

Email

National Green Tribunal Pune

Fwd: Submission of Committee's Report in Appeal No.09/2020(WZ) filed by Mr.Sayyed Mohammed Sabir Usman v/s The Principal Secretary-DoE, GoM & Ors.

From : Consultant Judicial-NGT(P.B.) <judicial-ngt@gov.in> Sat, Aug 21, 2021 09:49 AM
Subject : Fwd: Submission of Committee's Report in Appeal No.09/2020(WZ) filed by Mr.Sayyed Mohammed Sabir Usman v/s The Principal Secretary-DoE, GoM & Ors. 13 attachments
To : National Green Tribunal Pune <ngt-pune@gov.in>
Reply To : Consultant Judicial-NGT(P.B.) <judicial-ngt@gov.in>

REGARDS
CONSULTANT-(Judicial)
N.G.T.-(P.B.),New Delhi
@Judicial Section

From: romumbai@mpcb.gov.in
To: "Consultant Judicial-NGT(P.B.)" <judicial-ngt@gov.in>
Cc: ast@mpcb.gov.in, sromumbai1@mpcb.gov.in, "adv manasi joshi" <adv.manasi.joshi@outlook.com>
Sent: Wednesday, August 18, 2021 4:48:36 PM
Subject: Fw: Submission of Committee's Report in Appeal No.09/2020(WZ) filed by Mr.Sayyed Mohammed Sabir Usman v/s The Principal Secretary-DoE, GoM & Ors.

Respected Sir,

In continuation of earlier e.mail dated 17/08/2021 in the above matter, please find attached corrected report mentioning Appeal No.09/2020 alongwith annexures for kind perusal.

Thanks & Regards,

(Jaywant S. Hajare)
 I/c. Regional Officer, Mumbai
 Maharashtra Pollution Control Board
 Mumbai.



"SAVE PAPER" - THINK BEFORE YOU PRINT!

POWER BEHIND ENVIRONMENT...M.P.C.B.

From: RO Mumbai <romumbai@mpcb.gov.in>
Sent: 17 August 2021 15:18
To: Consultant Judicial-NGT(P.B.) <judicial-ngt@gov.in>
Cc: P.K. Mirashe <ast@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; SRO Mumbai 1 <sromumbai1@mpcb.gov.in>; Manasi Joshi <adv.manasi.joshi@outlook.com>
Subject: Submission of Committee's Report in Appeal No.09/2020(WZ) filed by Mr.Sayyed Mohammed Sabir Usman v/s The Principal Secretary-DoE, GoM & Ors.

Respected Sir,

In the above matter, the Hon'ble NGT vide Order dated 11/08/2021 stated that no such report is being received by the Registry of this Tribunal.

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, PUNE.**APPEAL No. 09/2020**

Date of Site visit:	29.07.2020
Address:	Project developed by M/s. Nathani Parekh Constructions Pvt. Ltd. 'Nathani Heights" C.S. No. 1/332, Dr. D.B. Marg & Belasis Road "D" Ward Tardeo Division Mumbai Central Mumbai –400008.

THE REPORT ON THE "POINTS TO BE EXAMINED"

The visit to the site is carried out by Dr. Mukund S. Athavale, Member of SEIAA, Maharashtra State, Dr. Anant N. Harshwardhan, Regional officer, M.P.C.Board, Mumbai, Mr. Tanaji G. Yadav, Sub regional office, MPC Mumbai -I, Mr. Amit Gavane, Municipal Corporation of Greater Mumbai [MCGM] "D" ward Representative, B.V. Toraskar. – M.S. Land Department, Collector Office Mumbai . The Project Proponent [PP] is M/s.Nathani Parekh Constructions Pvt. Ltd. and has office address as "Nathani Heights", 101, 2nd floor commercial arcade, C.S. No. 1/332, at the junction of Dr. D.B. Marg & Belasis Road, "D" Ward, Tardeo Division, Mumbai Central, Mumbai – 400008.

The committee has scrutinized various documents made available to it by the PP and observed the buildings and the project premises from the view point of the concerns raised by the appellant. The followings are the important particulars:

1. The Project and its land

"Nathani Heights" is a redevelopment project and consists Residential & Commercial tenements in a single tower on a piece of land bearing C.S. No. 1/332 at the junction of Dr. D.B. Marg & Belasis Road in MCGM's "D" Ward, Tardeo Division near Mumbai Central railway station. The plot area is 5301.04 Sq. M. It consists of certain numbers of tenements to be handed over to the tenants and certain numbers of tenements to be sold by the developer.

2. Approvals**2.1 Project Name: "Nathani Heights"**

Total Plot area: 5301.04 Sq. M.

Total built-up area [TBA]: 79,151.96 Sq. M.

Building Configuration:

Basement+ Ground Floor, 1st, 2nd [non residential]+ 3rd to 7th Floor [parking]+ 8th Floor [stilt area]+ 9th [service floor], 10th to 38th Floors [residential- rehab portion], 39th [service Floor] & 40th [stilt/amenity floors] + 41st to 72nd floors [residential- sell portion].

Total height of the building is 243.11 meters.

2.2 The project is approved by the MCGM vide C. C. No. EB/5420/D/A/337/4/AMEND dated 04 01 2020.

(Annex.1)

2.3 Environmental Clearance [EC]: PP has obtained revised EC vide letter dated 15.1.2020 for the Total Plot area 5,301.04 Sq. M. and Total Built-up Area [TBA] 79,151.96 Sq. M. (Annex. 2)

- 1) P.P. has obtained Consent to Establish on date 15.2.2014 for the total plot area 5,301.04 Sq. M. and TBA 78, 727.08 Sq. M. (Annex. 3.1)
- 2) PP has Obtained grant of revalidation of Consent to Establish for the expansion on Vide letter dated 07.01.2020 on total plot area of 5,301.04 Sq.M. for the increase in TBA from 78, 727.08 Sq.M.to 86, 565.09 Sq. M. (Annex. 3.2)
- 3) High Rise Committee Approval: CHE/HRB-233/DPWS OF 21.11.2011. (Annex. 4)
- 4) NOC by Chief Fire Officer: Latest NOC is obtained on 17/12/2019. (Annex-5)

3. The current Status of the project:

As on date the construction of 77090 Sq. M. is complete.

The basement, ground floor to 2nd floor commercial area is handed over to the tenants. Basement parking is operational .The work of podiums meant for parking; from 3rd to 7th floors is completed. 8th floor to 38th floor civil construction work is also completed. The structural skeleton work from 39th floor to 72nd floor is complete.

4. Point wise observations:-

The committee could inspect the building up to 38th Floor and not up to the 72nd Floor as this portion was inaccessible at that time on account of maintenance work. The structural skeleton of this portion is complete and the remaining work is going on.

Therefore, for the observation on the total built-up area constructed so far the committee relies upon the certificate by the Architect of this project.

Sr. No.	Point examined	Observations
1	The project proponent has obtained EC for BUA of 79151 Sq. M. by providing misleading information in form-I and form I A. PP has disclosed TBA only 86565.09 Sq. M. whereas the actual TBA is more than 100000 Sq. M.	PP has disclosed BUA 86565.09 Sq. M. in form I and I A. PP has submitted revised total BUA of 79151.96 Sq. M. (Annex.6 and same is apprised and assessed by SEIAA. Accordingly EC is granted for total BUA of 79151.09 Sq. M. Out of this only 77090.00 Sq. M. work is completed. Copy of EC(Annex-2) and FSI Non- FSI area statement by the Architect is enclosed.(Annex-7) The construction done so far is less than the TBA specified in the EC.
2	The PP has not disclosed the quantity of building material required for construction.	PP has used the light weight concrete blocks of quantity 1042 Cu. M. for the walls in the construction completed so far now. The blocks consists 68% fly ash. (Letter by M/s. Godrej & Boyce Mfg. Co. Ltd.) The structural skeleton is out of Reinforced Cement Concrete is of the grade required for the high-rise building construction. Glass is used mostly in windows. .(Annex-8)

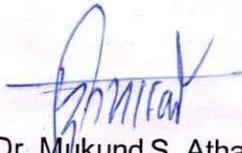
3	PP is extracting ground water without NOC CGWA.	The committee has not observed any bore well on the site during the visit. It appears that the water from the tankers has been used in the construction. The tanker water bills from 04/06/2018 onwards are shown to the committee (Bills by the service provider). The committee is unaware about the type of water used before the aforementioned day.
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Date: 29 July 2020

Place: Mumbai

(Present during visit but
due to Corona +ve hospitalized)

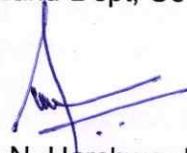
(Mr. Amit Gavane)
Member
MCGM Representative



(Dr. Mukund S. Athavale)
Member,
SEIAA, Maharashtra state.

(Signature)
31/8/2020

(Mr. B. V. Toraskar)
Member
M. S. Land Dept, Collector Office



(Dr. A. N. Harshwardhan)
Member
Regional officer Mumbai
MPC Board, Mumbai.

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966.

No. EEBPC/5420/DIA of 2-12-2011

COMMENCEMENT CERTIFICATE

To,

M/S. Nathani Parekh Construction Pvt Ltd,
1st Floor Rangoonwala Bldg,
91, Mohd. Ali Rd,
Mumbai - 03.

Sir,

With reference to your application No. 6096 dated 14.01.2010 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act., 1966, to carry out development for Proposed redevelopment on property bearing C.S. No. 1/332 of Tardeo Div. and building permission under section 346 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. _____ on Plot No./C.S.No./C.T.S. No. 1/332 of Tardeo Division/Village/Town Planning Scheme No. _____ Situated at Road/Street D.B. marg & Belasis RD Ward D the Commencement Certificate/Building permit is granted on the following conditions :-

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

P.T.O.

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

8) The Municipal Commissioner has appointed Shri. A. G. Tambewagh, Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This c.c. is granted upto plinth level.

This Commencement Certificate is valid upto 1-12-2012

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

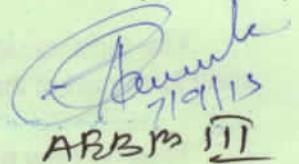

2/12/11

Assistant Engineer
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

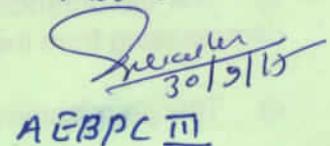
EB/5420/DIA dt 07-2-2013

This c.c. is endorsed as per amended approved plan dt 4.1.2012 & extended the same upto 38th floors.


21/9/15
AEBPC III

EB/5420/DIA dt. 30/09/15

This c.c. is further extended up to 64th floors & endorsed as per amended approved plan dt. 30/12/14


30/9/15
AEBPC III

EB/5420/DIA dt. 07/05/16

This c.c. is further extended upto 72th floors i.e. full c.c. for entire work and endorsed the same as per approved amended plan dated 14-5-2015.


21/5/2016
AEBPC - III

Government of Maharashtra

File No.: SEAC- 2010/CR.364/TC.2
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 2nd June, 2011

To,
 M/s Nathani Parekh Constructions Pvt. Ltd.
 1st Floor, Rangoonwala Building,
 91 Mohammedali Road,
 Mumbai - 400003
 Maharashtra

Subject: Proposed "Nathani Heights" – Rehabilitation scheme on Dr DB Marg & Bellasis Road, 'D' Ward, Tardeo Division, Mumbai Central by M/s Nathani Parekh Constructions Pvt. Ltd. - Environmental clearance regarding.

Sir.

This has reference to your communication dated 10th August, 2010 on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 38th & 40th meeting and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 36th meeting held on 28th March, 2011.

2. It is noted that the proposal is for grant of Environmental Clearance for Proposed "Nathani Heights" – Rehabilitation scheme on Dr DB Marg & Bellasis Road, 'D' Ward, Tardeo Division, Mumbai Central by M/s Nathani Parekh Constructions Pvt. Ltd. SEAC considered the project under screening category 8(a) as per EIA Notification 2006.

Brief Information of the project is summarized as below-

Name of the Project	: "Nathani Heights" – Rehabilitation scheme
Project Proponent	: M/s Nathani Parekh Constructions Pvt. Ltd.
Location of the project	: C .S. No. 1/332, Dr DB Marg & Bellasis Road, 'D' Ward, Tardeo Division, Mumbai Central
Type of Project	: Construction Project
Total Plot Area	: 5,301.04 sq. m.
Proposed Total built up area	: As per FSI area: 29,621.68 sq. m. Non FSI area : 49,105.40 sq. m. Total construction area: 78,727.08 sq. m.
Estimated cost of the project	: ₹ 196 Crores
No. of Buildings	: Existing : 4 buildings : 20 wings Proposed : one (B+G+72 floors) with 342 flats and 108 commercial units

-1-

Water Requirement:

Fresh water: 161 m³/day.; recycled water: 193 m³/day
Source: MCGM / Recycled water

Wastewater generated: 214 m³/day. Waste water generated from the proposed project will be treated in sewage treatment plant.

Capacity of STP: 235 m³/day (SAFF Technology)

Treated water 98 m³/ day will be used for flushing & gardening. 95 CMD water will be used for cooling tower make up.

Rain water Harvesting:

- Rainwater harvesting tank of 100 m³ capacity will be provided.
- Ground Water Authority shall be consulted for finalization of appropriate rainwater harvesting technology.

Solid Waste Generation:

- Debris: This material shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites.
- Top soil shall be preserved and reused within the site for landscaping.

Operation Phase:

- Dry quantity : 288 kg/day
- Wet quantity : 563 Kg/day
- STP Sludge: 32 Kg/day

Disposal:

- Wet garbage will be treated in Organic Waste Converter (OWC).
- Dry garbage will be handed over to authorized recyclers
- Waste oil which is generated due to usage of DG sets shall be stored and subsequently given to the authorized hazardous waste management agencies recognized by MPCB
- Dried sludge from STP will be used as manure.
- E waste will be disposed through authorized agency.

Energy:

- Power requirement: 3896 KW; Source of Power: local authority
- 2 nos. of DG set of total capacity 200 kVA. will be provided.

Energy Conservation measures:

- Energy efficient fluorescent tube lights which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures and corresponding lower point wiring costs for common areas.
- All fluorescent light fixtures will be specified to incorporate electronic chokes which have less watt-loss compared to electro-magnetic chokes and result in superior operating power factor. This indirectly saves energy. Electronic chokes also improve life of the fluorescent lamps.
- Compact fluorescent lamps will be incorporated in corridors, toilets and all circulation areas.
- Solar operated standalone street lights are proposed at strategic locations.
- Busbars in all distribution panels will be specified as copper busbars to reduce losses and improve reliability.

- Copper conductor cables are specified for sizes of 16 sq.mm and below. this will reduce losses and improve reliability.
- All cables are de-rated to avoid heating during use. This also indirectly reduces losses and improves reliability.
- Wherever techno-commercially appropriate, variable frequency drives have been incorporated on motor feeders which will save considerable energy.
- Power factor of the complete electrical system is being maintained close to unity. This will reduce electrical power distribution losses in the installation.
- Elevators shall be with new energy efficient VVVF drive.
- Elevators shall have modern group control, infrared door detector, auto rescue device, fire man's switch & other features.
- 10 % energy shall be saved overall by using all energy saving methods.

Green Belt Development: Area for green belt: 3601.01 sq. m., 206 Nos. of new trees will be planted.

Traffic Management: 568 nos. of car parking and 40 nos. of scooter parking will be provided.

Environmental Management Plan: construction phase: ₹ 10.0 lakhs Operation Phase: Total capital cost for EMP shall be ₹ 99.46 Lakhs and O & M for EMP shall be ₹ 24.80 lakhs

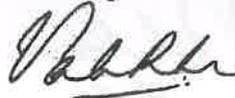
Project proponent shall operate and maintain EMF for 3 years after giving possession and shall also generate corpus fund during 3 years for O & M of ₹ 73.20 lacs (i.e. 24.40 lacs x 3 years)

Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of EMF.

3. The proposal has been considered by SEIAA in its 36th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (iii) Local body should ensure that no occupation certificate will be issued prior to operation of STP/MSW site with due permission of MPCB. Physical possession should be given only after completion of environmental & other infrastructure for which development charges are being collected by local body.
- (iv) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

-3-



- (v) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (vi) Wet garbage should be treated by Organic waste converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (vii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (viii) A First Aid Room will be provided in the project both during construction and operation of the project.
- (ix) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc.
- (x) 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.
- (xi) Arrangement shall be made that waste water and storm water do not get mixed.
- (xii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xiii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (xiv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xvi) 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.
- (xvii) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xviii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xix) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- (xx) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxi) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxii) 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.

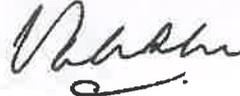
-4-



- (xxiii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxiv) Ready mixed concrete must be used in building construction.
- (xxv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lightning.
- (xxvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxviii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxix) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxx) Project proponent shall ensure completion of STP, MSW disposal facility prior to occupation of the buildings and should obtain completion certification for these systems/aspects from MPCB.
- (xxxi) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxiii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxiv) 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.
- (xxxv) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (xxxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of

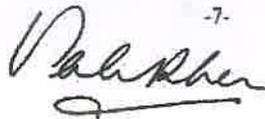


- stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xl) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
 - (xli) 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.
 - (xlii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
 - (xliii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
 - (xliv) 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.
 - (xlv) 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.
 - (xlvi) Six monthly monitoring reports should be submitted to the Department and MPCB.
 - (xlvii) A complete set of all the documents submitted to Department should be forwarded to the MPCB
 - (xlviii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
 - (xlix) No land development / construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities.
 - (i) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - (ii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
 - (iii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://envis.maharashtra.gov.in>.
 - (iv) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - (v) 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.
 - (vi) 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 sectoral 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.
- (lvi) 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.
 - (lvii) 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.
 - (lviii) 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.
4. This environmental clearance is issued as per EIA Notification, 2006. If any part of the plot is affected by CRZ then project proponent should obtain NOC from MCZMA as per FSI applicability. If there is change in building plan accordingly, project proponent should approach SEIAA with corrected plans.
 5. Project proponent should submit exactly same documents for approval of building plans to the concern authorities as per the documents submitted to the SEIAA for prior Environmental Clearance. If there is any change stipulated by HRC any other concern authorities then recast plan should be submitted to the Authority for approval.
 6. If there is any change in local town planning rules including FSI, Non FSI, parking area, RG area etc which changes building plans, then Project Proponent should approach SEIAA again. It is the sole responsibility of the Project Proponent to submit the same building plans otherwise liable to initiate due action under E P Act.
 7. Project proponent shall not make any change in Layout Plan/ Master Plan submitted to the Authority without its prior permission and shall submit approved layout plan to Department before commencement of construction work.
 8. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 9. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 10. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.

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11. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
12. 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.
13. Any appeal against this environmental clearance shall lie with the National Environmental Appellate Authority, if preferred, within 30 days as prescribed under Section 11 of the National Environmental Appellate Act, 1997.



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

Copy to:

1. Shri. Ashok Basak, IAS (Retd.), Chairman, SEIAA, 502, Charleville, 'A' Road, Church gate, Mumbai- 400 020, Maharashtra.
2. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEAC, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai.
8. Commissioner, Brihan Mumbai Municipal Corporation.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: January 15, 2020

To,
M/s. Nathani Parekh Constructions Pvt. Ltd.
at C.S. No. 1/332, Dr. D.B. Marg & Bellasis Road, 'D' Ward, Tardeo Division, Mumbai Central, Mumbai - 400008.

Subject: Environment Clearance for Seeking revised EC for Redevelopment project at Tardeo Division, Mumbai Central, Mumbai

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 123rd meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 184th meetings.

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

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

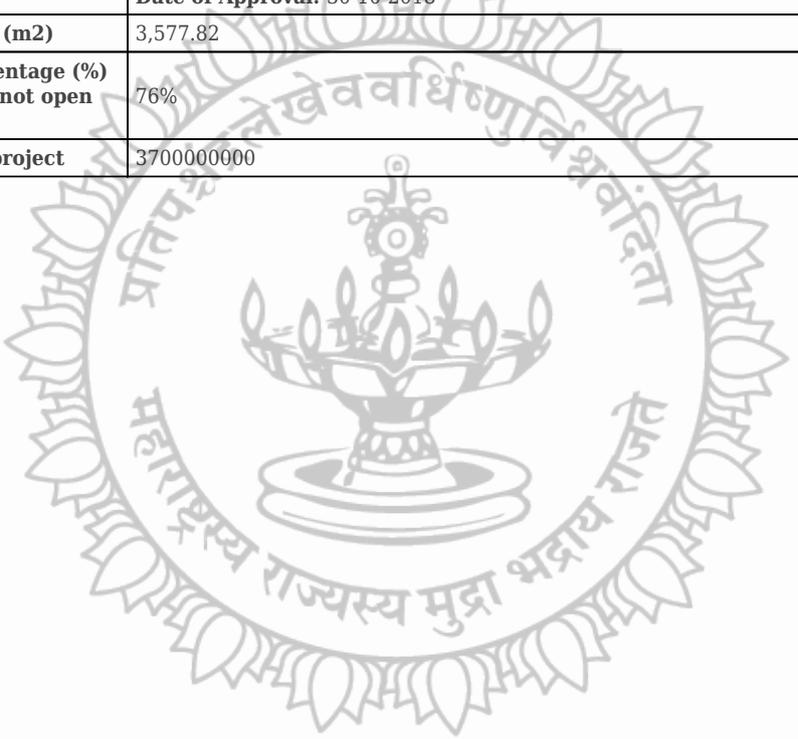
1.Name of Project	"NATHANI HEIGHTS"
2.Type of institution	Private
3.Name of Project Proponent	M/s. Nathani Parekh Constructions Pvt. Ltd.
4.Name of Consultant	M/s. Ultra Tech
5.Type of project	Redevelopment Project
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment in EC
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Received Environmental Clearance (File No. SEAC-2010/CR.364/TC.2) dated 2nd June, 2011
8.Location of the project	C.S. No. 1/332, Dr. D.B. Marg & Bellasis Road, 'D' Ward, Tardeo Division, Mumbai Central, Mumbai - 400008.
9.Taluka	Mumbai
10.Village	Mumbai
Correspondence Name:	M/s. Nathani Parekh Constructions Pvt. Ltd.
Room Number:	101
Floor:	2nd Floor, Commercial Arcade,
Building Name:	Nathani Heights
Road/Street Name:	Dr. D.B. Marg & Bellasis Road Junction
Locality:	Mumbai Central
City:	Mumbai - 400008.
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)
12.IOD/IOA/Concession/Plan Approval Number	Received Part Occupation certificate dated 30.10.2018 IOD/IOA/Concession/Plan Approval Number: EB/5420/D/A Approved Built-up Area: 30620.60

SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (
SEIAA-STATEMENT-0000001933)
SEIAA-MINUTES-0000002874
SEIAA-EC-0000002296

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Shri. Anil Diggikar (Member Secretary
SEIAA)

13.Note on the initiated work (If applicable)	TTTotal constructed work on site till date (FSI + Non FSI): 77,090.00 Sq.mt.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Received MHADA NOC dated 16.05.2008 and revised NOC dated 22.08.2012
15.Total Plot Area (sq. m.)	5,301.04 Sq. mt.
16.Deductions	590.29 Sq. mt.
17.Net Plot area	4,710.75 Sq. mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 30,658.14 Sq. mt.
	Non FSI area (sq. m.): 48,493.82 Sq. mt.
	Total BUA area (sq. m.): 79151.96
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 30,620.60
	Approved Non FSI area (sq. m.): 55,944.49
	Date of Approval: 30-10-2018
19.Total ground coverage (m2)	3,577.82
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	76%
21.Estimated cost of the project	3700000000



Government of Maharashtra

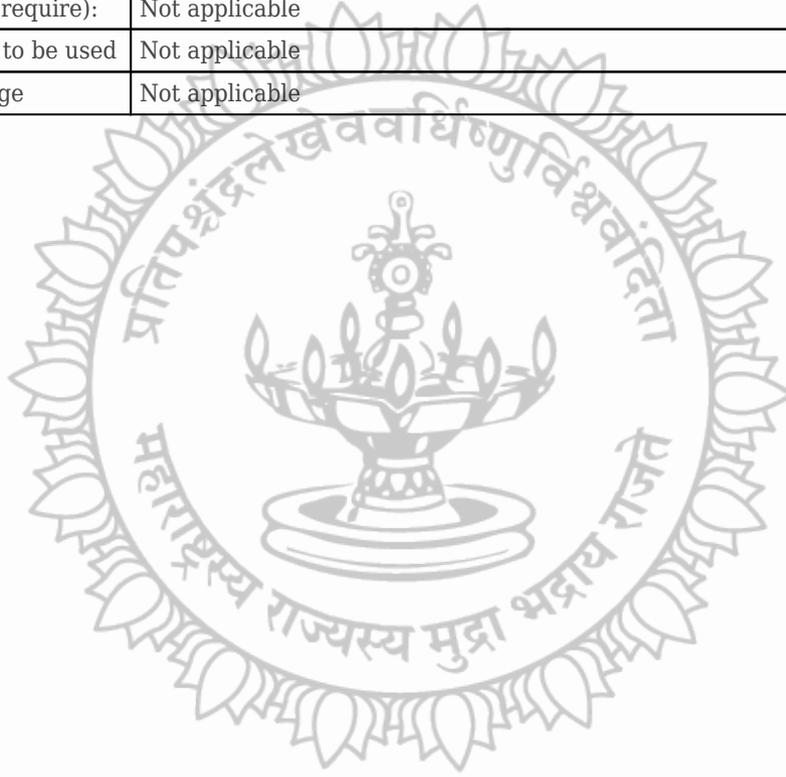
22.Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23.Total Water Requirement				
Dry season:	Source of water	M.C.G.M/ Tanker water for Swimming pool make up		
	Fresh water (CMD):	170 KLD		
	Recycled water - Flushing (CMD):	98 KLD		
	Recycled water - Gardening (CMD):	13 KLD		
	Swimming pool make up (Cum):	3 KLD		
	Total Water Requirement (CMD) :	284 KLD		
	Fire fighting - Underground water tank(CMD):	3 tanks of total capacity 400 KL		
	Fire fighting - Overhead water tank(CMD):	297 KL		
	Excess treated water	100 KLD		
Wet season:	Source of water	M.C.G.M/ Tanker water for Swimming pool make up/ Partly by RWH		
	Fresh water (CMD):	From MCGM: 162 KLD From RWH: 8 KLD		
	Recycled water - Flushing (CMD):	98 KLD		
	Recycled water - Gardening (CMD):	NA		
	Swimming pool make up (Cum):	3 KLD		
	Total Water Requirement (CMD) :	271 KLD		
	Fire fighting - Underground water tank(CMD):	3 tanks of total capacity 400 KL		
	Fire fighting - Overhead water tank(CMD):	297 KL		
	Excess treated water	113 KLD		
Details of Swimming pool (If any)	2 nos. of swimming pool having volume 165 Cu.mt. & 71 Cu.mt. Volume of lotus pond - 13 Cu.m			

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		0.5 mt. to 0.75 mt. below ground level						
	Size and no of RWH tank(s) and Quantity:		1 RWH tank of capacity 75 KL						
	Location of the RWH tank(s):		Below ground						
	Quantity of recharge pits:		--						
	Size of recharge pits :		--						
	Budgetary allocation (Capital cost) :		Rs. 10.50 Lacs						
	Budgetary allocation (O & M cost) :		Rs. 0.44 Lacs/annum						
	Details of UGT tanks if any :		Location of UG tanks: Basement						
26.Storm water drainage	Natural water drainage pattern:		The storm water collected through the storm water drains of adequate capacity will be discharged into the external SWD.						
	Quantity of storm water:		0.12 m3/sec						
	Size of SWD:		SWD pipe size 300 mm						
27.Sewage and Waste water	Sewage generation in KLD:		234 KLD						
	STP technology:		Moving Bed Bio Reactor (MBBR)						
	Capacity of STP (CMD):		1 STP of capacity 255 KL						
	Location & area of the STP:		Basement						
	Budgetary allocation (Capital cost):		Rs.48.54 Lacs						
	Budgetary allocation (O & M cost):		Rs. 8.66 Lacs/annum						

28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Demolition debris has been partly reused/ recycled and remaining has been disposed to the authorized land fill site as per permission received from M.C.G.M.
	Disposal of the construction waste debris:	Construction waste material shall be partly recycled and remaining shall be disposed to the authorized land fill site with permission of M.C.G.M.
Waste generation in the operation Phase:	Dry waste:	376 kg/day
	Wet waste:	598 kg/day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	35 kg/day
	Others if any:	Not Applicable
Mode of Disposal of waste:	Dry waste:	To Authorized recyclers
	Wet waste:	Treatment in OWC
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Use as manure
	Others if any:	Not Applicable
Area requirement:	Location(s):	7th Floor
	Area for the storage of waste & other material:	81.00 Sq. mt.
	Area for machinery:	12.00 Sq.mt.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 9.00 Lacs
	O & M cost:	Rs. 2.37 Lacs/annum

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Maharashtra**

29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	--	Mg/l	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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Maharashtra**

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	DG Set	--	--	--	--	--	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	HSD	--	--	--			
33.Source of Fuel		--					
34.Mode of Transportation of fuel to site		--					
35.Energy							
Power requirement:	Source of power supply :	Tata Power Company Limited					
	During Construction Phase: (Demand Load)	300 KW					
	DG set as Power back-up during construction phase	As per requirement					
	During Operation phase (Connected load):	7910 KW					
	During Operation phase (Demand load):	7517 KW					
	Transformer:	--					
	DG set as Power back-up during operation phase:	2 DG Sets of 1000 kVA each.					
	Fuel used:	Diesel					
	Details of high tension line passing through the plot if any:	--					
Energy saving by non-conventional method:							
Provision of LED tubes and lamps Provision of Advanced BEE 5 Star Rated AC Equipments Provision of Pumps & Motors with Premium Efficiency Provision of Energy Efficient Lifts with VVVF Lift Drive Provision of Solar System							
36.Detail calculations & % of saving:							

Serial Number	Energy Conservation Measures	Saving %
1	--	--
37.Details of pollution control Systems		
Source	Existing pollution control system	Proposed to be installed
Sewage	NA	--
Solid waste	NA	Organic Waste Convertor
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	--
	O & M cost:	--

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water for Dust Suppression	0.72
2	Air Environment	Air and Noise Monitoring: By outside laboratory	0.22
3	Water Environment	Drinking water analysis	0.03
4	Land Environment	Site Sanitation	5.00
5	Health & Hygiene	Disinfection at site- Pest Control	1.20
6	Health & Hygiene	Health Check-up of workers	2.70
7	Cost towards Disaster Management	--	421.11

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	AIR & NOISE ENVIRONMENT - Ambient Air quality & Noise Monitoring:	On site sensors	No set up cost is involved as already considered Construction Phase	0.50
2	AIR & NOISE ENVIRONMENT - Ambient Air quality & Noise Monitoring:	By outside MoEF & CC Approved Laboratory	No set up cost is involved	0.22
3	AIR & NOISE ENVIRONMENT - Cost for DG Stack Exhaust Monitoring	1 stack	No set up cost is involved	0.05
4	AIR & NOISE ENVIRONMENT - Cost for Plantation	Green area	19.90	1.20
5	WATER ENVIRONMENT - Waste water treatment	Cost for sewage Treatment Plant	30.54	7.63

6	WATER ENVIRONMENT - Cost for water & waste water Monitoring	On site sensors	18.00	1.00
7	WATER ENVIRONMENT - Cost for water & waste water Monitoring	By outside MoEF & CC Approved Laboratory	No set up cost is involved	0.03
8	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for RWH tank	7.50	0.38
9	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for treatment unit for Rain Water collected in tanks	3.00	0.01
10	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for Rainwater Monitoring	No set up cost is involved	0.05
11	LAND ENVIRONMENT - Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	9.00	2.29
12	LAND ENVIRONMENT - Solid Waste Management	Environmental Monitoring	No set up cost is involved	0.08
13	Cost towards disaster management	--	1645.13	106.74

39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

No Information Available

	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not Applicable
	Category as per schedule of EIA Notification sheet	8(a) B2
	Court cases pending if any	Not Applicable
	Other Relevant Informations	--
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	10-12-2018

3. The proposal has been considered by SEIAA in its 184th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to upload the HRC NoC.
II	PP to upload the CFO NoC.
III	PP to submit the copy of final approved layout plan.
IV	PP to upload the result of working STP & continue to maintain the BoD less than 5 mg/lit.
V	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
VI	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
VII	PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
VIII	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.
IX	SEIAA decided to grant EC for -FSI: 30658.77 m ² , Non-FSI: 48493.82 m ² and Total BUA:79151.96 m ² (Plan Approval no-EB/5420/D/A/337/3/Amed)

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.

XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	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.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

LI	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.
LII	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, SO ₂ , 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.
LIII	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.
LIV	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.



Government of Maharashtra

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

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

10. Any appeal against this 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.


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER MUMBAI
10. MUNICIPAL COMMISSIONER NAVI MUMBAI
11. REGIONAL OFFICE MPCB MUMBAI
12. REGIONAL OFFICE MPCB NAVI MUMBAI
13. REGIONAL OFFICE MIDC ANDHERI
14. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI
15. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
16. COLLECTOR OFFICE MUMBAI
17. COLLECTOR OFFICE MUMBAI SUB-URBAN

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : enquiry@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E).
Mumbai - 400022

Infrastructure /Orange/MSI

Consent order No: Format1.0/BO/RO-HQ/EIC-Mu-5499 -14/CE/CC- 1488 Date- 15/02/2014

To,
M/s. Nathani Parekh Constructions Pvt. Ltd. ,
"Nathani Heights"
C.S.No.1/332,
Dr.D.B.Marg & Bellasis Road,
'D'Ward, Tardeo Division, Mumbai Central,
Mumbai -400008

Subject: Consent to Established for Building/Construction project Orange Category
Ref : Minutes of Consent Committee meeting held on 12th February, 2014

Your application CE1401000501
Dated: 26 Nov 2013

For: Consent to Established for Building/Construction project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

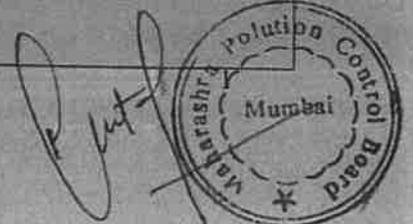
1. The consent is granted for a period up to commissioning of the project of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 196.00 Cr (As per undertaking submitted by project proponent)

The Consent to Established is valid for construction of building project under rehabilitation scheme named as M/s. Nathani Parekh Constructions Pvt. Ltd. "Nathani Heights" at C. S. No. 1/332, Dr.D.B.Marg & Bellasis Road, 'D'Ward, Tardeo Division, Mumbai Central, Mumbai , 400008 on Total Plot area of 5,301.04 Sq. mtrs and Total Construction BUA of 78,727.08 Sq.mtrs including utilities and services as per construction commencement certificate issued by local body.

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	0.00	NA	NA
2.	Domestic effluent	214.00	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

SRO Mumbai 11/O/M/97199000



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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	1	200 KVA	1	As Per Schedule -II
2	2	200 KVA	1	As Per Schedule -II

5. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000 :

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Dry Garbage	288	Kg/Day	Organic Waste Convertor	Used as Manure
2	Wet Garbage	563	Kg/Day	Segregate and Hand over to authorized recyclers	--

6. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
NIL					

7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Applicant shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of Environmental Clearance/CRZ clearance and Consent to Establish.
10. The applicant shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide No. SEAC- 2010/CR-364/TC-2 dtd. 2nd June, 2011.

For and on behalf of the
Maharashtra Pollution Control Board



(Rajeev Kumar Mittal, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	DD. No.	Date	Drawn On
1	Rs.3,92,100/-	348310	14 Nov 2013	Standard Chartered Bank

Copy to:

1. Regional Officer and Sub-Regional Officer MPCB-I,
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purpose.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to install Sewage Treatment Plants (STPs) with the design capacity of 235CMD
- B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27oC)	100
02	Suspended Solids	100
03	COD	250
04	Residual Chlorine	1ppm

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	354.00



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S ₀₂	SO ₂
1	200 KVA	Acoustic Enclosure	5.0*	LDO	32.8	Ltr/Hr	--	
2	200 KVA	Acoustic Enclosure	5.0*	LDO	32.8	Ltr/Hr	--	

* Above roof of the building in which it is installed.

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

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

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise generating activity shall be carried out during day time only.



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submissi on Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards compliance of the consent conditions	Upto Commissioning of the unit	Five years

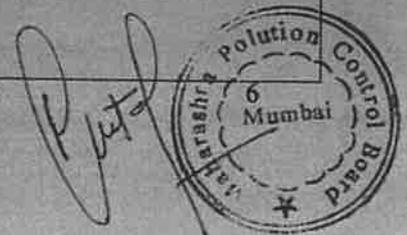
Maharashtra Pollution Control Board



Schedule-IV**General Conditions:**

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24023516
 Website: <http://mpcb.gov.in>
 Email: cac-cell@mpcb.gov.in



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

No:- Format 1.0/CAC-CELL/UAN No.0000072090/CE -200|000530 Date: 07/01/2020

To,
 M/s Nathani Parekh Construction
 Pvt Ltd. "Nathani Heights", CS No.
 1/332, At Dr. D B Marg & Bellasis
 Road, 'D' Word, Tardeo Division,
 Mumbai Central, Mumbai-400 008.

Sub: Grant of Re-validation of Consent to Establish with expansion of Residential & Commercial redevelopment Project "Nathani Heights" under Red Category

- Ref:**
1. Environment Clearance accorded by Env. Dept., GoM vide No. SEAC-2010/CR.364/TC-2 dtd. 02/06/2011.
 2. Previous Consent to Establish accorded by Board vide No. Format 1.0/BO/RO-HQ/EIC-MU-5499-14/CE/CC-1488 dtd. 15/02/2014.
 3. Minutes of Consent Appraisal Committee meeting held on 07/11/2019.

Your application NO. MPCB-CONSENT-0000072090

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

1. **The Revalidation of Consent to Establish is granted for a period upto commissioning of project or upto 15-02-2024 whichever is earlier.**
2. **The capital investment of the project is Rs.370 Crs. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for expansion of Residential & Commercial redevelopment Project "Nathani Heights" of M/s Nathani Parekh Construction Pvt. Ltd. at plot bearing CS No. 1/332, At Dr. D B Marg & Bellasis Road, 'D' Word, Tardeo Division, Mumbai Central, Mumbai-400 008 on total plot area 5,301.04 sq. mtrs. for increase in total construction BUA from 78,727.08 sq. mtrs. to 86,565.09 sq. mtrs. as per Environment Clearance and construction permission issued by Local Body including utilities and services.**

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	224	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to local body sewer line.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & S-2	DG Sets (2x1000 KVA)	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	366 Kg/Day	Segregation/ Recycle	To Auth. Recycler
2	Wet Waste	594 Kg/Day	OWC followed by composting	Used as manure for gardening
3	STP Sludge	34 Kg/Day	CENTRIFUGE	Used as manure for gardening

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

Sr No	Category No.	Quantity UoM	Treatment	Disposal
1	5.1 Used /spent oil	200	Ltr/A Recycle	Sale to Auth. Party/ Re-processor

- 8 This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 10 PP shall stop construction activities till they obtain Environment Clearance for expansion.
- 11 PP shall immediately apply for grant of Consent to Operate (Part-I) for completed construction area.
- 12 PP shall operate STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 13 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to local body sewer line.
- 14 PP shall install organic waste digester along with composting facility/bio-digester (biogas) with composting facility for the treatment of wet garbage within one month.
- 15 PP shall obtain NOC from MCGM for disposal of construction debris at specific site inspected and approved by Municipal Corporation.

- 16 BG of Rs. 10 Lakh is forfeited for giving possessions without obtaining Consent to Operate and delay in applying for re-validation of Consent to Establish. PP shall submit top up BG of double the amount i.e. Rs. 20 Lakhs towards compliance of EC and Consent to Establish condition.
- 17 Consent shall be issued without prejudice to the order passed as may be passed by the Hon'ble Supreme Court of India in special leave petition Civil No. D23708/2017.

For and on behalf of the
Maharashtra Pollution Control
Board.

(E. Ravendiran IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	740000.00	TXN1907001808	20/07/2019	Online Payment

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai /
- They are directed to ensure the compliance of the consent conditions.
- They are directed to forfeit the bank guarantee of Rs. 10,00,000/- & obtain top up BG of Rs. 20,00,000/- from the industry/PP.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CC-CAC Desk- for record & website updating purpose

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

1) A) As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity 235 CMD for treatment of domestic effluent of 224 CMD.

B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
1.	BOD (3 days 27o C)	10
2.	Suspended Solids	20
3.	COD	50
4.	Residual Chlorine	1ppm

C) The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to local body sewer line. In no case, effluent shall find its way outside Project's premise.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	256.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height In Mtrs.	Type of Fuel	Quantity & UoM
S-1 & S-2	DG Sets (2x1000 KVA)	Acoustic Enclosure/ Stack	6.5	Diesel	537.4 Kg/Hr

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

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

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

**SCHEDULE-III
Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E (Re-validation)	2000000	Within 15 days	Towards compliance of the Environmental Clearance & Consent to Establish conditions	15.02.2024	15.06.2024

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

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	C2E	1000000	Existing	Towards compliance of the Environmental Clearance & Consent to Establish conditions	1000000	For giving possessions without obtaining Consent to Operate and delay in applying for re-validation of Consent to Establish

[Handwritten signature]

SCHEDULE-IV**Conditions during construction phase**

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection), second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule-14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/HRB-233/DPWS of 21 NOV 2011

OFFICE OF THE:
Chief Engineer (Development Plan)
Brihanmumbai Mahanagarpalika,
Municipal Head Office, 4th Floor,
Annex Building, Mahapalika Marg,
Fort, Mumbai-400 001.

To,
Mr.Subodh Tari of M/s.The Designer,
102, Gundecha Chambers,
N.Master Road, Fort, Mumbai-400001.

Sub: Proposed redevelopment of existing building on plot bearing C.S.No.1/332 of Tardeo Division, situated at Dr.Dadasaheb Bhadkamkar Marg & Bellasis Road, 'D' Ward, Mumbai known as "Nathani Heights" (For Dev.: M/s.Nathani Parekh Construction Pvt.Ltd.).

Architect: Mr.Subodh Tari of M/s.The Designer

Str.Con: M/s.JCV Consultants

Developer: M/s.Nathani Parekh Construction Pvt.Ltd.

Ref: Your letter dtd.16.6.2010

Gentleman,

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee as constituted by the Govt. in Urban Development Deptt. as per G.R. U/No.TPB-4303/49/CR-4/03/UD-11 dt.3.9.2010 has accepted your proposal for proposed redevelopment of existing building on plot bearing C.S.No.1/332 of Tardeo Division, situated at Dr.Dadasaheb Bhadkamkar Marg & Bellasis Road, 'D' Ward, Mumbai known as "Nathani Heights" (For Dev.: M/s.Nathani Parekh Construction Pvt.Ltd.) subject to the terms & conditions as mentioned below:-

The proposal envisages the construction of residential building comprising of two wings i.e. A & B wing having basement + ground + 1st & 2nd floor part for commercial purpose + part 2nd, 3rd to 7th podium floors for car parking + 8th stillt floor + 72nd upper floors with a total height of 243.11 mt. from general ground level upto terrace level. (with refuge floors/areas and service floors as per CFO NOC under No.FB/HR/CITY/608 dt.16.1.2010).

ANNEXURE-I**MANDATORY CONDITIONS:**

1. Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road and constructed before construction activities commence. This will help in reducing local dust emissions to a great extent. The road can be converted to a black top road once the construction activities are completed.

2. As the site is located in an developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impacts on surrounding buildings and sites.
3. Jack hammers and other construction equipments tend to generate a lot of noise, it is therefore essential that noise protective equipments like ear muffs & ear plugs be provided to the operator of the machine. To reduce the noise from the equipment, silencer/ dampers should be attached to the equipment.
4. All Stationary machinery that create noise should be installed at points away from sensitive receptor area.
5. Noise prone activities should be restricted to the extent possible during night time, particularly during the period 6p.m. to 6.a.m.
6. During excavation and transportation over un-metalled roads near the project site, there is a scope for local dust emissions. Frequent water sprinkling in the vicinity of the construction activity should be done and it should be continued even after the completion of the excavation till construction is complete.
7. Excavation should be carried out in such a manner that it will not reduce slope stability. As much of the top soil and waste materials as possible should be used for landscaping and leveling activities in the surrounding area. As far as possible store the excavated soil (the amount that would be required later for leveling and landscaping) on site, so that the soil can be reused during landscaping.
8. A basic surface drainage system for the site should be worked out to avoid water runoff on to the surrounding properties and roads, especially during the monsoon months.
9. If during excavation, water accumulates in the excavated areas, then it should be pumped out and disposed off either in the municipal storm water drain or into recharge soak pits of bore wells.
10. Load and unload trucks with construction material on site and not on surrounding roadside.
11. The responsibility to carryout the work as per submissions made to the Committee solely rests with the project proponents.
12. If the project attracts the provisions of the MOEF Notification under SO No.114(E) dt.19.2.1991 and recent Notification dt.6.1.2011 and Notification dtd.07-07-2004 & revised EIA Notification dtd.14.9.2000, the clearance in this respect shall be obtained and all the conditions mentioned therein shall be complied with.
13. The sanction from appropriate authority shall be obtained for proposed work wherever concessions are required for features beyond the stipulated limits in D.C.Regn.,1991, for deficiency in open spaces, etc. before approval of plans.
14. The conditions as stated in the NOC from CFO U/No.FBM/595/507/133 Dt.21.8.2007 & No.FBM/508/484 Dt.19.1.2009 and U/No.FB/HR/CITY/608 dtd.16.1.2010 shall be complied with.
15. That the NOC from Civil Aviation Authority for the height of the building under reference shall be obtained and all the conditions thereof shall be complied with.
16. The acceptance of proposal by High Rise Committee is not indicative of admissibility/approval of the proposal regarding D.C. Regulations,1991 other statutory compliances & the necessary building proposal shall be submitted to concerned Ex.Eng.(Bldg.Proposal) for requisite approval. The aspect such as permissible FSI applicable DC.Rules & policies in force shall be verified by the concerned Executive Engineer (Building Proposal) before approval of plans.

17. The Technical Committee for High Rise Buildings, however, reserves right to alter/ modify/ augment fire safety related provisions as well as disaster management related provisions, on the basis of decision to be taken in the upcoming meetings.
18. That the permission is granted based on the documents submitted by the Architect and if at any time are found fake/ fraudulent, then the permission issued shall be treated as revoked/ cancelled without further notice.
19. After the clearance given by HRC for a proposed building, no further changes of any kind shall be effected without permission of the HRC (Technical Committee for High Rise Buildings). If any changes made in the proposal without obtaining clearance from HRC, earlier clearance given by the HRC shall be treated as revoked/ invalid.
20. **That the NOC from IMD shall be submitted before issue of any further permission in the proposal, if the proposal falls within 10 KM from Archana Building, Navy Nagar, Coloba where Doplar Radar is situated.**
21. That the aspect regarding approval/ final NOC to the 33(24) component, if any, and its respective permission shall be scrutinized by Dy.Ch.Eng.(B.P.)City/ Executive Engineer (Building Proposal)City as per the prevailing policy and the sanction from respective HPC shall be obtained.
22. The necessary other permissions from various other Departments/ Authorities shall be obtained as per requirements.

Recommendatory Condition

1. At the time of site clearance, care must be taken to minimize the need for cutting of trees and damage to the native vegetation.
2. Clearing of site area may involve removal/ transplantation of trees, underbrush, vines, fences, shades etc. All the unwanted vegetation then becomes solid waste that needs to be disposed off site. As this is organic matter, instead of disposing it offsite, the mater should be composed on site.
3. Phase out the site clearing process to only areas that need excavation initially this will reduce the dust emission from currently unused areas. If site has been cleared, vegetated the area by growing temporary groundcover plants or flower beds in the area. Alternatively cover the ground with a sheet, this sheet can be made out of empty cement bags, and the area then used to store materials, this will help reduce the dust emissions from these areas and provide a clean surface to store material on.
4. To reduce dust emissions and erosions from slopes on the site, apply non toxic chemical soil stabilizers (Geotextiles) to the area.
5. The short term traffic management plan should be worked out to prevent unnecessary traffic problems. One measure to be incorporated is to avoid trucks during the morning and evening rush hours i.e. before 10.00 a.m. and after 5.00 p.m.
6. In cases where the construction of paved access or Water bound macadam road is not possible, frequent water sprinkling required to reduce local dust emissions.
7. Traffic speeds on unpaved roads should be reduced to 15 Kmph or less, and all the vehicles should have reverse horns.

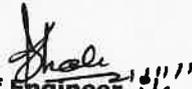
8. On windy days avoid excavation activities to reduce dust emissions.
9. Prevent the excavated soil from spilling out of the site boundaries onto adjoining roads and properties.
10. Prevent other garbage waste such as construction debris, plastic material from mixing with the excavated soil that is being transported out of the site for dumping off site. This soil will be used for land filling and mixing of garbage with it can lead to soil contamination.
11. Water the site at least twice a day to reduce the dust emissions. Once during mid morning and once in the evening.
12. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. (A good cover sheet can be formed by stitching empty cement bags silt open to form a sheet).
13. Since, there is likelihood of fugitive dust form the construction activity, material handling and from the truck movement in the vicinity of the project site, project proponents should go for tree plantation programme along the approach roads and the construction campus.
14. Re-vegetate disturbed areas as early as possible.
15. As soon as construction is over, the surplus earth should be utilized to fill up low lying areas. The rubbish should be cleared and all un built surfaces reinstated.
16. Construct appropriate temporary housing structures for the labourers on the site with due approval from the competent authority. Houses should be provided with proper light and ventilation, and should be located at a safe location on the site.
17. Provisions should be made for providing them with potable, drinking water.
18. The construction site should be provided with sufficient and suitable toilet facilities for workers to allow proper standards of hygiene. These facilities would be connected to septic tank and maintained properly to ensure minimum environmental affect. Care should be taken not to route the sanitary effluents to the river or any other natural water body.
19. To prevent unauthorized falling of trees in the nearby undeveloped areas by construction workers for their fuel needs, it should be ensured that the contractor provides fuel to the construction workers.
20. Arrangements should be made for daycare and education to construction workers children. Certain NGO's working in this area can be associated with or alternatively one female worker can be paid to oversee the younger children and to prevent them from coming in harms way.
21. Solid waste generated from the labour camp as well as the construction site should be disposed off properly. Organic waste can be composted, and inorganic waste should be disposed in nearest municipal bins.
22. To sweep and clean adjacent roads of the site that get soiled due to the frequent movement of trucks to and fro from the site, at least once a day.
23. All outdoor lighting, including any construction related lighting should be designed, installed and operated in a manner that ensures that all direct rays from project lighting are contained within construction site and that residences are protected from spillover light and glare.
24. Parking for construction site workers should be provided on site to prevent clogging of surrounding roads.

25. Tea stalls if established for the site should be given space on site and not on access roads. This will prevent the gathering of labourers on the roads and obstruction of traffic.
26. Rotary piling method can be adopted for construction of bored cast in site/ bored pre-cast piles. Preferably, M.S. liner can be provided upto hard stratum.
27. Preferable minimum grade concrete in sub structure foundation can be M-40 grade and use of anti corrosive treatment can be considered for M.S. reinforcements.
28. Ground Water in Mumbai is likely to be saline and further there is a possibility of sewage contamination in well water, as such, municipal water be used for construction.
29. Withdrawal of ground water should be restricted as it may cause sudden draw-down and subsidence of surrounding land/buildings.
30. The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.

If your client is agreeable to the aforesaid terms and conditions, you may approach to the DY.CH.ENG.(BP)CITY, who is being informed separately regarding subject matter.

Yours faithfully,

Acc:- A Set of Plan + EMP Book


Chief Engineer (Development Plan)
Member Secretary,
Technical Committee for
High Rise Buildings

The first part of the report deals with the general situation of the country and the progress of the work done during the year. It also contains a list of the names of the members of the committee and a list of the names of the persons who have been appointed to various positions.

The second part of the report deals with the work done during the year. It contains a list of the names of the persons who have been appointed to various positions and a list of the names of the persons who have been appointed to various positions.

The third part of the report deals with the work done during the year. It contains a list of the names of the persons who have been appointed to various positions and a list of the names of the persons who have been appointed to various positions.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

SUB: Amendments stipulating Fire Protection & Fire Fighting Safety requirements to the amended building plans for the proposed construction of High-rise Commercial-cum-Residential building on plot bearing C.S. No.-1/332 of Tardeo Division, situated at the junction of D.B. Marg & Belasis Road, Mumbai Central (East), Mumbai-400008.

REF: **i)** On-line proposal submitted by Mr. Subhodh Tari – Architect from M/s - The Designers.
ii) File No. - CHE/CITY/5420/D/337(NEW).

EARIER N.O.C. REF: **i)** FBM/508/240, dated 09/09/2008.
ii) FBM/508/484, dated 19/01/2009.
iii) FB/HR/City/608, dated 16/01/2010.
iv) FB/HRC/R-I/34,dated 02/02/2017.
v) FB/HRC/R-I/39, dated 09/02/2017 (Part-O.C.).
vi) FB/HRC/R-I/23 Dated 26/12/2017 (Part-O.C.).
vii) CHE/CTY/5420/D/337 (NEW) dated 14.05.2018

EXECUTIVE ENGINEER (B.P.) - CITY

In this case, please refer to the NOC stipulating Fire Protection & Fire Fighting Safety requirements issued by this department vide No.-FBM/508/240, dated 09/09/2008 for the proposed construction of High-rise Residential-cum-Commercial building comprising of three wings i.e. Wing-A, Wing-B & Wing-C having common one level basement + ground to 1st floor for commercial purposes + 2nd floor part for commercial purposes & partly for car parking + 3rd to 6th upper podium floors for car parking + 7th to 63rd upper residential floors with the total height of 199.70 Mtrs. from general ground level upto terrace level.

Further, please refer to the amended NOC stipulating Fire Protection & Fire Fighting Safety requirements for the amended building plans was issued by this department vide No.-FBM/508/484, dated 19/01/2009 for the proposed construction of High-rise Residential-cum-Commercial building comprising of two wings i.e. Wing-A & Wing-B; each wing having basement + ground to 1st floor for commercial purposes + 2nd floor part for commercial purposes & partly for car parking + 3rd to 6th upper podium floors for car parking + 7th to 67th upper residential floors with the total height of 210.70 Mtrs. from general ground level upto terrace level.

Further, please refer to the amended NOC stipulating Fire Protection & Fire Fighting Safety requirements for the amended building plans was issued by this department vide No.-FB/HR/City/608, dated 16/01/2010 for the proposed construction of High-rise Residential-cum-Commercial building comprising of two wings i.e. Wing-A & Wing-B; each wing having basement + ground to 1st floor for commercial purposes + 2nd floor part for commercial purposes & partly for car parking + 3rd to 7th upper podium floors for car parking + 8th to 72nd upper residential floors with the total height of 243.11 Mtrs. from general ground level upto terrace level.

Further, please refer to the amended NOC stipulating Fire Protection & Fire Fighting Safety requirements for the amended building plans was issued by this department vide No.-FB/HRC/R-I/34, dated 02/02/2017 for the proposed construction of High-rise Residential-cum-Commercial building comprising of two wings i.e. Wing-A & Wing-B; both wings having common basement for car parking accessible by 6.00 Mtrs. wide ramp + ground to 1st floor for commercial purposes + 2nd floor part for commercial purposes & partly for car parking + 3rd to 7th upper podium floors for car parking accessible by 6.00 Mtrs. wide ramp + 8th floor for amenities + 9th floor as service floor + 10th to 38th upper residential floors + 39th floor as service floor + 40th floor as fire break floor with club house + 41st to 72nd upper residential floors with the total height of 243.11 Mtrs. from general ground level up to terrace level.

Further, please refer to the NOC for Part-Occupation issued by this department vide No.-FB/HRC/R-I/39, dated 09/02/2017 to occupy & use only part portion of the building from common basement car parking accessible by 6.00 Mtrs. wide ramp + ground & 1st for commercial use + part 2nd floor for commercial use of the said High-rise Residential-cum-Commercial building.

Further, please refer to the NOC for Part-Occupation issued by this department vide No.-FB/HRC/R-I/23, dated 26/12/2017 to occupy & use only part portion building from part 2nd podium floor car parking + 3rd to 7th upper podium floors for car parking accessible by 6.00 Mtrs. wide ramp + 8th floor for amenities + 9th floor as service floor + 10th to 38th upper residential floors of both wings i.e. Wing-A & Wing-B of the said High-rise Residential-cum-Commercial building.

Further, please refer to the online amended NOC stipulating Fire Protection & Fire Fighting Safety requirements for the amended building plans was issued by this department vide No.-CHE/CTY/5420/D/337(New), dated 14/05/2018 for the proposed construction of High-rise Residential-cum-Commercial building comprising of two wings i.e. Wing-A & Wing-B; both wings having common basement for car parking accessible by 6.00 Mtrs. wide ramp (as approved earlier) + ground to 1st floor for commercial purposes + 2nd floor part for commercial purposes & partly for car parking + 3rd to 7th upper podium floors for car parking accessible by 6.00 Mtrs. wide ramp + 8th floor for amenities + 9th floor as service floor + 10th to 38th upper

residential floors + 39th floor as service floor + 40th floor as fire break floor with club house + 41st to 72nd upper residential floors with the total height of 243.11 Mtrs. from general ground level up to terrace level and elevation features up to 269.51 Mtrs. from general ground level i.e. 26.40 Mtrs. from terrace level.

I]- Now the architect has submitted the amended plans & proposed following amendments:

- i) Architect has proposed to increase the nos. of N.R. (Commercial) upto 70 nos. of N.R. (Commercial) on 1st floor, as shown on plan.
- ii) Architect has proposed to decrease the nos. of N.R. (Commercial) from earlier approved 132 nos. to 128 nos. of N.R. (Commercial) and also proposed to construct additional 09 nos. of N.R.s by converting earlier approved Office area into N.R., as shown on plan.
- iii) Architect has proposed to convert earlier approved part car parking area into the office area on 2nd floor, as shown on plan.
- iv) No any changes have been proposed by the Architect in the existing up-loaded building plans, hence there are no changes in the earlier approved amended building plans sanctioned vide No.-CHE/CTY/5420/D/337(New), dated 14/05/2018 as mentioned like the staircases, lift & staircase shafts, Lift lobby & corridor passage, height of the building, open space, refuge floor, fire lifts, electric duct, etc. which will be remaining same.

II]- FLOOR WISE USERS FOR WING-A & WING-B ARE AS FOLLOWS:

Floors	Users	
	Wing-A	Wing-B
Basement (-4.20 Mtrs.)	No changes in the earlier approved floor-wise users as sanctioned vide N.O.C. No.-CHE/CTY/5420/D/337(New), dated 14/05/2018.	
Ground		
1 st floor	70 nos. of N.R. (Commercial) on 1 st floor & other users as earlier approved vide N.O.C. No.-CHE/CTY/5420/D/337(New), dated 14/05/2018.	
2 nd floor	128 nos. N.R. (Commercial) on 2 nd floor + Office + 9 nos. of N.R.s & other users as earlier approved vide N.O.C. No.-CHE/CTY/5420/D/337(New), dated 14/05/2018.	
3 rd to 72 nd upper floors	No changes in the earlier approved floor-wise users as sanctioned vide N.O.C. No.-CHE/CTY/5420/D/337(New), dated 14/05/2018.	
Terrace Floor		

III]- The proposal has been considered favorably in view of the following facts:

- a) N.O.C for the proposal was already issued vide No. i) FBM/508/240, dated 09/09/2008, ii) FBM/508/484, dated 19/01/2009, iii) FB/HR/City/608, dated 16/01/2010, iv) FB/HRC/R-I/34, dated 02/02/2017, v) FB/HRC/R-I/39, dated 09/02/2017 vi) FB/HRC/R-I/23 Dated 26/12/2017 & vii) CHE/CTY/5420/D/337 (NEW) dated 14/05/2018.
- b) The Site abuts on the 36.58 Mtrs. Dr.D.B.Marg on East side.
- c) Executive Engineer (B.P.) – City has issued I.O.D. under sanction No. – EB/5420/D/A, dated 11/06/2010 and C.C. issued under sanction No. – EBPC/5420/D/A, dated 02/12/2011 up to plinth level and subsequently same was further extended up to 72nd floor.
- d) Hon. M.C. has already given approval for the proposed construction of High-rise Residential Building vide sanction under no. – EB/5420/D/A, dated 27.09.2018 and 24.09.2019
- e) The building will be protected with advance in built fire fighting system such as wet riser, hydrant system, fire alarm & fire detection system & sprinkler system, integrated system, voice evacuation system, public address system, etc.
- f) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors shall as per N.B.C. provisions.
- g) During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any in future.
- h) Architect also agreed that structural member of building shall have 4 hours fire resistant.
- i) The Architect has agreed to provide sprinkler system in the entire building except ground floor to 2nd + 3rd to 7th podium floors + 8th floor for amenities + 9th floor as service floor + 10th to 38th upper residential floors of both wings i.e. wing A & B of the said high-rise residential cum commercial building and lift lobby & corridor passage in each flats on every floor level for which part O.C.is already granted on U/no. FB/HRC/R-I/23 dated 26.12.2017.
- j) The Architect has agreed to provide smoke detection system in the lift machine room, electric meter room, pump room, society office, car lift machine room & Fitness centre and wherever false ceiling will be provided at above & below the false ceiling level.

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

In the view the above as far as this department is concerned, there would be no objection to the proposed amendments for the proposed construction of High-rise Residential-cum- Commercial building comprising of two wings i.e. Wing-A & Wing-B; both wings having common basement for car parking accessible by 6.00 Mtrs. wide ramp (as approved earlier) + ground to 1st floor for commercial purposes + 2nd floor part for commercial purposes & partly for car parking + 3rd to 7th upper podium floors for car parking accessible by 6.00 Mtrs. wide ramp + 8th floor for amenities + 9th floor as service floor + 10th to 38th upper residential floors + 39th floor as service floor + 40th floor as fire break floor with club house + 41st to 72nd upper residential floors with the total height of 243.11 Mtrs. from general ground level up to terrace level and elevation features up to 269.51 Mtrs. from general ground level i.e. 26.40 Mtrs. from terrace level, as per the details shown on the enclosed plans signed in token of approval, subject to satisfactory compliance of the following Fire Protection & Fire Fighting Safety requirements:

- 1) All the Fire Protection & Fire Fighting Safety requirements stipulated earlier vide N.O.C.s No.- i) FBM/508/240, dated 09/09/2008, ii) FBM/508/484, dated 19/01/2009, iii) FB/HR/City/608, dated 16/01/2010, iv) FB/HRC/R-I/34, dated 02/02/2017, v) FB/HRC/R-I/39, dated 09/02/2017 vi) FB/HRC/R-I/23 Dated 26/12/2017 & vii) CHE/CTY/5420/D/337 (NEW) dated 14.05.2018 shall be strictly adhered with the following additional & modified requirements:
- 2) All the fix fire fighting installations shall be applicable for entire building, i.e. from Basement plus Ground level to upper 72nd floor level.
- 3) Emergency switches shall be provided on ground floor.
- 4) No any changes except as stated above and as shown on the enclosed plans shall be carried out on the premises unless permitted by this department.

Earlier, the party has paid Scrutiny fees of Rs.8,25,000/- vide SAP DOC No.-1000143316, dated 02/09/2008 on the gross built up area of 82500.00 Sq. metres as certified by the Architect.

Further, the party has paid Additional Scrutiny fees of Rs.1,32,000/- vide SAP DOC No.-1000493249, dated 02/01/2010 on the gross built up area of 95700.00 Sq. metres as certified by the Architect.

Further, the party has paid Additional Scrutiny fees of Rs.27,75,300/- vide Receipt No.-1335962 and SAP DOC No.-1003292225, dated 01/02/2017 on the gross built up area of 95700.00 Sq. metres as certified by the Architect.

Further, the party has paid Additional Scrutiny fees of Rs.8,61,300/- vide Receipt No.-5817623/24 & SAP DOC No.-1003292225, dated 10/05/2018 on the gross built up area of 95700.00 Sq. metres as certified by the Architect.

Now, the Party has paid Additional Scrutiny fees of Rs.4,78,500/- vide online payment Receipt No.-4976717 dated 13/12/2019 on the total built-up area of 95700.00 Sq. mtrs. as certified by the Architect.

NOTE:

1. The fire-fighting installation shall be carried out by licensed approved agency.
2. The area calculation shown in the enclosed plan shall be checked by Executive Engineer (B.P.) – City / Chief Engineer (D.P.)
3. Executive Engineer (B.P.)–City/Chief Engineer (D.P.) is requested to scrutinize the plans as per amended DCPR & verify entire civil work & all other requirements pertaining to civil engineering side including open spaces, corridors, staircases, amendments, height and refuge area in sq. mtrs. & floor occupancy of the building. The width of abutting road & open spaces are mentioned in plans as submitted by the Architect attached herewith. These parameters shall be verified by Executive Engineer (B.P.) – City / Chief Engineer (D.P.) as per the concerned Regulations of DCPR-2034 before granting any permission (IOD/CC/further CC), if found any contradiction, this proposal/NOC shall be referred back to this Department for revised NOC.
4. Executive Engineer (B.P.) – City / Chief Engineer (D.P.) shall verify the proposal in context with the relevant Regulations of DCPR-2034 & verify the compliance as per same. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.
5. The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO prior to installation.
6. The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.
7. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of Executive Engineer (B.P.)–City / Chief Engineer (D.P.) /MCGM/CFO's department, till then shall not be allowed to use.
8. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
9. This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect without prejudice to legal matters pending in court of law, if any. Any matter pertaining to authenticity or legality shall be cleared by concerned Owner/ Occupier/ Developer/Architect, etc.
10. The plans approved along with this NOC are approved from Fire Risk / Fire Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect / Developers

responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.

- 11.** As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide & maintain the Fire Prevention & Life Safety Measure in good repair and efficient condition at all the time in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.

**Santosh
Damodar
Sawant**

Digitally signed by Santosh
Damodar Sawant
DN: c=IN, o=Municipal
Corporation of Greater Mumbai,
ou=Mumbai Fire Brigade,
postalCode=400001,
st=MAHARASHTRA,
serialNumber=61e44669e2d9854
7938af839050dd904433341cc6b3
571dd1960ae6ea85beb0f,
cn=Santosh Damodar Sawant
Date: 2019.12.17 22:34:04 +05'30'

**Verified & prepared by
(DFO - S.D. Sawant)**

**Sanjay
Yashwant
Manjrekar**

Digitally signed by Sanjay
Yashwant Manjrekar
DN: c=IN, o=Municipal
Corporation of Greater
Mumbai, ou=Mumbai Fire
Brigade, postalCode=400001,
st=MAHARASHTRA,
serialNumber=2c7a90ce2138
ad050975c13ce0648b0f0dea
5e2746bd897eb4de423a32a
142a2, cn=Sanjay Yashwant
Manjrekar
Date: 2019.12.17 22:50:28
+05'30'

**Approved by
(Dy.C.F.O.- S.Y. Manjrekar)**



Mailbox of eia@ultratech.in

Subject: Request for Edit Option for "Redevelopment project" by M/s. Nathani Parekh Constructions Pvt. Ltd.(Unique No.0000001933)

From: eia eia<eia@ultratech.in> on Fri, 29 Nov 2019 17:09:51

To: "archanashirke "<archana.shirke@nic.in>

Cc: "rekha "<rekha@ultratech.in>

 **1 attachment(s)** - Letter_for_EC_edit.pdf (75.08KB)

Respected Madam,

In reference to above mentioned subject, we are requesting you to kindly grant us the edit option for Consolidated Statement (CS) for the following project:-

Project name: "Redevelopment project at Tardeo Division, Mumbai Central, Mumbai" by M/s. Nathani Parekh Constructions Pvt. Ltd.

Unique No.: 0000001933

Please note till date this project is not presented in front of Committee and there are changes in the details submitted in the CS for the project.

Requesting you to kindly grant Edit Option

Thanks & Regards,
Devanshi Nirulkar
Environmental Engineer

ULTRA TECH, Environmental Consultancy & Laboratory,
(Lab. Gazetted by MoEFCC & Accredited by NABL - QCI)
QCI - NABET Accredited EIA Consulting Organization
ISO 9001:2015 Certified Organization

Address: Unit No. 224, 225, 206 Jai Commercial Complex, Eastern Express Highway,

Opp. Cadbury Factory, Khopat, Thane(w).400601

Phone NO:022/ 25342776/ 25380198 Fax No: 022 25429650

email: eia@ultratech.in

Visit @ www.ultratech.in

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NATHANI PAREKH CONSTRUCTIONS PVT. LTD.

Nathani Heights, 101, 1st Floor, Junction of Dr. D.B. Marg & Bellasis Road, Opp. Mumbai Central Rly. Stn.,
Mumbai - 400008. INDIA. Tel.: +91-22-23013333 E-mail: info@nathanigroup.in * Web: www.nathanigroup.in

Date: 28th November 2019

To,
The Member Secretary,
State Environmental Impact Assessment Authority (SEIAA),
Mantralaya, Mumbai – 400032.

Subject : Request for grant of edit option to upload revised project details on MPCB portal for Redevelopment project at Tardeo Division, Mumbai Central, Mumbai.

Reference : Submission of Consolidated Statement, Form 1 & 1A - on ecMPCB portal dt. 10.12.2018 (Unique No. 0000001933).

Respected Sir,

With reference to above mentioned subject, as per procedure we have uploaded the Consolidated Statement (CS), Form 1 & 1A on ec-MPCB portal on 10.12.2018 and received the Unique No. 0000001933.

However, there are changes in the details submitted in the CS. Comparative of the project details uploaded on ec-MPCB Portal and revised details are as follows:

Item No.	Attributes	Details uploaded on the MPCB portal	Revised details
Item no. 18 (a)	FSI area	30,620.60 Sq.mt.	30,658.14 Sq.mt.
	Non FSI area	55,944.49 Sq.mt.	48,493.82 Sq.mt.
	Total BUA area	86,565.09 Sq.mt.	79,151.96 Sq.mt.
Item no. 22	Number of buildings & its configuration	Number of floors: Basement + Ground to 1 st Floor (Shops) + 2 nd Floor (Shops/ Parking) + 3 rd to 7 th Floor Parking + 8 th (Stilt) + 9 th Service Floor + 10 th to 38 th Residential Floor + 39 th Service Floor & 40 th Stilt Floor + 41 st to 72 nd Residential Floors.	Number of floors: Basement + Ground to 2 nd Floor (Shops + Office) + 3 rd to 7 th Floor Parking + 8 th (Stilt) floor + 9 th Service Floor + 10 th to 38 th Residential Floor + 39 th Service Floor & 40 th Stilt Floor + 41 st to 72 nd Residential Floors.
Item no. 23	Number of tenants and shops	Flats: 340 Nos. Shops: 260 Nos.	Flats: 340 Nos. Shops: 260 Nos. Offices
Item no. 54	Traffic Management	Number of 4 Wheelers: 565 nos.	Number of 4 Wheelers: 567 nos.

Now, we have revised consolidated statement, Form 1 & 1A accordingly and submitting herewith the same for your ready reference.

In view of above, we request your good office to grant us edit option to update our consolidated statement on ec-MPCB portal.

Please do the needful and oblige.

For NATHANI PAREKH CONSTRUCTIONS PVT. LTD.

DIRECTOR

Encl.: As above

Head Office: 11, 5th Floor, Karim Chambers,
Ambalal Doshi Marg, Fort, Mumbai - 400 001,
Tel.: 6124 3800 to 899 • Telefax : 2267 3413
Email : projects@enviroidesigners.com
www.enviroidesigners.com

AR. ULHAS RANE
B. ARCH., G.D. ARCH., F. L.A., F.I.V.
M.A. (SOCID), D. ENV & ECOLOGY
AR. SUBODH TARI
B. ARCH., G.D. ARCH., F.I.I.A., F.I.V.

Date :- 29/08/2020

Subjects :- Floor wise summary of 'Nathani Height's for Property bearing CS no. 1/332, Dr. DB Marg & Bellasis Road, 'D' ward, Tardeo division, Mumbai Central, Mumbai. Maharashtra.'

SR. NO.	FLOOR	USER	B.U.A AREA SQ. MTRS.	10% BALCONY PER FLOOR SQ. MTRS.	REFUGE / STILT AREA SQ. MTR.	AMENITIES AREA (A.H.U., D.G. SET, ELEC. RM., SOCIETY OFF, FITNESS CENTER, SERVICE AREA ETC.)	PARKING AREA SQ. MTRS.	COMMON AREA		TOTAL FLR. AREA SQ. MTRS.
								LIFT/STAIR CASE SQ. MTRS.	COMM. PASS. SQ. MTRS.	
1	2	3	4	5	6	7	8	9	10	
1	BASEMENT FLOOR		0.00	0.00	0.00	33.09	3077.12	452.00	0.00	3562.21
2	GROUND FLOOR	NR	2251.71	0.00	0.00	0.00	0.00	223.01	636.40	3111.12
3	1st FLOOR	NR	1497.80	0.00	0.00	221.99	0.00	344.15	869.54	2933.48
4	2nd FLOOR	NR	1646.50	0.00	0.00	160.00	0.00	595.90	543.00	2945.40
5	3rd FLOOR		0.00	0.00	0.00	0.00	3077.12	238.40	0.00	3315.52
6	4th FLOOR		0.00	0.00	0.00	0.00	3077.12	238.40	0.00	3315.52
7	5th FLOOR		0.00	0.00	0.00	0.00	3077.12	238.40	0.00	3315.52
8	6th FLOOR		0.00	0.00	0.00	15.39	3061.73	238.40	0.00	3315.52
9	7th FLOOR		0.00	0.00	0.00	22.98	3054.14	238.40	0.00	3315.52
10	8th FLOOR		0.00	0.00	0.00	735.27	0.00	327.53	0.00	1062.80
11	9th FLOOR		0.00	0.00	0.00	546.61	0.00	292.57	43.36	882.54
12	10th FLOOR	R	509.31	50.66	0.00	0.00	0.00	223.01	74.68	857.66
13	11th FLOOR	R	509.31	50.66	0.00	0.00	0.00	223.01	74.68	857.66
14	12th FLOOR	R	509.27	49.16	0.00	0.00	0.00	223.01	74.68	856.12
15	13th FLOOR	R	509.82	49.16	0.00	0.00	0.00	223.01	74.68	856.67
16	14th FLOOR	R	366.99	36.31	146.12	0.00	0.00	239.59	95.73	884.74
17	15th FLOOR	R	509.27	49.16	0.00	0.00	0.00	223.01	74.68	856.12
18	16th FLOOR	R	509.27	49.16	0.00	0.00	0.00	223.01	74.68	856.12
19	17th FLOOR	R	509.27	49.16	0.00	0.00	0.00	223.01	74.68	856.12
20	18th FLOOR	R	509.27	49.16	0.00	0.00	0.00	223.01	74.68	856.12
21	19th FLOOR	R	508.42	49.16	0.00	0.00	0.00	223.01	74.68	855.27
22	20th FLOOR	R	508.42	49.16	0.00	0.00	0.00	223.01	74.68	855.27
23	21st FLOOR	R	366.61	36.27	146.12	0.00	0.00	239.59	95.73	884.32
24	22nd FLOOR	R	508.42	49.16	0.00	0.00	0.00	223.01	74.68	855.27
25	23rd FLOOR	R	508.42	49.16	0.00	0.00	0.00	223.01	74.68	855.27
26	24th FLOOR	R	508.42	49.16	0.00	0.00	0.00	223.01	74.68	855.27
27	25th FLOOR	R	508.42	49.16	0.00	0.00	0.00	223.01	74.68	855.27
28	26th FLOOR	R	508.42	49.16	0.00	0.00	0.00	223.01	74.68	855.27
29	27th FLOOR	R	508.95	45.56	0.00	0.00	0.00	223.01	74.68	852.20
30	28th FLOOR	R	366.99	36.31	146.12	0.00	0.00	239.59	95.73	884.74
31	29th FLOOR	R	508.95	45.56	0.00	0.00	0.00	223.01	74.68	852.20
32	30th FLOOR	R	508.95	45.56	0.00	0.00	0.00	223.01	74.68	852.20
33	31st FLOOR	R	508.95	45.56	0.00	0.00	0.00	223.01	74.68	852.20
34	32nd FLOOR	R	508.95	45.56	0.00	0.00	0.00	223.01	74.68	852.20
35	33rd FLOOR	R	508.95	45.56	0.00	0.00	0.00	223.01	74.68	852.20
36	34th FLOOR	R	508.95	45.56	0.00	0.00	0.00	223.01	74.68	852.20
37	35th FLOOR	R	366.99	36.31	146.12	0.00	0.00	239.59	95.73	884.74
38	36th FLOOR	R	508.95	45.56	0.00	0.00	0.00	223.01	74.68	852.20
39	37th FLOOR	R	508.95	45.56	0.00	0.00	0.00	223.01	74.68	852.20
40	38th FLOOR	R	508.95	45.56	0.00	0.00	0.00	223.01	74.68	852.20
41	39th FLOOR		0.00	0.00	0.00	821.46	0.00	259.45	39.30	1120.21
42	40th FLOOR		0.00	0.00	0.00	625.73	0.00	176.31	102.95	904.99
43	41st FLOOR	R	394.59	34.23	0.00	0.00	0.00	159.35	94.76	682.93
44	42nd FLOOR	R	227.53	21.71	174.24	0.00	0.00	159.35	94.76	677.59
45	43rd FLOOR	R	368.97	35.94	0.00	0.00	0.00	159.35	94.76	659.02
46	44th FLOOR	R	366.55	36.10	0.00	0.00	0.00	159.35	94.76	656.76
47	45th FLOOR	R	368.97	35.94	0.00	0.00	0.00	159.35	94.76	659.02
48	46th FLOOR	R	366.55	36.10	0.00	0.00	0.00	159.35	94.76	656.76

SR. NO.	FLOOR	USER	B.U.A AREA SQ. MTRS.	10% BALCONY PER FLOOR SQ. MTRS.	REFUGE / STILT AREA SQ. MTR.	AMENITIES AREA (A.H.U., D.G. SET, ELEC. RM., SOCIETY OFF, FITNESS CENTER, SERVICE AREA ETC.)	PARKING AREA SQ. MTRS.	COMMON AREA		TOTAL FLR. AREA SQ. MTRS.
								LIFT/STAIR CASE SQ. MTRS.	COMM. PASS. SQ. MTRS.	
	1	2	3	4	5	6	7	8	9	10
49	47th FLOOR	R	368.97	35.94	0.00	0.00	0.00	159.35	94.76	659.02
50	48th FLOOR	R	366.55	36.10	0.00	0.00	0.00	159.35	94.76	656.76
51	49th FLOOR	R	227.53	21.71	174.24	0.00	0.00	159.35	94.76	677.59
52	50th FLOOR	R	368.97	35.94	0.00	0.00	0.00	159.35	94.76	659.02
53	51st FLOOR	R	366.55	36.10	0.00	0.00	0.00	159.35	94.76	656.76
54	52nd FLOOR	R	368.97	35.94	0.00	0.00	0.00	159.35	94.76	659.02
55	53rd FLOOR	R	366.55	36.10	0.00	0.00	0.00	159.35	94.76	656.76
56	54th FLOOR	R	368.97	35.94	0.00	0.00	0.00	159.35	94.76	659.02
57	55th FLOOR	R	366.55	36.10	0.00	0.00	0.00	159.35	94.76	656.76
58	56th FLOOR	R	227.53	21.71	174.24	0.00	0.00	159.35	94.76	677.59
59	57th FLOOR	R	367.97	35.94	0.00	0.00	0.00	159.35	94.76	658.02
60	58th FLOOR	R	364.31	35.85	0.00	0.00	0.00	159.35	94.76	654.27
61	59th FLOOR	R	367.97	35.94	0.00	0.00	0.00	159.35	94.76	658.02
62	60th FLOOR	R	364.31	35.85	0.00	0.00	0.00	159.35	94.76	654.27
63	61st FLOOR	R	367.97	35.94	0.00	0.00	0.00	159.35	94.76	658.02
64	62nd FLOOR	R	364.31	35.85	0.00	0.00	0.00	159.35	94.76	654.27
65	63rd FLOOR	R	227.53	21.71	174.24	0.00	0.00	159.35	94.76	677.59
66	64th FLOOR	R	367.97	35.94	0.00	0.00	0.00	159.35	94.76	658.02
67	65th FLOOR	R	364.31	35.85	0.00	0.00	0.00	159.35	94.76	654.27
68	66th FLOOR	R	367.97	35.94	0.00	0.00	0.00	159.35	94.76	658.02
69	67th FLOOR	R	364.31	35.85	0.00	0.00	0.00	159.35	94.76	654.27
70	68th FLOOR	R	367.97	35.94	0.00	0.00	0.00	159.35	94.76	658.02
71	69th FLOOR	R	364.31	35.85	0.00	0.00	0.00	159.35	94.76	654.27
72	70th FLOOR	R	227.53	21.71	174.24	0.00	0.00	159.35	94.76	677.59
73	71st FLOOR	R	367.97	35.94	0.00	0.00	0.00	159.35	94.76	658.02
74	72nd FLOOR	R	364.31	35.85	0.00	0.00	0.00	159.35	94.76	654.27
	TOTAL		30658.14	2418.75	1455.68	3182.52	18424.35	15495.73	7516.79	79151.96

Subodh Tari
(Architect)
REGN No. CA/84/8658

Head Office: 11, 5th Floor, Karim Chambers,
Ambalal Doshi Marg, Fort, Mumbai - 400 001,
Tel.: 6124 3800 to 899 • Telefax : 2267 3413
Email : projects@enviroidesigners.com
www.enviroidesigners.com

AR. ULHAS RANE
B. ARCH., G.D. ARCH., F. L.A., F.I.V.
M.A. (SOCID), D. ENV & ECOLOGY
AR. SUBODH TARI
B. ARCH., G.D. ARCH., F.I.I.A., F.I.V.

Date: 08.08.2020

TO WHOMSOEVER IT MAY CONCERN

Ref.No. : File No. EB/5420/D/A

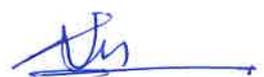
Dear Sir,

We hereby certify that the Total constructed built-up area is **77090.00** Sq.mtr. out of which Built-up area as per FSI is **30658.14** Sq. mtr. and Built up area as per Non FSI is **46431.86** Sq. mtr. on site for Redevelopment Project at plot bearing C.S. No. 1/332, Dr. D.B. Marg & Bellasis Road, 'D' Ward, Tardeo Division, Mumbai Central, Mumbai – 400008, State: Maharashtra.

We are also submitting herewith the floor-wise breakup of the constructed built-up area

Floor-wise breakup of area

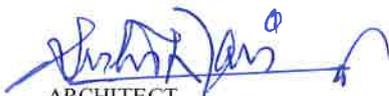
Floors	FSI area (sq.mt.)	Non-FSI area (sq.mt.)		Total (sq.mt.)
		Constructed	Balance	
Basement	0.00	3562.21	0.0	3562.21
Ground floor	2251.71	859.41	0.0	3111.12
1 st floor	1497.80	1435.68	0.0	2933.48
2 nd floor	1646.50	1298.90	0.0	2945.40
3 rd floor	0.00	3315.52	0.0	3315.52
4 th floor	0.00	3315.52	0.0	3315.52
5 th floor	0.00	3315.52	0.0	3315.52
6 th floor	0.00	3315.52	0.0	3315.52
7 th floor	0.00	3315.52	0.0	3315.52
8 th floor	0.00	327.53	735.27	1062.80
9 th floor	0.00	882.54	0.0	882.54
10 th floor	509.31	348.35	0.0	857.66
11 th floor	509.31	348.35	0.0	857.66
12 th floor	509.27	346.85	0.0	856.12
13 th floor	509.82	346.85	0.0	856.67
14 th floor	366.99	517.75	0.0	884.74
15 th floor	509.27	346.85	0.0	856.12
16 th floor	509.27	346.85	0.0	856.12
17 th floor	509.27	346.85	0.0	856.12
18 th floor	509.27	346.85	0.0	856.12
19 th floor	508.42	346.85	0.0	855.27
20 th floor	508.42	346.85	0.0	855.27
21 st floor	366.61	517.71	0.0	884.32
22 nd floor	508.42	346.85	0.0	855.27
23 rd floor	508.42	346.85	0.0	855.27
24 th floor	508.42	346.85	0.0	855.27
25 th floor	508.42	346.85	0.0	855.27
26 th floor	508.42	346.85	0.0	855.27
27 th floor	508.95	343.25	0.0	852.20
28 th floor	366.99	517.75	0.0	884.74
29 th floor	508.95	343.25	0.0	852.20
30 th floor	508.95	343.25	0.0	852.20
31 st floor	508.95	343.25	0.0	852.20



Floors	FSI area (sq.mt.)	Non-FSI area (sq.mt.)		Total (sq.mt.)
		Constructed	Balance	
32 nd floor	508.95	343.25	0.0	852.20
33 rd floor	508.95	343.25	0.0	852.20
34 th floor	508.95	343.25	0.0	852.20
35 th floor	366.99	517.75	0.0	884.74
36 th floor	508.95	343.25	0.0	852.20
37 th floor	508.95	343.25	0.0	852.20
38 th floor	508.95	343.25	0.0	852.20
39 th floor	0.00	613.12	507.09	1120.21
40 th floor	0.00	593.61	311.38	904.99
41 st floor	394.59	288.34	0.0	682.93
42 nd floor	227.53	450.06	0.0	677.59
43 rd floor	368.97	290.05	0.0	659.02
44 th floor	366.55	290.21	0.0	656.76
45 th floor	368.97	290.05	0.0	659.02
46 th floor	366.55	290.21	0.0	656.76
47 th floor	368.97	290.05	0.0	659.02
48 th floor	366.55	290.21	0.0	656.76
49 th floor	227.53	450.06	0.0	677.59
50 th floor	368.97	290.05	0.0	659.02
51 st floor	366.55	290.21	0.0	656.76
52 nd floor	368.97	290.05	0.0	659.02
53 rd floor	366.55	290.21	0.0	656.76
54 th floor	368.97	290.05	0.0	659.02
55 th floor	366.55	290.21	0.0	656.76
56 th floor	227.53	450.06	0.0	677.59
57 th floor	367.97	290.05	0.0	658.02
58 th floor	364.31	289.96	0.0	654.27
59 th floor	367.97	290.05	0.0	658.02
60 th floor	364.31	289.96	0.0	654.27
61 st floor	367.97	290.05	0.0	658.02
62 nd floor	364.31	289.96	0.0	654.27
63 rd floor	227.53	450.06	0.0	677.59
64 th floor	367.97	290.05	0.0	658.02
65 th floor	364.31	289.96	0.0	654.27
66 th floor	367.97	290.05	0.0	658.02
67 th floor	364.31	289.96	0.0	654.27
68 th floor	367.97	290.05	0.0	658.02
69 th floor	364.31	289.96	0.0	654.27
70 th floor	227.53	450.06	0.0	677.59
71 st floor	367.97	35.94	254.11	658.02
72 nd floor	364.31	35.85	254.11	654.27
Total Construction area	30658.14	46431.86	2061.96	79151.96

We hereby also undertake that 2061.96 sq.mtr. areas are not yet constructed on site.

SUBODH TARI,


 ARCHITECT
 REGN NO.: CA/84/8658



Confederation of Indian Industry

CII-Green Products and Services Council

hereby certifies that

Tuff Blocks

(GPGC01001)

*Manufactured by Godrej & Boyce Mfg. Co. Ltd – Construction Division meets
the requirements of GreenPro Certification and qualifies as Green Product.*

*This certification is valid till **December 2021***

Jamshyd N Godrej
Chairman, CII-Godrej GBC

ParasuRaman R
Chairman, CII-Green Products & Services Council

K S Venkatagiri
Executive Director, CII-Godrej GBC

Supporting Council and programmes



Construction Division

RMC Business

T : 61117111

E-mail : rmc@godrej.com

W : www.godrejrmc.com

Godrej and Boyce Mfg. Co. Ltd.

Regd. Office: Pirojshanagar

Vikhroli, Mumbai 400 079, India

T : 91-22-67961700/1800

W : www.godrej.com

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CERTIFICATE

Date:- 01/08/2019

To,

M/s. Nathani Parekh Construction Pvt. Ltd.

“Nathani Heights” Dr. D.B. Marg, Opp. Mumbai Central Station,

Mumbai, Maharashtra, India, Pin Code- 400008.

We M/s. Godrej & Boyce Mfg. Co. Ltd. Here by certify the following: -

M/s. Nathani Parekh Construction Pvt. Ltd. Has used Godrej TUFF AAC Blocks for their Nathani Hight’s Project at Mumbai Central.

Godrej has supplied 1042 CbM (82387 Nos of 600X200X100 & 150 mm sizes) blocks to project in a period of 1st Dec 2018 to 31st July 2019.

Godrej TUFF AAC Blocks are manufactured at Five-star MIDC, Sinner, Dist. Nashik. Which is 195 Km away from project site.

The AAC Blocks supplied consists of 68% of Fly Ash.

Thank You,

With Regards,



Mr. Shantanu Bhadange.

Form Godrej & Boyce Mfg. Co. Ltd.

Nathani Parekh Construction Pvt. Ltd.
Nathani Heights, 1st Floor Dr. D.B. Maru & Bellasis Road, Opp. Mumbai Central Station, Mumbai,

Recd
5/3/19

Subject to Mumbai Jurisdiction

Tel. Off. : 2436 3825
M. N. : 9820808159/D.M.N. : 9323911148



TRIPATHI WATER SUPPLIER & CONTRACTOR

Fresh Well Water Suppliers & Contractor

Kashinath Dhuru Road, Agar Bazar, Prabhadevi Nivas, Room No. 5/A, Dadar (W), Mumbai - 400 028.

M/s. <u>Nathani Parekh Construction Pvt. Ltd.</u> <u>Nathani Height Projects, Mumbai Central (E)</u> <u>Mumbai - 400008</u>	Bill No. <u>1841</u>
	Date: <u>28/2/2019</u>
DETAILS OF WELL WATER SUPPLIED TO YOU ARE UNDER	

DATE	Challan No.	PARTICULARS	Vehicle No.	QUANTITY	TRIP	RATE PER Tanker Ten	AMOUNT Rs. P.
2/2/19	16016	✓	MH-04-HD-2137	1		800	
5/2/19	17379	✓	MH-04-GR-2361	1			
6/2/19	16040	✓	MH-04-HD-2137	1			
10/2/19	4391	✓	MH-04-GR-2361	1			
11/2/19	16067	✓	MH-04-HD-2137	1			
12/2/19	16072	✓	MH-04-HD-2137	1			
15/2/19	15085	✓	MH-01-CV-2881	1			
16/2/19	1894	✓	MH-04-HS-865	1			
18/2/19	4209	✓	MH-01-CV-2881	1			
18/2/19	16104	✓	MH-04-HS-865	1			
19/2/19	16108	✓	MH-04-HS-865	1			
20/2/19	3463	✓	MH-04-GR-2361	1			
23/2/19	4330	✓	MH-04-HD-2137	1			
26/2/19	16146	✓	MH-04-HS-865	1			
27/2/19	4278	✓	MH-04-CV-2881	1			
Total 15 Trips at Nathani Heights Mumbai Central.				15		800	12000 00
<p>12/3/2019</p> <p>ENTERED</p> <p>18/03/19</p>							
Rupees <u>Twelve Thousand Only</u>						TOTAL	12000 00

Payment due on _____
If payment not made on due date Interest will be Charged 18% per annum.

E. & O. E.

For Tripathi Water Supplier & Contractor

PAN No.: Afppt1200D

R. K. Tripathi
Proprietor

**TRIPATHI WATER SUPPLIER & CONTRACTOR****Fresh Well Water Suppliers & Contractor**

Kashinath Dhuru Road, Agar Bazar, Prabhadevi Nivas, Room No. 5/A, Dadar (W), Mumbai - 400 028.

M/s. <u>Nathani Parekh Construction Pvt. Ltd.</u>	Bill No. <u>1787</u>
<u>Nathani Heights Projects, Mumbai Central (E)</u>	Date: <u>22/02/2019</u>
<u>Mumbai - 400008</u>	DETAILS OF WELL WATER SUPPLIED TO YOU ARE UNDER

DATE	Challan No.	PARTICULARS Lorry No.	QUANTITY	TRIP	RATE PER Tanker Ten	AMOUNT Rs. P.	
3/1/19	15215 ✓	MH01-CV-2881	1 ✓		800		
4/1/19	15223 ✓	MH01-CV-2881	1 ✓				
6/1/19	15235 ✓	MH01-CV-2881	1 ✓				
7/1/19	16764 ✓	MH01-HD-2881 2137	1 ✓				
10/1/19	15261 ✓	MH01-CV-2881	1 ✓				
12/1/19	15274 ✓	MH01-CV-2881	1 ✓				
17/1/19	6290 ✓	MH04-GR-2361	1 ✓				
19/1/19	15942 ✓	MH04-HS-865	1 ✓				
22/1/19	17316 ✓	MH04-GR-2361	1 ✓				
23/1/19	17323 ✓	MH04-GR-2361	1 ✓				
24/1/19	15151 ✓	MH01-CV-2881	1 ✓				
28/1/19	1382 ✓	MH04-HD-2137	1 ✓				
31/1/19	17349 ✓	MH04-GR-2361	1 ✓				
			<u>13</u>		800	10400 00	
Total - 13 trips at site							
<i>(Signature)</i>							
ENTERED							
15/03/19							
(Signature)							
Rupees	<u>Ten Thousand Four Hundred Only.</u>					TOTAL	10400 00

Payment due on _____

E. & O. E.

For Tripathi Water Supplier & Contractor

If payment not made on due date Interest will be
Charged 18% per annum.

PAN No.: Afppt1200D

R.K. Tripathi

Proprietor

Subject to Mumbai Jurisdiction

Tel. Off. : 2436 3825

M. N. : 9820808159/D.M.N. : 9323911148

TRIPATHI WATER SUPPLIER & CONTRACTOR

Fresh Well Water Suppliers & Contractor

Kashinath Dhuru Road, Agar Bazar, Prabhadevi Nivas, Room No. 5/A, Dadar (W), Mumbai - 400 028.

M/s. Nathani heights project Mumbai Central (E)
Mumbai 400008

Bill No. 1308

Date: 12/7/18

Nathani Parakh Constructions Pvt. Ltd.

DETAILS OF WELL WATER SUPPLIED TO YOU ARE UNDER

DATE	PARTICULARS	QUANTITY	TRIP	RATE PER Tanker Ten	AMOUNT	
					Rs.	P.
4-6-18	8926 ✓ MH04 - HS 865	1 ✓	8 ✓	625 ✓	5000. ✓	00 ✓
19-6-18	6274 ✓ MH04 - Gr. 2361	1 ✓				
22-6-18	8998 ✓ MH04 HS. 865	1 ✓				
26-6-18	4961 ✓ MH04 HD 2137	1 ✓				
26-6-18	6291 ✓ MH04 Gr. 2361	1 ✓				
26-6-18	6013 ✓ MH04 HS 865	1 ✓				
27-6-18	6020 ✓ MH04 HS 865	1 ✓				
27-6-18	6021 ✓ MH04 Y-6714	1 ✓				
		8 ✓				
<i>Qashid</i>						
ENTERED						
14/02/19						
Ⓟ						
Rupees <u>Five thousand only.</u>					TOTAL	<u>5000.00</u>

Payment due on _____

E. & O. E.

For **Tripathi Water Supplier & Contractor**

If payment not made on due date Interest will be Charged 18% per annum.

PAN No: **AFPPT1200 D**

R. K. Tripathi

Proprietor

14/02/19
Ⓟ