipe Connection for outlet to Sewage line will be provided.
- Power Supply for the Machine will be provided as per requirement.



5. STATUTORY COMPLIANCES:**Insurance**

The contractor shall insure against all risks including C.A.R. policy for 125% of the contract value. The insurance shall cover all persons working at site, and visitors including contractor's workers, Architects and Clients people, other contractor's workmen etc.

Insurance for damage to property should be for Rs. 5,00,000/- and third party insurance will be for Rs. 2,50,000/- per incidence for 3 incidents at any point of time and contractor shall also insure against riots and civil commotion. Contractor shall indemnify the Employer against any claim of compensation for any accidents and mishaps of whatsoever nature at site.

6. APPROVED MAKES OF MATERIALS:

You shall strictly comply with the list of approved makes of materials as per mention in the technical details and price schedule.

7. MAINTENANCE:

You have agreed to carry out free maintenance (trouble shooting) for one year (12 months) from the date of commissioning and rectify the damages due to faulty / defective material charges will paid as actual.

8. ADDITIONAL CONDITIONS:

1. You shall make your own arrangements for procuring all the materials required for the execution of the above work and store the same at site at your own risk and cost. Clients also reserve the right to supply any or all materials to be incorporated in the above work, in which case the contractor shall be paid labour, over heads and profits for the respective items. The owner supplied materials shall be stored in Godown, installed and maintained at your own cost till the final completion and handing over of the work.
2. You will be provided open space only for making store room, offices, etc. which shall be done by you.
3. No idle charges will be payable.
4. Preparing & submitting of 2 sets of "As built drawings."

5. All drawings, tracing photo prints and writings (except letters) to be considered by all parties concerned to be the sole property of the owner and they must be returned to him on the completion of the works.
6. Your rates are confirmed till the completion of project. Your quoted price shall including GST only.
7. You have agreed to arrange security for your materials etc. General security will be take care by the owners.
8. You will not deviate from any item of work. If it becomes essential to alter any item of work, you will only do so after obtaining prior approval from site in charge / Service Consultant.
9. You will adhere entirely to all statutory conditions given in the contract and all applicable laws of this land.
10. Prior to procurement of materials and bringing the same to site, you will have the same approved from site in charge
11. TDS as applicable by law would be recovered from each payment due to you. You will be liable to pay all taxes including GST, as required by the law, from time to time and indemnity for the same.
12. You will commence works immediately.
13. All debris emanating out of the Ventilation work shall be removed and dumped at a designated dumping place within the building premises and the same shall be your responsibility to remove it from the site at no additional extra cost.
14. You shall depute competent engineer/supervisor full time on site along with Junior Engineer for the supervision and execution of works till the completion of the project. Under no pretext work shall be carried out without the same.
15. You shall organize adequate workforce as per the schedules assigned to you so that timely completion of schedules as planned could be met without delays.
16. You have to strictly follow the specification given by the consultant and follow strict supervision and quality control from your side for implementation of works.
17. We reserve the right to increase decrease or delete any item whatsoever, given in the Technical detail and payment shall be made as per actual work done at site.



- 18. Labeling, instruction manual, painting, cleaning, training etc. should be provided by you before handing over of the system.
- 19. You will have to get all the measurements certified by the site in charge and submit bills in a systematic manner for the case of processing.
- 20. If we find your work unsatisfactory at any time, your contract would be terminated with immediate effect without any reference to you and you would be paid for the work completed till that day. You shall have no right to claim any loss or damage.

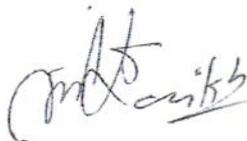
Please arrange to submit to us the necessary insurance policies, labour license and other documents as provided for in the contract.

This work order will form a part of the contract. Please sign and return us 2 copies of the same for our record.

Thanking You.

Yours faithfully,

For, M/s. DUDHWALA REAL
ESTATE AND INVESTMENT



Authorized Signatory



TRUE COPY

For Vidhii Partners
Advocates

DS

Accepted;
For, M/s. NATURAL ENVIRONMENTAL
ENGINEERING AND MANAGEMENT
(NEEM ENVIRO)



Authorized Signatory

EXHIBIT - VV

यूनियन बँक
Union Bank
of India



AGRIPADA BRANCH

7-7A, Classic Towers, Dr. A. L. Nair Road, Agripada, Mumbai - 400 011
Tel.: 23070272 E-Mail : agripada@unionbankofindia.com

Ref.: BR/AGR/131/2021-22

Date: 03-01-2022

To,

Regional Officer of Maharashtra Pollution Control Board
Kalpataru Point
3rd and 4th Floor
Road No. 08 Sion Circle
Opp PVR Theatre
Mumbai
Maharashtra 400022.

Sir,

Subject: Issuance of Bank Guarantee No - 31540IGL0000222 on behalf of M/S DUDHWALA REAL ESTATE AND INVESTMENT.

With reference to above mentioned subject please find enclosed Bank guarantee issued by us in your favour for a Bank Guarantee period up to **30/06/2022** and claim period up to **30/06/2023** on behalf of our customer **M/S DUDHWALA REAL ESTATE AND INVESTMENT.**

Further if you want confirmation of the above mentioned Bank Guarantee you can contact to our E-confirmation Cell.

Union bank of India
4th floor , CP & MSME Department,
Central office , 239,Vidhan Bhavan Marg,
Nariman Point, Mumbai 400021.
Tel No-022-22892211
Email ID-ecc@unionbankofindia.com

Thanking You,

Yours faithfully

AGRIPADA
BRANCH
UNION BANK OF INDIA
(Branch Manager)



महाराष्ट्र MAHARASHTRA

2021

BG 944576

BG No : 31540IGL0000 222

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००९
26 OCT 2021
सक्षम अधिकारी

अ. वि. क. गवई

BANK GUARANTEE

1. In Consideration of the Regional Officer Maharashtra Pollution Control Board, Regional Officer, Mumbai having agreed to grant **M/s Dudhwala Real Estate & Investment** (hereinafter referred to as the company) time for the due compliance of consent conditions/directions for providing adequate and satisfactory pollution control devices as suggested/stipulated vide letter bearing no. Format1.0/CC/UAN No.0000108772/CO 2110000866 dated 20/10/2021 and as required under the provisions of Air (Prevention and Control of Pollution) Act 1981 (14 of 1981) Water (Prevention and Control of Pollution) Act 1974 (6 of 1974) and / or Environment (Protection) Act 1986 on production of a Bank Guarantee for **Rs.6,70,000/- (Rupees Six Lakhs Seventy Thousand Only)**, we, **Union Bank of India, Agripada, Mumbai**

1.



15 NOV 2021

साक्षर १ Annexure-1
केवल प्रतिज्ञापनासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याने माव _____

मुद्रांक विकत घेणाऱ्याने वेददायी पत्ता _____

मुद्रांक विक्रीवस्तुचे नाव वही अन् कर्णाव _____ दिनांक _____

000161

मुद्रांक विकत घेणाऱ्याची सहाय्य परवानगारक मुद्रांक घेण्याची सहाय्य

परवाना क्रमांक : 0000000
मुद्रांक विक्रीचे दिनांक / पत्ता : सौ. अरुणा अरुण बाशिडे
१४/बी, स्वोदापी ग्राडी, खंडेराव बिल्डींग, मलमजला, व्ही.पी रोड,
गिरगांव, मुंबई - ४०० ००४.

आयकराचे कार्यावधानात / व्यापारव्यवसाय प्रतिज्ञापन सादर करणेसाठी मुद्रांक
वापरणी अंतर्भावना आहे. (भारत अटिच दि. ११/०७/२००४ नुसार)
जर कारणासाठी त्याची मुद्रांक संस्था केल्या त्याने त्याच कारणासाठी सहाय्य
संस्थागतून ६ महिन्यांचा (सहाय्य वापरकरक आहे)

DUDHWALA REAL ESTATE & INVESTMENT
Dudhwala House, 292, Belasis Road,
Poria Compound, Mumbai Central,
Mumbai-400 008.

15 NOV 2021

BG No : 31540 IGL0000222

(hereinafter referred to as Bank) at the request of said **M/s Dudhwala Real Estate & Investment** do hereby undertake to pay to the Board an amount not exceeding **Rs.6,70,000/- (Rupees Six Lakhs Seventy Thousand Only)**, against any non compliance of consent conditions/directions or damages etc caused to the Environment by reason of any breach of provision of the said Acts, Notices, letter, instructions etc by the said company.

2. We, **Union Bank of India, Agripada Branch, Mumbai**, do hereby undertake to pay the amount due and payable under this guarantee without any demur merely on a demand from the Board that the amount claimed is due for the reason of non fulfillment of undertaking. Non compliance of directions / notices / letters / instructions / issued by the Board / violation of provisions of any of the provisions of law mentioned hereinabove. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However our liability under this Guarantee shall be restricted to an amount not exceeding **Rs.6,70,000/- (Rupees Six Lakhs Seventy Thousand Only)**.

3. We undertake to pay to the Board any money so demanded notwithstanding any dispute or dispute raised by the said company in any suit or proceedings pending before any court or Tribunal or Board against the Board relating thereto, our liability under this present being absolute and unequivocal.

4. The payment so made by us under this agreement shall be valid discharge of our liability and company shall have no claim against us in making such payment.

5. We, **Union Bank of India, Agripada Branch, Mumbai**, further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the undertaking/notice/letter etc and that it shall continue to be enforceable till all the dues of Government/ Board under or by virtue of said undertaking/notice/letter etc have been fully paid and it has claimed satisfied or discharged or till Government/Board certified that the terms conditions of the Directions/Undertaking/Notice/letter/any provisions of relevant law have been fully and properly carried out and complied by the said company and accordingly discharges this guarantee. Unless the demand or a claim under this guarantee is made on us in writing on or before 30.06.2023, We shall be discharged from all liability under this guarantee thereafter.

6. We, **Union Bank of India, Agripada Branch, Mumbai**, further agree with the Board that the Board shall have the fullest liberty without our consent and notice/letter etc or to extend time of compliance by the said company from time to time or to postpone for any time or from time to time any of the powers exercisable by the Board against the said company and to forbear or enforce any of the terms and conditions relating to the said undertaking/notice/letter etc and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said company or for any forbearance, action, commission on the part of the Board or any indulgence by the Board to the company or by any of such matter or thing whatsoever which under the law relating to sureties would but for this provisions have effect of so relieving us.



BG No : 31540 IGL0000222

This guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor(s)/Supplier(s).

We Union Bank of India, Agripada Branch lastly undertake not to revoke this guarantee during its currency except with the previous consent of the Government in writing.

Notwithstanding anything contained herein:-

- i) Our liability under this Bank Guarantee shall not exceed Rs. 6,70,000.00 (Six Lac Seventy Thousand Rupees Only)
- ii) This Bank Guarantee shall be valid upto 30/06/2022.
- iii) We are liable to pay the guarantee amount or any part thereof under this Bank Guarantee only and only if you serve upon us a written claim or demand on or before 30/06/2023. (Date of Expiry of the Guarantee PLUS one year claim period).
- iv) At the end of claim period that is on or after 30/06/2023 all your rights under this guarantee shall stand extinguished (forfeit) and we shall be discharged from all our liabilities under this guarantee irrespective of receipt of original Bank Guarantee duly discharged by Bank.
- v) Dated the 03rd day of January 2022 for Union Bank of India, Agripada Branch.

Witness:

1.....R. Hari Kumar Reddy
733101

R. Hari Kumar Reddy
03/01/2022

यूनियन बैंक ऑफ इंडिया
UNION BANK OF INDIA
7 ए, क्लासिक टॉवर,
7, Klassic Towers,
ए. एल. नायर रोड,
A. L. Nair Road,
अग्रिपाडा, मुंबई - 400 011.
Agripada, Mumbai - 400 011.

2. Sumit Kumar
505701

Sumit Kumar
03/01/2022

For union Bank of India

[Signature]
आग्रिपाडा शाखा
AGRIPADA
BRANCH
UNION BANK OF INDIA
Branch Manager

TRUE COPY

For Vidhii Partners
Advocates
DS

UTR No. **UBINR22022112101318938**
 (वि. नि. नमुना क्र. १) (Fin. R. Form No. 1) **RTGS**
 सर्वसा. ११३ मई.
 Gen. 113 मे.

मूळ प्रत [अहस्तांतरणीय]

ORIGINAL COPY [NON-TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती **Union Banks of India**
 RECEIPT FOR PAYMENT TO GOVERNMENT **Rs. 6,70,000/-**

ठिकाण/Place **ROM** दिनांक/Date **28/11/2022**

Received from **Union Banks of India (M/S Dandhwal)**
 रु./Rs. **6,70,000/-** (रुपये/Rupees **Real Estate**)
Seventy Thousand Only Six hae
 on account of **B.G. Encashment. (C to)**
 याकरिता मिळाले.

रोखपाल वा लेखापाल
 Cashier or Accountant.

(सही/Signature) **ANT**
 HEAD (पदनाम/Designation)
 Regional Office,
 M.P.C. Board, Mumbai

शे.का.म. ५०,००० (२०० पांश) - ३६०२-६ (५५५ ००२) ई ०००'०५ - ई.क.१२

TRUE COPY

For Vidhii Partners
 Advocates

DS

7609957

M.P.G. Board
Regional Office
HEADQUARTERS

1900 300



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

EXHIBIT - XX

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

February 2, 2017

To,

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

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

Sir / Madam

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

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

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

Contd...2/-

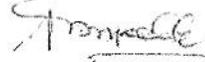
'परिवेश भवन' पूर्वी अर्जुन नगर, दिल्ली-110032
Parivesh Bhawan, East Arjun Nagar, Delhi-110032

236
4/03/2020

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

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

Yours faithfully



(A.B. Ahoikar)
Member Secretary

Copy for kind information to :

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

दीर्घ

केन्द्रीय प्रदूषण नियंत्रण बोर्ड
निर्गत
दिनांक 28/1/2017

1	The Member Secretary Andhra Pradesh Pollution Control Board A-3, Prayaraana Bhavan, Industrial Estate Sanath Nagar, Meosapat, Telangana 500018 (Hyderabad)	2	The Member Secretary Assam Pollution Control Board Bamunimaidan, Guwahati - 781 021 Assam
3	The Member Secretary Arunachal Pradesh Pollution Control Board, Department of Environment & Forests Office Complex, P-Sector, Itanagar 791 111 Arunachal Pradesh	4	The Member Secretary Bihar State Pollution Control Board 2 nd Floor, Beltron Bhavan, Jawaharlal Nehru Marg, Shastri Nagar, Patna 800 023 Bihar
5	The Member Secretary Chhatisgarh Environment Conservation Board, H.No. 1, Tilak Nagar, Shiv Mandir Chowk, Main Road, Avanti Vihar, Raipur - 421 001	6	The Member Secretary Goa State Pollution Control Board Dempo Towers, 1 st Floor EDC Plaza, Patto Panaji - 403001, Goa
7	The Member Secretary Gujarat State Pollution Control Board Paryavaran Bhavan, Sector-10-A, Gandhi Nagar-382010 Gujarat	8	The Member Secretary Haryana State Pollution Control Board Plot No. C - 11, Sector 6, Panchkula, Haryana
9	The Member Secretary Himachal Pradesh State Environmental Protection and Pollution Control Board "Paryavaran Bhavan" Phase - III, Below BCS New Shimla - 171009, Himachal Pradesh	10	The Member Secretary Jammu and Kashmir State Pollution Control Board Sheikal-ul-Alam Campus, Raj Bagh, Behind Govt. Silk Factory, Rajbagh, Srinagar 190 008
11	The Member Secretary Jharkhand State Pollution Control Board T.A. Division Building (Ground Floor) HEC Dhurwa, Ranchi - 834004, Jharkhand	12	The Member Secretary Karnataka State Pollution Control Board # 49, Parisara Bhavan 4 th and 5 th Floor, Church Street Bangalore - 560001, Karnataka
13	The Member Secretary Kerala State Pollution Control Board Pamoodu Junction Pattom Palace P.O. Thiruvananthapuram - 695004, Kerala	14	The Member Secretary Maharashtra State Pollution Control Board Kalpataru Point, 3 rd & 4 th Floor Sion Matunga Scheme, Road No. 8 Opp. Cine Planet Cinema Near Sion Circle, Sion (East) Mumbai - 400022, Maharashtra
15	The Member Secretary Manipur State Pollution Control Board Lamphalpat Imphal - 795004, Manipur	16	The Member Secretary Madhya Pradesh State Pollution Control Board Paryavaran Parisar E - 5, Arera Colony Bhopal - 462 016, Madhya Pradesh
17	The Member Secretary Mizoram State Pollution Control Board M.G. Road, Khatla Aizwal-796 001, Mizoram	18	The Member Secretary Meghalaya State Pollution Control Board "ARDEN" Lumpyngngad Shillong - 793014, Meghalaya

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

TRUE COPY

For Vidhi Partners
AdvocatesDs

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

ACB/35195/WW
23/12/2014

Office of Asstt.Engineer(Water Works)
'E' Ward, 2nd floor,
10,Sk.Hafizuddin Marg,
Byculla, Mumbai 400 008
Tel.No.022-23081471,Ext.- 205
aeww_eward@yahoo.in

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

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

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

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

TRUE COPY

For Vidhii Partners
Advocates

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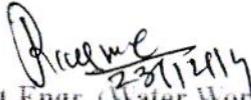

Asstt. Engr. (Water Works)
'E' Ward

EXHIBIT - 22
Il Shree Ganeshay Namah Il

BHOOMI WATER SUPPLIERS

FRESH WELL WATER SUPPLIERS

DAY & NIGHT SERVICE

Mobile : 9324927810

9768036262

9323145340

Resi. Add. : 403, Manula Niwas, Navghar Gaon, Near Khandoba Mandir, Bhayandar (East), Dist. Thane - 401 105.

NO. 603

DATE : 01/2/2020

M/S. Dudhwala Real Estate & Investment

Anjumen site (Mumbai Central)

Sr. No.	Date	Challan No.	Qty.	Trip	Rate per Tanker	Amount RS.	P.
	01/1/20	9909 ✓	1	49	850/-	41,650/-	
	2/1/20	9910 ✓	1				
	3/1/20	9911 ✓, 9912 ✓	2				
	4/1/20	9913 ✓	1				
	5/1/20	9951 ✓, 9952 ✓	2				
	6/1/20	9953 ✓	1				
	7/1/20	9954 ✓	1				
	8/1/20	9955 ✓	1				
	9/1/20	9956 ✓	1				
	10/1/20	9957 ✓, 9958 ✓	2				
	11/1/20	9959 ✓, 9960 ✓	2				
	12/1/20	9961 ✓, 9962 ✓	2				
	13/1/20	9963 ✓, 9964 ✓	2				
	14/1/20	9965 ✓, 9966 ✓	2				
	15/1/20	9967 ✓, 9968 ✓	2				
	16/1/20	9969 ✓	1				
	17/1/20	9970 ✓	1				
	18/1/20	9971 ✓	1				
	19/1/20	9972 ✓, 9973 ✓	2				
	20/1/20	9974 ✓	1				
	21/1/20	9975 ✓, 9976 ✓	2				
	22/1/20	9977 ✓	1				
	23/1/20	9978 ✓, 9979 ✓	2				
	24/1/20	9980 ✓, 9981 ✓, 9983 ✓	3				
	25/1/20	9984 ✓	1				
	26/1/20	9985 ✓, 9986 ✓	2				
	27/1/20	9987 ✓, 9988 ✓	2				
	28/1/20	9989 ✓, 9990 ✓	2				
	29/1/20	9991 ✓	1				
	30/1/20	9992 ✓, 9993 ✓	2				
	31/1/20	9994 ✓, 9995 ✓	2				
		Total Trips 49x850				TOTAL 41,650/-	

PAID
CASH/CH. No. 22/1/20
BANK DATE 4/2/20
AMOUNT 41,650/-

Paalim
03/02/2020

Rupes : Fourty one thousand six hundred
1) Payment within 15 days. 2) Subject to Mumbai Jurisdiction. July
3) If payment is not on due date interest will be charged 18% per annum

For BHOOMI WATER SUPPLIERS
Patil's
Proprietor

ALL CHALLAN ATTACHED

DUDHWALA REAL ESTATE & INVESTMENT
BHOOMI WATER SUPPLIERS
 Ledger Account

1-Apr-2011 to 31-Mar-2013

Date	Particulars	Vch Type	Vch No.	Debit	Page 1 Credit
31-7-2011	Dr ELECTRICITY & WATER CHARGES EXPENSE BILL WATER THUR TANKERS 4 TRIPS - B/NO 102.		33		2,400.00
31-8-2011	Dr ELECTRICITY & WATER CHARGES EXPENSE BILL WATER THRU TANKERS 42 TRIPS - B/NO 101.		43		25,200.00
21-9-2011	Cr UNION BANK OF INDIA Payment CHQ 40289 = SUPPLY OF WATER FOR JUL & AUG'11 - B/NO 101.		354	27,324.00	
1-10-2011	Dr ELECTRICITY & WATER CHARGES EXPENSE BILL WATER SUPPLY THRU TANKERS 39 TRIPS (SEP'11) PER BILL DTD 30.09.11.		49		23,400.00
5-10-2011	Cr TDS=CONTRACTORS Journal TDS=BHOOMI=		31	276.00	
10-10-2011	Cr UNION BANK OF INDIA Payment CHQ 40313 = SEP'11 SEUPPLY OF WATER THRU TANKERS (37 TRIPS) .		396	23,166.00	
27-10-2011	Cr TDS=CONTRACTORS Journal TDS		36	234.00	
1-11-2011	Dr SITE WATER CHARGES EXPENSE BILL OCT'11 WATER THRU TANKERS 52 TRIPS PER B/NO 103.		59		31,200.00
5-11-2011	Cr UNION BANK OF INDIA Payment CHQ 40339 = SUPPLY OF WATER TANKER DURING OCT'11 = 52 TRIPS PER B/NO 103.		476	30,888.00	
23-11-2011	Cr TDS=CONTRACTORS Journal TDS=BHOOMI		49	312.00	
30-11-2011	Dr SITE WATER CHARGES EXPENSE BILL WATER THRU TANKERS 32 TRIPS PER B /NO 113.		64		19,200.00
10-12-2011	Cr UNION BANK OF INDIA Payment CHQ 40371 = WATER THRU TANKERS NOV'11 PER B/NO 113.		574	19,008.00	
26-12-2011	Cr TDS=CONTRACTORS Journal Chq. No.:- 040380 Bhoomi Water Suppliers TDS on Rs.19,200/-..		51	192.00	
1-1-2012	Dr SITE WATER CHARGES EXPENSE BILL DEC'11 WATER THRU TANKERS 39 TRIPS.		70		23,400.00
12-1-2012	Cr UNION BANK OF INDIA Payment CHQ 40406 = SUPPLY OF WATER THRU TANKERS 39 TRIPS DURING DEC'11 PER B/NO 119.		662	23,166.00	
31-1-2012	Dr SITE WATER CHARGES EXPENSE BILL WATER THUR TANKERS 47 TRIPS FOR SITE USE PER B/NO 124.		75		28,200.00
	Carried Over			1,24,566.00	1,53,000.00

DUDHWALA REAL ESTATE & INVESTMENT

BHOOMI WATER SUPPLIERS Ledger Account . 1-Apr-2011 to 31-Mar-2013

Page 2

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			1,24,566.00	1,53,000.00
14-2-2012	Cr TDS=CONTRACTORS TDS Chq. No.:- 040421 = Bhoomi Water Suppliers TDS on Rs.23,400/-	Journal	58	234.00	
20-2-2012	Cr UNION BANK OF INDIA CHQ 40447 = SUPPLY OF WATER THRU TANKERS 47 TRIPS DURING JAN'12 PER B/NO 124.	Payment	778	27,918.00	
1-3-2012	Cr TDS=CONTRACTORS TDS Chq. No.:- 040453 = Bhoomi Water Suppliers TDS on Rs.28,200/-	Journal	66	282.00	
29-3-2012	Dr SITE WATER CHARGES BILL NO.129 BHOOMI WATER SUPPLIER	EXPENSE BILL	88		37,800.00
31-3-2012	Cr TDS=CONTRACTORS TDS OF BHOOMI WATER DT.	Journal	87	378.00	
	Cr TDS=CONTRACTORS TDS OF BHOOMI WATER SUPPLIER DT. 11-4-12	Journal	89	408.00	
	Dr SITE WATER CHARGES MAR'12 WATER THRU TANKERS 68 TRIPS PER B/NO 140.	EXPENSE BILL	90		40,800.00
	Cr Closing Balance			1,53,786.00 77,814.00 2,31,600.00	2,31,600.00 2,31,600.00
1-4-2012	Dr Opening Balance				77,814.00
7-4-2012	Cr UNION BANK OF INDIA SUPPLY OF WATER THRU TANKERS 63 TRIPS CHQ 40493 = FEB'12 SUPPLY OF WATER THRU TANKERS 63 TRIPS. B/NO 129/29. 02.12.	Payment	16	37,422.00	
10-4-2012	Cr UNION BANK OF INDIA WATER THRU TANKERS MAR'12 CHQ 40499 = SUPPLY OF WATER (68TRIPS) THRU TANKERS MAR'12 PER B /NO 140.	Payment	33	40,392.00	
1-5-2012	Dr SITE WATER CHARGES WATER THRU TANKERS 63 TRIPS PER B /NO 141.	EXPENSE BILL	3		37,800.00
12-5-2012	Cr UNION BANK OF INDIA APR'12=WATER THRU TANKERS CHQ 47340 = SUPPLY OF WATER THRU TANKERS (APR'12) PER B/NO 141.	Payment	119	37,422.00	
29-5-2012	Cr TDS=CONTRACTORS TDS TDS Chq. No.:- 047348 = Bhoomi Water Suppliers=378.	TDS	3	378.00	
4-6-2012	Dr SITE WATER CHARGES WATER THRU TANKERS 65 TRIPS WATER THRU TANKERS 65 TRIPS PER B /NO 149 (MAY'12)	EXPENSE BILL	13		39,000.00
	Carried Over			1,15,614.00	1,54,614.00

DUDHWALA REAL ESTATE & INVESTMENT

BHOOMI WATER SUPPLIERS Ledger Account : 1-Apr-2011 to 31-Mar-2013

Page 3

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			1,15,614.00	1,54,614.00
15-6-2012	Cr UNION BANK OF INDIA WATER THRU TANKERS 65 TRIPS CHQ 47372 = MAY'12 WATER THRU TANKERS 65 TRIPS PER B/NO 149.	Payment	190	38,610.00	
1-7-2012	Dr SITE WATER CHARGES JUN'12= WATER THRU TANKERS 57 TRIPS PER B/NO 154.	EXPENSE BILL	17		34,200.00
2-7-2012	Cr TDS=CONTRACTORS TDS TDS=BHOOMI WATER SUPPLIER	TDS	9	390.00	
14-7-2012	Cr UNION BANK OF INDIA JUN'12=WATER THRU TANKERS = 57 TRIPS CHQ 47431= JUN'12 = WATER THRU TANKERS 57 TRIPS PER B/NO 154.	Payment	261	33,858.00	
1-8-2012	Cr TDS=CONTRACTORS TDS TDS=BHOOMI WATER SUPPLIER	TDS	17	342.00	
	Dr SITE WATER CHARGES JUL'12 = WATER THRU TANKERS 63 TRIPS B/NO 168.	EXPENSE BILL	54		37,800.00
17-8-2012	Cr UNION BANK OF INDIA CHQ 47464 = SUPPLY OF WATER THRU TANKERS = JUL'12. B/NO 168.	Payment	341	37,422.00	
5-9-2012	Cr TDS=CONTRACTORS TDS = BHOOMI WATER SUPPLIERS	TDS	24	378.00	
	Dr SITE WATER CHARGES B/NO 170 = WATER THRU TANKERS AUG'12. 66 TRIPS.++	EXPENSE BILL	61		39,600.00
15-9-2012	Cr UNION BANK OF INDIA CHQ. 47487 AUG - 12 WATER THRU TANKERS. B/NO. 170 DT. 31.08.12.	Payment	410	39,204.00	
1-10-2012	Dr SITE WATER CHARGES B/NO 175 = WATER THRU TANKERS SEP'12. 62 TRIPS.++	EXPENSE BILL	66		37,200.00
4-10-2012	Cr TDS=CONTRACTORS TDS=BHOOMI	TDS	37	396.00	
13-10-2012	Cr UNION BANK OF INDIA CHQ. 47520, SUPPLY OF WATER TANKER (SEPT'12), B/NO. 175.	Payment	477	36,828.00	
1-11-2012	Dr SITE WATER CHARGES B/NO 187 = WATER THRU TANKERS OCT'12. 64 TRIPS.	EXPENSE BILL	71		38,400.00
5-11-2012	Cr TDS=CONTRACTORS TDS = BHOOMI WATER SUPPLIERS ON RS. 37200/-.	TDS	45	372.00	
10-11-2012	Cr UNION BANK OF INDIA CHQ. 47562, WATER SUPPLIED AT SITE FOR MONTH OF OCT'12. B/NO. 187.	Payment	549	38,016.00	
1-12-2012	Dr SITE WATER CHARGES B/NO 192 = WATER THRU TANKERS NOV'12. 54 TRIPS.	EXPENSE BILL	77		32,400.00
	Carried Over			3,41,430.00	3,74,214.00

DUDHWALA REAL ESTATE & INVESTMENT

BHOOMI WATER SUPPLIERS Ledger Account : 1-Apr-2011 to 31-Mar-2013

Page 4

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			3,41,430.00	3,74,214.00
5-12-2012	Cr TDS=CONTRACTORS TDS = BHOOMI WATER SUPPLIERS ON RS. 38400	TDS	46	384.00	
29-12-2012	Cr UNION BANK OF INDIA RTGS BILL NO.192 FOR NOV12 SUPPLY OF WATER	Payment	648	32,076.00	
4-1-2013	Dr SITE WATER CHARGES B/NO 193 = WATER THRU TANKERS DEC'12.	EXPENSE BILL	84		36,600.00
5-1-2013	Cr TDS=CONTRACTORS TDS = BHOOMI WATER SUPPLIERS ON RS. 32400	TDS	58	324.00	
15-1-2013	Cr ICICI BANK RTGS - 844998, SUPPLY OF WATER THROUGH TANKERS. B/NO. 193.	Payment	709	36,234.00	
31-1-2013	Dr SITE WATER CHARGES Bill No. 03 = Water THRU TANKERS Jan'13.	EXPENSE BILL	86		39,600.00
1-2-2013	Cr TDS=CONTRACTORS TDS = BHOOMI WATER SUPPLIERS ON RS. 36600	TDS	65	366.00	
5-2-2013	Cr TDS=CONTRACTORS TDS= BHOOMI WATER SUPPLIER	TDS	68	396.00	
8-2-2013	Cr UNION BANK OF INDIA RTGS - Supply of water tanker for the month of Jan'13. Bill No. 03. dt- 31.01.2013	Payment	779	39,204.00	
11-3-2013	Dr SITE WATER CHARGES Bill No 12 = Water THRU TANKERS Feb'13.	EXPENSE BILL	100		37,200.00
13-3-2013	Cr UNION BANK OF INDIA RTGS = Supply of water tanker for the month of Feb'13 Bill No. 12. dt- 28.02.2013.	Payment	892	36,828.00	
28-3-2013	Cr TDS=CONTRACTORS TDS FOR BHOOMI WATER SUPPLIER	TDS	82	372.00	
31-3-2013	Dr SITE WATER CHARGES Bill No 16 = Water THRU TANKERS MAR'13	EXPENSE BILL	104		42,000.00
	Cr TDS=CONTRACTORS TDS=BHOOMI WATER SUPPLIER DT.9-4 -13	TDS	88	420.00	
				4,88,034.00	5,29,614.00
Cr	Closing Balance			41,580.00	
				5,29,614.00	5,29,614.00

DUDHWALA REAL ESTATE & INVESTMENT
BHOOMI WATER SUPPLIERS=const
 Ledger Account

1-Apr-2013 to 3-Dec-2021

						Page 1
Date	Particulars	Vch Type	Vch No.	Debit	Credit	Credit
1-4-2013	Dr Opening Balance					41,580.00
10-4-2013	Cr UNION BANK OF INDIA <i>RTGS = Water supply of water tanker (70 nos) for the month of Mar'13. Bill no.16. dt-31.03.2013.</i>	Payment	12	41,580.00		
30-4-2013	Dr SITE WATER CHARGES <i>B/NO. 20, WATER FOR SITE USAGE.</i>	Jrnl - Expense	6		35,400.00	
9-5-2013	Cr UNION BANK OF INDIA <i>RTGS, SUPPLY OF WATER TANKER 59 NOS. FOR THE MONTH OF APRIL'13. B/NO. 20.</i>	Payment	82	35,046.00		
30-5-2013	Cr TDS=CONTRACTORS <i>TDS=BHOOMI</i>	Jrnl - TDS	6	354.00		
1-6-2013	Dr SITE WATER CHARGES <i>B/NO. 26, WATER FOR SITE USAGE.</i>	Jrnl - Expense	15		30,600.00	
7-6-2013	Cr UNION BANK OF INDIA <i>RTGS, SUPPLY OF WATER TANKER, FOR THE MONTH OF MAY'13. B/NO. 26.</i>	Payment	134	30,294.00		
26-6-2013	Cr TDS=CONTRACTORS <i>TDS=BHOOMI</i>	Jrnl - TDS	11	306.00		
30-6-2013	Dr SITE WATER CHARGES <i>B/NO. 31, WATER FOR SITE USAGE.</i>	Jrnl - Expense	22		24,600.00	
4-7-2013	Cr TDS=CONTRACTORS <i>TDS=BHOOMI WATER SUPPLIER</i>	Jrnl - TDS	27	246.00		
5-7-2013	Cr UNION BANK OF INDIA <i>RTGS, SUPPLY OF WATER THROUGH TANKER (41 NOS.) FOR JUNE'13. B/NO. 31.</i>	Payment	201	24,354.00		
1-8-2013	Dr SITE WATER CHARGES <i>B/NO. 36, WATER FOR SITE USAGE.</i>	Jrnl - Expense	38		19,800.00	
28-8-2013	Cr UNION BANK OF INDIA <i>RTGS, SUPPLY OF WATER TANKER FOR THE MONTH OF JULY'13. B/NO. 36.</i>	Payment	290	19,602.00		
1-9-2013	Dr SITE WATER CHARGES <i>B/NO. 39, WATER FOR SITE USAGE.</i>	Jrnl - Expense	43		26,400.00	
4-9-2013	Cr TDS=CONTRACTORS <i>TDS</i>	Jrnl - TDS	46	198.00		
12-9-2013	Cr UNION BANK OF INDIA <i>RTGS, SUPPLY OF WATER TANKER 44 NOS. FOR THE MONTH OF AUG'13. B/NO. 39.</i>	Payment	326	26,136.00		
1-10-2013	Cr TDS=CONTRACTORS <i>TDS</i>	Jrnl - TDS	53	264.00		
15-10-2013	Dr SITE WATER CHARGES <i>B/NO. 44, WATER FOR SITE USAGE.</i>	Jrnl - Expense	59		27,000.00	
Carried Over				1,78,380.00	2,05,380.00	

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BHOOMI WATER SUPPLIERS=const Ledger Account : 1-Apr-2013 to 3-Dec-2021

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			1,78,380.00	2,05,380.00
18-10-2013	Cr UNION BANK OF INDIA RTGS, SUPPLY OF WATER TANKER 45 NOS. FOR THE MONTH OF SEPT'13 FOR CONSTRUCTION WORK. B/NO. 44.	Payment	386	26,730.00	
	Cr TDS=CONTRACTORS TDS= DT.2-11-13	Jrnl - TDS	65	270.00	
1-11-2013	Dr SITE WATER CHARGES B/NO. 47, WATER FOR SITE USAGE.	Jrnl - Expense	68		30,600.00
18-11-2013	Cr UNION BANK OF INDIA RTGS, SUPPLY OF WATER TANKER FOR THE MONTH OF OCT'13. B/NO. 47.	Payment	440	30,294.00	
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	75	306.00	
1-12-2013	Dr SITE WATER CHARGES B/NO 52. WATER FOR SITE USAGE.	Jrnl - Expense	71		31,800.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	78	318.00	
7-12-2013	Cr UNION BANK OF INDIA RTGS, WATER SUPPLIED AT SITE 53 NOS. TANKER FOR NOV'13. B/NO. 52.	Payment	480	31,482.00	
1-1-2014	Dr SITE WATER CHARGES B/NO. 55, WATER FOR SITE USAGE FOR DEC'13.	Jrnl - Expense	85		37,200.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	89	372.00	
7-1-2014	Cr UNION BANK OF INDIA RTGS, SUPPLY OF WATER TANKER FOR THE MONTH OF DEC'13 FOR CIVIL WORK. B/NO. 55.	Payment	537	36,828.00	
22-2-2014	Dr SITE WATER CHARGES B/NO. 58, WATER FOR SITE USAGE FOR JAN'14.	Jrnl - Expense	105		40,200.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	110	402.00	
27-2-2014	Cr UNION BANK OF INDIA RTGS, SUPPLY OF WATER TANKER 67 NOS. FOR THE MONTH OF JAN'14, B/NO. 58.	Payment	654	39,798.00	
11-3-2014	Dr SITE WATER CHARGES B/NO. 60, WATER FOR SITE USAGE FOR FEB'14.	Jrnl - Expense	111		34,200.00
12-3-2014	Cr UNION BANK OF INDIA RTGS, WATER SUPPLY TO ANJUMAN SITE 57 NOS. TANKERS, B/NO. 60.	Payment	683	33,858.00	
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	120	342.00	
31-3-2014	Dr SITE WATER CHARGES B/NO 62, WATER FOR SITE USAGE FOR MAR14	Jrnl - Expense	113		23,400.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	132	234.00	
	Carried Over			3,79,614.00	4,02,780.00

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BHOOMI WATER SUPPLIERS=const Ledger Account : 1-Apr-2013 to 3-Dec-2021

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			3,79,614.00	4,02,780.00
				3,79,614.00	4,02,780.00
Cr	Closing Balance			23,166.00	
				4,02,780.00	4,02,780.00
1-4-2014	Dr Opening Balance				23,166.00
29-4-2014	Cr UNION BANK OF INDIA RTGS, WATER SUPPLY TO ANJUMAN SITE 57 NOS. TANKERS, B/NO. 62.	Payment	59	23,166.00	
1-5-2014	Dr SITE WATER CHARGES B/NO. 68, WATER FOR SITE USAGE FOR APR'14.	Jrnl - Expense	12		25,200.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	9	252.00	
19-5-2014	Cr UNION BANK OF INDIA RTGS, WATER SUPPLY TO ANJUMAN SITE. B/NO. 68.	Payment	113	24,948.00	
1-6-2014	Dr SITE WATER CHARGES B/NO. 70, WATER FOR SITE USAGE FOR MAY'14.	Jrnl - Expense	27		33,600.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	16	336.00	
13-6-2014	Cr UNION BANK OF INDIA RTGS, WATER SUPPLY TO ANJUMAN SITE. B/NO. 70.	Payment	175	33,264.00	
1-7-2014	Dr SITE WATER CHARGES B/NO. 72, WATER FOR SITE USAGE FOR JUN'14.	Jrnl - Expense	40		43,200.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	25	432.00	
23-7-2014	Cr UNION BANK OF INDIA RTGS, WATER SUPPLY TO ANJUMAN SITE. B/NO. 72	Payment	276	42,768.00	
1-8-2014	Dr SITE WATER CHARGES B/NO 79 = WATER THRU TANKERS=50 TRIPS.	Jrnl - Expense	58		30,000.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	37	300.00	
21-8-2014	Cr UNION BANK OF INDIA RTGS, WATER SUPPLY TO ANJUMAN SITE. B/NO. 79.	Payment	364	29,700.00	
1-9-2014	Dr SITE WATER CHARGES B/NO 88 = WATER THRU TANKERS 63 TRIPS, ERP=376.	Jrnl - Expense	74		37,800.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	49	378.00	
23-9-2014	Cr UNION BANK OF INDIA RTGS, WATER SUPPLY TO ANJUMAN SITE. B/NO. 88.	Payment	470	37,422.00	
1-10-2014	Dr SITE WATER CHARGES B/NO 97 = WATER THRU TANKERS , ERP =420	Jrnl - Expense	87		37,200.00
	Carried Over			1,92,966.00	2,30,166.00

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BHOO MI WATER SUPPLIERS=const Ledger Account : 1-Apr-2013 to 3-Dec-2021

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			1,92,966.00	2,30,166.00
1-10-2014	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	59	372.00	
14-10-2014	Cr UNION BANK OF INDIA RTGS, WATER SUPPLY TO ANJUMAN SITE. B/NO. 97.	Payment	513	36,828.00	
10-11-2014	Dr SITE WATER CHARGES BILL # 001 DTD 31.10.2014 = WATER SUPPLY THRU TANKERS 71 TRIPS @ 600 /- PER TRIP. ERP REF : 137.	Jrnl - Expense	107		42,600.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	76	426.00	
17-11-2014	Cr UNION BANK OF INDIA RTGS = Payment for water tanker used at site. Bill No.001.	Payment	624	42,174.00	
1-12-2014	Dr SITE WATER CHARGES BILL # 011 DTD 30.11.14 = WATER THRU TANKERS 69 TRIPS FOR SITE USE. ERP MISC. CERTI REF : 159.	Jrnl - Expense	117		41,400.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	89	414.00	
17-12-2014	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE, B /NO. 011.	Payment	739	40,986.00	
1-1-2015	Dr SITE WATER CHARGES BILL NO.015 DT.1-1-15 ERP=182 SITE WATER CHGS FOR DEC14	Jrnl - Expense	141		46,200.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	109	462.00	
22-1-2015	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE, B /NO 015.	Payment	909	45,738.00	
18-2-2015	Dr SITE WATER CHARGES BILL # 024 DTD 31.01.15 = WATER THRU TANKERS 124 TRIPS = JAN'15. ERP MISC. EXPS CERTI. # 204.	Jrnl - Expense	187		74,400.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	166	744.00	
20-2-2015	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE, B /NO. 024.	Payment	1038	73,656.00	
28-2-2015	Dr SITE WATER CHARGES BILL # 029 DTD 28.02.15 = WATER THRU TANKERS 79 TRIPS @ 600/- PER TRIP. ERP MISC. EXPS CERTI. # 229.	Jrnl - Expense	195		47,400.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	169	474.00	
17-3-2015	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE, B /NO. 029	Payment	1094	46,926.00	
	Carried Over			4,82,166.00	4,82,166.00

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BHOO MI WATER SUPPLIERS=const Ledger Account : 1-Apr-2013 to 3-Dec-2021

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			4,82,166.00	4,82,166.00
31-3-2015	Dr SITE WATER CHARGES BILL # 037 DTD 31.03.15 = WATER THRU TANKERS 81 TRIPS @ 600/- PER TRIP. ERP MISC. EXPS CERTI. # 279.	Jrnl - Expense	221		48,600.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	198	486.00	
				4,82,652.00	5,30,766.00
	Cr Closing Balance			48,114.00	
				5,30,766.00	5,30,766.00
1-4-2015	Dr Opening Balance				48,114.00
18-4-2015	Cr UNION BANK OF INDIA RTGS, WATER TANKER FOR SITE. B/NO. 037.	Payment	58	48,114.00	
1-5-2015	Dr SITE WATER CHARGES BILL # 047 DTD 30.04.15 = WATER THRU TANKERS 04 TRIPS @ 700/- PER TRIP. ERP MISC. EXPS CERTI. # 315.	Jrnl - Expense	27		2,800.00
	Cr TDS=CONTRACTORS TDS DT.30-7-15	Jrnl - TDS	32	28.00	
	Dr SITE WATER CHARGES BILL NO.187 DT.01-5-16 ERP-619 WATER TANKER USED AT SITE FOR APR16	Jrnl - Expense	30		63,800.00
22-5-2015	Cr UNION BANK OF INDIA RTGS, DRINKING WATER PURCHASED. B /NO. 047.	Payment	290	2,772.00	
1-6-2015	Dr SITE WATER CHARGES BILL # 046 DTD 30.04.15 = WATER THRU TANKERS 85 TRIPS @ 600/- PER TRIP. ERP MISC. EXPS CERTI. # 312.	Jrnl - Expense	72		51,000.00
	Cr TDS=CONTRACTORS TDS DT.30-7-15	Jrnl - TDS	103	510.00	
2-6-2015	Cr UNION BANK OF INDIA RTGS = Water tanker used at site 85 trips.	Payment	311	50,490.00	
5-6-2015	Dr SITE WATER CHARGES BILL # 060 DTD 05.06.15 = WATER THRU TANKERS . ERP MISC. EXPS CERTI. # 345	Jrnl - Expense	74		4,200.00
	Cr TDS=CONTRACTORS TDS DT.30-7-15	Jrnl - TDS	107	42.00	
11-6-2015	Cr UNION BANK OF INDIA RTGS = Drinking water @ site.	Payment	350	4,158.00	
1-7-2015	Dr SITE WATER CHARGES BILL # 059 DTD 05.06.15 = WATER THRU TANKERS . ERP MISC. EXPS CERTI. # 344	Jrnl - Expense	92		43,200.00
	Cr TDS=CONTRACTORS TDS DT.7-8-15	Jrnl - TDS	143	432.00	
3-7-2015	Cr UNION BANK OF INDIA RTGS = WATER THRU TANKERS MAY'15 = B/NO 059 DTD 05.06.15.	Payment	442	42,768.00	
	Carried Over			1,49,314.00	2,13,114.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			1,49,314.00	2,13,114.00
1-8-2015	Dr SITE WATER CHARGES BILL # 079 DTD 31.07.15 = WATER THRU TANKERS = 87 TRIPS. ERP MISC. EXPS CERTI. # 426	Jrnl - Expense	112		52,200.00
	Dr SITE WATER CHARGES BILL # 072 DTD 13.07.15 = WATER THRU TANKERS = 68 TRIPS = ERP MISC. EXPS CERTI. # 396.	Jrnl - Expense	117		40,800.00
	Cr TDS=CONTRACTORS TDS DT.14-9-15	Jrnl - TDS	164	408.00	
	Cr TDS=CONTRACTORS TDS DT.14-9-15	Jrnl - TDS	165	522.00	
6-8-2015	Cr UNION BANK OF INDIA RTGS = WATER THRU TANKERS = B/NO 072 DTD 13.07.15.	Payment	551	40,392.00	
24-8-2015	Cr UNION BANK OF INDIA RTGS = WATER THRU TANKERS = B/NO 079 DTD 31.08.15.	Payment	698	51,678.00	
7-9-2015	Dr SITE WATER CHARGES BILL # 086 DTD 31.08.15 = WATER THRU TANKERS = 69 TRIPS = ERP MISC. EXPS CERTI. # 446.	Jrnl - Expense	198		41,400.00
	Cr TDS=CONTRACTORS TDS 6-10-15	Jrnl - TDS	251	414.00	
1-10-2015	Dr SITE WATER CHARGES BILL # 108 DTD 1.10.15 = WATER THRU TANKERS = 40 TRIPS = ERP MISC. EXPS CERTI. # 471.	Jrnl - Expense	221		24,000.00
	Cr TDS=CONTRACTORS TDS=DT.13-11-15	Jrnl - TDS	280	240.00	
16-10-2015	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE. B /NO. 108.	Payment	893	23,760.00	
21-10-2015	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE. B /NO. 086.	Payment	955	40,986.00	
2-11-2015	Dr SITE WATER CHARGES BILL # 132 DTD 02.11.15 = WATER THRU TANKERS = 58 TRIPS = ERP MISC. EXPS CERTI. # 495.	Jrnl - Expense	252		34,800.00
	Cr TDS=CONTRACTORS TDS= 30-11-15	Jrnl - TDS	309	348.00	
1-12-2015	Dr SITE WATER CHARGES BILL # 145 DTD 01.12.15 = WATER THRU TANKERS 64 TRIPS = ERP MISC. EXPS CERTI. # 517.	Jrnl - Expense	291		38,400.00
	Cr TDS=CONTRACTORS TDS DT.4-1-16	Jrnl - TDS	333	384.00	
16-12-2015	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE. B /NO. 132.	Payment	1164	34,452.00	
	Carried Over			3,42,898.00	4,44,714.00

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Date	Particulars	Vch Type	Vch No	Debit	Credit
	Brought Forward			3,42,898.00	4,44,714.00
1-2-2016	Dr SITE WATER CHARGES BILL # 164 DTD 01.02.16 = WATER THRU TANKERS 92 TRIPS = ERP MISC. EXPS CERTI. # 858	Jrnl - Expense	328		66,700.00
	Dr SITE WATER CHARGES BILL # 157 DTD 01.01.16 = WATER THRU TANKERS 80 TRIPS = ERP MISC. EXPS CERTI. # 531.	Jrnl - Expense	333		48,000.00
	Cr TDS=CONTRACTORS TDS DT.9-2-16	Jrnl - TDS	387	480.00	
	Cr TDS=CONTRACTORS TDS DT.5.3.16	Jrnl - TDS	391	668.00	
10-2-2016	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE. B /NO. 145.	Payment	1489	38,016.00	
25-2-2016	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE. B /NO. 157.	Payment	1563	47,520.00	
1-3-2016	Dr SITE WATER CHARGES BILL NO.172 DT,1-3-16 ERP-172 WATER TANKER USED AT SITE FOR FEB16	Jrnl - Expense	365		44,225.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	431	442.00	
15-3-2016	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE. B /NO. 164.	Payment	1649	66,033.00	
31-3-2016	Dr SITE WATER CHARGES BILL NO 180 DT,31-3-16 ERP-604 WATER TANKER USED AT SITE FOR MAR16	Jrnl - Expense	385		46,400.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	452	464.00	
	Cr Closing Balance			4,96,521.00	6,50,039.00
				1,53,518.00	
				6,50,039.00	6,50,039.00
1-4-2016	Dr Opening Balance				1,53,518.00
1-5-2016	Dr SITE WATER CHARGES BILL NO.187 DT,01.5.16 ERP.619 WATER TANKER USED AT SITE FOR APR16	Jrnl - Expense	23		63,800.00
	Cr TDS=CONTRACTORS TDS DT.7-6-16	Jrnl - TDS	36	638.00	
3-5-2016	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE, B /NO. 172.	Payment	95	43,783.00	
11-5-2016	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE, B /NO. 180.	Payment	131	45,936.00	
23-5-2016	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE, B /NO. 187.	Payment	232	63,162.00	
	Carried Over			1,53,519.00	2,17,318.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			1,53,519.00	2,17,318.00
1-6-2016	Dr SITE WATER CHARGES BILL NO.194 DT.01.6.16 ERP.643 WATER TANKER USED AT SITE FOR MAY16	Jrnl - Expense	52		90,625.00
	Cr TDS=CONTRACTORS TDS DT.1-7-16	Jrnl - TDS	67	906.00	
	Cr TDS=CONTRACTORS TDS DT.7-6-16	Jrnl - TDS	68	131.00	
1-7-2016	Dr SITE WATER CHARGES BILL NO.201 DT.01.7.16 ERP.674 WATER TANKER USED AT SITE FOR JUNE16	Jrnl - Expense	73		79,025.00
	Cr TDS=CONTRACTORS TDS DT..3-8-16	Jrnl - TDS	88	790.00	
1-8-2016	Dr SITE WATER CHARGES BILL NO 211 DT.01.8 16 ERP.699 WATER TANKER USED AT SITE FOR JULY16- 54 TRIPS	Jrnl - Expense	94		41,325.00
	Cr TDS=CONTRACTORS TDS DT.7.9 16	Jrnl - TDS	110	413.00	
	Cr TDS=CONTRACTORS TDS DT.7.9.16	Jrnl - TDS	111	1,222.00	
17-8-2016	Cr ICICI BANK - 003605000707 CHQ. 533729, WATER TANKER USED AT SITE FOR JUN'16, B/NO. 201.	Payment	440	78,235.00	
1-9-2016	Dr SITE WATER CHARGES BILL NO.222 DT.01.9.16 ERP.722 WATER TANKER USED AT SITE FOR aug16	Jrnl - Expense	124		29,000.00
	Cr TDS=CONTRACTORS TDS DT 17.2 17	Jrnl - TDS	131	290.00	
5-9-2016	Cr ICICI BANK - 003605000707 CHQ. 533739, WATER TANKER USED AT SITE FOR MAY'16, B/NO. 194.	Payment	479	89,719.00	
25-10-2016	Cr UNION BANK OF INDIA RTGS, WATER TANKER USED AT SITE, B /NO. 222.	Payment	611	28,710.00	
11-3-2017	Dr SITE WATER CHARGES BILL NO.282 ERP:824 WATER TANKER USED AT SITE FROM OCT16 TO FEB17	Jrnl - Expense	200		1,15,275.00
31-3-2017	Dr SITE WATER CHARGES BILL NO 293 ERP:836 WATER TANKER USED AT SITE FROM MAR17	Jrnl - Expense	201		22,475.00
	Cr TDS=CONTRACTORS TDS	Jrnl - TDS	203	25.00	
	Cr Closing Balance			3,53,960.00	5,95,043.00
				2,41,083.00	
				5,95,043.00	5,95,043.00
1-4-2017	Dr Opening Balance				2,41,083.00
1-5-2017	Dr SITE WATER CHARGES BILL NO.404 ERP.845 WATER TANKER USED AT SITE FROM APR17	Jrnl - Expense	15		22,475.00
	Carried Over				2,63,558.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward				2,63,558.00
1-5-2017	Cr TDS=CONTRACTORS <i>TDS, ON RS. 22475/- DT.22.5.17</i>	Jrnl - TDS	13	225.00	
1-6-2017	Dr SITE WATER CHARGES <i>BILL NO.417 ERP-853 WATER THRU TANKER USED AT SITE FOR MAY'17.</i>	Jrnl - Expense	25		22,475.00
30-6-2017	Dr SITE WATER CHARGES <i>BILL NO.435 ERP:864 WATER TANKER USED AT SITE FROM JUNE17</i>	Jrnl - Expense	40		23,200.00
1-8-2017	Dr SITE WATER CHARGES <i>BILL NO.440 ERP:870 WATER TANKER USED AT SITE FOR AUG17</i>	Jrnl - Expense	44		23,200.00
	Cr TDS=CONTRACTORS <i>TDS DT.11.12.17</i>	Jrnl - TDS	37	464.00	
1-9-2017	Dr SITE WATER CHARGES <i>BILL NO. 454 WATER THRU TANKER USED AT SITE FOR AUG17 ERP-880</i>	Jrnl - Expense	56		22,475.00
	Cr TDS=CONTRACTORS <i>TDS DT.11.12.17</i>	Jrnl - TDS	47	225.00	
1-10-2017	Dr SITE WATER CHARGES <i>BILL NO. 466 WATER THRU TANKER USED AT SITE FOR SEP17 ERP-886</i>	Jrnl - Expense	61		21,750.00
	Cr TDS=CONTRACTORS <i>TDS DT.11.12.17</i>	Jrnl - TDS	54	218.00	
1-11-2017	Dr SITE WATER CHARGES <i>BILL NO 473 WATER THRU TANKER USED AT SITE FOR OCT17 ERP-892</i>	Jrnl - Expense	91		22,475.00
	Cr TDS=CONTRACTORS <i>TDS DT.11.12.17</i>	Jrnl - TDS	63	225.00	
1-12-2017	Dr SITE WATER CHARGES <i>BILL NO. 483 WATER THRU TANKER USED AT SITE FOR NOV17 ERP-901</i>	Jrnl - Expense	116		21,750.00
	Cr TDS=CONTRACTORS <i>TDS DT.23-1-18</i>	Jrnl - TDS	81	218.00	
1-1-2018	Dr SITE WATER CHARGES <i>BILL NO. 497 WATER THRU TANKER USED AT SITE FOR DEC18 ERP-919</i>	Jrnl - Expense	135		5,800.00
	Dr SITE WATER CHARGES <i>BILL NO.316 WATER THRU TANKER USED AT SITE FOR JAN18 ERP-925</i>	Jrnl - Expense	138		12,325.00
	Cr TDS=CONTRACTORS <i>TDS DT.9.2.18</i>	Jrnl - TDS	95	56.00	
17-1-2018	Cr UNION BANK OF INDIA <i>RTGS, WATER TANKER 57 TRIPS JUL'16., B/NO. 211. ERP699.</i>	Payment	433	40,912.00	
	Cr TDS=CONTRACTORS <i>TDS DT.9.2.18</i>	Jrnl - TDS	104	124.00	
1-3-2018	Dr SITE WATER CHARGES <i>BILL NO.323 WATER THRU TANKER USED AT SITE FOR FEB18 ERP-925</i>	Jrnl - Expense	165		13,050.00
	Carried Over			42,667.00	4,52,058.00

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Date	Particulars	Vch Type	Vch No	Debit	Credit
	Brought Forward			42,667.00	4,52,058.00
1-3-2018	Cr TDS=CONTRACTORS <i>TDS DT,25.4.18</i>	Jrnl - TDS	126	131.00	
31-3-2018	Dr SITE WATER CHARGES <i>BILL NO.333 WATER THRU TANKER USED AT SITE FOR MAR18 ERP-951</i>	Jrnl - Expense	208		15,225.00
	Cr TDS=CONTRACTORS <i>TDS DT,25.4.18</i>	Jrnl - TDS	141	152.00	
				42,950.00	4,67,283.00
	Cr Closing Balance			4,24,333.00	
				4,67,283.00	4,67,283.00
1-4-2018	Dr Opening Balance				4,24,333.00
13-4-2018	Cr ICICI BANK RERA A/C # 777705578601 (70%) <i>RTGS CHQ # 000185, WATER TANKER USED AT SITE, B/NO. 824</i>	Payment	29	1,14,122.00	
27-4-2018	Cr UNION BANK OF INDIA <i>RTGS = WATER THRU TANKERS 1)01.03. 17 TO 31 03.17 31 TRIPS. ERP 836.</i>	Payment	55	22,250.00	
	Cr UNION BANK OF INDIA <i>RTGS = WATER THRU TANKERS 1)01.04. 17 TO 30.04.17 31 TRIPS. ERP 845.</i>	Payment	56	22,250.00	
1-5-2018	Dr SITE WATER CHARGES <i>BILL NO 342 WATER THRU TANKER USED AT SITE FOR APR18 (3,5,8,11,22, 26) ERP-967</i>	Jrnl - Expense	40		7,250.00
	Dr SITE WATER CHARGES <i>BILL NO.966 WATER THRU TANKER USED AT SITE FOR APR18 ERP-966(1,4,8, 9,11,13 TO 17, 19 TO 30)</i>	Jrnl - Expense	41		16,675.00
	Cr TDS=CONTRACTORS <i>TDS DT.31.5.18</i>	Jrnl - TDS	11	240.00	
1-6-2018	Dr SITE WATER CHARGES <i>BILL NO.360 WATER THRU TANKER USED AT SITE FOR MAY18 ERP-986</i>	Jrnl - Expense	68		23,200.00
	Cr TDS=CONTRACTORS <i>TDS DT.5-7-18</i>	Jrnl - TDS	33	232.00	
1-7-2018	Dr SITE WATER CHARGES <i>BILL NO.371 WATER THRU TANKER USED AT SITE FOR JUN18 ERP-371</i>	Jrnl - Expense	84		23,925.00
	Cr TDS=CONTRACTORS <i>TDS DT.6.8.18 CN.21758</i>	Jrnl - TDS	43	239.00	
1-8-2018	Dr SITE WATER CHARGES <i>BILL NO.377 WATER THRU TANKER USED AT SITE FOR JULY18 ERP 1000</i>	Jrnl - Expense	101		25,375.00
	Cr TDS=CONTRACTORS <i>TDS DT.9.8.18</i>	Jrnl - TDS	51	254.00	
1-9-2018	Dr SITE WATER CHARGES <i>BILL NO.386 WATER THRU TANKER USED AT SITE FOR AUG18 ERP-1006</i>	Jrnl - Expense	112		21,750.00
	Cr TDS=CONTRACTORS <i>TDS DT.5 10.18</i>	Jrnl - TDS	68	218.00	
	Carried Over			1,59,805.00	5,42,508.00

DUDHWALA REAL ESTATE & INVESTMENT

BHOO MI WATER SUPPLIERS=const Ledger Account : 1-Apr-2013 to 3-Dec-2021

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			1,59,805.00	5,42,508.00
19-9-2018	Cr UNION BANK OF INDIA NEFT:SAA38992645 = BILL NO.417 ERP -853 ((MAY'18)	Payment	319	22,250.00	
25-9-2018	Cr UNION BANK OF INDIA NEFTO:SAA391065886 = BILL NO.360/01. 06.18 ERP-986 ((MAY'18)	Payment	327	22,968.00	
1-10-2018	Dr SITE WATER CHARGES BILL NO.002 WATER THRU TANKER USED AT SITE FOR SEP18 ERP-1013	Jrnl - Expense	120		25,375.00
	Cr TDS=CONTRACTORS TDS DT.20.10.18	Jrnl - TDS	77	253.00	
31-10-2018	Cr ICICI BANK RERA A/C # 777705578601 (70%) NEFT:000054821882/NKGS0000014= CHQ # 000096 = 1) JUN'17=WATER THRU TANKERS 32 TRIPS 2) JUL'17= 32 TRIPS. ERP 864& 870.	Payment	419	45,936.00	
1-11-2018	Dr SITE WATER CHARGES BILL NO.023 WATER THRU TANKER USED AT SITE FOR OCT18 ERP-1032	Jrnl - Expense	147		29,725.00
	Cr TDS=CONTRACTORS TDS DT.20.10.18	Jrnl - TDS	100	297.00	
27-11-2018	Cr ICICI BANK RERA A/C # 777705578601 (70%) NEFT:000056271785/NKGS0000014= CHQ # 000110.... = 1) JUN'18=WATER THRU TANKERS 33 TRIPS.ERP 1000.	Payment	488	25,121.00	
1-1-2019	Dr SITE WATER CHARGES BILL NO.050 WATER THRU TANKER USED AT SITE FOR DEC18 ERP-1053	Jrnl - Expense	190		51,475.00
	Dr SITE WATER CHARGES BILL NO.201 WATER THRU TANKER USED AT SITE FOR NOV18 ERP-1052	Jrnl - Expense	191		40,600.00
	Cr TDS=CONTRACTORS TDS DT.6.2.19	Jrnl - TDS	144	921.00	
5-1-2019	Cr UNION BANK OF INDIA NEFTO:SAA419566581 = WATER THRU TANKERS FOR SITE USE. TOTAL 33 TRIPS JUN'18. ERP 993.	Payment	578	45,218.00	
1-2-2019	Dr SITE WATER CHARGES BILL NO.215 ERP-15569 WATER CHGS FOR ANJUMAN SITE FOR JAN19	Jrnl - Expense	213		44,200.00
	Cr TDS=CONTRACTORS TDS DT.6.2.19	Jrnl - TDS	173	442.00	
13-2-2019	Cr ICICI BANK RERA A/C # 777705578601 (70%) RTGS = Chq. No. 000000 = Water tanker used at site for the month of Sept'18.	Payment	670	25,121.00	
1-3-2019	Dr SITE WATER CHARGES BILL NO.230 ERP-1069 WATER CHGS FOR ANJUMAN SITE FOR FEB19 (1,2,3,4, 5,6,7,8,9,10,12,13,14,15,16,17,18,19,20,21, 23,25,26,27,28)	Jrnl - Expense	238		38,250.00
	Cr TDS=CONTRACTORS TDS DT.16.4.19	Jrnl - TDS	206	382.00	
	Carried Over			3,48,714.00	7,72,133.00

DUDHWALA REAL ESTATE & INVESTMENT

BHOOMI WATER SUPPLIERS=const Ledger Account : 1-Apr-2013 to 3-Dec-2021

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Date	Particulars	Vch Type	Vch No	Debit	Credit
	Brought Forward			3,48,714.00	7,72,133.00
15-3-2019	Cr UNION BANK OF INDIA NEFT:SAA440026962 = WATER THRU TANKERS JAN'19 = 52 TRIPS ERP 1071	Payment	771	43,316.00	
				3,92,030.00	7,72,133.00
	Cr Closing Balance			3,80,103.00	
				7,72,133.00	7,72,133.00
1-4-2019	Dr Opening Balance				3,80,103.00
10-4-2019	Cr UNION BANK OF INDIA NEFT:SAA448516614 = WATER THRU TANKERS APRIL'18 =10+23 TRIPS RESPECTIVELY.	Payment	17	23,685.00	
1-5-2019	Dr SITE WATER CHARGES BILL NO.243 ERP-1128 WATER CHGS FOR ANJUMAN SITE FOR MAR19	Jrnl - Expense	18		45,050.00
	Dr SITE WATER CHARGES BILL NO.065 ERP-1129 WATER CHGS FOR ANJUMAN SITE FOR APR19	Jrnl - Expense	19		41,650.00
	Cr TDS=CONTRACTORS TDS DT,4.6.19	Jrnl - TDS	18	451.00	
	Cr TDS=CONTRACTORS TDS DT,4 6.19	Jrnl - TDS	19	417.00	
1-6-2019	Dr SITE WATER CHARGES BILL NO.075 ERP-1148 WATER SUPPLY FOR MAY19 (01.5.19 TO 31.5.19)	Jrnl - Expense	35		37,400.00
15-6-2019	Cr TDS=CONTRACTORS TDS DT.3.7 19	Jrnl - TDS	46	374.00	
1-7-2019	Dr SITE WATER CHARGES bill no.085 ERP- 1163 WATER SUPPLY FOR JUNE19 (1.6.19 TO 30 6.19)	Jrnl - Expense	48		40,800.00
	Cr TDS=CONTRACTORS TDS DT,20.7 19	Jrnl - TDS	52	408.00	
1-8-2019	Dr SITE WATER CHARGES BILL NO.104 ERP- 1166 WATER SUPPLY FOR JULY19 (1.7.19 TO 31.7.19)	Jrnl - Expense	57		34,000.00
	Cr TDS=CONTRACTORS TDS DT,31.8.19	Jrnl - TDS	71	340.00	
9-8-2019	Cr UNION BANK OF INDIA NEFT:000025399537. = WATER THRU TANKERS JUL'19. 40 TRIPS. ERP 1166.	Payment	255	33,660.00	
1-9-2019	Dr SITE WATER CHARGES BILL NO.119 ERP- 1181 WATER SUPPLY FOR AUG19	Jrnl - Expense	71		37,400.00
	Cr TDS=CONTRACTORS TDS DT.5.10.19	Jrnl - TDS	83	374.00	
19-9-2019	Cr UNION BANK OF INDIA NEFTO:000036397862. = Water supply at aqua pearl project for the period 01.12.2018 to 31.12.2018. . ERP # 1053	Payment	291	50,960.00	
1-10-2019	Dr SITE WATER CHARGES BILL NO.129 ERP-1189 WATER USED FOR THE MONTH OF SEP19	Jrnl - Expense	85		33,150.00
	Carried Over			1,10,669.00	6,49,553.00

DUDHWALA REAL ESTATE & INVESTMENT

BHOO MI WATER SUPPLIERS=const Ledger Account : 1-Apr-2013 to 3-Dec-2021

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			1,10,669.00	6,49,553.00
1-10-2019	Cr TDS=CONTRACTORS TDS DT.7.10.19	Jrnl - TDS	108	332.00	
25-10-2019	Cr UNION BANK OF INDIA NEFTO:000047431214. = Water supply at aqua pearl project for the period OCT'18 = 01.10.2018 to 31.10.2018, . ERP # 1032.	Payment	370	29,428.00	
1-11-2019	Dr SITE WATER CHARGES BILL NO.501 ERP-1202 WATER USED FOR THE MONTH OF OCT19	Jrnl - Expense	102		41,650.00
	Cr TDS=CONTRACTORS TDS DT.5.12.19 CN NO.21320	Jrnl - TDS	139	417.00	
1-12-2019	Dr SITE WATER CHARGES BILL NO.518 ERP-1230 WATER USED FOR THE MONTH OF NOV19	Jrnl - Expense	123		38,250.00
	Cr TDS=CONTRACTORS TDS DT.27.12.19 CN-21096	Jrnl - TDS	157	383.00	
1-1-2020	Dr SITE WATER CHARGES BILL NO.536 ERP-1253 WATER USED FOR THE MONTH OF DEC19	Jrnl - Expense	142		44,200.00
	Cr TDS=CONTRACTORS TDS DT.6.2.19 CN.24003	Jrnl - TDS	171	440.00	
1-2-2020	Dr SITE WATER CHARGES BILL NO.603 ERP-1266 WATER USED FOR THE MONTH OF JAN20	Jrnl - Expense	156		41,650.00
	Cr TDS=CONTRACTORS TDS DT.18.2.20 (CN.20631)	Jrnl - TDS	192	417.00	
1-3-2020	Dr SITE WATER CHARGES BILL NO.612 ERP-1283 CHGS FROM 01.2. 20 TO 29.2.20, DOMESTIC WATER SUPPLY.	Jrnl - Expense	181		44,200.00
	Cr TDS=CONTRACTORS TDS DT 4.7.20 CN..21110	Jrnl - TDS	219	442.00	
17-3-2020	Cr TDS=CONTRACTORS TDS DT.4.7.20 CN 21110	Jrnl - TDS	240	3.00	
31-3-2020	Dr SITE WATER CHARGES BILL NO.627 ERP-1289 WATER TANKER FOR MAR20 DT.1.6.20	Jrnl - Expense	188		47,600.00
	Cr TDS=CONTRACTORS	Jrnl - TDS	244	442.00	
	Cr Closing Balance			1,42,973.00	9,07,103.00
				7,64,130.00	
				9,07,103.00	9,07,103.00
1-4-2020	Dr Opening Balance				7,64,130.00
1-6-2020	Dr SITE WATER CHARGES BILL NO.642 ERP-1290 WATER TANKER FOR APR20	Jrnl - Expense	12		51,000.00
	Dr SITE WATER CHARGES BILL NO.651 ERP-1291 WATER TANKER FOR MAY20	Jrnl - Expense	15		34,000.00
	Carried Over				8,49,130.00

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BHOOMI WATER SUPPLIERS=const Ledger Account : 1-Apr-2013 to 3-Dec-2021

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward				8,49,130.00
1-7-2020	Dr SITE WATER CHARGES BILL NO.669 ERP-1306 WATER TANKER FOR JUNE20	Jrnl - Expense	17		29,750.00
	Cr TDS=CONTRACTORS TDS DT.8.7.20 CN.20854	Jrnl - TDS	18	383.00	
1-8-2020	Dr SITE WATER CHARGES BILL NO.681 WATERSUPPLY FOR JULY20 ERP-1321	Jrnl - Expense	36		31,450.00
6-8-2020	Cr TDS=CONTRACTORS TDS DT.6.8.20. CN..23874	Jrnl - TDS	65	223.00	
1-9-2020	Dr SITE WATER CHARGES BILL NO.693 WATERSUPPLY FROM 15.8. 20 TO 31.8.20 ERP-1345	Jrnl - Expense	50		23,800.00
1-10-2020	Cr TDS=CONTRACTORS TDS DT.6.8.20. CN..23874	Jrnl - TDS	119	178.00	
31-10-2020	Cr UNION BANK OF INDIA RTGS = Water tanker used at site for the month of Mar'19. ERP #. 1128, Feb'19 ERP #. 1096 & Nov'18 ERP #. 1052.	Payment	327	99,062.00	
1-12-2020	Dr SITE WATER CHARGES BILL NO.586 WATERSUPPLY FOR NOV20 ERP-1438	Jrnl - Expense	101		28,050.00
	Cr TDS=CONTRACTORS TDS DT.7.1.21 CN.36609	Jrnl - TDS	175	210.00	
8-12-2020	Cr TDS=CONTRACTORS TDS DT 7.12.20 CN.42792 (ON RS. 110000)= HILTI INDIA P.LTD	Jrnl - TDS	179	825.00	
1-1-2021	Cr UNION BANK OF INDIA RTGS = Water tanker used at site for the month of Aug'19 ERP # 1181, Apr'19 ERP # 1129, May'19 ERP #. 1148 & Jun'19 ERP #. 1163.	Payment	427	1,55,677.00	
	Dr SITE WATER CHARGES BILL NO 598 WATERSUPPLY FOR DEC20 ERP-1464	Jrnl - Expense	123		27,200.00
	Cr TDS=CONTRACTORS TDS DT.6.2.21 CN..40683	Jrnl - TDS	191	205.00	
13-1-2021	Cr UNION BANK OF INDIA RTGS = Water tanker used at site for the month of Sept'19 ERP #. 1189.	Payment	491	32,818.00	
	Cr UNION BANK OF INDIA RTGS = Water tanker used at site for the month of Oct'19. REP #. 1202.	Payment	492	41,233.00	
	Cr UNION BANK OF INDIA RTGS = Water tanker used at site for the month of Nov'19. ERP #. 1230.	Payment	493	25,949.00	
1-2-2021	Dr SITE WATER CHARGES BILL NO.765 WATERSUPPLY FOR JAN20 ERP-1502	Jrnl - Expense	166		30,600.00
	Carried Over			3,56,763.00	10,19,980.00

DUDHWALA REAL ESTATE & INVESTMENT

BHOOMI WATER SUPPLIERS=const Ledger Account : 1-Apr-2013 to 3-Dec-2021

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			3,56,763.00	10,19,980.00
25-2-2021	Cr UNION BANK OF INDIA <i>RTGS = Water Tanker used at site for the month of Jan'20 ERP #.1266 & Dec'19 ERP #. 1253.</i>	Payment	579	84,991.00	
	Cr TDS=CONTRACTORS <i>TDS DT.6.3.21 CN.35701</i>	Jrnl - TDS	259	229.00	
26-2-2021	Cr UNION BANK OF INDIA <i>RTGS = Water tanker used at site for the month of Mar'20 ERP #. 1283, Domestic water supply at aqua pearl site ERP #. 20619, ERP #. 20434 & ERP #. 20433.</i>	Payment	582	30,000.00	
1-3-2021	Dr SITE WATER CHARGES <i>BILL NO.779 WATERSUPPLY FOR feb21 ERP-1534</i>	Jrnl - Expense	191		27,200.00
25-3-2021	Cr UNION BANK OF INDIA <i>RTGS = Water tanker used at site for the month of May'20 ERP #. 1291, Apr'20 ERP #. 1290 & Jun'20 ERP #. 1306.</i>	Payment	632	99,362.00	
31-3-2021	Dr SITE WATER CHARGES <i>BILL NO.790 ERP-1565 MAR21</i>	Jrnl - Expense	219		26,350.00
	Cr SITE WATER CHARGES <i>BILL NO.187 DT,01.5.16 ERP.619 WATER TANKER USED AT SITE FOR APR16= DOUBLE BILLING BILL WRONGLY ENTERED IN 1.5.15 INSTEAD OF 1.5.15</i>	Journal	59	63,800.00	
	Cr TDS=CONTRACTORS <i>TDS DT.22.11.21 CN.21033</i>	Jrnl - TDS	302	68.00	
	Cr Closing Balance			6,35,213.00	10,73,530.00
				4,38,317.00	
				10,73,530.00	10,73,530.00
1-4-2021	Dr Opening Balance				4,38,317.00
28-4-2021	Cr UNION BANK OF INDIA <i>RTGS = Water Tanker used at site for the month of Dec'20 ERP #.1464 + Jul'20 ERP #. 1321, + Aug'20 ERP #. 1345 & Nov'20 ERP #. 1438.</i>	Payment	34	98,831.00	
1-5-2021	Dr SITE WATER CHARGES <i>BILL NO.813 ERP-1593 APRL21</i>	Jrnl - Expense	12		29,750.00
	Cr TDS=CONTRACTORS <i>TDS DT.4.6.21 CN.23185</i>	Jrnl - TDS	22	298.00	
1-6-2021	Dr SITE WATER CHARGES <i>BILL NO.825 ERP-1616 FOR MAY21</i>	Jrnl - Expense	27		28,050.00
	Cr TDS=CONTRACTORS <i>TDS DT.6 7.21 CN.27365</i>	Jrnl - TDS	39	281.00	
1-7-2021	Dr SITE WATER CHARGES <i>BILL NO.835 ERP=1630 WATER TANKER USED AT SITE FOR JUNE21</i>	Jrnl - Expense	48		17,000.00
	Cr TDS=CONTRACTORS <i>TDS DT.6 8.21 CN.31974</i>	Jrnl - TDS	62	170.00	
	Carried Over			99,580.00	5,13,117.00

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BHOOMI WATER SUPPLIERS=const Ledger Account : 1-Apr-2013 to 3-Dec-2021

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			99,580.00	5,13,117.00
1-8-2021	Dr SITE WATER CHARGES BILL NO.844 ERP-1641 WATER TANKER USED AT SITE FOR JULY21	Jrnl - Expense	65		25,500.00
	Cr TDS=CONTRACTORS TDS DT.6.9.21 CN.27806	Jrnl - TDS	81	255.00	
14-9-2021	Cr UNION BANK OF INDIA RTGS = WATER SUPPLY.=ERP-1502 =30370,, ERP=1534=RS.=26996. ERP =1565=RS.26086,, ERP=1593=RS.29452, ERP=1630=RS 16830, ERP=1438=RS. 10840 , ERP=1306=RS.14452, ERP=1289 =RS.44974	Payment	255	2,00,000.00	
1-10-2021	Dr SITE WATER CHARGES BILL NO.853 ERP-1669 WATER CHGS FOR AUG21	Jrnl - Expense	110		26,350.00
	Dr SITE WATER CHARGES BILL NO.870 ERP-1670 WATER CHGS FOR SEP21	Jrnl - Expense	111		14,450.00
	Cr TDS=CONTRACTORS TDS DT.31.8.21 CN.21585	Jrnl - TDS	128	406.00	
21-10-2021	Cr UNION BANK OF INDIA RTGS = ERP-1289=RS.2181, ERP=1641 =RS 25245, ERP=1669=RS.12574	Payment	335	40,000.00	
	Cr UNION BANK OF INDIA RTGS = ERP-1669=13513, ERP=1670=RS. 14306, ERP=1616=RS.12181	Payment	340	40,000.00	
1-11-2021	Dr SITE WATER CHARGES BILL NO.887 ERP-1684 WATER SUPPLY FROM 1.10.21 TO 31.10.21	Jrnl - Expense	126		28,050.00
	Cr Closing Balance			3,80,241.00 2,27,226.00 6,07,467.00	6,07,467.00 6,07,467.00

TRUE COPY

For Vidhii Partners
AdvocatesDS



shaikh & associates
Architects, Engineers & Interior Designers

382-B Pavwala Building, Room No. 4, Gr. Floor
Opp. Metro Shoes, Grant Road, Mumbai - 400 007
Tel : 2301 0346 / 2309 2912 • Fax : 2309 3359

Date:- 25/9/08

To,
Deputy Supdt.of Gardens
Veer Jijabai Bhaosale Udyan,
Dr. Ambedkar Road, Byculla (E),
Mumbai-400027.

**Sub:- Photographs of transplanting trees on plot bearing C.S. No.266 of Byculla
Division.at Bellasis Road, Mumbai Central.**

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

Dear Sir,

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

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

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

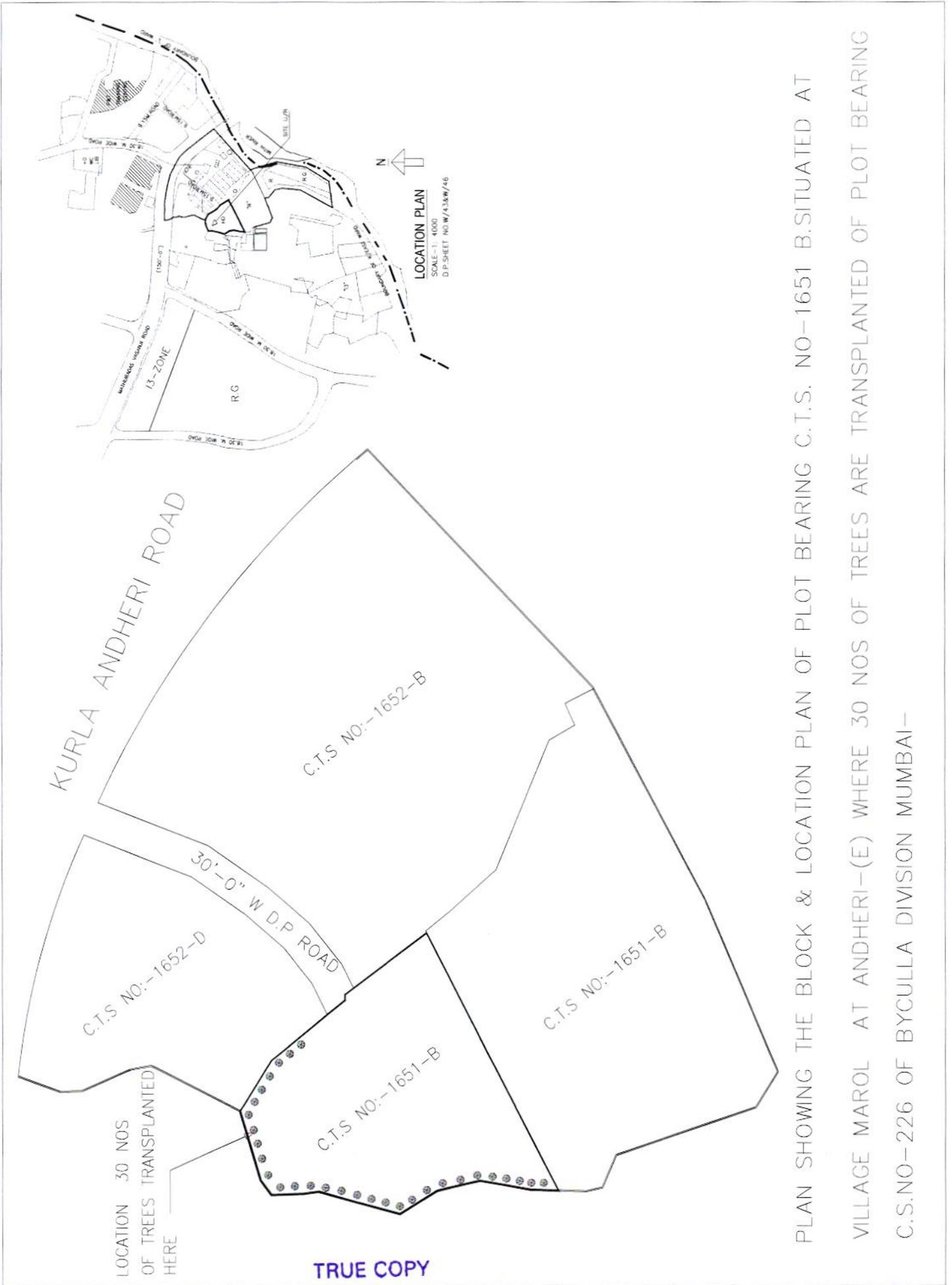
You are requested to acknowledge the same.

Thanking you.



Yours faithfully

For M/s. Shaikh & Associate
(Architect)



TRUE COPY

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

MUNICIPAL CORPORATION OF GREATER MUMBAI

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

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

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

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

Ref : 1. Your L.P.s M/s. Modern Tech's letter dtd. 24.12.2015.
 2. This office SWD remarks u/r Dy.Ch.E./SWD/2546/PC dtd. 12.10.2015.
 3. Letter from A.E. (SWM) 'E' Ward u/nc. AE/E/5975/SWM dtd. 03.08.2015.

Gentlemen,

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

Yours faithfully,

Acc : Plan

TRUE COPY

For Vidhi Partners
 Advocates

DS

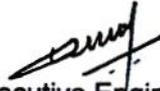

 Executive Engineer
 (Storm Water Drains) Planning Cell (City)

EXHIBIT - 000

Government of Maharashtra

Tel. No. 22793132
Fax No. 22813947

No. ENV 2013/CR 39/TC-1
Environment Department,
Mantralaya, Mumbai - 400 032.
Dated: 21 April, 2015.

CIRCULAR

Sub: Requirement of Environmental Clearance for
building projects modification regarding.

This department, vide circular no. ENV 2013/CR 39/TC-1 dated 17/04/2014 had issued guidelines indicating procedure for consideration of violations of EIA Notification. Vide this circular it was decided that in view of orders of Hon'ble High Court in the matters of redevelopment projects wherein rehabilitation of tenants in SRA/Dilapidated/CESS buildings was involved, construction of rehab component below 20,000 m² was not to be considered as a violation of EIA Notification read with OM of MoEF dated 12/12/2012 and 27/06/2013.

Now, Hon'ble High Court in the matter of Glomore Construction and others Vs. Union of India (W.P. No. 655 of 2014) vide order dated 24/03/2014 & 18/12/2014 allowed construction up to 20,000 m² of free sell component, even in residential and commercial projects, indicating no violation of EIA Notification of 2006. Further, AGP, High Court, Original Side, Mumbai, vide his letter no. NPP/18087 dated 3/12/2014 informed State Government to take note of High Court orders and comply them accordingly to avoid issuance of contempt notice against the officers of Government of Maharashtra for continuing to disregard the orders of High Court.

In view of the above orders of Hon'ble High Court, Mumbai, proposed construction projects wherein project proponent has undertaken total construction below 20,000 m² may not be considered as a violation of EIA Notification of 2006 (Amended time to time) and read with OM of MoEF dated 12/12/2012 and 27/06/2013. However, it is to be noted that by this way indemnity is not given to the construction under taken by project proponent. If, at the time of appraisal of the project, it is found that the construction undertaken is not fulfilling the environmental considerations, project proponent will have to comply with the direction of concern committee to accommodate environmental concerns. Therefore, it is desirable that in such cases all environmental concerns are addressed at the planning stage only. The State Environmental Appraisal Committees (SEACs) should ensure the compliance of above order of Hon'ble High Court to avoid contempt of its orders. This is subject to further orders of the Hon'ble High Court.

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For Vidhi Patrak
Advertisement

PS

Ajaj Mehta
(Ajaj Mehta)
Principal Secretary

Copy to,

1. Director (IA), MoEF CC, New Delhi, is kindly requested to convey his say, if any, in the

EXHIBIT - EEE**Minutes of the 27th meeting of the State Level Expert Appraisal Committee (SEAC)
held on 4th May 2010****Present**

1.	Shri PMA Hakeem	- Chairman
2.	Shri GK Deshpande	- Member
3.	Dr. Kishore Bhoir	- Member
4.	Dr. SB Chaphekar	- Member
5.	Dr. SK Padole	- Member
6.	Dr. TG More	- Member
7.	Shri DK Mankar	- Secretary

New cases**Item No. 1****Project proponent:** M/s KS Chamankar Enterprises**Consultant:** M/s Ultra Tech Environmental Consultancy & Laboratory**Name of the project and location:** Andheri Anna Nagar Shiv Shakti SRA CHS Ltd and Andheri Kasam Nagar SRA CHS Ltd at CTS No. 825/1 (pt) and 825/2 of village Ambivali, Next to Laxmi Industrial Estate, New Link Road, Andheri (W), Mumbai.**Brief details of the project (as per the proposal):**

Total plot area: 54,957 sq.m. RG area: 9,809 sq.m. BUA as per FSI: 32,423 sq.m. Total built-up area: 61,930 sq.m. Rehabilitation buildings: 2 (Ground + 7 floor). RTO building: one (Basement + Ground + 3 floors). Sale building: one (2 Basements + Gr + 3 floors).

Decision: It was decided to recommend the proposal for grant of prior environmental clearance subject to the project proponent complying with the following:

- (i) Details of storm water drainage arrangements based on actual contours and the levels of Nala should be furnished in detail in the light of the remarks of BRIMSTOWAD.
- (ii) Part of the RG area should also be provided on the covered Nala portion for the use of rehabilitation components (including those which are already constructed) and the statement of RG area should be accordingly revised.
- (iii) A plan showing access to different rehabilitation buildings from the covered Nala as approved by BRIMSTOWAD should be submitted.
- (iv) It may be confirmed that there is only one STP to cover all the buildings and will be managed by the project proponent.
- (v) Emergency lights should be provided in rehabilitation buildings also to take care of power failures.

(vi) A brief note on the history of the buildings may be submitted (as some buildings have already been completed).

Item No.4

Project proponent: Neptune Developers Pvt. Ltd.

Consultant: M/s Green Circle Consultants (I) Pvt Ltd, Borivali (E), Mumbai.

Name of the project and location: Construction of residential and commercial building "Neptune Swarajya" at village Ambivali, Kalyan Taluka, District Thane.

Brief details of the project (as per the proposal):

Total plot area: 1,05,450 sq.m. No. of buildings: 49 (32 buildings G+7 and 17 buildings G+5). Total number of flats: 3,332. Total number of shops = 69. Total FSI area: 89,841 sq.m. Total construction area: 1,23,149 sq.m.

Decision: The project proponent was requested to comply with the following points:

(i) There are no municipal sewer lines in the area, though KDMC has indicated "KDMC is going to propose sewer network in the remaining part in phase-2 and will be completing it after due approval is accorded from various authorities". Though the project proponent has indicated an alternate plan for use of treated effluent (as discussed below), it would not be advisable to take up the entire project consisting of 49 buildings and 3,332 flats until the KDMC municipal sewer line is in place. The project proponent should, therefore, break up the project into two phases, the phase I not exceeding 24 buildings and 1600 flats. Phase II can be considered only after the KDMC sewer line is completed.

(ii) For the disposal of the surplus treated effluent (from phase I), the project proponent has stated that in addition to the plot under consideration, they have an adjoining plot of sufficient area (an area of 30-40 hectares was indicated) consisting of reserved RG and CRZ area where green development can be taken up and that the surplus effluent from the project can be fully used there. They have also indicated that in order to take care of the monsoon period (when water will not be required for irrigation), interconnected ponds of sufficient capacity will be constructed and surface aeration provided. In this connection, the actual area available in the adjoining plot and the total capacity of the tanks to be constructed should be indicated. The project proponent should also undertake to manage the system till the KDMC sewer line is in place.

(iii) Status of change of use of land from 'industrial' to 'residential' may be indicated.

(iv) All necessary amenities like bus stations, dispensary, Balwadi, primary school etc should be provided and a comprehensive list of the amenities submitted.

(v) Confirmation from the KDMC for supply of water may be obtained and submitted.

Item No.6

Project proponent: M/s Sound Castings Pvt Ltd.

Consultant: M/s Equinox Environments (India) Pvt Ltd., Kolhapur

Name of the project and location: Expansion of the existing foundry unit at plot no. C-10, Kagal – Hatkanagale, Five Star MIDC, Hatkanagale, District Kolhapur.

Brief details of the project (as per the proposal):

aken

Total plot area: 44,620 sq.m. Built up area : existing – 8,897 sq.m and proposed – 6,206 sq.m. Green belt area: 3,600 sq.m. Production capacity (revised): CI casting – 1,500 TPM and SG iron casting – 300 TPM.

Decision: The various steps to ensure safety and protect environment were explained. It was decided to recommend the proposal for grant of prior environmental clearance.

Item No.7

Project proponent: M/s Dudhwala Real Estate & Investment

Consultant: M/s Green Circle Consultants (I) Pvt Ltd, Borivali (E), Mumbai.

Name of the project and location: Redevelopment project on CS No. 226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Mumbai Central, Mumbai 400 008.

Brief details of the project (as per the proposal):

Total plot area: 4,994 sq.m. Total FSI area: 12,485 sq.m. Total construction area – 31,457 sq.m. Building 1 – Basement + Ground Floor + Stilt + Podium + 15 upper floor with 27 flats. Building 2 – wings A and B – each GF+ 3 level parking (stilt) + 23 upper floor with 206 flats. RG area: 671 sq.m. Parking area: 2,805 sq.m.

Decision: It was decided to recommend the proposal for grant of prior environmental clearance subject to the project proponent complying with the following:

- (i) The number of podiums should be restricted to a maximum of two; there could be no objection to take up a basement, if the same is required to meet the parking space requirements. The podium should not extend more than 4 metres beyond the building line and the ramp should be accommodated within it.
- (ii) A detailed note may be furnished on the fire fighting measures.
- (iii) Lighting conductors should be installed and their designs should be furnished.

- (iv) The list of species for tree plantation should be revised to have more broad-leaved and tall-growing trees.
- (v) A detailed note on energy conservation measures should be submitted.
- (vi) The capacity of the tank to collect rainwater should be equal to four days' rainfall.

Item No.8

Project proponent: M/s Nandan Associates (A division of Nandan Developers), Pune

Consultant: M/s Oasis Environmental Foundation, Pune.

Name of the project and location: Residential construction project, 'Nandan Prospera', at Balewadi, Pune.

Brief details of the project (as per the proposal):

Plot area: 54,700 sq.m. Built-up area: 87,190 sq.m (of which FSI area of 68,922 sq.m). Buildings – 10; flats – 768. Total parking area: 25,370 sq.m – 740 four wheeler; 1536 two-wheeler and 1536 bicycles.

Decision: It was decided to recommend the proposal for grant of prior environmental clearance subject to the project proponent complying with the following:

- (i) Each of the two buildings has three wings side by side without any gap. A gap of about 6 metres should be provided for air circulation and adequate lighting.
- (ii) Bamboo should be replaced by some another tree species.
- (iii) Lighting conductors should be provided for each building.

Item No.9

Project proponent: M/s Regency Ispat Pvt Ltd.'

Consultant: M/s Ultra Tech Environmental Consultancy & Laboratory

Name of the project and location: Expansion of steel rolling mill at Gut no. 14, Village Khupari, Bharat Fertilizer Road, Taluka Wada, District Thane.

Brief details of the project (as per the proposal):

Plot size: 1.26 hectare. Production capacity: existing – 54,000 TPA. Revised – 1,05,000 TPA.

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For Vidhii Partners
Advocates

DS

EXHIBIT - FFF

**Minutes of the 29th meeting of the
State Environmental Impact Assessment Authority (SEIAA)
held on 22nd October, 2010 at 10.30 A.M.**

The following members were present for the authority meeting.

Shri. Asoke Basak Chairman
Smt. Valsa R. Nair-Singh, Secretary (Environment) Member Secretary

Dr S K Gupta, Member, SEIAA was absent.

Dr. B. N. Patil, Scientist 1, Environment department was present by invitation.

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

The following items were discussed in the Authority meeting -

Item No.	Item	Decision
1	Confirmation of the Minutes of the Meetings of the Authority	Minutes of the 28 th meetings of the State Environmental Impact Assessment Authority (SEIAA) which are approved & made available on website are confirmed
2	A. Statement of follow up actions taken in respect of the decisions taken in the 28 th meeting of the Authority	Status of EC letters available on website is noted
	B. Discussion points -	Note on Rental housing scheme of MMRDA prepared by Hon Chairman, SEIAA discussed in the meeting and it is decided to refer the note to SEAC for in-depth study and further action accordingly.
	(i) Rental housing scheme by MMRDA	
	(ii) NOC for projects which are exempted as per amendment in EIA Notification, 1 Dec. 2009	The projects, including those which are recommended by SEAC, if exempted as per amendment in EIA Notification dated 1 st December 2009 will not be considered in SEIAA. Member Secretary, SEIAA / Secretary, Environment will issue NOC, if required.
	(iii) Letter from Director, M/s. Shreenivas Cotton Mills Ltd	Authority noted that the proposed height of the building is 501.339 m AMSL & Project proponent submitted NOC from Air port Authority for the height 284.29m AMSL. Authority decided to accord EC for the project upto height 70m, which is now permitted.
	(iv) Letter from Director, M/s. Lodha dwellers Pvt.	Authority noted that Environment Clearance to the Project at Usarghar, Katai, Nilje, Taluka Kalyan, District Thane issued with green belt area of 5,26,000 Sq mtr. Project


Chairman

1


Member Secretary

		<ul style="list-style-type: none"> • Solid Waste Generation: 10.24 MT/day • Green Belt Development: area: 22,095 sq. m. 1814 Nos. of new trees will be planted. Existing trees : 17 • Traffic Management: 3450 nos. of parking will be provided. • Environmental Management Plan: Operation Phase: Total capital cost for EMP shall be ₹ 167 Lakhs and O & M for EMP shall be ₹ 25.00 lakhs <p>After deliberations, the Authority decided to accord Environmental Clearance to the project only after submission of –</p> <ul style="list-style-type: none"> • EIA Report • Solid waste management • storm water drainage • Building details • E waste & disposal
18	<p>Environmental Clearance for Redevelopment project on CS No. 226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Mumbai Central, Mumbai 400 008. M/s Dudhwala Real Estate & Investment</p>	<p>The Project Proponent explained the proposal before the Authority and also submitted the documents clarifications as discussed in SEAC.</p> <p>Authority noted that :</p> <ul style="list-style-type: none"> • Built up area: Total FSI area: 12,485 sq. m. • Total construction area : 31,456.61 sq. m. • Estimated cost of the project : ₹ 49 Cr • Water Requirement: Fresh water: 114 CMD from BMC; Recycled water: 73.40 CMD from STP • Wastewater generated: 145 CMD • Capacity of STP: 160 CMD • Rain water Harvesting: 2 rain water harvesting tanks: size: Building 1 – (Tenant) : 50,000 Lit Building 2 – (Sale + Tenant + MHADHA) : 50,000 Lit • Rain water harvesting recharge pits of 1m x 1m 2 m deep provided at every 10 m distance along the periphery of the plot • Ring well will be provided • Solid Waste Generation: <ol style="list-style-type: none"> 1. Biodegradable waste: 315.81 kg/day 2. Non biodegradable waste: 211.59 kg/day 3. STP Sludge: 11 kg/day • Green Belt Development: area for green belt: 671 sq. m. existing trees: 78 Nos. Trees to be cut: 76 & 150 Nos. of new trees will be planted • Traffic Management: Parking area: 2,805,000 sq. m.



Chairman



Member Secretary

		<p>Building 1: 25 nos. Building 2: 191 nos. all internal roads will be 6m wide.</p> <ul style="list-style-type: none"> • Environmental Management Plan. Operation Phase: Total capital cost for EMP shall be ₹ 59 Lakhs and O & M for EMP shall be ₹ 19.50 lakhs; Corpus fund will be generated by project proponent for O & M. <p>After deliberations, the Authority decided to accord Environmental Clearance to the project only after submission of -</p> <ul style="list-style-type: none"> • NOC from High rise committee • Note on existing 76 trees & it's biodiversity • Decision of Tree Authority • Revised Plan showing only two podiums as recommended by SEAC
19	<p>Environmental Clearance for Residential construction project, "Nandan Prospera", at Balewadi, Pune. M/s Nandan Associates (A division of Nandan Developers),</p>	<p>The Project Proponent explained the proposal before the Authority and also submitted the documents/clarifications as discussed in SEAC.</p> <p>Authority noted that :</p> <ul style="list-style-type: none"> • Built up area : 87,190.33 Sq. m • Estimated cost of the project : ₹90 Cr • Water Requirement: Fresh water: 316 m³ day; Recycled water: 464 m³ day; Source: PMC Recycled water • Wastewater generated: 464 m³ day • Two nos. of STP having Total Capacity : 470 m³ day • Rain water Harvesting : Dimensions of recharge pit : 1.5 m X 1.5 m X 5 m (minimum) each • Total no. of Proposed recharges pits- 25 No. • Open drain with grating size (600mm x 600mm) & (900mm x 900mm) provided to collect the water from roof area & open areas and the water is used to recharge aquifers through recharge pits. • Solid Waste Generation: <ol style="list-style-type: none"> 1. Dry garbage: 605 kg/ day 2. Wet garbage : 1008 kg/ day 3. STP Sludge : 70 kg/ day • Green Belt Development: Total R.G. area: 13,020 sq. m. 390 Nos. of new trees will be planted. • Traffic Management: Parking area: 25,370 sq. m. Proposed parking spaces: four-wheeler: 740 and two-wheeler: 1536. Cycle parking: 1536 • Environmental Management Plan: Operation Phase: Total capital cost for EMP shall be Rs. ₹


Chairperson

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13

For Vidhii Partners
Advocates

DS


Member Secretary

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/HRB-191/DPWS of 22 SEP 2011

OFFICE OF THE:
Chief Engineer (Development Plan)
Brihanmumbai Mahanagarpalika,
Municipal Head Office, 4th Floor,
Annex Building, Mahapalika Marg,
Fort, Mumbai-400 001.

To,
M/s. Shaikh & Associates,
Architects, Engineer & Interior Designers,
382-B, Pavwala Building, Room No.4,
Gr.Floor, Opp.Metro Shoes,
Grant Road, Mumbai-400007.

Sub: Proposed High Rise Residential Building on plot bearing C.S.No.226 of Byculla Division, Belasis Road, Mumbai Central, Mumbai, in 'E' Ward (for Developer M/s.Dudhwala Real Estates & Investments).

Architect: M/s. Shaikh & Associates

Str.Con: M/s. Hanware Consultants

Developer: M/s. Dudhwala Real Estates & Investments

Ref: Your letter dtd. 15.1.2011

Gentleman,

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee as constituted by the Govt. in Urban Development Deptt. as per notification U/No.TPB-4303/49/CR-4/03/JD-11 dt.3.9.2010, has accepted your proposal for Residential building on plot bearing C.S.No.226 of Byculla Division, Belasis Road, Mumbai Central, Mumbai, in 'E' Ward (for Developer M/s.Dudhwala Real Estates & Investments), subject to the terms & conditions as mentioned below:-

The proposal envisages the construction of proposed High Rise Residential Building No.2 comprising of two wings i.e. Wing A & B. Both wings are having ground floor on stilt + 1st to 3rd podium floor + 4th to 32nd upper floors with a total height of 108.10 mtrs. from general ground level up to the terrace level.

MANDATORY CONDITIONS:

1. Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road and constructed before construction activities commence. This will help in reducing local dust emissions to a great extent. The road can be converted to a black top road once the construction activities are completed.
2. As the site is located in an developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impacts on surrounding buildings and sites.
3. Jack hammers and other construction equipments tend to generate a lot of noise, it is therefore essential that noise protective equipments like ear muffs & ear plugs be provided to the operator of the machine. To reduce

the noise from the equipment, silencer/ dampers should be attached to the equipment.

4. All Stationary machinery that create noise should be installed at points away from sensitive receptor area.
5. Noise prone activities should be restricted to the extent possible during night time, particularly during the period 6 p.m. to 6.a.m.
6. During excavation and transportation over un-metalled roads near the project site, there is a scope for local dust emissions. Frequent water sprinkling in the vicinity of the construction activity should be done and it should be continued even after the completion of the excavation till construction is complete.
7. Excavation should be carried out in such a manner that it will not reduce slope stability. As much of the top soil and waste materials as possible should be used for landscaping and leveling activities in the surrounding area. As far as possible store the excavated soil (the amount that would be required later for leveling and landscaping) on site, so that the soil can be reused during landscaping.
8. A basic surface drainage system for the site should be worked out to avoid water runoff on to the surrounding properties and roads, especially during the monsoon months.
9. If during excavation, water accumulates in the excavated areas, then it should be pumped out and disposed off either in the municipal storm water drain or into recharge soak pits or bore wells.
10. Load and unload trucks with construction material on site and not on surrounding roadside.
11. The responsibility to carryout the work as per submissions made to the Committee solely rests with the project proponents.
12. If the project attracts the provisions of the MOEF Notification under SO No.114(E) dt.19.2.1991 & Notification dtd.07-07-2004 & revised EIA Notification dtd.14.9.2000, the clearance in this respect shall be obtained and all the conditions mentioned therein shall be complied with.
13. The sanction from appropriate authority shall be obtained for proposed stilt of greater height, canopy, structural glazing, architectural features, elevation features and roof top features & refuge floors, before approval of plans.
14. The conditions as stated in the NOC from CFO issued U/No.FBM/507/155 dt.21.8.2007, U/No.FB/HR/CITY/619 dtd.17.2.2010 & U/No.FB/HR/CITY/619 dtd.24.1.2011 shall be complied with.
15. That the NOC from Civil Aviation Authority for the height of the building under reference shall be obtained and all the conditions thereof shall be complied with.
16. The acceptance of proposal by High Rise Committee is not indicative of admissibility/approval of the proposal regarding D.C. Regulations,1991 other statutory compliances & the necessary building proposal shall be submitted to concerned Ex.Eng.(Bldg.Proposal) for requisite approval. The aspect such as permissible FSI applicable DC.Rules & policies in force shall be verified by the concerned Executive Engineer (Building Proposal) before approval of plans.
17. The Technical Committee for High Rise Buildings, however, reserves right to alter/ modify/ augment fire safety related provisions as well as disaster

management related provisions, on the basis of decision to be taken in the upcoming meetings.

18. That the permission is granted based on the documents submitted by the Architect and if at any time are found fake/ fraudulent, then the permission issued shall be treated as revoked/ cancelled without further notice.
19. **That the NOC from IMD shall be submitted before issue of any further permission in the proposal, if the proposal falls within 10 KM from Archana Building, Navy Nagar, Coloba where Doplar Radar is situated.**
20. The necessary other permissions from various other Departments/ Authorities shall be obtained as per requirements.

Recommendatory Condition

1. At the time of site clearance, care must be taken to minimize the need for cutting of trees and damage to the native vegetation.
2. Clearing of site area may involve removal/ transplantation of trees, underbrush, vines, fences, shades etc. All the unwanted vegetation then becomes solid waste that needs to be disposed off site. As this is organic matter, instead of disposing it offsite, the mater should be composed on site.
3. Phase out the site clearing process to only areas that need excavation initially this will reduce the dust emission from currently unused areas. If site has been cleared, vegetated the area by growing temporary groundcover plants or flower beds in the area. Alternatively cover the ground with a sheet, this sheet can be made out of empty cement bags, and the area then used to store materials, this will help reduce the dust emissions from these areas and provide a clean surface to store material on.
4. To reduce dust emissions and erosions from slopes on the site, apply non toxic chemical soil stabilizers (Geotextiles) to the area.
5. The short term traffic management plan should be worked out to prevent unnecessary traffic problems. One measure to be incorporated is to avoid trucks during the morning and evening rush hours i.e. before 10.00 a.m. and after 5.00 p.m.
6. In cases where the construction of paved access or Water bound macadam road is not possible, frequent water sprinkling required to reduce local dust emissions.
7. Traffic speeds on unpaved roads should be reduced to 15 Kmph or less, and all the vehicles should have reverse horns.
8. On windy days avoid excavation activities to reduce dust emissions.
9. Prevent the excavated soil from spilling out of the site boundaries onto adjoining roads and properties.
10. Prevent other garbage waste such as construction debris, plastic material from mixing with the excavated soil that is being transported out of the site for dumping off site. This soil will be used for land filling and mixing of garbage with it can lead to soil contamination.
11. Water the site at least twice a day to reduce the dust emissions. Once during mid morning and once in the evening.

12. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. (A good cover sheet can be formed by stitching empty cement bags silt open to form a sheet).
13. Since, there is likelihood of fugitive dust form the construction activity, material handling and from the truck movement in the vicinity of the project site, project proponents should go for tree plantation programme along the approach roads and the construction campus.
14. Re-vegetate disturbed areas as early as possible.
15. As soon as construction is over, the surplus earth should be utilized to fill up low lying areas. The rubbish should be cleared and all un built surfaces reinstated.
16. Construct appropriate temporary housing structures for the labourers on the site. Houses should be provided with proper light and ventilation, and should be located at a safe location on the site.
17. Provisions should be made for providing them with potable, drinking water.
18. The construction site should be provided with sufficient and suitable toilet facilities for workers to allow proper standards of hygiene. These facilities would be connected to septic tank and maintained properly to ensure minimum environmental affect. Care should be taken not to route the sanitary effluents to the river or any other natural water body.
19. To prevent unauthorized falling of trees in the nearby undeveloped areas by construction workers for their fuel needs, it should be ensured that the contractor provides fuel to the construction workers.
20. Arrangements should be made for daycare and education to construction workers children. Certain NGO's working in this area can be associated with or alternatively one female worker can be paid to oversee the younger children and to prevent them from coming in harms way.
21. Solid waste generated from the labour camp as well as the construction site should be disposed off properly. Organic waste can be composted, and inorganic waste should be disposed in nearest municipal bins.
22. To sweep and clean adjacent roads of the site that get soiled due to the frequent movement of trucks to and fro from the site, at least once a day.
23. All outdoor lighting, including any construction related lighting should be designed, installed and operated in a manner that ensures that all direct rays from project lighting are contained within construction site and that residences are protected from spillover light and glare.
24. Parking for construction site workers should be provided on site to prevent clogging of surrounding roads.
25. Tea stalls if established for the site should be given space on site and not on access roads. This will prevent the gathering of labourers on the roads and obstruction of traffic.
26. Rotary piling method can be adopted for construction of bored cast in site/ bored pre-cast piles. Preferably, M.S. liner can be provided upto hard stratum.
27. Preferable minimum grade concrete in sub structure foundation can be M-40 grade and use of anti corrosive treatment can be considered for M.S. reinforcements.

28. Ground Water in Mumbai is likely to be saline and further there is a possibility of sewage contamination in well water, as such, municipal water be used for construction.
29. Withdrawal of ground water should be restricted as it may cause sudden draw-down and subsidence of surrounding land/buildings.
30. The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.

If your client is agreeable to the aforesaid terms and conditions, you may approach to the E.E.(BP)CITY, who is being informed separately regarding subject matter.

Yours faithfully,



**Chief Engineer
(Development Plan)
Member Secretary,
Technical Committee for
High Rise Buildings**

Acc:- A Set of Plan + EMP Book

TRUE COPY

**For Vidhii Partners
Advocates**

DS

EXHIBIT - HHH

SURAJ CHAPHEKAR ARCHITECT

35 H, MEGHBAT CROSS LINE, KAPIL SADAN BUILDING, GIRGAON, MUMBAI-400004
 TEL. 9920496265, EMAIL-suraj@studio-symbiosis.com

Date :- 13.04.2023

TO WHOMSOEVER IT MAY CONCERN

Subject : Redevelopment of property bearing C.S. No. 226, of Byculla Division

Ref :- MCGM File No. EB/2397/E/A

This is to certify that the construction area which includes FSI & Non - FSI, constructed prior to obtain environment clearance i.e. 30.06.2012 & as per commencement certificate is as under:-

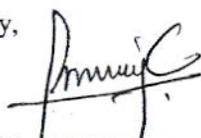
PROPOSED BLDGS.	FSI AREA IN SQ. MTRS.	NON FSI AREA IN SQ. MTRS.	TOTAL CONSTRUCTION AREA IN SQ. MTRS.
BUILDING NO. 1	-	753.00	753.00
BUILDING NO. 2	8572.86	6489.28	15062.14
TOTAL	8572.86	7242.28	15815.14

The above construction area has been constructed as per the phase programme and MCGM has issued the Commencement Certificate (CC) for the above constructed area only.

Further as per the Commencement Certificate the MCGM has issued further CC for the construction area beyond **15815.14 sq. meters**, only after obtaining the Environment Clearance (EC) from environment department, Government of Maharashtra on 30th June 2012.

Thanking you,

Yours Faithfully,



ARCHITECT SURAJ CHAPHEKAR

REG. NO: CA/2002/29055

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For Vidhii Partners
 Advocates

DS

EXHIBIT - III

Item No. 02

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

(By Video Conferencing)

Original Application No. 51/2021(WZ)
(I.A. No. 50/2021)

Sayyed Mohammed Sabir Usman

Applicant

Versus

The Principal Secretary, DoE-GoM & Ors.

Respondent(s)

Date of hearing: 23.07.2021

**CORAM: HON'BLE MR. JUSTICE ADARSH KUMAR GOEL, CHAIRPERSON
HON'BLE MR. JUSTICE SUDHIR AGARWAL, JUDICIAL MEMBER
HON'BLE MR. JUSTICE M. SATHYANARAYANAN, JUDICIAL MEMBER
HON'BLE MR. JUSTICE BRIJESH SETHI, JUDICIAL MEMBER
HON'BLE DR. NAGIN NANDA, EXPERT MEMBER**

Applicant: Mr. Nitin Lonkar, Advocate

ORDER

1. Grievance in this application is against violation of environmental norms by the project proponent (PP) Respondent No. 7 - M/s Dudhwala Real Estate and Investment, Mumbai in developing a housing project - 'Dudhwala Aquapearl' at City Survey (CTS) No. 226 of Byculla Division at 258, Retreat Compound, Bellasis Road, Near ST Depot, Mumbai Central, District Mumbai City, Mumbai, Maharashtra.

2. Violations alleged inter-alia are that though Environmental Clearance (EC) was taken first on 30.06.2012 which was modified by 20.05.2016, there is violations of EC conditions. No CTE and CTO has been granted by the State PCB nor permission granted by CGWA for extraction of ground water. Other violations include non-installation of pollution control devices, non-plantation of tree, non-installation of STP, non-installation of Solid waste treatment unit, non-installation of Rain

Water Harvesting Systems, non-Installation of Storm Water System, illegal operation of 4 DG Sets at site, no soil preservation, no soil and ground water test, no use of eco-friendly building material for construction, air and noise pollution from traffic congestion, no marginal space for fire tender movement etc.

3. The applicant has set out the precise violations as follows:-

a. PP has procured first Environment clearance dated 30.06.2012 and modified/ amended Environment clearance vide no. SEAC-2015/CR-199(I)/TC-1 dated 20.05.2016, but not complied with condition of both EC and its amounts to serious violation.

b. PP has not obtained mandatory Consent to Establish and Consent to Operate obtained from MPCB.

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

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

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

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

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

h. PP has not installed Rain Water Harvesting System (RWH) as mandated in EC dated 30.06.2012.

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

j. PP has not installed Solid Waste Composting System for treatment of biodegradable waste as mandated in EC dated 30.06.2012.

k. PP has installed exceeding 4 number of DG Sets against the permissible 2 DG Sets as mandated in EC dated 30.06.2012.

- l. *PP has caused traffic congestion in the area due to this project and cause to air pollution on account of emission from the vehicles.*
- m. *PP has violated the conditions imposed in SEAC & SEIAA meetings.*
- n. *PP has made change in scope of the project by increasing the total BUA of the project by increasing in the FSI & loading of TDR and carried out the construction more than 50000 M².*
- o. *PP has not provided Marginal Space as per the DC Rules.*
- p. *PP is manipulating government authorities for procuring various permissions.*
- q. *PP has violated the principle of sustainable development by not installing pollution control devices.*
- r. *PP has not made any environment management plan.*
- s. *PP has caused substantial damage to environment and ecology more than Rs. 200 Crores, which shall be recovered from PP.*
- t. *PP is unapologetic and PP has adopted careless and reckless attitude towards the environment protection.*
- u. *All authorities are allowing PP for further illegal construction without Consents.*
- v. *Thus it is mandatory to stop the project construction permanently till the compliance / rectification of the above illegal act and removal of the defects from the construction.”*

4. The applicant has referred to an order of this Tribunal dated 06.07.2021 in O.A. No. 38/2020, *Tanaji B. Gambhire v. Union of India & Ors.* raising somewhat similar issues in respect of another housing project at Pune. The Tribunal passed following order therein:

“3. *Learned Counsel for the applicant submitted that to uphold the Rule of Law, the environment conditions must be duly complied with for scientific disposal of the waste, preventing unauthorized extraction of ground water, setting up of rain water harvesting system, adequate plantations, preventing high noise level, providing recreational open space, fire and safety systems, etc.*

4. *We consider it appropriate to require a four member joint Committee comprising of CPCB, SEIAA, Maharashtra, District Magistrate, Pune and Maharashtra State PCB to undertake field*

visit, interact with the stakeholders and give a report to this Tribunal within three months. The joint Committee will be free to take the assistance from any other individual/institution. The State PCB will be the nodal agency for coordination and compliance. Proceedings may be conducted online except for site visit. Based on the facts found, the statutory regulators may take further remedial measures, following due process of law and file an action taken report before the next date by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF (and not in the form of Image PDF)."

5. Further reference has been made to order dated 22.7.2021 in OA No. 49/2021, *Sayyed Mohammed Sabir Usman v. Union of India & Ors.*

6. In view of above, we adopt similar approach to the present case and direct that a four Member Joint Committee comprising CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Mumbai City to undertake field visit, interact with the stakeholders and give a report to this Tribunal within three months. The joint Committee will be free to take the assistance from any other individual/institution. The State PCB will be the nodal agency for coordination and compliance. Proceedings may be conducted online except for site visit. Based on the facts found, the statutory regulators may take further remedial measures, following due process of law. The joint Committee may file its report before the next date by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF (and not in the form of Image PDF). If report is adverse to the PP, a copy thereof be served on it to enable response being filed before this Tribunal.

List for further consideration on 23.11.2021.

A copy of this order be forwarded to the CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Mumbai City by email for compliance.

The applicant may serve a set of papers on the CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Mumbai City and file affidavit of service within one week.

Adarsh Kumar Goel, CP

Sudhir Agarwal, JM

M. Sathyanarayanan, JM

Brijesh Sethi, JM

Dr. Nagin Nanda, EM

July 23, 2021
Original Application No. 51/2021(WZ)
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For Vidhii Partners
Advocates
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