

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
SITTING AT PUNE
MEMORANDUM OF APPEAL
(UNDER SECTION 16 READ WITH SECTION 18 OF THE
NATIONAL GREEN TRIBUNAL ACT, 2010)
APPEAL NO. 21 OF 2023

BETWEEN:

Santosh Daundkar

...Appellant

Versus

The Secretary, MoEF & Ors.

...Respondents

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Versus

The Secretary, MoEF & Ors. ...Respondents

AFFIDAVIT-IN-REPLY OF M/s. SAFAL DEVELOPERS PVT. LTD.,

i.e., RESPONDENT NO. 9:

I, Shri Vijay More, aged 42 years, Indian Inhabitant, the Authorised Signatory of Respondent No. 9, having my office address at 402, 54B, Sagar Avenue, Above ICICI Bank, S.V. Road, Andheri (W), Mumbai:- 400058, do solemnly state on oath and affirm as under:-

1. I am the Authorised Signatory of Respondent No. 9 having my address as mentioned above. I have gone through the above Appeal and the documents filed along with the said Appeal by the Appellant. I am familiar with the facts of the case from personal knowledge as



well as from office records available with Respondent No. 9 and am competent to depose to the facts in this Affidavit-in-Reply (the “Reply”).

2. I am filing this Reply for the limited purpose of opposing the maintainability/admission of the Appeal and consequently, the grant of any reliefs in favour of the Appellant. I crave leave of this Hon’ble Tribunal to file a further affidavit or affidavits, if circumstances so warrant.
3. At the outset, I deny all allegations, contentions, and submissions made in the Appeal, which are contrary to or inconsistent with what is stated in this Reply. Further, I oppose the grant of any reliefs as prayed for in the Appeal. None of the allegations, contentions, or submissions in the Appeal which have not been specifically dealt with or denied by me, should be deemed to be admitted for want of traverse.

BRIEF BACKGROUND

4. Respondent No. 9 is a private limited company engaged in the business of real estate. As part of its business, Respondent No. 9 took



up the construction of the proposed redevelopment of Municipal Property known as Barracks No. T/57, T/58, T/59 on plot bearing S.C. No. 6 (Pt.) of F/North Ward, Sion Division, situated at Vishramwadi, Bhaudaji Rd., Sion, Mumbai (“**Project**”).

5. The present Appeal *inter alia* challenges the Environment Clearance (“**EC**”) dated 11th April 2023 issued to Respondent No. 9 by Respondent No. 3 for the said Project.

PRELIMINARY OBJECTIONS:

6. Before dealing with the Appeal on merits, I submit that the present Appeal ought to be rejected at the threshold on the basis of the following preliminary objections:

Allegations qua alleged violations of Development Control Regulations do not come under the purview of the National Green Tribunal:

7. The Respondent No. 9 states that the Appellant has sought to raise allegations qua alleged violations of the provisions of the Development Control Regulations (“**DCR**”) and this Hon’ble

Tribunal ought not to entertain them as it does not fall within the ambit of this Hon'ble National Green Tribunal ("NGT"). It is a well-settled principle of law that the Hon'ble NGT being a creation of the National Green Tribunal Act, 2010, ("NGT Act") is bound by the same. The NGT Act, more particularly, Schedule-I of the NGT Act, lists the acts with respect to which the Hon'ble NGT has jurisdiction. It is pertinent to note that allegations of contravention of the DCR do not fall within the ambit of Schedule-I of the NGT Act. Therefore, this Hon'ble Tribunal ought not to entertain the Appeal as the Appellant should have approached an appropriate forum for dealing with the alleged issues raised in the Appeal. On this ground alone, the Appeal ought to be dismissed.

Plurality of Remedies

8. The present Appeal is contrary to the provisions of Rule 14 of the NGT (Practice and Procedure) Rules, 2011 ("NGT Rules") which provides that an Appeal filed before this Hon'ble Tribunal shall be based upon a single cause of action and may seek more than one relief only in the event that such reliefs are consequential to one another in



relation to that single cause of action. Rule 14 of the NGT Rules is reproduced herein below for ease of reference:

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

9. A bare perusal of the Appeal clearly reveals that the Appellant has pleaded multiple causes of action such as alleged construction without Environment Clearance, construction in a plot reserved for a recreation ground, more particularly a garden, the challenge to the statutory powers of the Secretary, Environment Department, etc. all of which are distinct and plural causes of action which would give rise to different and distinct remedies under the relevant law in each case in the event there existed any veracity in such contentions. The reliefs sought by the Appellant through the present Appeal are based on multiple causes of action which is clearly impermissible under the NGT Act and the rules frames thereunder. This Hon’ble NGT in various judgments has held that an Appeal/Application, based on multiple causes of action is not maintainable before this Hon’ble



Tribunal in view of the operation of Rule 14. Hence, the present Appeal ought to be dismissed on this ground.

No locus-standi to file the captioned Appeal

10. Respondent No. 9 submits that this Hon'ble Tribunal ought not to entertain the captioned Appeal as it is devoid of locus standi necessary to invoke the jurisdiction of this Hon'ble Tribunal. The Appellant is a resident of Mumbai Central as is evident from the cause title of the present proceedings which is about 11 km away from the location of the said Project.
11. It is a well-settled principle of law that a stranger cannot be permitted to interfere in any proceedings unless he satisfies the Court/ Tribunal that he is an affected and/ or aggrieved party. Section 16 of the NGT Act starts with the opening words "*Any person aggrieved by...*" can approach the Hon'ble Tribunal invoking its Appellate Jurisdiction. A bare perusal of the captioned Appeal would show that the Appellant is not an "aggrieved person" for the purpose of Section 16 of the NGT Act nor is there a single averment in the captioned Appeal made by the Appellant to substantiate that the Appellant is an aggrieved



person. Therefore, this captioned Appeal deserves to be dismissed for want of locus.

The challenge to the statutory powers of authorities under Section 5 of the Environment Protection Act, 1956

12. The Appellant has contended that Respondent No. 2 has exceeded its statutory powers conferred upon it under Section 5 of the Environment Protection Act, 1956 (“EP Act, 1956”) and has doubled up as the Member-Secretary of SEIAA, Respondent No. 3. Respondent No. 9 submits that this ground cannot be taken up in an Appeal challenging an Environment Clearance before this Hon’ble Tribunal. Section 16 read with Section 18 of the NGT Act clearly prescribes the grounds under which an appeal lies. A challenge to the powers of statutory authorities is outside the purview of this Hon’ble Tribunal and on this ground alone, the Appeal should be dismissed.

ON FACTS/ MERITS

13. It has been prayed, on the basis of the preliminary objections set out above, that the present Appeal be dismissed. However, without prejudice to what is stated above, Respondent No. 9 states that even

on merits, the Appellant has failed to make out a cogent case that deserves any relief or interference from this Hon'ble Tribunal.

14. Respondent No. 9 states that on reading the captioned Appeal in its entirety, it is clear that the Appellant has sought to challenge the Environmental Clearance (“EC”) dated 11th April 2023 on the following grounds:

- a) EC cannot be granted as the land is reserved as a garden.
- b) Work on the said Project was started without obtaining the EC.
- c) EC should be in the name of Respondent No. 10 who is executing the work.
- d) Permission to construct on the said Project is in violation of the order passed by the Hon'ble High Court of Bombay in Writ Petition No. 1152 of 2002.

Environment Clearance cannot be granted as the land is reserved as a garden

15. The Appellant has contended that almost the entire land where the construction for the said Project is taking place has been reserved for a recreation ground i.e. a garden in the Statutory Development Plan. It is also the contention of the Appellant that the reservation for this



garden was for the purpose of creating a central park for Dharavi. It is submitted that this contention is wholly misplaced and untenable based on the following facts:

- a) The said Project is on land which is part of a larger plot owned by the Municipal Corporation of Greater Mumbai (“**MCGM**”) bearing C.S. No. 6(pt) of Sion Division situated on Barrack No. T/57, T/58, T/59, Sion, Matunga Estates Scheme No. 6 at Vishramwadi, Bhaudaji Road, Sion, Mumbai – 400 022 admeasuring about 26541 sq. mtrs (“**Plot**”). The existing tenants and occupants on the said Plot formed a proposed society namely, Rahat Plaza Co-operative Housing Society Ltd. (“**Society**”).
- b) On 7th September 2011, the Society appointed Safal Developer Private Limited i.e. Respondent No. 9 herein as their Developer to redevelop the plot being the said Project under Regulation 33(7) of DCR, 1991. On 20th August 2014, the redevelopment proposal was placed before the Committee constituted under the Chairmanship of Municipal Commissioner/ Additional Municipal Commissioner for considering the redevelopment



proposal which recommended the said redevelopment proposal for sanction and thereafter, accorded the approval for the said Project. On 21st August 2015, a Letter of Intent was issued for the said Project by MCGM, and on 6th, 8th, and 10th March 2017, IOD for the development of the said Project was issued by MCGM.

c) In pursuance thereof, a Tripartite Agreement was executed between MCGM, the Society, and Respondent No. 9 to develop the said Project on 29th June 2019.

d) As per the D.P. Remarks, the larger land under which the project plot was situated was reserved for various purposes including recreation ground (part of a larger reservation), housing of dishoused, extension to L.T.M.G. Hospital, and Private Primary Hospital. On 6th November 2015, MCGM granted development permission for handing over 10,535 sq. mtrs. of recreation ground corresponding to an area of 1,13,398.74 sq. ft. free of cost which is 40% of the total area of recreation ground reservation as per the policy without

claiming FSI/TDR/Monetary benefits. Hence, 40% of the total plot is being used as recreation ground which is in consonance with Appendix III read with Regulation 33 (7) of DCR.

16. All permissions obtained by Respondent No. 9 for the said Project are reproduced herein below in a tabular form for ease of reference:

Sr. No.	Date	Particulars
1.	07.09.2011	Rahat Plaza Co-operative Society appointed Safal Developer Private Limited, as its Developer to redevelop the plot being the said Project.
2.	21.08.2015	LOI issued by MCGM which was revalidated on 04.01.2023.
3.	06.11.2015	Development Permission was granted by MCGM in the said Project.
4.	06.03.2017	IOD for Building No. 4 & 5 (Rehab Municipal Building No. 4 & Slum Building No. 5).
5.	08.03.2017	IOD for Building No. 1 (Rehab Doctors Quarters).
6.	10.03.2017	IOD for Sale Building No. 2 & 3.



7.	26.03.2019	Consent to Establish issued by MPCB for said Project is valid up to 26.03.2024.
8.	29.06.2019	Tripartite Agreement between MCGM, the Society, and Respondent No. 9 to develop the said Project.
9.	26.02.2020	Tree Authority Permission for removing and transplanting trees affected in the said project. This was re-issued on 26.04.2023.
10.	04.01.2023	Amended LOI issued by MCGM up to 20.08.2023.
11.	12.01.2023	Amended IOD for Building No. 1 (Rehab Doctors Quarters)
12.	12.01.2023	Amended IOD for Buildings No. 4 & 5 (Rehab Municipal Building No. 4 & Slum Building No. 5).
13.	13.01.2023	Approval for the temporary site office on the project site was issued by MCGM to Respondent No. 9.
14.	30.01.2023	Amended IOD for Sale Building No. 2 & 3.



15.	20.03.2023	Royalty Permission for soil issued by Collector and District Magistrate, Mumbai City.
16.	11.04.2023	Environment Clearance issued by SEIAA.
17.	26.04.2023	Tree Authority Permission for removing and transplanting trees affected in the said project.

17. As regards the Appellant's contention that said Project plot is designated as a Central Park for Dharavi, the Appellant has failed to show any documentary proof to substantiate this claim. The Appellant has merely produced satellite images and made inferences based on mere conjectures that the garden reservation was obviously made for the purpose of a Central Park for Dharavi without any proof.
18. The judgment of *Sanjay Gupta & Ors. V. Ghaziabad Nagar Nigam, OA No. 10 of 2022* of the Hon'ble NGT, Special Bench relied on by the Appellant has no bearing in the present case as the facts of the judgment are with respect to the construction of a statue on a park. It is submitted that in the present case, the said Project is being constructed as per the relevant approval of MCGM and as per



Regulation 33(7) of DCR, 1991. The entire redevelopment project is being undertaken under the provisions of DCR. It is well settled that DCR is a delegated piece of legislation issued under the Maharashtra Regional Town Planning Act, 1966 (“**MRTPA Act**”) and thus, has the force of law. Therefore, it is submitted that the contention that the redevelopment is invalid in accordance with the aforesaid NGT Judgment is completely misconceived as the same is undertaken in accordance with the law.

Work on the said Project was started without obtaining Environment Clearance.

19. The Appellant has contended that work on the said Project was started by Respondent No.9 without obtaining Environment Clearance and that the following violations took place on the site by Respondent No. 9:

a) Large number of trees were removed from the site:

On 6th July 2018, Respondent No. 9's Architect made an application to Respondent No. 7 seeking permission for the removal of trees affected in the said Project. On 26th February 2020, after due consideration, Respondent No. 7 – Tree Officer



issued permission for shifting/ transplanting and cutting of trees in the said Project (*annexed as Annexure-14 to the Appeal*) subject to certain terms and conditions. In any event, on 26th April 2023, the Tree Authority, BMC issued further permission for cutting and transplanting of trees after being duly considered by the authorities which was issued after the issuance of Environment Clearance dated 11th April 2023. Respondent No. 9 submits that the permission to remove the trees was issued by Respondent No. 7 as per due process and subject to the terms and conditions stipulated in the permission dated 26th February 2020 and Respondent No. 9 has obtained a further Tree NOC after the issuance of EC. Therefore, it is submitted that the trees were removed as per law and not in violation of any law. Hereto annexed and marked as “**Exhibit-A**” is a copy of the Tree Authority NOC dated 26th February 2020 and 26th April 2023.

- b) Demolition of old barracks, construction of large sales office, and deployment of machinery at the site:

The Appellant has produced certain photographs to suggest that construction was carried out on the site before the issuance of



the EC. At the outset, it is submitted that the photographs relied on by the Appellant do not show the factual position of the site. There was no use of heavy machinery or excavation work done on the said Project site. There is only the construction of a sales office as alleged and the same is a temporary site office for which no Environment Clearance is required. As per the Office Memorandum dated 29th March 2022 issued by MoEF, the construction of a temporary site office is one of the activities permitted to be undertaken by any project proponent and is not contrary to the provisions of the Environment Impact Assessment Notification, 2006 (“**EIA Notification**”). On 13th January 2023, Respondent No. 9 obtained approval for the temporary structure by paying the requisite scrutiny charges. Hereto annexed and marked as “**Exhibit - B**” is a copy of the Office Memorandum dated 29th March 2022 and “**Exhibit - C**” is a copy of the Approval of Temporary Structure dated 13th January 2023 issued by MCGM.

In any event, without prejudice to aforesaid submissions, this Hon’ble Tribunal has categorically held in recent Judgments of



Ajay Jayvantrao Bhosale v. Union of India & Ors. (Appeal No. 26 of 2020), and *Shri Ramdas Vasantryao Aanerao Vs. State of Maharashtra and Ors.* (O.A. 71 of 2016), that as long as the actual construction carried out by the project proponent does not exceed the threshold limit of 20,000 sq. mtrs. there is no violation in terms of Environment Clearance. The Respondent No. 9 craves leave to rely on the aforesaid judgments at the time of hearing.

c) Site Inspection by MPCB and Show Cause Notice issued:

On 20th March 2023, the Appellant filed a complaint with Respondent No. 6-MPCB about the construction at the said project *inter alia* on the ground that there is noise and sound pollution due to the construction at the project site. Based on the said complaint, a site visit was conducted by MPCB Official on 24th March 2023 and thereafter, on 13th April 2023, a Show Cause Notice was issued to Respondent No. 9 to reply to the alleged non-compliances observed by the officials (*annexed as Annexure-20 to the Appeal*). The Show Cause Notice only stated that adequate barricading was not done and

certain documents were not produced. Accordingly, on 28th April 2023, Respondent No. 9 replied to the Show Cause Notice replying to all the points raised by Respondent No. 6-MPCB, and produced the requisite documents as per the Show Cause Notice. It is submitted that Respondent No. 9 has complied with all the points raised in the Show Cause Notice to control noise pollution. Hereto annexed and marked as "Exhibit - D" is a copy of the Reply to Show Cause Notice dated 28th April 2023.

EC should be in the name of Respondent No. 10 who is executing the work

20. The Appellant has alleged that Respondent No. 9 has transferred the execution of the work to Macrotech Developers Limited i.e. Respondent No. 10 herein, without transferring the Environment Clearance as required under Para 11 of the EIA Notification. It is submitted that Respondent No. 10 is a joint developer along with Respondent No. 9 for the purpose of development of the project in accordance. The Joint Development Agreement dated 6th January 2023 was executed between Respondent Nos. 9 and 10. The



contention that the entire project has been transferred to Respondent No. 10 is completely erroneous as Respondent No. 10 is a joint developer in the present project. The Appellant is relying on the Amendment dated 21st April 2023 to Para 11 of the EIA Notification to support its contention which is reproduced hereinbelow for ease of reference.

*“(1A) A prior-Environmental Clearance granted for a specific project, except mining projects **may** be split amongst two or more legal persons, entitled to undertake the project and transferred during the validity to another legal person on application made by the transferor in the format specified on PARIVESH portal to the concerned Regulatory Authority along with requisite documents. The concerned Regulatory Authority shall split and transfer the prior-Environmental Clearance, on recommendation of the concerned Expert Appraisal Committee to the other legal persons for the respective projects.”*



Thus, it is clear that this Amendment is not mandatory and does not bind any project proponent from necessarily applying for splitting the project between two or more persons.

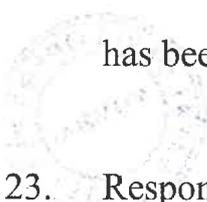
21. In any event, this would not be applicable in the present case as the amendment was notified on 21st April 2023 and the impugned Environment Clearance was issued on 11th April 2023. Hence, the said amendment cannot be applied retrospectively.

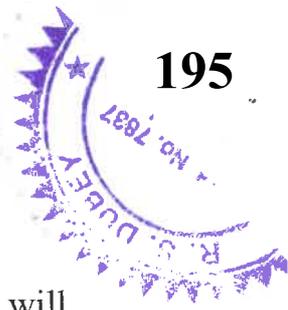
Permission to construct on the said Project is in violation of the Order passed by the Hon'ble High Court of Bombay in Writ Petition No. 1152 of 2002

22. The Appellant relies on an Order dated 31st July 2002 in Writ Petition No. 1152 of 2002 passed by the Hon'ble Bombay High Court (*annexed as Annexure A-25 to the Appeal*) which held that no slum rehabilitation scheme will be sanctioned without the permission of the Hon'ble Court in respect of open spaces which are reserved for gardens, parks, playgrounds, recreational spaces, maidans, no-development zones, pavements, roads, and carriageways. It is submitted that the said Writ Petition *inter alia* challenges a Government Notification dated 3rd June 1992 which provides for



guidelines for the Development Plan of Greater Bombay for implementation of lands allocated to various users designated/ reserved sites occupied by slums. Respondent No. 9 submits that the said Writ Petition is not applicable in the present case as it is with regard to the slum rehabilitation scheme only while the present matter is in relation to a redevelopment scheme under Regulation 33(7) of the DCR, 1991 wherein no benefit of the slum rehabilitation scheme has been availed.

- 
23. Respondent No. 9 submits that Respondent No. 9 has dealt with all the allegations raised by the Appellant in the aforementioned manner and expressly craves leave to file a detailed parawise reply, if circumstances so warrant.
24. In light of the above facts and circumstances, Respondent No. 9 states that the captioned Appeal as filed is completely baseless, misconceived, and deserves to be dismissed as, evidently, the Environment Clearance has been issued to Respondent No. 9 in accordance with law. Respondent No. 9 is not liable to pay any fine, whatsoever, under the Polluter Pays Principle as there is no violation of any laws by Respondent No. 9. Therefore, this Hon'ble Tribunal



ought not to grant any relief in the captioned Appeal which will otherwise stall the implementation of the said project. Therefore, the Respondent No. 9 prays since the Appellant has failed to make out even a prima facie case, leave alone a strong and cogent case wherein interference of this Hon'ble Tribunal is warranted in the captioned Appeal and thus the present Appeal deserves to be dismissed.

Solemnly affirmed at Mumbai

This 10th day of July 2023.



Deponent

Authorised Signatory of Respondent No. 9

Advocates for Respondent No. 9

VERIFICATION

I, Shri Vijay More aged 42 years, Indian Inhabitant, the Authorised Signatory of Respondent No. 9, do hereby state that I have submitted this Affidavit on solemn affirmation and oath. I have verified that the facts are



true to my personal knowledge. I have not suppressed any material fact known to me and relevant to this matter.

Date: 10/07/2023

Place: MUMBAI



Deponent

Authorised Signatory of Respondent No. 9

Advocates for Respondent No. 9



BEFORE ME

Bukey 10/07/2023

R. S. DUBEY

Regd. No. 7837 B. Com., LL.B.

ADVOCATE AND NOTARY

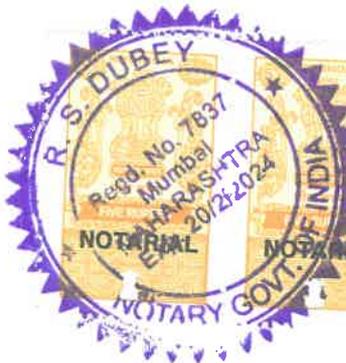
GOVT. OF INDIA

Prabhadevi Co-op. Hsg. Society,
Room No. 7, New Prabhadevi Road,
Mumbai - 400 025.

NOTED & REGISTERED

Sr. No. 485 Page No. 44

Date: 10/07/2023





Safal

Developers Pvt. Ltd.

CIN : U45200MH199PTC065526

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF SAFAL DEVELOPERS PRIVATE LIMITED HELD ON JUNE 09, 2022 AT 402, 54 B, SAGAR AVENUE, ABOVE ICICI BANK, S. V. ROAD, ANDHERI (W) MUMBAI - 400058.

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to authorize Shri Vijay More, Manager of the Company, for the smooth day-to-day functioning of the Company and to sign, execute and submit all agreements, Project related agreements undertakings, applications, returns, papers, receipts and all other document(s) including agreements which require authentication in name and on behalf of the Company and to do all or any of the acts, deeds, matters and things as may be considered expedient and necessary, on behalf of the Company including filing of statutory forms and returns with the concerned authorities under the Companies Act, 2013, Income Tax Act, 1961, The Goods and Service Tax Act, 2017, Provident Fund Act, 1925, Labour Laws and under any other laws as applicable to the Company read with amendments or modification made thereto, and to take necessary actions on all goods and service tax related issues, to represent the company to Banks, Registrar of Companies (ROC), GST, Income Tax, PF Authority, Labour Courts, High Courts, Supreme Court, National Company Law Tribunal (NCLT) any other Courts, Municipal Corporation Greater Mumbai (MCGM), Brihanmumbai Municipal Corporation (BMC), Slum Rehabilitation Authority (SRA), Real Estate Regulatory Authority (RERA) and various other Statutory, government and non-government authorities on behalf of the Company for liaising /representing for registration of the Company, assessments, appeals or otherwise and to make applications, communications, representations, modifications or alterations, additions, corrections, to the documents, papers, forms, etc., filed on behalf of the Company before the said authorities as and when required.

RESOLVED FURTHER THAT Shri Vijay More, Manager of the Company, be and is hereby authorized as an authorised signatory and representative to appear and act on behalf of and represent the Company in all matters before Central Government, State Government and similar other authorities, public bodies, public officers, local self -governing bodies, and all Government Officers and Officers of all Municipalities and other civic bodies and to sign and execute all applications, returns, objections, documents, agreements and papers that may be required for and on behalf of the Company in or in relation to any matter in which it is interested or may be concerned in any way and to incur such expenditure for the conduct of the business of the Company such as, the cost for hiring external consultants, etc. and such other expenditure as he may deem necessary and proper.



302, Vastu Prestige, 3rd Floor, New Link Road, Above Tanishq Show Room, Andheri (West), Mumbai : 400 053.
Board Line No : +91 22 4237 7000 Fax No : +91 4237 7020, Web Site : www.jaimaharashtraneews.tv
Regd. Off : 402, 54-B, Sagar Avenue, 4th Floor, Junction Of S.V Road & Lallubhai Park Road, Andheri (W),
Mumbai - 400 058, India.



Safal
Developers Pvt. Ltd.

CIN : U45200MH199PTC065526

RESOLVED FURTHER THAT Shri Vijay More, Manager of the Company be and is hereby authorized to sub-delegate all or any powers hereby conferred to other Officers/Officers of the Company, external consultants, professionals, lawyers, etc. as he may think fit and proper in the interest of the Company.

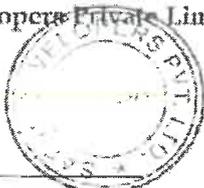
RESOLVED FURTHER THAT all the acts done or documents executed by Shri Vijay More, Manager of the Company shall be binding on the company until the authority is withdrawn by the company on this behalf.

Specimen signature of Shri Vijay More

RESOLVED FURTHER THAT a certified true copy of the above resolution, duly signed by Mr. Sushant Srinivas Shetty, Director of the Company be sent to the concerned Authorities."

//CERTIFIED TRUE COPY//

For Safal Developers Private Limited



SUSHANT SRINIVAS SHETTY

Director

DIN No.: 06589826

Date: 21/06/2022

Place: Mumbai



Sahana
Group of Companies

302, Vastu Prestige, 3rd Floor, New Link Road, Above Tanishq Show Room, Andheri (West), Mumbai : 400 053.
Board Line No : +91 22 4237 7000 Fax No : +91 4237 7020, Web Site : www.jaimaharashtrnews.tv
Regd. Off : 402, 54-B, Sagar Avenue, 4th Floor, Junction Of S.V Road & Lallubhai Park Road, Andheri (W),
Mumbai - 400 058, India.

MUNICIPAL CORPORATION OF GREATER MUMBAI EXHIBIT - A
TREE AUTHORITY

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



To, Sagar Developers Pvt. Ltd,
402, 54 -B, Sagar Avenue,
4th floor, Andheri (W)
Mumbai- 400058

D/S.G.O/23/00-00/Prop/DD/MDG/
Date:- 26/02/2020

Sub : Permission for Shifting / transplanting & Cutting of trees coming in the construction of proposed redevelopment of building no. 1 (Rehab Quarters) building no. 2 & 3 (Sale Building) building no. 4 & 5 (Rehab Municipal tenants & Slum Tenants) under DCR 33 (7) of Municipal property C.S.no. 6 (pt) , Sion Div , in 'F/North' ward.

Sir/ Madam,

Please refer to your Architect M/s. B.N.Shah & Associates letter No Nil dt. 06.07.2018 for permission for removal of tree affected in proposed redevelopment of building no. 1 (Rehab Quarters) building no. 2 & 3 (Sale Building) building no. 4 & 5 (Rehab Municipal tenants & Slum Tenants) under DCR 33 (7) of Municipal property C.S.no. 6 (pt) , Sion Div , in 'F/North' ward has been considered by the Tree Authority under Section 8(3) of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified up to January 2018.

Hence , You are hereby directed to plant 122 nos trees in lieu of **Cutting 61** (Sixty one) trees (Tree no.01, 02, 03, 05 , 06, 09 , 13, 14, 20, 25, 26, 30, 31, 33, 35, 36, 37, 43, 47, 52, 54, 56, 59, 66, 68, 71, 72, 74, 76, 77, 79, 82, 83, 84, 85, 86, 87, 88, 89, 93, 95, 96, 97, 98, 99, 103, 104 , 105, 106, 112, 113, 116, 124, 268 (dead) , 272, 279, 280, 281, 282, 283, 284) within 15 days from the execution of tree cutting, **Transplant 73** (Seventy Three) trees (Tree no.04, 07, 08, 10, 11, 12, 15, 16, 17, 18, 19, 21, 22, 23, 24, 27, 28, 29, 32, 34, 38, 39, 40, 41, 42, 44, 45, 46, 48, 49, 50, 51, 53, 55, 57, 58, 64, 65, 67, 69, 70, 73, 75, 78, 80, 81, 90, 91, 92, 94, 100, 101, 102, 110, 111, 114, 115, 117, 118, 119, 120, 121, 122, 123, 266, 267, 271, 273, 274, 275, 276, 277 , 278) is sanctioned by the Tree Authority's vide its **Resolution no.58** dt. **30.12.2019**.

As per the provision under Section 8 (3) (a) of the said Act, you are hereby directed that no tree shall be cut/ transplant until fifteen days (15) after the permission is given by the Tree Authority. And also you are requested to inform the Jr. Tree officer of concern ward about the date and time of cutting & transplanting of trees as per permission , so that the representative of this office will remain present to ensure the work carried out properly. Jr. Tree officer 'F/North' ward whose contact no is 9699733828 & Hort Asstt. 'F/North' ward 8097913378

The remaining **206** (Two hundred Six) trees (Tree no.60, 61, 62, 62A , 63 , 108, 109, 110, 125 to 265 , 269, 270, 285 to 338) shall be **Retained** as it is , as per plan attached.

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 offense and also with

imprisonment for a term of not less than one week. Which may extent upto one year . The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offense.

As per provision under section 19 (b) you are directed to plant trees in open spaces as well as R.G. Area as per the norms of Tree Authority before getting occupation /completion certificate of the constructed propose work.

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,you are also requested to plant indigenous variety of trees having circumference of 6" above and height of 10'-12' above. The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.

Thanking you.

Yours faithfully,



**Supdt.of Gardens
& Tree Officer**

MUNICIPAL CORPORATION OF GREATER MUMBAI
TREE AUTHORITY

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

To,
M/s. Safal Developers Pvt. Ltd,
402, 54 -B , Sagar Avenue ,
1st floor , Andheri (W)
Mumbai- 400058

Dy.S.G/JC/ 23 /CC-OC/Prop/DD/ /MDG:
Date:- 26/02/2020

Sub : Permission for Shifting / transplanting & Cutting of trees coming in the construction of proposed redevelopment of building no. 1 (Rehab Quarters) building no. 2 & 3 (Sale Building) building no. 4 & 5 (Rehab Municipal tenants & Slum Tenants) under DCR 33 (7) of Municipal property C.S.no. 6 (pt) , Sion Div , in 'F/North' ward.

Sir/ Madam,

Please refer to your Architect M/s. B.N.Shah & Associates letter No Nil dt. 06.07.2018 for permission for removal of tree affected in proposed redevelopment of building no. 1 (Rehab Quarters) building no. 2 & 3 (Sale Building) building no. 4 & 5 (Rehab Municipal tenants & Slum Tenants) under DCR 33 (7) of Municipal property C.S.no. 6 (pt) , Sion Div , in 'F/North' ward has been considered by the Tree Authority under Section 8(3) of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified up to January 2018.

Hence , You are hereby directed to plant 122 nos trees in lieu of **Cutting 61** (Sixty one) trees (Tree no.01, 02, 03, 05 , 06, 09 , 13, 14, 20, 25, 26, 30, 31, 33, 35, 36, 37, 43, 47, 52, 54, 56, 59, 66, 68, 71, 72, 74, 76, 77, 79, 82, 83, 84, 85, 86, 87, 88, 89, 93, 95, 96, 97, 98, 99, 103, 104 , 105, 106, 112, 113, 116, 124, 268 (dead) , 272, 279, 280, 281, 282, 283, 284) within 15 days from the execution of tree cutting, **Transplant 73** (Seventy Three) trees (Tree no.04, 07, 08, 10, 11, 12, 15, 16, 17, 18, 19, 21, 22, 23, 24, 27, 28, 29, 32, 34, 38, 39, 40, 41, 42, 44, 45, 46, 48, 49, 50, 51, 53, 55, 57, 58, 64, 65, 67, 69, 70, 73, 75, 78, 80, 81, 90, 91, 92, 94, 100, 101, 102, 110, 111, 114, 115, 117, 118, 119, 120, 121, 122, 123, 266, 267, 271, 273, 274, 275, 276, 277 , 278) is sanctioned by the Tree Authority's vide its **Resolution no.58** dt. **30.12.2019**.

As per the provision under Section 8 (3) (a) of the said Act, you are hereby directed that no tree shall be cut/ transplant until fifteen days (15) after the permission is given by the Tree Authority. And also you are requested to inform the Jr. Tree officer of concern ward about the date and time of cutting & transplanting of trees as per permission , so that the representative of this office will remain present to ensure the work carried out properly. Jr. Tree officer 'F/North' ward whose contact no is 9699733828 & Hort Asstt. 'F/North' ward 8097913378

The remaining 206 (Two hundred Six) trees (Tree no.60, 61, 62, 62A , 63 , 108, 109, 110, 125 to 265 , 269, 270, 285 to 338) shall be **Retained** as it is , as per plan attached.

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 offense and also with

imprisonment for a term of not less than one week. Which may extent upto one year . The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offense.

As per provision under section 19 (b) you are directed to plant trees in open spaces as well as R.G. Area as per the norms of Tree Authority before getting occupation /completion certificate of the constructed propose work.

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, you are also requested to plant indigenous variety of trees having circumference of 6" above and height of 10'-12' above. The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.

Thanking you.

Yours faithfully,

sdh

**Supdt.of Gardens
& Tree Officer**

Copy to :

Asstt. Comm.'F/North' Ward with a copy of the plan

For Information please.

sdh

**Supdt.of Gardens
& Tree Officer**

Asstt. Supdt.of Gardens 'F/North' ward.

To Monitor the work of transplantation & plantation in lieu of cutting of trees for technical aspects.

sdh

**Supdt.of Gardens
& Tree Officer**

✓ M/s. B.N.Shah & Associates,

3161 Wadala Udyog Bhavan , Plot no. 8 ,
Naigaon Cross Road,
Wadala (E) , Mumbai- 400031

sdh

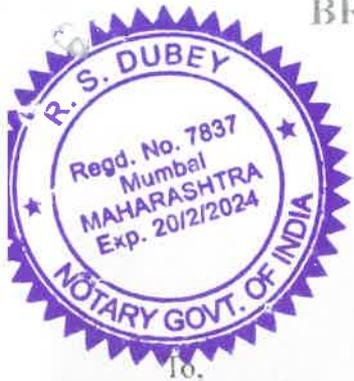
**Supdt.of Gardens
& Tree Officer**

List of Indigenous variety of trees

No.	Common Name	Botanical Name
1	Wad	Ficus bengalensis
2	Pimpal	Ficus religiosa
3	Umber	Ficus glomerata
4	Kanchan	Bauhinia purpurea
5	Kadamb	Anthocephalus indicus
6	Gunj	Adenanthera pavonia
7	Palas	Butea monosperma
8	Neem	Azadirachta indica
9	Mahogani	Swietenia mahigani
10	Mahua	Madhuca indica
11	Bahava	Cassia fistula
12	Sag	Tectona grandis
13	Arjun	Terminalia arjuna
14	Ain	Terminalia crenulata
15	Kinjai	Terminalia paniculata
16	Sita Ashok	Saraca indica
17	Undal	Calophyllum inophyllum
18	Nagkesar	Mesuaferrea
19	Champaka	Magnolia Sps.
20	Shivan	Gmelina arborea
21	Shirish	Albigia lebek
22	Bakul	Mimusops elengi
23	Beal	Aegle marmelos
24	Taman	Lagerstroemia speciosa
25	Hirda	Terminalia chebula
26	Beheda	Terminalia belerica
27	Coconut	Cocos nucifera
28	Awla	Emblica officinallis
29	Khair	Acacia catechu
30	Tetu	Oroxylum indicum
31	Chinch	Tamarandus indicum
32	Putranjva	Putranjiva roxburghi
33	Jangli Badam	Sterculia foetida
34	Bibba	Semecarpus anacardium
35	Thevetia	Thevetia peruvians
36	Ritha	Sapindus laurifollius
37	Chandan	Santalum album
38	Kumbha	Careya arborea
39	Fishtail palm	Caryota urens
40	Khajur	Phoenix sylvestre
41	Chafa	Plumeria rubra

**Having circumference of 1' above and height of 15' above, as per Tree Authority's resolution no.500, dt.18.03.2011

**BRIHANMUMBAI MUNICIPAL CORPORATION
TREE AUTHORITY**



Office of the Supdt. of Gardens
Veer mata Jijabai Bhosale Udyan,
Penguin Building , 2nd Floor
Dr. Ambedkar Road, Byculla (East),
Mumbai-400 027.

18,
M/s Safal Developers Pvt Ltd
Sagar Avenue, 402 , 54-B,
junction of S.V. Road & Lalubhai Park Road,
Andheri (W) , Mumbai- 400 0058

Dy.S.G./C/ 45 /CC-06/Prop/BB/II /MDG/ CR-65
Date: 26.4.2023

Sub : Permission for Cutting & Transplanting of trees are coming in the proposed development of Municipal property as Barracks no. T/57, T/59 , Sion Matunga Estate , Scheme no. 6 , Plot bearing C.S. no. 6 (pt) , of Sion Div , situated at Vishramvadi, Bhaudaji road, Sion, Mumbai- 22 in 'F/North' ward.

Sir/ Madam,

Please refer to your letter no. Nil dt. 29.09.2022 for granting permission for Cutting & Transplanting of trees to development of Municipal property as Barracks no. T/57, T/59 , Sion Matunga Estate , Scheme no. 6 , Plot bearing C.S. no. 6 (pt) , of Sion Div , situated at Vishramvadi, Bhaudaji road, Sion, Mumbai- 22 in 'F/North' ward has been considered by the **Maharashtra State Tree Authority, Government of Maharashtra Environment & Climate Change Department** Sanctioned No. **Tree -2023 /CR- 65 /T.C. 2 dt. 25.04.2023.** (Copy attached at page...D.3.....)

Hence, You are hereby directed to plant **3,639** (Three thousand Six hundred Thirty nine) in lieu of (As per section 8(5)(a) & 7(i) of MPPT (Amendment Act 2021) **Cutting 78** (Seventy Eight) nos. of trees (Tree no. 60,107, 109, 158, 160, 161, 162, 166, 213, 215, 217, 218, 219, 223, 224, 229, 230, 234, 235, 236, 237, 238, 239, 240, 242, 246, 247, 249, 256, 257, 258, 259, 260, 261, 262, 263, 264, 285, 286, 287, 289, 290, 291, 292, 297, 298, 299, 300, 301, 303, 304, 307, 310, 311, 312, 313, 314, 315, 316, 317, 319, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338) & **Transplanting 36** (Thirty Six) nos. of trees (Tree no -63,108,163,168,214, 222, 225, 226, 227, 228, 231, 232, 233, 241, 243,244, 245, 248, 250, 251, 252, 253, 254, 255, 263A, 265, 269, 288, 302, 305, 306, 308, 309, 318, 320, 321) within 15 days from the execution of trees Cutting & Transplanting.

You are requested to inform the Jr. Tree officer / Hort. Asstt. of concern ward about the date and time of cutting of trees as per permission, so that the representative of this office will remain present to ensure the work carried out properly Jr. Tree office/ Hort. Asstt 'F/North' ward whose contact no is - 8692030699.

The remaining **157** (One hundred Fifty Seven) nos. of trees (Tree no. - 05,31,36,57,61, 62, 62A, 70,84,86,87,88,89,91,92,97,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156, 157, 159(dead),164,165(dead), 167, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 216, 220, 221, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282,293,294,295,296, N-1,N-2, N-3,N-4,N-5,N-6,N-7,N-8,N-9,N-10,N-11,N-12,N-13,N-14,N-15 , N-16,N-17,N-18,N-19,N-20,N-21,N-22,N-23,N-24,N-25,N-26,N-27,N-28,N-29,N-30,N-31, N-32, N-33,N-34, N-35, N-36, N-37,N-38,N-39,N-40) shall be **Retained** as it is as per plan attached.

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 offense and also with imprisonment for a term of not less than one week. which may extent up to one year. The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offense.

As per provision under section 19 (b) you are directed to plant trees in open spaces as well as R.G. area as per the norms of Tree Authority before getting occupation /completion certificate of the propose work.

As per direction of the Tree Authority, you are hereby directed to submit the photographs taken while transplanting of tree and the C.D. of the transplantation of the tree you are also requested to plant indigenous variety of tree having height of 6' & above. The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.

Thanking you.

Yours faithfully,


Supdt. of Gardens
& Tree Officer





- LEGEND
- PROPOSED
 - EXISTING
 - EXCAVATION
 - BASEMENT
 - TREES PROPOSED TO BE CUT
 - TREES PROPOSED TO BE RETAINED
 - TREES TO BE CUTTING PERMISSIBLE
 - TREES TO BE TRANSPLANTED
 - TREES TO BE CUTTING PERMISSIBLE
 - TREES TO BE CUTTING PERMISSIBLE

The preparation of this plan is based on the information furnished by the client and the survey conducted on the site. The Engineer is not responsible for the accuracy of the information furnished by the client.

Engineer's Name & Title

DESCRIPTION OF PROJECT & SCOPE

NAME OF CLIENT

NAME OF ARCHITECT

M. S. CHANDRAN

B. N. SHAH & SONS PVT. LTD.



Government of Maharashtra
Environment & Climate Change Department
15th Floor, New Administrative Building,
HutatmaRajguru Chowk, Mantralaya,
Mumbai - 400 032.

Ph : 022-22855082 Email : dir@mcas.mah.nic.in

No. Tree-2023/CR-GT.C.-2

Date 25/4/2023

To,
Superintendent of Gardens and Tree Officer,
Brihanmumbai Municipal Corporation,
Byculla, Mumbai- 400 027

Subject: Regarding permission for cutting of trees for Development on Municipal property as Barracks no. T/57, T/57, T/59, Sion Matunga Estate Scheme no.6, on plot Bering CS no. 6 (pt.) of Sion division situated at Vishramwadi Bhau-Daji Road, Sion Mumbai-400022, in F/N ward.

The proposal for cutting/ transplanting trees which are coming in the work of Development on Municipal property as Barracks no. T/57, T/57, T/59, Sion Matunga Estate Scheme no.6, on plot Bering CS no. 6 (pt.) of Sion division situated at Vishramwadi Bhau-Daji Road, Sion Mumbai-400022, in F/N ward was deliberated in 6th meeting of the Maharashtra State Tree Authority which was held on 13.04.2023.

2. The State Tree Authority during the 6th meeting decided to grant approval to cut 125 trees and transplant 98 trees. The cumulative age of the trees proposed to be cut is 3,639 years.
3. Based on the proposal it is decided to grant approval to the tree cutting and transplantation under this project subject to compliance with the following conditions:
 - a. PP should submit the detailed layout plan for compensatory plantation which will include superimposed location of trees/plants and provide the details of spacing between two trees/plants which would be planted as a part of compensatory plantation.
 - b. PP should plant new trees of native/indigenous species as part of compensatory tree plantation equivalent to the cumulative age of the trees which are proposed to be cut/transplanted under this project.
 - c. PP should start the plantation of Native/Indigenous tree species which are not less than 6 feet in height as a part of compensatory plantation under this project within fifteen days from the date of the trees being cut/transplanted.
 - d. PP should ensure that the new trees planted as a part of the compensatory plantation should be geo-tagged and monitored using the latest technologies available and ensure that the trees survive for a minimum period of seven years, tree mortality during this period shall be compensated by planting an equal number of new trees.

The concern local body/planning authority and the local tree authority shall monitor that all the above-mentioned conditions are strictly complied by PP.

[Signature]

Director (Environment) &
Member Secretary, Maharashtra State Tree Authority

बृहन्मुंबई महानगरपालिका,
उद्यान शाखा, वन्य कार्यालय
स वन्य शाखा

25 APR 2023

कमलिका 301

353

✓ 3.3.3. (2-I/II, III, IV, V, VI, VII, TA)

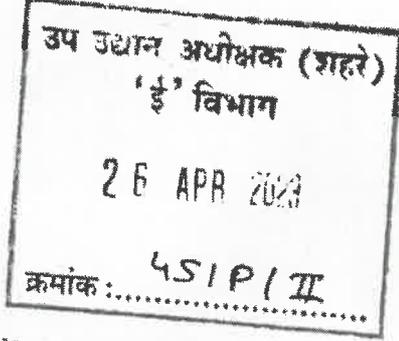
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योग्य त्या कार्यवाही करिते (✓)



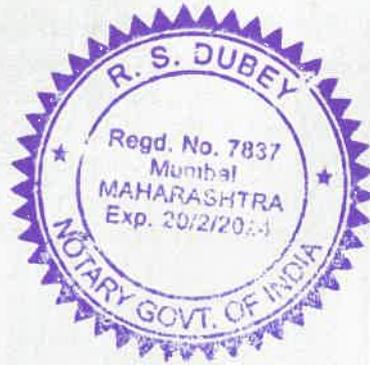
Copy for information:

1. Principal Secretary, Environment & Climate Change, 2nd floor, Room no. 217, Annexed Building, Mantralaya, Mumbai
2. Tree Authority, 2nd Floor, Penguin Building, Sant Savata Mali Road, Byculla, Mumbai-400 027
3. Select File - TC 2.



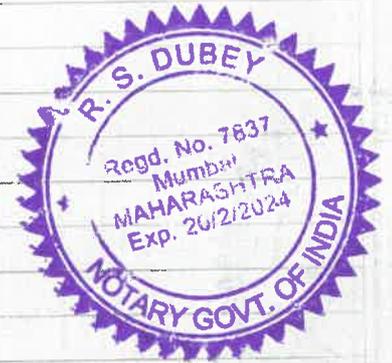
सहा. उ.अ./एफ दक्षिण, एफ/उत्तर, जी/दक्षिण, जी/उत्तर विभाग
मुख्य लिपिक (आस्था)/(सर्व. स.)/(वृ. प्रा.)/(घो. वृ.)
पुढील आवश्यक त्या कार्यवाहीकरिता

[Signature]
26/4/23
उप उद्यान अधीक्षक (परि. 2)



List of Indigenous variety of trees

Sr No.	Common Name	Botanical Name
1	Wad	Ficus bengalensis
2	Pimpal	Ficus religiosa
3	Umber	Ficus glomerata
4	Kanchan	Bauhinia purpurea
5	Kadamb	Anthocephalus indicus
6	Gunj	Adenanthera pavonia
7	Palas	Butea monosperma
8	Neem	Azardirachta indica
9	Mahogani	Swietenia mahigani
10	Mahua	Madhuca indica
11	Bahava	Cassia fistula
12	Sag	Tectona grandis
13	Arjun	Terminalia arjuna
14	Ain	Terminalia crenulata
15	Kinjal	Terminalia paniculata
16	Sita Ashok	Saraca indica
17	Undal	Calophyllum inophyllum
18	Nagkesar	Mesuaferrea
19	Champaka	Magnolia Sps.
20	Shivan	Gmelina arborea
21	Shirish	Albigia lebek
22	Bakul	Mimusops elengi
23	Beal	Aegle marmelos
24	Taman	Lagerstroemia speciosa
25	Hirda	Terminalia chebula
26	Beheda	Terminalia belerica
27	Coconut	Cocos nucifera
28	Awla	Embllica officinallis
29	Khair	Acacia catechu
30	Tetu	Oroxylum indicum
31	Chinch	Tamarandus indicum
32	Putranjva	Putranjiva roxburghi
33	Jangli Badam	Sterculia foetida
34	Bibba	Semecarpus anacardium
35	Thevetia	Thevetia peruvians
36	Ritha	Sapindus laurifollius
37	Chandan	Santalum album
38	Kumbha	Careya arborea
39	Fishtail palm	Caryota urens
40	Khajur	Phoenix sylvestre
41	Chafa	Plumeria rubra



**Having circumference of 1' above and height of 15' above, as per Tree Authority's resolution no.500, dt.18.03.2011

F. No. IA3-22/10/2022-IA.III [E 177258]

EXHIBIT - B

Government of India
Ministry of Environment, Forest and Climate Change
(Impact Assessment Division)

Indira Paryavaran Bhawan
Aliganj, Jorbagh Road
New Delhi-110 003

Dated: 29th March, 2022

OFFICE MEMORANDUM

Subject: Clarification regarding activities which can be undertaken for securing the land prior to grant of Environmental Clearance-regarding.

As per the provisions of Environment Impact Assessment (EIA) Notification 2006, the project or activities [New/Expansion/ Modernization/ change of product-mix or raw material mix] listed in the Schedule to the said Notification would require prior Environment Clearance (EC) from the concerned Competent Authority before undertaking any construction work or preparation of land by the project proponent, except for securing the land.

2. In this regard, Office Memorandum No. J-11011/41/2006-IA.II(I) dated 19/08/2010 clarified that while securing the land, no activity relating to any project covered under EIA Notification, 2006 including civil construction can be undertaken at the site without prior EC except fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s).

3. Over a period of time, various options other than conventional barbed wire and wall fencing, have come into existence, viz., use of pre-fabricated structures, pre-cast compound wall etc. Further, in order to secure the land, the project proponent may need to have water and electricity connection. In view of the same, it has been decided by the Competent Authority in the Ministry to explicitly clarify that following activities can be undertaken by the project proponent for securing the land.

- i. Fencing of the project site by boundary wall using civil construction, barbed wire or precast/ prefabricated components.
 - ii. Construction of temporary sheds using pre-fabricated / modular structure, for site office/guards and storing material and machinery.
 - iii. Provision of temporary electricity and water supply for site office/guards only.
4. The above activities shall be undertaken subject to the following:

- i. The land should be in the legal possession of the project proponent and all statutory approvals in respect of the project site should have been obtained.
- ii. In case of involvement of any forest land, no activity shall be initiated at the site till the Stage II Forest Clearance is obtained under the relevant provisions of Forest (Conservation) Act, 1980. In case of applicability of Wildlife Clearance, necessary permission from Standing Committee for National Board for Wildlife (SCNBWL) shall be obtained under the provisions of Wildlife Protection Act, 1972.
- iii. In case of felling of trees if any, requisite permission from the Forest Department/Statutory Authorities of the concerned State Government shall be obtained.
- iv. The investment made by the Project Proponent on the above, in anticipation of the applicable clearances under the relevant provisions of the Acts/Rules, shall be entirely at the cost and risk of the proponent.

5. However, the above dispensation would not entitle the project proponent to claim **fait accompli** with regard to grant of EC or any other applicable permission from any concerned statutory authority and further, the works of the aforesaid nature shall have no bearing on appraisal of the project for grant of EC which shall follow the due process and procedure as laid down in EIA Notification 2006, as amended.

6. This O.M. is being issued in supersession of the earlier O.M. dated 19/08/2010 and with the approval of the Competent Authority.



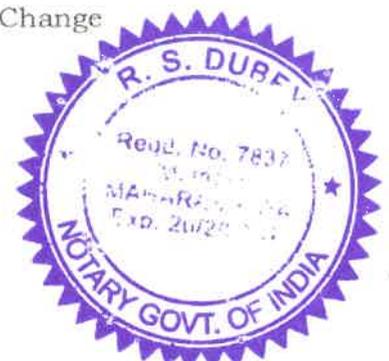
(A.K. Agrawal)
Director

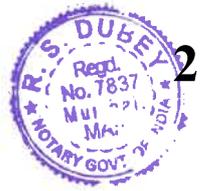
To

1. Chairman, Central Pollution Control Board (CPCB)
2. Chairman of all the Expert Appraisal Committees
3. Chairperson/Member Secretaries of all the SEIAAs/SEACs
4. Chairpersons/Member Secretaries of all SPCBs/UTPCCs
5. All the Officers of I.A. Division

Copy for information to:

1. PS to Hon'ble Minister for Environment, Forest and Climate Change
2. PS to Hon'ble MoS (EF&CC)
3. PPS to Secretary (EF&CC)
4. PPS to DG (FC) & SS
5. PPS to AS(TK) / AS (NPG)/ AS(RS)
6. PPS to JS (SKB)
7. Website, MoEF&CC/Guard file.





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EXHIBIT-C

MUNICIPAL CORPORATION OF GREATER MUMBAI**No: CHE/CTY/1287/F/N/337(NEW)**

Dy.Ch.Eng.(B.P.)City Office. Building, C.S.No.355B, Bhagwan Valmiki Chowk, Vidyalankar Marg, Antop Hill, Wadala, Mumbai- 400 037.

To,
Architect,
Shri. Milind D. Changani
M/s B. N. Shah & Associates,
316, Wadala Udyog Bhavan,
Naigaon cross road,
Wadala (E),Mumbai – 400 031.

Sub: Proposed for temporary structures for Sales office, storage room and sample Flat on proposed development on Municipal property as Barracks no. T/57, T/58, T/59, Sion Matunga Estate, scheme no 6, on Plot Bearing C. S. no 6(pt), of Sion division situated at Vishramvadi , Bhaudaji Road, Sion Mumbai 400022 in F/ N ward.

Ref : Your letter dated 01.06.2022.

Sir,

With reference to above, your proposal for temporary structure for Sales office, storage room and sample Flat is hereby approved for temporary const. for a period not exceeding 6 months at a time & in the aggregate not exceeding 3 yours. subject to the following condition.

1. The structure shall be strong and of non-inflammable materials and will be maintained in good condition.
2. That no work of any permanent nature shall be carried out.
3. That no additions and alterations or increase in area cubical content shall be permitted.
4. That any other changes, taxes, assessment of charges in respect of the structure shall be paid by the owner.
5. That the permission is purely temporary for the period of 6 months from the date hereof.
6. That the structure or part thereof shall not be used or occupied for any other purposes.
7. That the owner shall keep the Corporation indemnified against all risks, damages etc., at all times.
8. That the structure shall be demolished and or before the date of expiry of this permission more than earlier if so, required by Corporation without any claim or compensation.
9. That the permission shall be revalidated from time to time for an aggregate period for 3 years or till completion of building whichever is earlier. In case of late revalidation the security deposit will be forfeited and structure will be liable to be demolished.
10. In default of any of the above conditions, this permission shall be treated Cancelled and further action for removal of the structure and for such actions may be deemed fit shall be taken entirely at your risk and cost and the security deposit of Rs. 18,500/- paid by you is liable to be forfeited either partly or wholly.
11. That no nuisance shall be caused to the adjoining habitation /residents.

12. That the condition of revised bye-law 4 (c) shall be complied with.
13. That the temporary structures will be constructed after demolition of the existing buildings/phase wise by taking all the safety measures/precautions.
14. The material used for erection of Temporary structure shall be fire resistant/ Fire proof / Non inflammable as per requirement of CFO. Safety and security of the occupants shall be ensured by the Applicant.
15. That the temporary structures shall be structurally safe & sound and should be constructed under supervision of Reg. Structural Engineer.
16. That the necessary drainage arrangements shall be provided for the temporary W.C. block in temporary shed with due approval from Competent Authority.
17. That the owner shall intimate the Municipal authorities in writing immediately after the Shed is removed by you on or before the date of expiry.
18. Any other charges, taxes, assessment in respect of the structures shall be paid by owner.
19. That in the event of breach of any of the above stated conditions, the approval given shall be treated as cancelled and further action as deem fit will be initiated without any further reference.
20. That the CC for area admeasuring 1126.24 sq. mt. in proposed residential building will be restricted against the area admeasuring 1126.24 sq.mt. of temporary structure till the same is demolished.
21. This approval is without Prejudice to Legal matters / any matters pending in Court of Law, if any& also as per the documents uploaded by L.S./Architect in Auto DCR system.

This approval is without Prejudice to right of MCGM to take action if any unauthorized work noticed & without Prejudice to Legal matters pending in court of law if any.

One set of plans is digitally signed and attached herewith as a token of approval.

Yours faithfully,

PANKAJ
SHANKAR
WACH

SURAJ
PRADEEP
AMBRE

Pankaj
Shridhar Bhoir

Sub. Eng.(B.P.) City-IX

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

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

Copy to: 1. The Owner,
Safal Developers Pvt. Ltd.
Sagar Avenue, 4th floor, 54-B,
S. V. Road, Andheri (W),
Mumbai – 400058

2. D.O./A.E.(B&F) F/N ward.





c/c

Safal ²¹⁵ EXHIBIT-D
Developers Pvt. Ltd.

CIN : U45200MH199PTC065526



To,
The Regional Officer,
MPCB
Kalpataru Point 3rd – 4th Floor,
Sion, Mumbai – 400 022.

Date: 28.04.2023

Subject: Reply to Show cause Notice for CS No. 6 (Pt) of F-North Ward, Sion Div, Bhau Daji Road, Sion, Mumbai - 22 of M/S. Safal Developers Pvt. Ltd.

Reference: MPCB/SCN/2304130005 dt. 13.04.2023

Sir,

This is in reference to the above mentioned SCN, wherein it is mentioned as follows:

1. Complaint is received regarding Noise pollution against your construction project, i.e. from hammering activity, shore piling work. It seems that you have not provided adequate barricading the construction site. :

We will provide additionaladequate barricades. Also, will conduct noise monitoring at site. Analysis report of the same shall be submitted to you shortly.

2. You couldn't produce documents like Environmental clearance, IOD, CC, six monthly EC compliance report, post monitoring EC report.:

Copy of CC, IOD, EC are enclosed herewith. Half yearly post monitoring report submission is in process.

3. You have not submitted details of Bank Guarantee as per consent condition.:

Copy of Bank Guarantee of Rs. 25 lakhs is enclosed herewith.

The work on site has been carried out in majority towards Site Office, Labour camp and Safety systems. In the view of above, we request you to not take any action against us, with further assurance from our side for performing better in future.

Expecting your kind co-operation in this matter.

Thanking you,
Yours faithfully,

M/S. Safal Developers Pvt. Ltd.

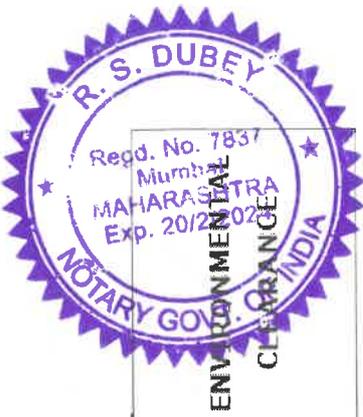
Authorize Signatory



D. Shinde
02/05/2023
Maharashtra Pollution Control Board
Regional Office, Mumbai
Kalpataru Point, 1st Floor,
Sion Circle, In Front of Cine Planet Theater,
Shiv (East), Mumbai - 400 022.



Sagar Avenue, 402, 54-B, Junction of S.V. Road & Lallubhai Park Road, Andheri (W), Mumbai - 400 058. India.
Toll free no : +91 22 6675 3911/6684 2500, Fax.: 022 6704 9796 / 6675 3914,
Email : enquiry@sahanagroup.com, Website : www.sahanagroup.com



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

To,

The owner
 SAFAL DEVELOPERS PRIVATE LIMITED
 54B, 402, Sagar Avenue, Junction of SV Road, Lallubhai Park, Andheri West, Mumbai - 400058. -400058

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/INFRA2/408565/2022 dated 05 Dec 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH195971
2. File No.	SIA/MH/INFRA2/408565/2022
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Redevelopment Of Municipal Property known as Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated At Vishramwadi, Bhaudaji Rd. Sion Mumbai 400022, D.C.Regulation 33(7) by M/s. Safal Developers Pvt. Ltd.
7. Name of Company/Organization	SAFAL DEVELOPERS PRIVATE LIMITED
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: 11/04/2023

(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.

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PARIVESH

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/408565/2022
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s. Safal Developers Pvt. Ltd.,
 S.C No.6 (Pt) Of F/North Ward, Sion Division,
 Vishramwadi, Bhaudaji Rd. Sion Mumbai.

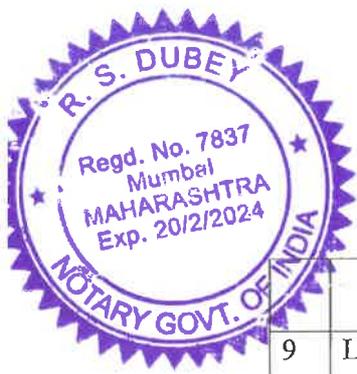
Subject : Environment Clearance for proposed Redevelopment of Municipal Property known as Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai by M/s. Safal Developers Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/408565/2022

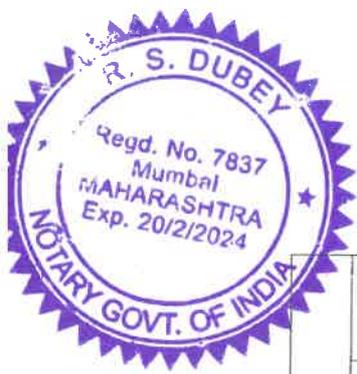
This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 193rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

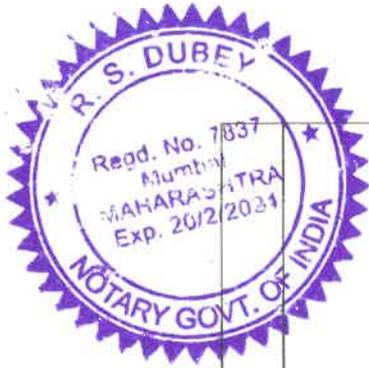
Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/408565/2022	
2	Name of Project	Proposed Redevelopment of Municipal Property known as Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai by M/s. Safal Developers Pvt. Ltd.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Vijay More
		Regd. Office address	54B, 402, Sagar Avenue, Junction of SV Road, Lallubhai Park, Andheri West, Mumbai - 400058
		Contact number	9969033491
		e-mail	Compliance@Sahanagroup.com
6	Consultant	Name: Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	Greenfield Project /Fresh	
8	Location of the project	Municipal Property is known as Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward,	



		Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion.					
9	Latitude and Longitude	Latitude - 19°13'24.96"N, Longitude - 72°52'5.15"E					
10	Plot Area (Sq.m.)	26329.97 sq.m					
11	Deductions (Sq.m.)	16497.65 sq.m					
12	Net Plot area (Sq.m.)	9832.32 sq.m					
13	Ground coverage (m ²) & %	4322.79 sq.m (43.97%)					
14	FSI Area (Sq.m.)	79490.98 sq.m					
15	Non-FSI (Sq.m.)	56086.82 sq.m					
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	135577.8 sq.m					
17	TBUA (m2) approved by the Planning Authority till date.	IOD For Building no.1 – 06/03/2017 - Approved FSI area – 8371.33 sq.m IOD for building no.2 & 3 – 09/03/2017 - Approved FSI area – 60961.54 sq.m IOD for building no.4 – 06/03/2017 - Approved FSI area – 7644.7 sq.m IOD for building no.5 – 06/03/2017 - Approved FSI area – 2513.38 sq.m					
18	Earlier EC details with Total Construction area, if any.	NAs					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	No. construction is taken up onsite					
20	Previous EC / Existing Building		Proposed Configuration			Reason for Modification / Change	
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
	NA	NA	NA	Amenity Building no. 1	Ground + 19(pt.) Floors.	64.35 m	NA
	NA	NA	NA	Sale Building 2 & 3	3 Basements + Ground + 5 Podium Levels + 6th to 18th floor + Service floor & fire check floor + 19th to 40th + Service floor & fire check floor + 41st to 50th Residential Floors + Terrace Floor.	172.95 m	NA
NA	NA	NA	Municipal Tenant building no. 4	Ground floor + 20th floor + Service floor & fire check floor + 21st floor to 26th Floors.	88.60 m	NA	



	NA	NA	NA	Slum Building no. 5	Ground + 8th (Pt).	27.60 m	NA
	NA	NA	NA	Parking Tower	Stilt + 21 level.	52.90 m	NA
21	No. of Tenements & Shops			Building no. 1 – 174 nos of Flats, BMC Chowky, Atithi gruha, Therapy center Building no. 2 & 3 - Flats - 512 nos. Building no. 4 - Flats - 100 nos. Building no: 5 - 21 nos. of Shops, temple, flats – 61 nos.			
22	Total Population			Residential: 4365 nos. Commercial: 84 nos. Others: 410 nos.			
23	Total Water Requirements CMD			630 KLD (Domestic - 412 KLD, Flushing - 205 KLD, Landscape - 13 KLD)			
24	Under Ground Tank (UGT) location			Service basement for Amenity Building no. 1 Basement level 1 for Sale building 2 & 3 Service Basement for Building no. 4 & 5			
25	Source of water			MCGM			
26	STP Capacity & Technology			3 STPs of a Total Capacity of 610 KLD, MBBR			
27	STP Location			110 KLD STP for Amenity Building in service basement & open to the sky at ground level 390 KLD STP for Sale building no. 2 & 3 in Basement level 1 & open to the sky at ground level 110 KLD STP for Buildings no. 4 & 5 below ground & open to the sky at ground level			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			276 KLD &, 35% of excess treated water to sewer line			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)		Treatment/disposal
				Dry waste	10 kg/day		Will be handed over to a recycler
				Wet waste	15 kg/day		Handed over to Municipal waste collector
				Constructi on waste	Topsoil	3950 Cum	Being used for landscaping
	Demolitio n Waste	1929 Cum	Already disposed of as per SWM NOC				
	Excavated / Demolitio n Debris quantity	41000 Cum	We will reuse the 3500 cum quantity in the internal plot & road development and for the remaining quantity as per the SWM NOC 13301 cum				



				quantity will be transported & remaining debris NOC will be obtained subsequently.
		Empty cement bags	81347 nos.	To be handed over to local recyclers
		Steel	14 MT	To be handed over to local recyclers
		Aggregates	54 MT	To be used as a layer for internal roads and building boundary walls.
		Broken Tiles	1987 sq.m	Waste tiles to be used as china mosaic for terraces.
		Empty Paint Cans (20 litre/can)	2034 nos.	To be handed over to the recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment/disposal
		Dry waste	959 kg/day	Will be handed over to a recycler
		Wet waste	1347 kg/day	Composting by OWC - manure produced will be used at a site for landscaping, 3 OWC of total Capacity - 300, 300 & 900 Kg/day.
		E-Waste	2577 kg/yr	Will be collected and sent to MPCB-authorized recyclers.
		STP Sludge (dry)	28 kg/day	Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	RG required - 886.89 sq.m (8%)		
		Non - paved RG on mother earth - 1788.34 sq. m. (18%)		
		Paved RG on Mother earth - 246.72 sq. m. (2%)		
		Total R.G. provided - 2035.059 sq.m (20%)		
		Existing trees on the plot: 340 nos		
		The number of trees to be planted: 122 + 73 + (600 trees		



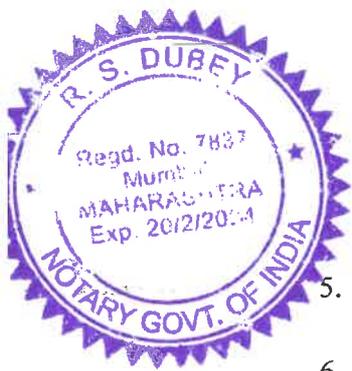
		+ 200 shrubs) = 995 nos of trees a) In RG area: 195 nos. b) In Miyawaki Plantation (with the area); 800nos. (600 trees + 200 shrubs) of trees in the 200 sq.m						
		Number of trees to cut: 61 nos as per Tree NOC						
		Number of trees to transplant: 73 nos. as per Tree NOC						
		Number of trees to be retained: 206						
32	Power requirement	During the Operation Phase: <table border="1"> <tr> <td>Details</td> <td>BEST</td> </tr> <tr> <td>Connected load (kW)</td> <td>13519 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>4703 KW</td> </tr> </table>	Details	BEST	Connected load (kW)	13519 KW	Demand load (kW)	4703 KW
Details	BEST							
Connected load (kW)	13519 KW							
Demand load (kW)	4703 KW							
33	Energy Efficiency	a) Total Energy saving (%): 16 % b) Solar energy (%): 5%						
34	D.G. set capacity	2 x 700 KVA						
35	No. of 4-W & 2-W Parking with 25% EV	4 Wheelers – 943 Nos. 2Wheeler – 149 nos.						
36	No. & capacity of Rainwater harvesting tanks /Pits	4 RWH tank is proposed which is having a total capacity of 162 cu.m/day.						
37	Project Cost in (Cr.)	Rs. 410 Cr						
38	EMP Cost	Capital Cost- Rs. 1182 Lakhs, O and M cost - Rs. 90 Lakhs						
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.						
40	Details of Court Cases/litigations w.r.t the project and project location if any.	NA						

3. The proposal has been considered by SEIAA in its 257th (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:
a) Water Supply; b) Storm Water Drain remarks; c) CFO NOC for Parking Tower; d) Civil Aviation NOC.
3. PP to maintain 6 Mtr. distance between 390 KLD STP & domestic tanks.
4. PP to relocate flushing tank adjacent to 410 KLD STP proposed for building no.4 & 5.



5. PP to relocate domestic tanks of building-no.2 & 3 in to the 1st basement such that top of the tanks is flush to the ground level.
6. PP to maintain adequate distance between Substation & STP.
7. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

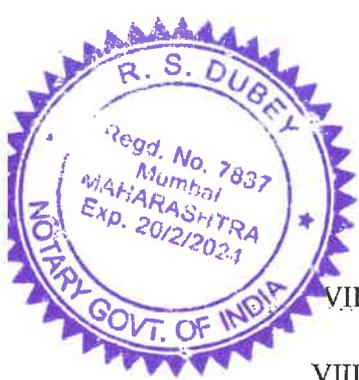
B. SEIAA Conditions-

1. This EC is restricted up to 120 m height as PP has not obtained HRC NOC. EC is further restricted up to 122.787 m height as per Civil Aviation NOC.
2. This EC is also restricted building no 1 up to 62.75 m height and for building no 5 up to 27.45 m height only as per CFO NOC.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for – FSI – 79490.98 m², Non FSI- 56086.82 m², Total BUA- 135577.8 m². (Plan approval No. CHE/CITY/1323/FN/337, dated-10.03.2017, CHE/CITY/1288/FN/337, dated-06.03.2017, CHE/CITY/1287/FN/337, dated-08.03.2017)

General Conditions:

a) Construction Phase :-

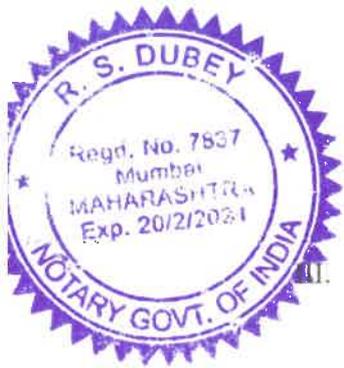
- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should 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.

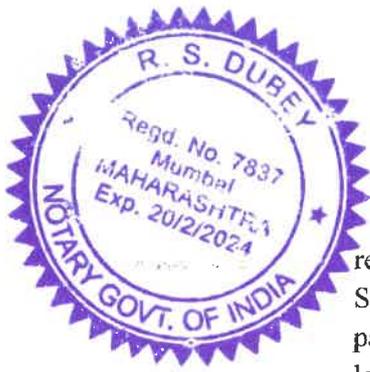
B) Operation phase:-

- 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.

- 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.

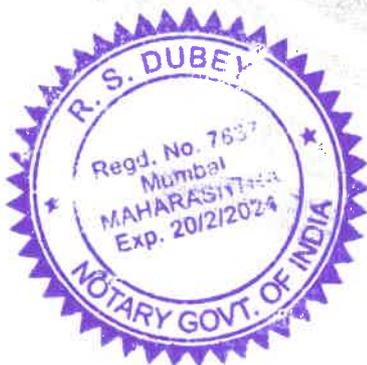
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



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.



UNION BANK OF INDIA
CREDIT COMPLIANCE AND MONITORING
10TH FLOOR C.O., NARIMAN POINT
VIDHAN BHAVAN MARG
MUMBAI
MAHARASHTRA



Bank Guarantee Confirmation Letter

To,
REGIONAL OFFICER MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICER, MPCB MUMBAI 1
KALPATARU POINT, 3RD AND 4TH FLOOR
MUMBAI MAHARASHTRA
INDIA
400022

DATE : 27 04 2023

Your Ref. no.-

We confirm having issued the following Guarantees on behalf of
SAFAL DEVELOPERS PVT LTD
The details of which are as under.

Bank Guarantee No.- 40810IGL0001223
Date of Issue - 27-04-2023
Issuing Branch - VILE PARLE WEST MUMBAI
Beneficiary Name - REGIONAL OFFICER MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICER, MPCB MUMBAI 1
Amount - INR 25,00,000.00
Amount in words - INR Twenty Five Lakh only
Expiry date - 26-04-2028
Claim Exp date - 26-04-2028
Status - Issued and Effective

This is system generated e-confirmation hence no signature is required.

Note: This confirmation does not cover the verification of contents of the
guarantee other than mentioned above. In case of any discrepancy, kindly
contact the Bank Guarantee issuing Branch immediately.



महाराष्ट्र MAHARASHTRA

2023

BY 698116

प्रधान मुद्रांक कार्यालय, मुंबई.
 प.सु.वि.क्र. ८००००९५
 20 APR 2023
 सक्षम अधिकारी



ग्रामती उल्का पाटील

BANK GUARANTEE

1. In Consideration of the Regional Officer Maharashtra Pollution Control Board, Regional Officer, MPCB MUMBAI 1 having agreed to grant M/s Safal Developers Pvt. Ltd. (thereinafter referred to as the company/unit) time for the due compliance of consent conditions/directions for providing adequate and satisfactory pollution control devices as suggested/stipulated vide letter bearing No.1.0/BO/CAC-Cell/UAN No.0000042676/E/8THCAC-1903001489 dated 26/03/219 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. 25,00,000/- (Rupees Twenty Five Lakhs Only) we

Naren
 NAREN CHATTERJEE
 DF No 778055

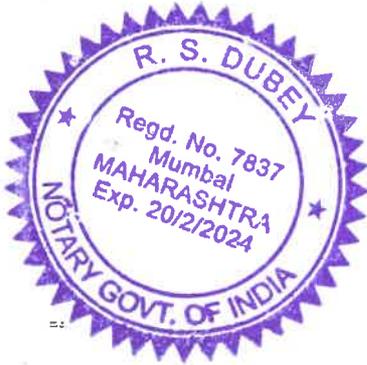


Niteen Kumbhare
 NITEEN KUMBHARE
 PF. 683955

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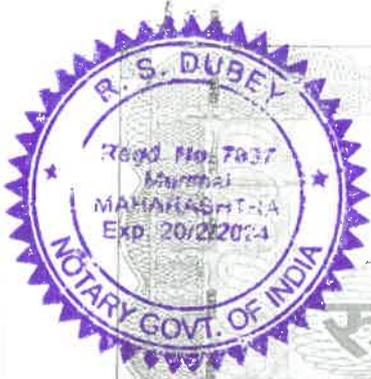
26 APR 2024

जोडपत्र - २ Annexure - II



दस्तावा प्रकार	AGREEMENT
दस्त नोंदणी करणार आहेत का?	YES/NO
मिळकतीचे वर्णन -	
मुद्रांक विषयत घेणाऱ्याचे नाव	SAFAL DEVELOPERS PVT. LTD. 54-B, 402, Sagar Avenue, Junction of S. V. Road, Andheri (W), Mumbai - 400058.
दुसऱ्या पक्षकाराचे नाव	
दस्त असल्यास तारीख व पक्षा	M. P. C. B.
मुद्रांक शुल्काचे व किंमत	M. S. Rawat
मुद्रांक किती नोंदणी आहे, क्रमांक/दिनांक	500
मुद्रांक किती घेण्यात आली	
मुद्रांक विक्रेत्याची सही	
परवाना क्रमांक :	6000094
मुद्रांक विक्रीचे ठिकाण/पत्ता :	अंधेरी कोर्ट खर अरोशिएशन एम. एम. कोर्ट, अंधेरी रेल्वे स्टेशनच्या बाजूला, अंधेरी (पूर्व), मुंबई - ४२.
म्हणून घेतल्याची न्यांमी मुद्रांक ठारे ही येवता त्यांमी त्याच कारणातून ही मुद्रांक ठारेची नोंदणी घेतली आहे. अहिल्यात वापरणे घेतल्यातून आहे.	

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महाराष्ट्र MAHARASHTRA

2023

BY 708071

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.दि.क्र. ८००००९८
20 APR 2023
सक्षम आंधकासे

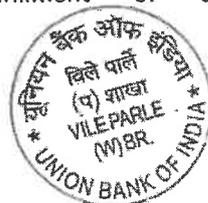


श्रीमती लता सांगळे

Union Bank of India (hereinafter referred to as the Bank) at the request of said M/s Safal Developers Pvt. Ltd (indicate the name of the company/unit at whose request Bank Guarantee is being issued) do hereby undertake to pay to the Board an amount not exceeding Rs. 25,00,000/- against any non compliance of consent conditions/directions or damages etc caused to the Environment by reason of any breach of provisions of said Acts, Notices, letter, instructions etc by the said company/unit/local body.

2. We, Union Bank of India 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

NAREN CHATTERJEE
PF No 778055



NITEEN KUMBHARE
PF. 683955

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जोडपत्र - २ / Annexure - II

BANK GUARANTEE

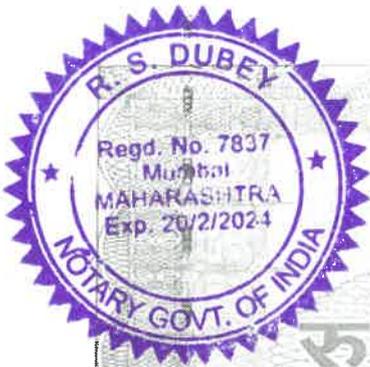
SAFAL DEVELOPERS PVT. LTD.
 54-B, 402, Sakinaka Road,
 Junction of S. V. Road,
 Andheri (W), Mumbai - 400058.

परवाना प्रकार	
वरस नोंदणी करानार आहेत का ?	YES / NO
मिळकतीचे वर्णन -	
मुद्रांक विकत घेणाऱ्याचा नाव	
दुसऱ्याचा पसक्याचे नाव	
हस्त अखत्यार त्यांचे नाव व पत्ता	<i>MPCB</i>
मुद्रांक शुल्क रक्कम	<i>Ram - M18</i>
मुद्रांक विकत घेत घेतले अद्य. क्रमांक/दिनांक	
मुद्रांक विकत घेणाऱ्याचा पत्ता	
मुद्रांक विकत घेतले आहे	
परवाना क्रमांक: ८०००१८	
मुद्रांक विकत घेणाऱ्याचा पत्ता: वार असोसिएशन ऑफ एम एल टी सी व. हजारीमल भोमची भाग, भस्मा इण्डस्ट्रियल वॉर सभोर, कॅम्पिल सिनेमाथ्या बाजुला, री.एस.टी., मुंबई - ४०० ००९.	
या कार्यासाठी ज्यांनी मुद्रांक घेतले ते त्यांनी त्यात का, पाहिले मुद्रांक घेतले कोट्यापत्तन व अखत्यार वापरणे संभव्यकारक आहे।	

26 APR 2023

26 APR 2023

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महाराष्ट्र MAHARASHTRA

2023

BY 708072

प्रधान मुद्रांक कार्यालय, मुंबई
 प.मु.वि.क्र. ८००००९८
 20 APR 2023
 सक्षम अधिकारी



श्रीमती लता सांगळे

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. 25,00,000/-.

3. We undertake to pay to the Board any money so demanded notwithstanding any dispute or disputes raised by the said company/unit.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.

Naren
 NAREN CHATTERJEE
 PF No 778055



Niteen
 NITEEN KUMHARE
 PF, 683955

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जोड़पत्र - २ / Annexure - II **BANK GUARANTEE**

दस्तावेज क्रमांक	
वरत जीवणी करनाट आहेत का ?	YES / NO
निलम्बणीचे वर्षांक -	
मुद्रांक विवत घेणाऱ्याचा नाव	
दुसऱ्याचा पक्षक्याचे नाव	
करते असल्यास खांचे जाव व पसा	
मुद्रांक शुल्क रक्कम	
मुद्रांक दिनांक वही यात अनु. क्रमांक/दिनांक	
मुद्रांक विवत घेणाऱ्याची उरती	
मुद्रांक विवतघ्याची उरती	

प्रचारा क्रमांक: 0000092

मुद्रांक विवत घेणाऱ्याचा बाल असोसिएशन ऑफ इंग्लंड ए सी टी
 ६, इन्डिअन मोबिलिटी बिल्डिंग, भद्रा हायस्कूल व्हा समोर,
 कॅम्पिन्स इन्डिअन मोबिलिटी बिल्डिंग, सी.ए.ए.टी. मुंबई - ४०० ००९.

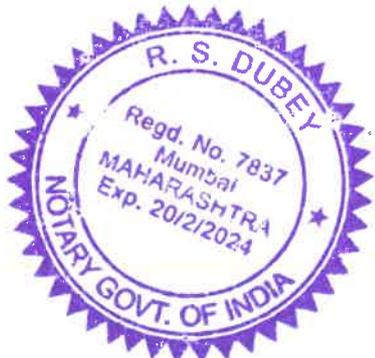
ज्या धारकाच्या उरती मुद्रांक उरती केल्या त्यांनी त्याच कारणासाठी
 मुद्रांक उरती केल्यामुळे व सदर्यात वापरणे बंधनकारक आहे ।

SAFAL DEVELOPERS PVT. LTD.
54-B, 402
Junction of S
Andheri (W), Mumbai - 400058.

MPCB
Form 117

26 APR 2023

26 APR 2023



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महाराष्ट्र MAHARASHTRA

2023

BY 708070

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९८
20 APR 2023
सक्षम अधिकारी

श्रीमती लता सांगळे



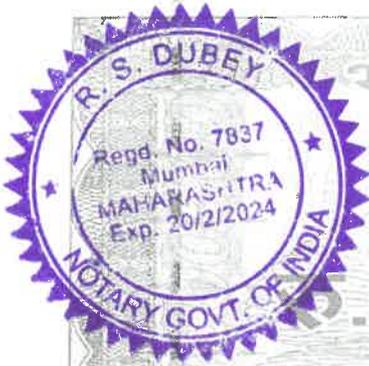
4. The payment so made by us under this agreement shall be valid discharge of our liability and company/unit shall have no claim against us in making such payment.

5. We, **Union Bank of India** 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 /unit and accordingly discharges

Naren Gatterjee
NAREN GATTERJEE
PF No 778055



Niteen Kumbhare
NITEEN KUMBHARE
PF. 683955



महाराष्ट्र MAHARASHTRA

2023

BY 708073

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९८
20 APR 2023
सक्षम अधिकारी

श्रीमती लता सांगळी



this guarantee. Unless the demand or a claim under this guarantee is made on us in writing on or before 25/03/2028. We shall be discharged from all liability under this guarantee thereafter.

6. We, Union Bank of India 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/unit 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/unit 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/unit or for any forbearance, action commission on the part of the Board or any

Naren

NAREN CHATTERJEE
PF No 778055



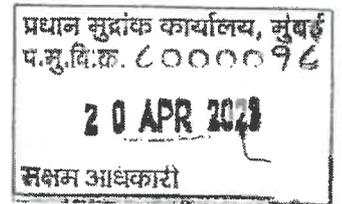
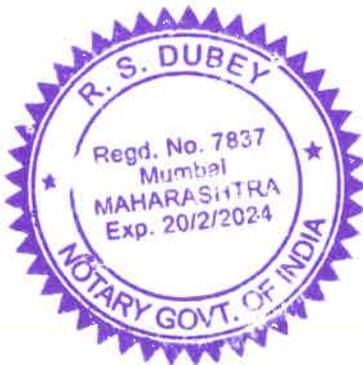
Niteen Kulkarni
NITEEN KULKARNI
PF. 683955



महाराष्ट्र MAHARASHTRA

2023

BY 708074



श्रीमती लता सांगळी

indulgence by the Board to the company/unit 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.

7. This Guarantee will not be discharged due to the change in the constitution of the Bank or the company/Unit.

8. We, Union Bank of India undertake not to revoke this guarantee during its currency except with the previous consent of the Board in writing.

9. Notwithstanding what has been stated above our liability under this guarantee is restricted to Rs.

Naren

NAREN GHATTERJEE
PF No 778055



Lata Sangli

PF. 600005

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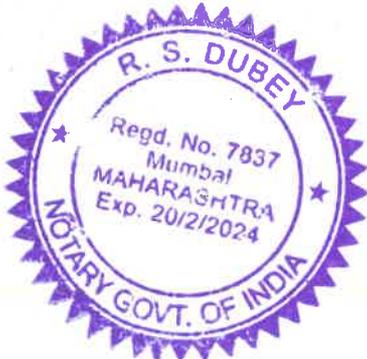
जोडपत्र - २ / Annexure - II BANK GUARANTEE

दस्तावाचा प्रकार	YES / NO	SAFAL DEVELOPERS PVT. LTD.
दस्तावा बँदणी करतार आहेत का ?		54-B, 402, Sagar Road, Junction of S. V. Road, Andheri (W), Mumbai - 400058.
मिळवणीचे वर्णन --		
मुदतक विकत घेण्याचा काय		
दस्तावा पक्षकवाचे नाव		
दस्ता अदाव्यास खाते काय दस्ता		
मुदतक शुल्क रक्कम		
मुदतक विक्री बॉण्ड वही अनु. क्रमांक/दिनांक		
मुदतक विकत घेण्याची मधी		
मुदतक विकत घेण्याची मधी		
परवाना क्रमांक: C00009C		
<p>मुदतक विक्री विकत घेण्याचा बॉण्ड असोसिएशन ऑफ एम ए सी टी २, शंकराचरण सोयारी मार्ग, सरडा जयदेवुल बस स्थान, जोडपत्र दि. २०/०२/२०२४, बाबुला, सी.एस.टी., मुंबई - ४०० ००९. एम.एस.टी. वही क्रमांक खोली फेला त्यांना त्याच कारणासाठी मुदतक विक्री करतार करून घ्यावेनास वापरणे बंधनकारक आहे।</p>		

*mpc B.
Ran - mg*

26 APR 2023

26 APR 2023



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महाराष्ट्र MAHARASHTRA

2022

BX 444903



जिल्हा कोषागार कार्यालय, ठाणे
 23 MAR 2023
 सुवाक प्रमुख लिपीक



25,00,000/- our guarantee shall remain in force until 26-04-2028 unless a demand or claim under this guarantee is made on in writing on or before the 26-04-2028 all your rights under the guarantee shall be forfeited and we shall be released and discharged from all liabilities under this guarantee thereafter.

1. Our liability under the Bank Guarantee shall not exceed Rs 25,00,000/- (Rupees Twenty Five Lakhs Only)
2. This Bank Guarantee shall be valid up to 26-04-2028 and

Naren Chatterjee
 NAREN CHATTERJEE
 PF No 778055



Ateem Kumbhare
 ATEEM KUMBHARE
 PF. 683955



महाराष्ट्र MAHARASHTRA

2023

BY 708076



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. 6000096
20 APR 2023
सक्षम अधिकारी

श्रीमती लता सांगळे



3. Our liability to make payment shall arise and we are liable to pay the guaranteed amount in any part there of under this Guarantee only, and only if you serve upon us a written claim or demand terms of the Guarantee on or before 26-04-2028.
4. At the end of expiry of the validity period, unless an action to enforce the claim under this guarantee is initiated before the Court or Tribunal on or before 12 months after the expiry of the validity period, all your rights under this Bank guarantee shall stand extinguished and we shall be relieved and discharged from all our liabilities and obligations under this Bank Guarantee irrespective of return of original Bank Guarantee.

Naren
NAREN CHATTERJEE
PF No 778055



Niteen Kumbhare
NITEEN KUMBHARE
PF. 683955

000254

जीडपत्र - २ / Annexure - BANK GUARANTEE

दस्तावेज प्रकार	
दस्त नोंदणी करणार आहेत का ?	YES / NO SAFAL DEVELOPERS PVT. LTD.
मिळकतीचे पत्ता -	54-B, 402, Sagard... Junction of S. V. Road, Andheri (W), Mumbai - 400058.
मुद्रांक विकत घेणाऱ्याचा नाव	
दुरुवाचा पक्षक्याचे नाव	DIPC
दुरु अदाख्यार त्यांचे माध्यम व पत्ता	Ram - mrg
मुद्रांक घेणे सुरु करणे	
मुद्रांक घेणे सुरु करणे अमु. क्रमांक/दिनांक	
मुद्रांक विकत घेणाऱ्याची सही	
मुद्रांक विकत घेणाऱ्याची सही	
मुद्रांक घेणे सुरु करणे	

मुद्रांक घेणे सुरु करणे अमु. क्रमांक/दिनांक

मुद्रांक घेणे सुरु करणे अमु. क्रमांक/दिनांक

मुद्रांक घेणे सुरु करणे अमु. क्रमांक/दिनांक



26 APR 2023

26 APR 2023

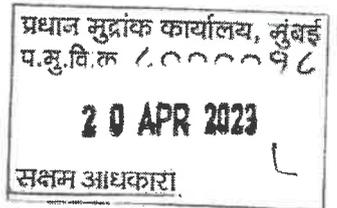
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महाराष्ट्र MAHARASHTRA

2023

BY 708077



श्रीमती लता सांगळे



Confirmation of the above bank guarantee can be done from the following department

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.bank

NAREN CHATTERJEE
PF No 778055



NITEEN KUMBHARE
PF. 683955

000255

जोडपत्र - २ / Annexure - II **BANK GUARANTEE**

दस्तावा प्रकार	
दस्त नोंदणी करणार आहेत का ?	YES / NO SAFAL DEVELOPERS PVT. LTD.
मिळकतीचे वर्णन -	54-B, 402, Sagar Arcade, Junction of S. V. Road, Andheri (W), Mumbai - 400058.
मुद्रांक विकत घेणाऱ्याचा नाव	
दुसऱ्याचा पक्षक्याचे नाव	
हरी अस्त्यास त्यांचे नाव प बसा	<i>MPCB.</i>
मुद्रांक शुल्क रक्कम	<i>₹ 15.</i>
मुद्रांक विक्री मॉड दही अनु. अर्जा/दिनांक	
मुद्रांक विकत घेणाऱ्याची सही	
मुद्रांक विक्रेत्याची सही	
पर्यवेष्टा क्रमांक: 000094 मुद्रांक विक्रीचे दिनांक/वर्षा: वार असाईनमेंट ऑफ एम. सी. टी. ९, इला ग्रेजुअल सोसायटी मार्ग, अरुण जगदकुल च्या थकीत. विधिवत निलंबनाच्या बाबुला, सी.एस.टी., मुंबई - ४०० ००१ ज्या पर्यवेष्टाची त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केलेल्यातून ६ महिन्यात वापरणे संपादन करावे.	

26 APR 2023



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महाराष्ट्र MAHARASHTRA

2023

BY 708078

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८००००९८
20 APR 2023
सक्षम अधिकारी

श्रीमती लता सांगळे



Amount of BG : Rs 25,00,000/-
BG Expiry Date : 26-04-2028
Claim Expiry Date : 26-04-2028

IN WITNESS WHEREOF THE GUARANTOR HAS EXCUTED THIS GUARANTEE ON THE day of

27th April 2023

Xare
Authorized Signatory

PF No 778055

Date: 24/04/2023



यूनियन बँक ऑफ इंडिया
UNION BANK OF INDIA
10th रस्ता, जे. वी. पी. डी. स्कीम ब्रान्च,
10th Road, J.V.P.D Scheme Branch.
विले-पार्ले (पश्चिम), मुंबई-400 049.
Vile-Parle (West) MUMBAI-400 049

Authorized Signatory

Miteen Kumbhar
MITEEN KUMBHAR
PF. 683955

000256

BANK GUARANTEE

जोडपत्र - २ / Annexure - II

दस्तावा प्रकार		SAFAL DEVELOPERS PVT. LTD.
दस्तं नोंदणी करवार आहेत का ?	YES / NO	54-B, 402 Saagar Avenue, Junction of S. V. Road, Andheri (W), Mumbai - 400058.
मिळवलीचे वर्णन -		
मुद्रांक विकत घेणाऱ्याचा नाव		
मुद्रांकाचा पक्षक्याचे नाव		MPCB.
हस्त अखत्यार त्याचे नाव व पत्ता		Ram m. 18
मुद्रांक शुल्क रक्कम		
मुद्रांक विक्री नोंद द्या अथवा उजवीकडिलेक		
मुद्रांक विकत घेणाऱ्याची सही		
मुद्रांक विकत्याची सही		
दस्तावा क्रमांक: C00009C		
मुद्रांक फोडीचे विवरण/पत्ता: चार असोसिएशन ऑफ एम ए सी टी २, हजारामता सोयानी मार्ग, भद्रा इन्व्हेस्ट्मन्ट्स प्रा. लि., अॅडिटेड सिनेमाच्या बाजूला, सी.एच.टी., मुंबई - ४०० ००२		26 APR 2023
असा कारणासाठी जवळी मुद्रांक ठरितो. केवळ त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केला जाऊ शकतो. इतर कोणत्याही कारणाने त्याचा वापर होऊ नये.		26 APR 2023



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C - 3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1287/F/N/337(NEW)/CC/1/New

COMMENCEMENT CERTIFICATE

To,
Safal Developers Pvt. Ltd.
Sagar Avenue, 4th floor, 54-B, S. V. Road, Andheri
(W), Mumbai – 400058

Sir,

With reference to your application No. **CHE/CTY/1287/F/N/337(NEW)/CC/1/New** Dated. **05 Mar 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 **05 Mar 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. **6(pt)** Division / Village / Town Planning Scheme No. **Sion** situated at **B.A. Road and Bhaudaji Road** Road / Street in **F/North** 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. **E.E.B.P.(City)II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 30/1/2024

Issue On : 31 Jan 2023

Valid Upto : 30 Jan 2024

Application Number : CHE/CTY/1287/F/N/337(NEW)/CC/1/New

Remark :

Plinth cc approved as per IOD plan dated 12.01.2023

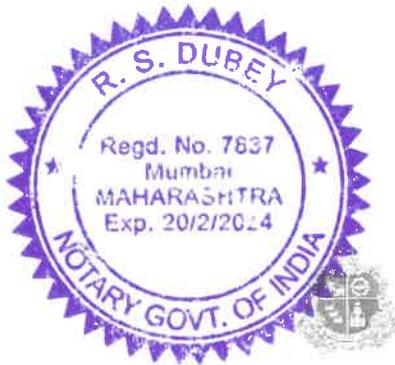


For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal
City F/North Ward

Cc to :

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



C - 3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1288/F/N/337(NEW)/CC/1/New

COMMENCEMENT CERTIFICATE

To,
Safal Developers Pvt. Ltd.
Sagar Avenue, 4th floor, 54-B, S. V. Road, Andheri
(W), Mumbai – 400058

Sir,

With reference to your application No. CHE/CTY/1288/F/N/337(NEW)/CC/1/New Dated. 05 Mar 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 05 Mar 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. 6(pt) Division / Village / Town Planning Scheme No. Sion situated at B.A. Road and Bhaudaji Road Road / Street in F/North Ward .

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

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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. E.E.B.P.(City)II Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 30/1/2024

Issue On : 31 Jan 2023

Valid Upto : 30 Jan 2024

Application Number :

CHE/CTY/1288/F/N/337(NEW)/CC/1/New

Remark :

Plinth cc approved as per IOD dated 12.01.2023



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

Executive Engineer . Building Proposal
City F/North Ward

Cc to :

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



C - 3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1323/F/N/337(NEW)/CC/1/Amend

COMMENCEMENT CERTIFICATE

To,
Safal Developers Pvt. Ltd.
Sagar Avenue, 4th floor, 54-B, S. V. Road, Andheri
(W), Mumbai – 400058

Sir,

With reference to your application No. CHE/CTY/1323/F/N/337(NEW)/CC/1/Amend Dated. 05 Mar 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 05 Mar 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. 6(pt) Division / Village / Town Planning Scheme No. Sion situated at B.A. Road and Bhaudaji Road Road / Street in F/North 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. E.E.B.P.(City)II Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 2/2/2024



Issue On : 03 Feb 2023

Valid Upto : 02 Feb 2024

Application Number :

CHE/CTY/1323/F/N/337(NEW)/CC/1/New

Remark :

Plinth C.C.Approved only for Shore piling for building 03 as marked Red hatch marked 'A-B-C-D' in plan attached as per last approved amended plan dated 30.01.2023

E.E.B.P.(City)II

Executive Engineer

Issue On : 27 Apr 2023

Valid Upto : 26 Apr 2024

Application Number :

CHE/CTY/1323/F/N/337(NEW)/CC/1/Amend

Remark :

plinth CC for the portion building 03 as marked Red hatch marked 'A-B-C -D' in plan attached as per last approved amended plan dated 30.01.2023 is approved.



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

Executive Engineer . Building Proposal
City F/North Ward

Cc to :

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

346
Form -----
88

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



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. CHE/CTY/1287/F/N/337(NEW)/IOD/1/Amend Dated- 12 January 2023

MEMORANDUM

Municipal Office,
Mumbai

To,

Safal Developers Pvt. Ltd.

Sagar Avenue, 4th floor, 54-B, S. V. Road, Andheri (W), Mumbai – 400058

With reference to your Notice 337 (New) , letter No. 2634 dated. 5/3/2018 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Redevelopment of Building No.1 (Rehab Doctors Quarters) Under DCR 33(7) of Municipal property on plot bearing C.S.No. 6(pt.) Sion Division, of Bhaudaji Road extension, Sion, Mumbai CTS/CS/FP No. 6 (pt) furnished to me under your letter, dated 5/3/2018. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 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 low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.



No. CHE/CTY/1287/F/N/337(NEW)/IOD/1/Amend Dated- 12 January 2023

- 5 That the specifications for layout/ D.O./or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate.
- 6 That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him
- 7 That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
- 8 That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A.E.(Survey)/ E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.
- 9 That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
- 10 That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback 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.
- 11 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.
- 12 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 13 That the requirements of N.O.C. of C.F.O/ ESTATE/ E.E.T.&C will not be obtained & the requisitions, if any, will not be complied with before occupation certificate / B.C.C.
- 14 That the conditions mentioned in the release letter of E.E.D.P. under No. CHE/031504/DP City dated 06/11/2015 will not be complied with.
- 15 That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- 16 That All Dues Clearance Certificate from A.E.W.W. 'F/N' Ward shall not be submitted before issue of C.C.
- 17 That the true copy of the sanctioned layout / sub-division / amalgamation approved under No.CHE/CITY/1200/FN/302 dated 07.12.15 along with the T. & C. thereof will not be submitted before B.C.C.
- 18 That the premium/deposits as follows will not be paid - a)Condonation of deficient open spaces. b)Development charges as per M.R.& T.P.(Amendment) Act,1992 c)Insecticide charges. d)Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'F/N' Ward. e)Labour Welfare Cess f)Additional Development Cess.
- 19 That the extra ground rent / penalty, premium for breaches in lease, if any will not be paid to Asstt. Commissioner (Estates) office and N.O.C. from Asst. Commissioner (Estates) thereof will not be submitted to this office before C.C.



No. CHE/CTY/1287/F/N/337(NEW)/IOD/1/Amend Dated- 12 January 2023

- 20 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.
- 21 That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
- 22 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
- 23 That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
- 24 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 and owner / developer should submit revalidated Janata Insurance Policy from time to time.
- 25 That the N.O.C. from Asstt. Commissioner (Estates) shall not be submitted.
- 26 That the N.O.C. from B.E.S.T. for sub- station shall not be submitted.
- 27 That the Regd. U/T against misuse of pocket terrace / part terrace / stilt shall not be submitted.
- 28 That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
- 29 That the Indemnity bond against no nuisance due to contravening toilets shall not be submitted.
- 30 That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
- 31 That the registered Power of Attorney shall not be submitted.
- 32 That the remarks from H.E. Department shall not be submitted.
- 33 That the debris shall not be dumped on the Municipal ground only
- 34 That the board displaying the details of development of the work shall not be displayed at site.
- 35 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.
- 36 That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
- 37 That the Regd. U/T for apprising the prospective buyers regarding contravening toilets shall not be submitted before C.C.
- 38 That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
- 39 That the copy of PAN card of the applicant shall not be submitted before C.C.
- 40 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.
- 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.



No. CHE/CTY/1287/F/N/337(NEW)/IOD/1/Amend Dated- 12 January 2023

- 42 That the plans of proposed Occupations therapy approved by Dy.M.A. shall not be submitted before C.C.
- 43 That the N.O.C. from E.E.T.& C. shall not be obtained for the parking before C.C
- 44 That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
- 45 That the work shall not be carried out between 6.00 A.M. to 10.00 P.M. only. in accordance with rule 5A(3) of the noise pollution (Reg. & control) Rules 2000 & the provision of notification issued by the ministry of envirmnt & forest Deptt. from time shall not be duly observed
- 46 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.
- 47 That the precautionary measures to avoid nuisance due to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.
- 48 That remarks from E.E.(M.& E.) for ventilation shall not be submitted.
- 49 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.
- 50 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.
- 51 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.
- 52 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/I of 2.2.2006.
- 53 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
- 54 That the remarks regarding formation level from Road Department shall not be submitted.
- 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 specification & design 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 submitted.
- 57 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.
- 58 That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.
- 59 That all the conditions of E.E.(T.&C.) N.O.C. shall not be complied before plinth C.C.
- 60 That all the conditions of C.F.O. N.O.C. shall not be complied before plinth C.C.



No. CHE/CTY/1287/F/N/337(NEW)/IOD/1/Amend Dated- 12 January 2023

- 61 That the services of Safety Officer to take care of all safeties during construction on construction and around shall not be hired.
- 62 That the Third party insurance shall not be submitted.
- 63 That the Extra Water Charges & Extra Sewerage Charges shall not be paid.
- 64 That the registered UT shall be submitted that the owner shall not have any objection if the neighboring plot owner come for development with deficiency in open spaces
- 65 That the structural stability of pit type parking tower & registered undertaking in this regard indemnifying M.C.G.M. & its officer against the litigation arising out of hardship to occupants due to mechanized failure shall not be submitted.
- 66 That the Regd. U/T for corpus for maintenance of stack parking for staff quarters as decided by Ch.E. (M&E) shall not be submitted.
- 67 That the Regd. U/T for contravening toilets shall not be submitted.
- 68 That the condonation of LOI Dt. 21.08.2015 shall not be complied with.
- 69 That the NOC from water pollution prevention Board shall not be submitted.
- 70 That the NOC from W.O./ A.E.(Ment.) for no compensation paid & set back handing over shall not be submitted.
- 71 That the remarks for the construction of internal road set-back of road shall not be submitted before issue of C.C.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the plinth/stilt height shall not be got checked by this office staff.
- 2 All the payments as intimated by various departments of MCGM shall not be paid.
- 3 That the amended Remarks of concerned authorities / empaneled consultants for the approved plan, if differing from the plans submitted for remarks, shall not be submitted for : a) S.W.D. b) Parking c) Roads d) Sewerage e) Water Works f) Fire Fighting Provisions g) Mechanical Ventilation h) Tree authority i) Hydraulic Engineer j) PCO k) NOC from Electric Supply Company
- 4 That set back land free of compensation and free of any encumbrance shall not be
- 5 The reservations affecting land u/r shall not be handed over to MCGM.
- 6 That in the event setback and /or reservation is not handed over then at F.C.C, area equivalent to the area of Setback and /or reservation shall not be restricted till such area is handed over or as per circular issued from time to time.
- 7 That the Material testing report shall not be submitted.
- 8 That the yearly progress report of the work will not be submitted by the Architect
- 9 That the application for separate P.R.C. in the name of M.C.G.M. for road set back / D.P. Road/reservation in the layout shall not be submitted.
- 10 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.



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- 11 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.
- 12 That the design of road crust and construction of roads upto sub base level shall not be submitted.
- 13 That the construction of road including storm water drain and footpath shall not be constructed.
- 14 That the compliance of necessary remarks for training of nalla / construction of SWD will not be submitted before granting full C.C. for the said building.
- 15 That the additional development cess shall not be paid before further C.C.
- 16 That every year before onset of the monsoon / revalidation of C.C., structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.
- 17 That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphar 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 not be submitted before granting further C.C. beyond plinth.1. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphar 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 not be submitted before granting further C.C. beyond plinth.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side.
- 2 That 3.00 mt. wide paved pathway upto staircase will not be provided.
- 3 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 4 That the construction of layout road or access roads/ development of setback land will not be done and the access and setback land will not be developed accordingly including providing street lights and S.W.D. only if additional FSI is being claimed.
- 5 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 6 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 7 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 8 That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D. b) Parking c) Roads d) Sewerage e) Water Works f) CFO / Fire Fighting Provisions g) Mechanical Ventilation h) Tree authority i) Hydraulic Engineer shall not be submitted before occupation.
- 9 That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall not be submitted.
- 10 That the construction of D.P. road and development of setback land will not be done including providing



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- street lights and S.W.D
- 11 That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec.353A of M.M.C. Act for work completed on site
 - 12 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
 - 13 That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank, etc. for user will not be provided and the drainage system or the residential part of the building will not be affected.
 - 14 That some of the drains will not be laid internally with C.I. Pipes.
 - 15 That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
 - 16 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.
 - 17 That 10'-0" wide paved pathway upto staircase will not be provided.
 - 18 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.
 - 19 That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
 - 20 That the parking spaces shall not be provided as per D.C. Regulation No.36.
 - 21 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.
 - 22 That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
 - 23 That the Drainage completion certificate from (S.P.)(P&D)City for provision of will not be submitted.
 - 24 That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.
 - 25 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.
 - 26 That final N.O.C. from Asstt.Commissioner(Estates)/ C.F.O./ Tree Authority/ shall not be submitted before asking for occupation permission.
 - 27 That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
 - 28 That the Fresh property card in the name of the owner shall not be submitted.
 - 29 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.

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- 30 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.
- 31 That the additional development cess shall not be paid before O.C.
- 32 That the following documents shall not 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.
- 33 The registered undertaking and indemnity bond shall not be submitted stating that the conditions mentioned at Sr.No.27 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.
- 34 That the supervision certificate shall be submitted periodically i.e. every 3 months 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





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- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves 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 11 January day of 2024 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.

Executive Engineer, Building Proposals,
 Zone, 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 Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as 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 center 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. (!TownHall]) 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 on occupation is detected by the Assessor and Collector's Department.
 5. Your attention if 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.

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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 there under.

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



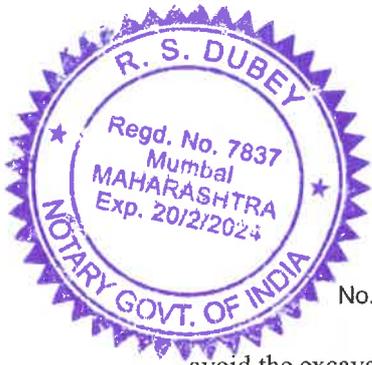
No. CHE/CTY/1287/F/N/337(NEW)/IOD/1/Amend Dated- 12 January 2023

No. EB/CE/ /BS /A/



NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, 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 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



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avoid the excavation of the road an footpath.

- 12) All the terms and condition 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 purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 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) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f 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 be negotiations with the tenant, 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 areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before



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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 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 head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 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 nut 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 made of wrought iron plates or hinges. The manholes of all cisterns 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 lock and the warning pipes of the rabbet pretested 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 accessible be 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 as 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 Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows 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 as your own risk.

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Executive Engineer, Building Proposals
Zones wards.

CHE/CTY/1287/F/N/337(NEW)/IOD/1/Amend

- Copy To :- 1. Milind Devendra Changani
316, wadala udyog bhavan, naigaon cross road, waladal east mumbai 400031
2. Asst. Commissioner F/North.
 3. A.E.W.W. F/North,
 4. Dy.A & C. City
 5. Chief Officer, M.B.R. & R. Board F/North .
 6. Designated Officer, Asstt. Engg. (B. & F.) F/North ,
 7. The Collector of Mumbai





346
Form -----
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in replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. CHE/CTY/1288/F/N/337(NEW)/IOD/1/Amend Dated- 12 January 2023

MEMORANDUM

Municipal Office,
Mumbai

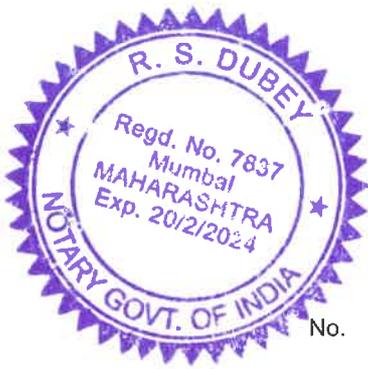
To,
Safal Developers Pvt. Ltd.

Sagar Avenue, 4th floor, 54-B, S. V. Road, Andheri (W), Mumbai – 400058

With reference to your Notice 337 (New) , letter No. 2634 dated. 5/3/2018 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Redevelopment of Building No.4 & 5 (Rehab Municipal Building No.4 & Slum Building No.5) Under DCR 33(7) of Municipal property on plot bearing C.S.No. 6(pt.) Sion Division, of Bhaudaji Road extension, Sion, Mumbai CTS/CS/FP No. 6(pt) furnished to me under your letter, dated 5/3/2018. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 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 low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.



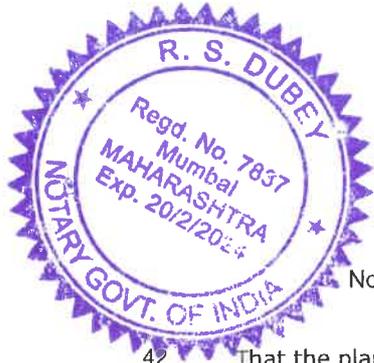
No. CHE/CTY/1288/F/N/337(NEW)/IOD/1/Amend Dated- 12 January 2023

- 5 That the specifications for layout/ D.O./or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate.
- 6 That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him.
- 7 That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
- 8 That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A.E.(Survey)/ E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.
- 9 That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
- 10 That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback 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.
- 11 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.
- 12 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 13 That the requirements of N.O.C. of CFO/ Eastate/ E.E.T.& C. will not be obtained & the requisitions, if any, will not be complied with before occupation certificate / B.C.C.
- 14 That the conditions mentioned in the release letter of E.E.D.P. under No. CHE/031504/DP City dated 06/11/2015 will not be complied with.
- 15 That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- 16 That All Dues Clearance Certificate from A.E.W.W. F/N- Ward shall not be submitted before issue of C.C.
- 17 That the true copy of the sanctioned layout / sub-division / amalgamation approved under No.CHE/CITY/1200/F/N/302 dated 07/12/15 along with the T.&C. thereof will not be submitted before B.C.C.
- 18 That the premium/deposits as follows will not be paid - 1) Condonation of deficient open spaces. 2) Development charges as per M.R.&T.P. (Amendment) Act,1992 3) Insecticide charges. 4) Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'F/N ' Ward. 5) Labour Welfare Cess 6) Additional Development Cess.
- 19 That the extra ground rent / penalty, premium for breaches in lease, if any will not be paid to Asstt. Commissioner (Estates) office and N.O.C. from Asst. Commissioner (Estates) thereof will not be submitted to this office before C.C.



No. CHE/CTY/1288/F/N/337(NEW)/IOD/1/Amend Dated- 12 January 2023

- 20 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.
- 21 That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
- 22 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
- 23 That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
- 24 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 and owner / developer should submit revalidated Janata Insurance Policy from time to time.
- 25 That the N.O.C. from Asstt. Commissioner (Estates) shall not be submitted.
- 26 That the N.O.C. from B.E.S.T. for sub-station shall not be submitted.
- 27 That the Regd. U/T against misuse of pocket terrace / part terrace / stilt shall not be submitted.
- 28 That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
- 29 That the Indemnity bond against no nuisance due to contravening toilets shall not be submitted.
- 30 That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
- 31 That the registered Power of Attorney shall not be submitted.
- 32 That the remarks from H.E. Department shall not be submitted.
- 33 That the debris shall not be dumped on the Municipal ground only.
- 34 That the board displaying the details of development of the work shall not be displayed at site.
- 35 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.
- 36 That the N.O.C. from Dy.Ch.Eng.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
- 37 That the Regd. U/T for apprising the prospective buyers regarding contravening toilets shall not be submitted before C.C.
- 38 That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
- 39 That the copy of PAN card of the applicant shall not be submitted before C.C.
- 40 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.
- 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.



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- 42 That the plans of proposed Occupation Therapy approved by Dy.M.A. shall not be submitted before C.C.
- 43 That the N.O.C. from E.E.T.& C. shall not be obtained for the parking before C.C.
- 44 That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
- 45 That the work shall not be carried out between 6.00 A.M. to 10.00 P.M. only. in accordance with rule 5A(3) of the noise pollution (Reg. & control) Rules 2000 & the provision of notification issued by the ministry of envirement & forest Deptt. from time shall not be duly observed.
- 46 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.
- 47 That the precautionary measures to avoid nuisance due to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.
- 48 That remarks from E.E.(M.& E.) for ventilation shall not be submitted.
- 49 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.
- 50 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.
- 51 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.
- 52 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/I of 2.2.2006.
- 53 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.
- 54 That the remarks regarding formation level from Road Department shall not be submitted.
- 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 specification & design 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 submitted.
- 57 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.
- 58 That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.
- 59 That all the conditions of E.E.(T.&C.) N.O.C. shall not be complied before plinth C.C.
- 60 That all the conditions of C.F.O. N.O.C. shall not be complied before plinth C.C.

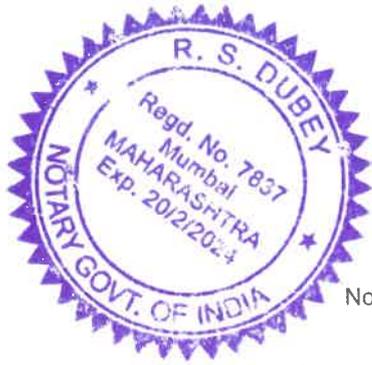


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- 61 That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
- 62 That the Third party insurance shall not be submitted.
- 63 That the Extra Water Charges & Extra Sewerage Charges shall not be paid.
- 64 That the registered UT shall be submitted that the owner shall not have any objection if the neighboring plot owner come for development with deficiency in open spaces.
- 65 That the structural stability of pit type parking tower & registered undertaking in this regard indemnifying M.C.G.M. & its officer against the litigation arising out of hardship to occupants due to mechanized failure shall not be submitted.
- 66 That the Regd. U/T for car parks for maintenance of stack parking for staff quarters shall not be submitted.
- 67 That the Regd. U/T for contravening toilets shall not be submitted
- 68 That the condonation of LOI Dt. 21.08.2015 shall not be complied with
- 69 That the NOC from water pollution prevention Board shall not be submitted.
- 70 That the NOC from W.O./ A.E.(Ment.) for no competition paid & set back handing over shall not be submitted.
- 71 That the remarks for the condonation of internal road set-back of road shall not be submitted before issue of C.C.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the plinth/stilt height shall not be got checked by this office staff.
- 2 All the payments as intimated by various departments of MCGM shall not be paid.
- 3 That the amended Remarks of concerned authorities / empaneled consultants for the approved plan, if differing from the plans submitted for remarks, shall not be submitted for :a) S.W.D. b) Parking c) Roads d) Sewerage e) Water Works f) Fire Fighting Provisions g) Mechanical Ventilation h) Tree authority i) Hydraulic Engineer j) PCO k) NOC from Electric Supply Company.
- 4 That set back land free of compensation and free of any encumbrance shall not be handed over to and possession receipt shall not be submitted from Assistant commissioner of the ward.
- 5 The reservations affecting land u/r shall not be handed over to MCGM.
- 6 That in the event setback and /or reservation is not handed over then at F.C.C, area equivalent to the area of Setback and /or reservation shall not be restricted till such area is handed over or as per circular issued from time to time.
- 7 That the Material testing report shall not be submitted.
- 8 That the yearly progress report of the work will not be submitted by the Architect.
- 9 That the application for separate P.R.C. in the name of M.C.G.M. for road set back / D.P. Road/reservation in the layout shall not be submitted.
- 10 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.



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- 11 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.
- 12 That the design of road crust and construction of roads upto sub base level shall not be submitted.
- 13 That the construction of road including storm water drain and footpath shall not be constructed.
- 14 That the compliance of necessary remarks for training of nalla / construction of SWD will not be submitted before granting full C.C. for the said building.
- 15 That the additional development cess shall not be paid before further C.C.
- 16 That every year before onset of the monsoon / revalidation of C.C., structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.
- 17 That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphar 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 not be submitted before granting further C.C. beyond plinth.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side
- 2 That 3.00 mt. wide paved pathway upto staircase will not be provided.
- 3 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 4 That the construction of layout road or access roads/ development of setback land will not be done and the access and setback land will not be developed accordingly including providing street lights and S.W.D. only if additional FSI is being claimed.
- 5 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 6 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 7 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 8 That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D. b) Parking c) Roads d) Sewerage e) Water Works f) CFO / Fire Fighting Provisions g) Mechanical Ventilation h) Tree authority i) Hydraulic Engineer shall not be submitted before occupation.
- 9 That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall not be submitted.
- 10 That the construction of D.P. road and development of setback land will not be done including providing street lights and S.W.D.
- 11 That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec.



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- 353A of M.M.C. Act for work completed on site.
- 12 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
 - 13 That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank, etc. for user will not be provided and the drainage system or the residential part of the building will not be affected.
 - 14 That some of the drains will not be laid internally with C.I. Pipes.
 - 15 That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
 - 16 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.
 - 17 That 10'-0" wide paved pathway upto staircase will not be provided.
 - 18 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.
 - 19 That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
 - 20 That the parking spaces shall not be provided as per D.C. Regulation No.36.
 - 21 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.
 - 22 That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
 - 23 That the Drainage completion certificate from (S.P.)(P&D)City for provision of will not be submitted.
 - 24 That the Drainage Completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.
 - 25 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.
 - 26 That final N.O.C. from Asstt. Commissioner(Estates)/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.
 - 27 That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
 - 28 That the Fresh property card in the name of the owner shall not be submitted.
 - 29 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.
 - 30 That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No.-1 TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for

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occupation permission.

- 31 That the additional development cess shall not be paid before O.C.
- 32 That the following documents shall not 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. 1) Ownership documents 2) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans. 3) Copies of soil investigation reports. 4) R.C.C. details and canvass mounted structural drawings. 5) Structural Stability Certificate from Licensed Structural Engineer. 6) Structural Audit Reports. 7) All details of repairs carried out in the buildings. 8) Supervision certificate issued by the Licensed Site Supervisor. 9) Building Completion Certificate issued by Licensed Surveyor/ Architect. 10) NOC and completion certificate issued by the C.F.O. 11) Fire safety audit carried out as per the requirement of C.F.O.
- 33 The registered undertaking and indemnity bond shall not be submitted stating that the conditions mentioned at Sr.No.27 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.
- 34 That the supervision certificate shall be submitted periodically i.e. every 3 months 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.
- 35 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.





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- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves 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 11 January day of 2024 but not so as to contrivance 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.

Executive Engineer, Building Proposals,
Zone, 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 Byelaw, No. 8 of the Commissioner has fixed the following levels :-
"Every person who shall erect as 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 center 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. (!TownHall]) 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 on occupation is detected by the Assessor and Collector's Department.
5. Your attention if 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 leavy 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.



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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 there under.

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



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No. EB/CE/ /BS /A/

NOTES

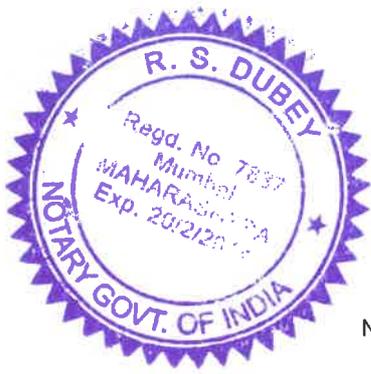
- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, 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 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



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avoid the excavation of the road an footpath.

- 12) All the terms and condition 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 purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 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) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f 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 be negotiations with the tenant, 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 areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before



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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 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 head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
- 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 nut 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 made of wrought iron plates or hinges. The manholes of all cisterns 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 lock and the warning pipes of the rabbet pretested 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 accessible be 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 as 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 Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows 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 as your own risk.

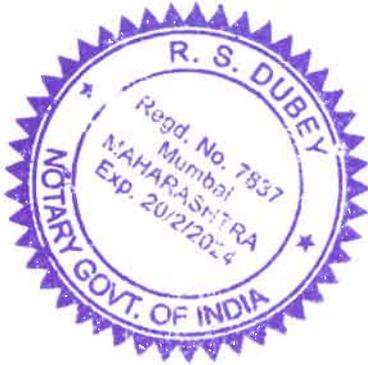


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Executive Engineer, Building Proposals
Zones wards.

CHE/CTY/1288/F/N/337(NEW)/IOD/1/Amend

- Copy To :-
1. Milind Devendra Changani
316, wadala udyog bhavan, naigaon cross road, waladal east mumbai 400031
 2. Asst. Commissioner F/North.
 3. A.E.W.W. F/North,
 4. Dy.A & C. City
 5. Chief Officer, M.B.R. & R. Board F/North .
 6. Designated Officer, Asstt. Engg. (B. & F.) F/North ,
 7. The Collector of Mumbai



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/CTY/1323/F/N/337(NEW)/337/1/Amend dated 30.01.2023

To, Milind Devendra Changani 316, wadala udyog bhavan, naigaon cross road, waladal east mumbai 400031	CC (Owner), Safal Developers Private Limited 54B, 402, Sagar Avenue, Junction of S v Road, Andheri (w), Mumbai- 400058
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Subject : Proposed Redevelopment of sale Building No.2 & 3 Under DCR 33(7) of Municipal property on plot bearing C.S.No. 6 (Pt.) Sion Division, F-North Ward of Bhaudaji Road extension, Sion, Mumbai.

Reference : Online submission of plans dated 24.01.2023

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 IOD under even No. dated 18.01.2023 shall be complied with.
- 2) That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- 3) That the C.C. shall be got endorsed as per amended plan.
- 4) That the work shall be carried out strictly as per approved plans only.
- 5) That the work shall be carried out strictly as per approved plan. That the work shall be carried out between 6.00 A.M. to 10.00 P.M. only in accordance with Rule 5A (3) of Noise pollution (R & C) Rules 2000 and provision of notification issued by Ministry of Environment & Forest Dept
- 6) That all conditions and directions specified in the order of Hon'ble Supreme Court dated 15.03.2018 in Dumping Ground case shall be complied with.
- 7) That adequate safeguards 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.
- 8) That the debris shall be managed in accordance with the provision of construction and demolition waste Management Rules 2016.
- 9) That the amended plans will be circulated to all the Authorities as against the IOD plans and work shall be carried out strictly as per approved plan.



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

Copy to :

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