

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 26/04/2022 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO 35 OF 2022, SAYYED MOHAMMED SABIR USMAN VS THE PRINCIPAL SECRETARY, DOE-GOM & ORS

1.0 Background

Grievance in the Original Application No. 35 of 2022 (WZ), titled Sayyed Mohammed Sabir Usman Vs The Principal Secretary, DoE-GoM & Ors., as per order dated 26/04/2022 of the Hon'ble NGT, is against M/s Rock Corner Developers Private Ltd., (Project Proponent) raising construction without obtaining prior Environmental Clearance (EC) under EIA Notification, 2006, Consent to Establish (CTE) and Consent to Operate (CTO) at survey plot nos. 1/3524 (part), 1/3526 (part), 1A/3524 (part) and 1A/3526 (part) and new survey nos. 13470, 13471, 13472, 14080 and Cadeastral survey nos. 222 (p), 9A/222 (p) and 1890 which are now amalgamated as new C.S. No. 222, of Byculla division, Bellasis Road, near ST Depot, Mumbai Central, Mumbai City, Mumbai, Maharashtra.

Hon'ble NGT directed vide Order dated 26/04/2022 (copy of Hon'ble NGT Order, dated 26/04/2022 is given at **Annexure-1**) and relevant Order is reproduced as below:

8. We deem it just and proper to call for a report on the matter in issue in present application, from a Joint Committee consisting of:-

(i) Representative of the Central Pollution Control Board (CPCB).

(ii) Representative of the Maharashtra State Pollution Control Board (MSPCB).

(iii) Representative of the Maharashtra State Environment Impact Assessment Authority (SEIAA, Maharashtra).

9. The Committee is directed to visit the site and submit a factual and action taken report within four weeks. The Maharashtra State Pollution Control Board (MSPCB) will be the nodal agency for coordination and logistic support.

10. The report in the matter be filed by the Committee by e-mail at ngt.pune@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF."

2.0 Approach

In order to comply with the aforesaid Hon'ble NGT Order, the Central Pollution Control Board (CPCB) vide email dated 03/06/2022 communicated the nominee details to the nodal agency i.e. MPCB and also requested to provide background information, copy of the Original Application, other relevant information for reference & deliberation in the aforesaid matter. The nodal agency communicated the project proponent about the scheduled joint committee visit. However, the project proponent

vide email dated 30/06/2022 expressed their unavailability to present during the scheduled joint committee inspection. Later, the joint committee carried-out inspection of the said residential project developing by M/s Rock Corner Developers Pvt. Ltd., C.S. No. 222, of Byculla Division, Bellasis Road, near ST Depot, Mumbai Central, Mumbai City, Mumbai, Maharashtra on 22/08/2022. The following committee members were present during the inspection.

- i. Shri Nishchal C., Scientist 'D', CPCB, Regional Directorate, Pune
- ii. Shri Tanaji Yadav, Sub Regional Officer, MPCB, Mumbai-II
- iii. Shri Pankaj Joshi, Member, SEIAA, Maharashtra

Also, Shri Tanaji Yadav, Sub-Regional Officer, MPCB Mumbai and Ms Sujata Patil, Assistant Engineer, Municipal Corporation of Greater Mumbai (MCGM) accompanied joint committee during the inspection. Shri Sajid Patel and Shri D. H. Patel from M/s Rock Corner Developers Pvt Ltd and were present and provided information about the project, various permissions obtained thereto and visit coordination.

3.0 Observations and findings

This report is outcome containing factual and action taken report of the said joint committee based on the preliminary information received from the nodal agency, followed by site inspection, information given by PP & Municipal Corporation of Greater Mumbai (MCGM) through MPCB and subsequent discussions of the joint committee. The observations & findings of the joint committee are given as below:

3.1 Observations w.r.t Environmental Clearance

Details of sanctioned plans, plinth certificate, completion certificate and current status of the project as verified and submitted by MCGM to MPCB is given at Table No. 1. Copy of the MCGM letter vide dated 10/10/2022 is given at **Annexure-2** for kind information.

Table-1: Details of sanctioned plans, plinth certificate, completion certificate and current status of the project.

Sl. No.	Particulars(↓)	Plot Area	Building	Configuration	Total Construction Area
1	Sanction Plan EB/2300/E/A (IOD) Dated 21.12.1979	9378.5	Building. No. 1	Base+GR+7 Floors	FSI- 2518.09 Sq.m Non FSI- 1250.46 Sq.m Total-3768.55 Sq.m
	Plinth Check Certificate Dated 28.10.1982	For Building No. 1 as per sanction plan EBBPC/2300/E/A-Dated 21.12.1979			
2	Sanction Plan EB/7383/E/A (IOD) Dated 29.03.2000	9378.5	Building. No. 3	Wing-A: ST+10 Floors Wing-B: ST+14 Floors Wing-C: ST+14 Floors Wing-D: ST+10 Floors Wing-E: ST+10 Floors Wing-F: ST+10 Floors	FSI- 11315.25 Sq.m Non FSI- 8729.17 Sq.m Total-20044.42 Sq.m
3	Plinth Check Certificate Dated 12.02.2002	For Building No. 3 (Wing F) as per sanction plan EB/7383/E/A-Dated 29.03.2000			
4	Plinth Check Certificate Dated 06.03.2002	For Building No. 3 (Wing C) as per sanction plan EB/7383/E/A-Dated 29.03.2000			
5	Plinth Check Certificate Dated 29.06.2002	For Building No. 3 (Wing B) as per sanction plan EB/7383/E/A-Dated 29.03.2000			
6	Sanction Plan EB/7383/E/A (1 st Amended) Dated 01.08.2003	9378.5	Building. No. 3	Wing-A: ST+4 Floors Wing-A1: GR+3 Floors Wing-B: ST+16 Floors Wing-C: ST+16 Floors Wing-D: ST+12 Floors Wing-E: ST+16 Floors Wing-F: ST+16 Floors	FSI- 14122.01 Sq.m Non FSI-9707.69 Sq.m Total-23829.70 Sq.m
7	Plinth Check Certificate Dated 29.08.2003	For Building No. 3 (Wing E) as per sanction plan EB/7383/E/A-Dated 01.08.2003			
8	Sanction Plan EB/2300/E/A (1 st Amended) Dated 03.06.2004	9378.5	Building. No. 1	Base+GR+7 Floors+ Rehab Shops on Ground	FSI- 2688.3 Sq.m Non FSI-1250.46 Sq.m Total-3938.76 Sq.m
9	Plinth Check Certificate Dated	For Building No. 3 (Wing D) as per sanction plan EB/7383/E/A-Dated 25.04.2004			

	18.06.2004				
10	EB/7383/E/A (2 nd Amended) Dated 25.06.2004	9378.5	Building. No. 3	Wing-A: ST+6 Floors Wing-A1: GR+3 Floors Wing-B: ST+16 Floors Wing-C: ST+16 Floors Wing-D: ST+16 Floors Wing-E: ST+16 Floors Wing-F: ST+16 Floors	FSI-14414.59 Sq.m Non FSI-9851.31 Sq.m Total-24265. 90 Sq.m
11	Completion Certificate Dated 27.10.2004	For Building No. 3 (Wing B, Wing C & Wing F) as per sanction plan EB/7383/E/A-Dated 25.06.2004			
12	Completion Certificate Dated 16.08.2005	For Building No. 3 (Wing D & Wing E) as per sanction plan EB/7383/E/A-Dated 25.06.2004			
13	Completion Certificate Dated 25.11.2008	For Building No. 1 as per sanction plan Sanction Plan EB/2300/E/A Dated 03.06.2004			
14	Plinth Check Certificate Dated 23.04.2010	For Building No. 3 (Wing A) as per sanction plan EB/7383/E/A-Dated 28.04.2011			
15	Sanction Plan EB/7383/E/A (3 rd Amended) Dated 28.04.2011	9378.5	Building. No. 3	Wing-A: ST+9 Floors Wing-A1: Base+GR+3 Floors Wing-B: ST+16 Floors Wing-C: ST+16 Floors Wing-D: ST+16 Floors Wing-E: ST+16 Floors Wing-F: ST+16 Floors	FSI-14417.06 Sq.m Non FSI-10850.57 Sq.m Total-25239.30 Sq.m
16	Plinth Check Certificate Dated 26.03.2014	For Building No. 3 (Wing A1) as per sanction plan EB/7383/E/A-Dated 28.04.2011			
17	Completion Certificate Dated 15.10.2015	For Building No. 3 (Wing A1) as per sanction plan Sanction Plan EB/7383/E/A Dated 28.04.2011			
18	Plinth Check Certificate Dated 02.12.2017	For Building No. 3 (Wing B-Ext) as per sanction plan EB/7383/E/A-Dated 28.04.2011			
19	Sanction Plan EB/7383/E/A (4 th Amended) Dated 04.04.2019	9378.5	Building. No. 3	Wing-A: ST+18 Floors Wing-A1: Base+GR+3 Floors Wing-B: ST+16 Floors Wing-B (Ext.): ST+16 Floors Wing-C: ST+16 Floors Wing-D: ST+16 Floors	FSI-19865.92 Sq.m Non FSI-10850.57 Sq.m Total-30716.49 Sq.m

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				Wing-E: ST+16 Floors Wing-F: ST+16 Floors	
20	Sanction Plan EB/7383/E/A (5 th Amended) Dated 11.11.2020	9378.5	Building. No. 3	Wing-A: ST+18 Floors Wing-A1: GR+3 Floors Wing-B: ST+16 Floors Wing-B (Ext.): ST+16 Floors Wing-C: ST+16 Floors Wing-D: ST+16 Floors Wing-E: ST+16 Floors Wing-F: ST+16 Floors	FSI-19902.08 Sq.m Non FSI-10850.57 Sq.m Total-30752.65 Sq.m
21	Completion Certificate Dated 03.11.2021	For Building No. 3 (Wing A) as per sanction plan Sanction Plan EB/7383/E/A Dated 11.11.2020			
22	Construction as on date 25.08.2022	-	Building. No. 3 (MCGM FILE NO. EB/7383/E/A)	Wing-A: ST+POD+2ND TO 18TH Upper Floors, Work Completed Wing-A1: BASE+GR+ 1ST TO 3RD Upper Floors, Work Completed Wing-B: ST+POD+2ND TO 16TH Upper Floors, Work Completed Wing-B (Ext.): ST+POD+2ND TO 16TH Upper Floors, Work Completed Wing-C: ST+POD+2ND TO 16TH Upper Floors, Work Completed Wing-D: ST+POD+2ND TO 16TH Upper Floors, Work Completed Wing-E: ST+POD+2ND TO 16TH Upper Floors, Work Completed Wing-F: ST+POD+2ND TO 16TH Upper Floors, Work Completed	Total Construction Built up Area - 30752.65 Sq.m
			Building. No. 3 (MCGM FILE NO. EB/2300/E/A)	Basement+Ground+1ST TO 07TH Upper Floors, Work Completed, Except Rehab Shops	Total Construction Built up Area- 3768.55 Sq.m
Total					34,521.2 Sq.m

- i. PP has obtained first plinth check certificate vide dated 28/10/1982 for Building no. 1, which is as per layout sanctioned plan vide no. EBBPC/2300/E/A-Dated 21/12/1979 for TBA of 3,768.55 sq.m (FSI: 2,518.09 sq.m & Non-FSI: 1,250.46 sq.m) granted by MCGM. Subsequent to the aforesaid plinth check certificate, PP has obtained consecutive plinth check certificates vide even dated 12/02/2002; 06/03/2002 & 29/06/2002 for Building no. 3 (Wing-F, Wing-C & Wing-B), which is as per layout sanctioned plan vide no. EB/7383/E/A, dated 29/03/2000 for the TBA of 20,044.42 sq.m (FSI: 11,315.25 sq.m & Non-FSI: 8,729.17 sq.m) granted by MCGM. Further, PP has obtained 1st amendment of the aforesaid layout sanctioned plan vide no. EB/7383/E/A, dated 01/08/2003 for TBA of 23,829.7 sq.m (FSI: 14,122.01 sq.m & Non-FSI: 9,707.69 sq.m) granted by MCGM. Accordingly, PP has obtained plinth check certificate vide dated 29/08/2003 for Building no. 3, which is as per the aforesaid layout sanctioned plan vide dated 01/08/2003.
- ii. PP has obtained 1st amendment of the layout sanctioned plan vide no. EB/2300/E/A (1st Amended), dated 03/06/2004 for TBA of 3,938.76 sq.m (FSI: 2,688.3 sq.m & Non-FSI: 1,250.46 sq.m) granted by MCGM. Accordingly, PP has obtained plinth check certificate vide dated 18/06/2004 for Building no. 3 (Wing-D), which is as per the aforesaid layout sanctioned plan vide dated 03/06/2004. Further, PP has obtained 2nd amendment of the layout sanctioned plan vide no. EB/7383/E/A (2nd Amended), dated 25/06/2004 for TBA of 24,265.9 sq.m (FSI: 14,414.59 sq.m & Non-FSI: 9,851.31 sq.m) granted by MCGM. However, it is observed that PP has not obtained plinth check certificate based on the aforesaid layout sanctioned plan vide dated 25/06/2004.
- iii. PP has obtained completion certificate vide dated 27/10/2004 for Building No. 3 (Wing-B, Wing-C & Wing-F), which is as per sanction plan EB/7383/E/A, dated 25/06/2004. Similarly, PP has obtained completion certificate vide dated 16/08/2005 for Building No. 3 (Wing-D & Wing-E), which is as per sanction plan EB/7383/E/A, dated 25/06/2004. Similarly, PP has obtained completion certificate vide dated 25/11/2008 for Building No. 1, which is as per sanction plan EB/2300/E/A, dated 03/06/2004 respectively.
- iv. Based on the aforesaid layout sanctioned plans & subsequent layout sanctioned amendments obtained during 1979 to 2004 and also corresponding plinth check certificates obtained during 1982 to 2004, it is observed that the project doesn't attract the provisions of EIA Notification, 27/01/1994 and its amendments in 07/07/2004. Further, as per the EIA Notification amended in 07/07/2004; EIA regime was made applicable to real estate construction activities. Relevant extract from the aforesaid amended Notification dated 07/07/2004 is given below.

“(g) any construction project falling under entry 31 of Schedule-I including new townships, industrial townships, settlement colonies, commercial complexes, hotel complexes, hospitals and office complexes for 1,000 (one thousand) persons or below or discharging sewage of 50,000 (fifty thousand) litres per day or below or with an investment of Rs.50,00,00,000/- (Rupees fifty crores) or below.”

- v. Further, the aforesaid amended Notification dated 07/07/2004 mentions that new construction projects which were undertaken without obtaining the clearance required under this notification, and where construction work has not come up to the plinth level, shall require clearance under this notification with effect from the 07/07/2004.
- vi. In view of the above, PP has obtained various plinth check certificates, during 1982 to 2004 and also PP has obtained completion certificates during 2004. Hence, the construction work up to plinth levels for the buildings no. 1 & 3 have already commenced prior to the amended Notification dated 07/07/2004.
- vii. However, it is pertinent to note that PP has developed the aforesaid project in a phased manner i.e. obtained various amendments of the layout sanctioned plan. Further, the amended Notification dated 07/07/2004 mentions that “Any project proponent intending to implement the proposed project under sub- paras (g) and (h) in a phased manner or in modules, shall be required to submit the details of the entire project covering all phases or modules for appraisal under this notification”. Apparently, PP has not submitted details thereof for the appraisal under this Notification dated 07/07/2004.
- viii. Thereafter, PP has obtained 3rd amendment of the layout sanctioned plan vide no. EB/7383/E/A (3rd amended), dated 28/04/2011 for TBA of 25,239.3 sq.m (FSI: 14,417.06 sq.m & Non-FSI: 10,850.57 sq.m) granted by MCGM. Accordingly, PP has obtained plinth check certificate vide dated 26/03/2014 for Building no. 3 (Wing-A 1), which is as per the aforesaid layout sanctioned plan vide dated 28/04/2011 and having the configuration of: Base + GR + 3 floors and obtained completion certificate dated 15/10/2015 for the Building no. 3 (Wing-A 1), which is as per the aforesaid layout sanctioned plan vide dated 28/04/2011.
- ix. Similarly, PP has obtained plinth check certificate vide dated 02/12/2017 for Building no. 3 (Wing-B Ext.), which is as per the aforesaid layout sanctioned plan vide dated 28/04/2011 and having the configuration of: ST + 16 floors.
- x. PP has obtained 4th amendment of the layout sanctioned plan vide no. EB/7383/E/A (4th amended), dated 04/04/2019 for TBA of 30,716.49 sq.m (FSI: 19,865.92 sq.m & Non-FSI: 10,850.57 sq.m) granted by MCGM. Also,

obtained 5th amendment of the layout sanctioned plan vide no. EB/7383/E/A (5th amended), dated 11/11/2020 for TBA of 30,752.65 sq.m (FSI: 19,902.08 sq.m & Non-FSI: 10,850.57 sq.m) granted by MCGM. However, it is observed that PP has not obtained plinth check certificate based on the aforesaid amended layout sanctioned plans vide dated 04/04/2019 and 11/11/2020 and had obtained completion certificate vide dated 03/11/2021 for Building No. 3 (Wing-A), which is as per sanction Plan EB/7383/E/A, dated 11/11/2020.

- xi. It is observed from the aforesaid 3rd amendment of the layout sanctioned plan vide no. EB/7383/E/A (3rd amended), dated 28/04/2011 for TBA of 25,239.3 sq.m (FSI: 14,417.06 sq.m & Non-FSI: 10,850.57 sq.m) granted by MCGM, PP has obtained plinth check certificate vide dated 26/03/2014 for Building no. 3 (Wing-A 1), having configuration of: Base + GR + 3 floors and subsequent plinth check certificate vide dated 02/12/2017 for Building no. 3 (Wing-B Ext.), having the configuration of: ST + 16 floors. The TBA of aforesaid amended layout sanctioned plan vide dated 28/04/2011 is more than the 20,000 sq.m and attracts prior EC requirements as per the provisions of EIA Notification, 2006. It is observed from the aforesaid first plinth checking certificates that PP has continued the construction of the project without obtaining prior EC which is required as per S. no. 2 of the Notification no S.O. 1533 (E) dated 14/09/2006 related to the requirements of prior environmental clearance notified under the Environment (Protection) Act, 1986. Also, PP has obtained completion certificate for aforesaid building no. 3 (Wing-A) on 03/11/2021 before obtaining prior EC from SEIAA, Maharashtra.
- xii. Further, total construction as on 25/08/2022 as per the information provided by MCGM is TBA of 30,752.65 sq.m for building no. 3 having configuration of: Wing-A: ST+POD+2nd to 18th Upper Floors, Work Completed; Wing-A1: BASE+GR+ 1st to 3rd Upper Floors, Work Completed; Wing-B: ST+POD+2nd to 16th Upper Floors, Work Completed; Wing-B (Ext.): ST+POD+2nd to 16th Upper Floors, Work Completed; Wing-C: ST+POD+2nd to 16th Upper Floors, Work Completed; Wing-D: ST+POD+2nd to 16th Upper Floors, Work Completed; Wing-E: ST+POD+2nd to 16th Upper Floors, Work Completed and Wing-F: ST+POD+2nd to 16th Upper Floors, Work Completed. Similarly, for building no. 3 (part) TBA of 3,768.55 sq.m having configuration of: Basement+Ground+1st to 07th Upper Floors, Work Completed, Except Rehab Shops. Hence, the total construction as on 25/08/2022 is 34,521.2 sq.m.

3.2 Observations and findings w.r.t. CTE and CTO

- i. It is observed from the 3rd amendment of the layout sanctioned plan vide no. EB/7383/E/A (3rd amended), dated 28/04/2011 for TBA of 25,239.3 sq.m (FSI: 14,417.06 sq.m & Non-FSI: 10,850.57 sq.m) granted by MCGM, PP has obtained plinth check certificate vide dated 26/03/2014 for Building no. 3

(Wing-A 1), having configuration of: Base + GR + 3 floors and subsequent plinth check certificate vide dated 02/12/2017 for Building no. 3 (Wing-B Ext.), having the configuration of: ST + 16 floors. The TBA of aforesaid amended layout sanctioned plan vide dated 28/04/2011 is more than the 20,000 sq.m and attracts prior consent to establish from MPCB. Wherein it is observed that without obtaining CTE, PP has started construction activities; as it is evident from various plinth check certificates obtained by PP (please refer s. no. xi, as above).

4.0 Approach for penalty and remedial measures for prior environmental clearance (EC) violation

Hon'ble NGT in O.A No. 34/2020 WZ in the matter of Tanaji B. Gambhire vs. Chief Secretary, Government of Maharashtra and ors., vide order dated 24/05/2021 has directed that *"...a proper SoP be laid down for grant of EC in such cases so as to address the gaps in binding law and practice being currently followed. The MoEF may also consider circulating such SoP to all SEIAs in the country"*.

In compliance to the aforesaid directions of the Hon'ble NGT, a Standard Operating Procedure (SoP) for dealing with violation cases were issued by the MoEF&CC vide Office Memorandum (OM) F. No. 22-21/2020-IA.III dated 07/07/202. As per the aforesaid SOP, it outlines the penalties including closure of operations that are operating without prior environment clearance including demolition of projects. It also outlines a procedure for the grant of environmental clearance to projects that have come up without obtaining prior environment clearance required under the Environmental Impact Assessment (EIA) Notification, 2006. As per the aforesaid SOP, the different approaches for dealing the violation cases are summarised as follows;

i. Closure or revision

- a. If the project proponent has not taken prior EC, then the action shall be initiated to close the operation.
- b. If the project proponent has taken prior EC for existing/old unit, then order to revert the activity/production to permissible limits.
- c. If the project doesn't require EC for earlier production level but required at present, then restricting activity/production to extent to which prior EC was not required.

ii. Action under section 15 read with section 19 of the E (P) A, 1986 shall be initiated against the violators.

iii. Appraisal under EIA Notification, 2006: The permissibility of the project shall be examined from the perspective of whether such activity/project was at all eligible for the grant of prior EC;

a. **If not permissible:** If a project is under prohibited area notified by Central/State Govt., then the such project shall be ordered for the demolition/closure after issuing show-cause notice and providing an opportunity of hearing.

b. **If permissible,** then such violation projects shall be issued with directions to complete the impact assessment studies and submit EIA report & EMP in a time bound manner. Also, such cases of violation shall be subject to appropriate: Damage Assessment, Remediation Plan and Community Augmentation Plan (to restore environmental damage caused including its social aspects).

The competent authority shall issue directions u/s 5 of The Environment (Protection) Act, 1986 for mandating payment of such amount (based on polluter's pay principle), undertaking activities relating to aforesaid plans and its appraisal by the Central sectoral expert appraisal committee or the State/UT level expert appraisal committee, as the case may be. However, even though the project may be permissible but not environmentally sustainable in its present form/configuration/features then such projects shall be directed to be modified so that the project would be environmentally sustainable. Further, if the project is not considered appropriate to issue EC, such project shall be directed to be demolished/closed. The PP will be required to submit a bank guarantee equivalent to the amount of Remediation Plan and Natural and Community Resource Augmentation Plan with Central/State Pollution Control Board (depending on whether the project under reference is appraised at MoEF&CC or by SEIAA) prior to the grant of EC. The quantification of such liability will be recommended by EAC and finalized by the Regulatory Authority and the bank guarantee will be released after successful implementation of the Remediation Plan & Natural and Community Resource Augmentation Plan.

iv. Penalty provisions for violation cases and applications

a. For new projects;

- Where operation has not commenced: 1% of the total project cost incurred up to date of filing of application along with EIA/EMP report.
- When operations have commenced without EC: 1% of the total project cost incurred up to the date of filing application along

with EIA/EMP report PLUS 0.25% of the total turnover during period of violation.

b. For expansion projects;

- When operation/production with expanded capacity has not commenced: 1% of the project cost, attributable to the expansion, incurred up to date of filing application along with EIA/EMP report.
- When operation/production with expanded capacity have commenced: 1% of project cost (attributable to the expansion activity) incurred up to the date of filing application along with EIA/EMP report PLUS 0.25% of the total turnover (attributable to the expanded activity/capacity) involved during the period of violation.

5.0 Conclusions

- i. As per the Hon'ble NGT order dated 26/04/2022, s. no. 11 the applicant was directed to supply the required documents and copy of the original application (OA) to the members of the committee. However, it was gathered from the nodal agency, despite directives from the Hon'ble Tribunal the applicant has not served the copy of OA to the nodal agency nor the joint committee members. However, the joint committee during its visit, deliberated with officials of MCGM, PP & MPCB and obtained various information w.r.t. the project. Despite of several follow-ups made by MPCB with MCGM during August to September, 2022 for submission of information; desired information about the project w.r.t. details of sanctioned plans, plinth certificate, completion certificate and current status of the project was provided by MCGM to MPCB on 10/10/2022.
- ii. PP has obtained various plinth check certificates, during 1982 to 2004, which were based on the layout sanctioned plan vide no. EBBPC/2300/E/A, dated 21/12/1979 for TBA of 3,768.55 sq.m (FSI: 2,518.09 sq.m & Non-FSI: 1,250.46 sq.m); layout sanctioned plan vide no. EB/7383/E/A, dated 29/03/2000 for the TBA of 20,044.42 sq.m (FSI: 11,315.25 sq.m & Non-FSI: 8,729.17 sq.m); 1st amendment of the layout sanctioned plan vide no. EB/2300/E/A (1st Amended), dated 03/06/2004 for TBA of 3,938.76 sq.m (FSI: 2,688.3 sq.m & Non-FSI: 1,250.46 sq.m) and 2nd amendment of the layout sanctioned plan vide no. EB/7383/E/A (2nd Amended), dated 25/06/2004 for TBA of 24,265.9 sq.m (FSI: 14,414.59 sq.m & Non-FSI: 9,851.31 sq.m).
- iii. Also, PP has obtained completion certificates during 2004 based on the aforesaid layout sanctioned plans and its amendments. In view of the aforesaid plinth check certificates, it may be inferred that the construction works up to plinth levels for the buildings no. 1 & 3 have already commenced

prior to the amended EIA Notification dated 07/07/2004. The project doesn't attract the provisions of EIA Notification, 27/01/1994 and its amendments in 07/07/2004. However, it is pertinent to note that PP has developed the aforesaid project in a phased manner i.e. obtained various amendments of the layout sanctioned plan.

- iv. Further, in view of the observations made by the joint committee w.r.t. **s. no. i & xii of section 3.1 of this report**, as above that the continued construction by the PP as per 3rd amendment of the layout sanctioned plan vide no. EB/7383/E/A (3rd amended), dated 28/04/2011 is TBA of 25,239.3 sq.m (FSI: 14,417.06 sq.m & Non-FSI: 10,850.57 sq.m). Further, total construction as on 25/08/2022 as per the information provided by MCGM is TBA of 30,752.65 sq.m for building no. 3 having configuration of: Wing-A: ST+POD+2nd to 18th Upper Floors, Work Completed; Wing-A1: BASE+GR+ 1st to 3rd Upper Floors, Work Completed; Wing-B: ST+POD+2nd to 16th Upper Floors, Work Completed; Wing-B (Ext.): ST+POD+2nd to 16th Upper Floors, Work Completed; Wing-C: ST+POD+2nd to 16th Upper Floors, Work Completed; Wing-D: ST+POD+2nd to 16th Upper Floors, Work Completed; Wing-E: ST+POD+2nd to 16th Upper Floors, Work Completed and Wing-F: ST+POD+2nd to 16th Upper Floors, Work Completed. Similarly, for building no. 3 (part) TBA of 3,768.55 sq.m having configuration of: Basement+Ground+1st to 07th Upper Floors, Work Completed, Except Rehab Shops. Hence, the total construction as on 25/08/2022 is 34,521.2 sq.m, which is more than 20,000 sq.m.

The aforesaid layout sanctioned plans attracts prior EC requirements as per the provisions of EIA Notification, 2006. PP has not obtained prior EC and has violated provisions of the EIA Notification 2006.

- v. Also, TBA of the 3rd amendment of the layout sanctioned plan vide no. EB/7383/E/A (3rd amended), dated 28/04/2011 is 25,239.3 sq.m (FSI: 14,417.06 sq.m & Non-FSI: 10,850.57 sq.m). Similarly, TBA of the 4th amendment of the layout sanctioned plan vide no. EB/7383/E/A (4th amended), dated 04/04/2019 is 30,716.49 sq.m (FSI: 19,865.92 sq.m & Non-FSI: 10,850.57 sq.m) and TBA of the 5th amendment of the layout sanctioned plan vide no. EB/7383/E/A (5th amended), dated 11/11/2020 is 30,752.65 sq.m (FSI: 19,902.08 sq.m & Non-FSI: 10,850.57 sq.m).

Based on the aforesaid latest amended layout sanctioned plans vide dated 28/04/2011 and 11/11/2020, the PP is utilizing FSI of whole plot area. Hence, the entire project including the present construction as per the latest layout sanctioned plans of the project may be treated in a holistic manner rather treating as a separate/individual component.

Further, the amended EIA Notification dated 07/07/2004 already & clearly mentions that “Any project proponent intending to implement the proposed project under sub-paras (g) and (h) in a phased manner or in modules, shall be required to submit the details of the entire project covering all phases or modules for appraisal under this notification”. Apparently, PP has not submitted details thereof for the appraisal to the Competent Authority under this Notification dated 07/07/2004.

Hence, the joint committee opined that such cases may be dealt as per the SOP for identification and handling of violation cases under the EIA Notification, 2006 issued by MoEF&CC’s OMs dated 07/07/2021 and 28/01/2022. Accordingly, the approach methodology for such cases which started construction without taking prior EC from SEIAA, Maharashtra is outlined in the above paragraphs 4.0 of this report.

6.0 Recommendations

(a) For violation of EIA Notification dated 14/09/2006

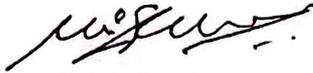
In view of the aforesaid violations of:

- i. Continued construction of the residential project since 26/03/2014 by M/s Rock Corner Developers Pvt. Ltd., Mumbai as per the 3rd amendment of the layout sanctioned plan vide no. EB/7383/E/A (3rd amended), dated 28/04/2011 for TBA of 25,239.3 sq.m (FSI: 14,417.06 sq.m & Non-FSI: 10,850.57 sq.m) without obtaining prior EC from SEIAA, Maharashtra.
- ii. Action may be taken against M/s Rock Corner Developers Pvt. Ltd., Mumbai by the respective State or State Pollution Control Board under the provisions of section 19 of the Environment (Protection) Act, 1986;
- iii. Appraisal of the project under EIA Notification, 2006 as outlined under s. no. iii (as above, given at paragraph 4.0) **ALONG WITH** penalty for new project (when operations have commenced without EC) i.e. 1% of the total project cost incurred up to the date of filing application along with EIA/EMP report PLUS 0.25% of the total turnover during period of violation, may be levied by SEIAA, Maharashtra and be deposited by the PP with MPCB.

(b) For contravening provisions under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981

In view of the aforesaid violations of:

- i. Starting construction of the residential project by M/s Rock Corner Developers Pvt. Ltd., Mumbai for the total built up area for more than 20,000 sq-m., as at (a) above, and also obtaining completion certificate from MCGM vide dated 03/11/2021 for building no. 3 (Wing-A) before obtaining CTE & CTO from MPCB as required under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981; MPCB may take necessary action against the PP under the provisions of Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 along with penalty amount.



(Nishchal C.)
Scientist 'D',
CPCB, RD-Pune



(Pankaj Joshi)
Member, SEIAA



(Sanjay R. Bhosle)
RO, MPCB-Mumbai

Item No. 01

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

(By Video Conferencing)

Original Application No.35/2022(WZ)

I.A. No. 37/2022(WZ)

Sayyed Mohammed Sabir Usman

Applicant(s)

Versus

The Principal Secretary, DoE-GoM & Ors.

Respondent(s)

Date of hearing: 26.04.2022.

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant(s): Mr. Nitin Lonkar, Advocate

ORDER

1. The Applicant is a resident of the locality where the Respondent No.7-M/s. Rock Corner Developers Private Ltd. (Project Proponent) is raising construction without obtaining prior Environmental Clearance (EC) under EIA Notification, 2006, Consent to Establish (CTE) and Consent to Operate (CTO) at survey plot nos. 1/3524 (part), 1/3526 (part), 1A/3524 (part) and 1A/3526 (part) and new survey nos. 13470, 13471, 13472, 14080 and Cadeastral survey nos. 222 (p), 9A/222 (p) and 1890 which are now amalgamated as new C.S. No. 222, of Byculla division, Bellasis Road, near ST Depot, Mumbai Central, Mumbai City, Mumbai, Maharashtra. Further, it is stated that the Project Proponent has committed various violations in connivance with the government authorities, details of which have been mentioned.

2. We find that substantial question relating to implementation of environment protection is made out.

3. Therefore, we admit this Application.

4. Issue notices to the Opposite Parties/Respondent Nos. 1 to 7.

Returnable within four weeks.

5. Applicant is directed to provide copy of the application and relevant documents to the respondents within a week.
6. Respondents are directed to submit their reply within four weeks.
7. Applicant is also directed to take necessary steps for service upon the respondents by both ways and also through available email.
8. We deem it just and proper to call for a report on the matter in issue in present application, from a Joint Committee consisting of:-
 - (i) Representative of the Central Pollution Control Board (CPCB).
 - (ii) Representative of the Maharashtra State Pollution Control Board (MSPCB).
 - (iii) Representative of the Maharashtra State Environment Impact Assessment Authority (SEIAA, Maharashtra).
9. The Committee is directed to visit the site and submit a factual and action taken report within four weeks. The Maharashtra State Pollution Control Board (MSPCB) will be the nodal agency for coordination and logistic support.
10. The report in the matter be filed by the Committee by e-mail at ngt-pune@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF.
11. Applicant is directed to supply the required documents and copy of the application to the members of the Committee forthwith.

Put up with the report on 06.07.2022.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

April, 26, 2022
Original Application No.35/2022(WZ)
I.A. No. 37/2022(WZ)
JG

Fw: Fw: M/s. Rock Corner Developers Pvt. Ltd. in respect of Hon'ble NGT order O.A. 35/2022.

From : sromumbai1@mpcb.gov.in Mon, Oct 10, 2022 12:12 PM
Subject : Fw: Fw: M/s. Rock Corner Developers Pvt. Ltd. in respect of Hon'ble NGT order O.A. 35/2022. 📎 1 attachment
To : NISHCHAL C <nischal.cpcb@nic.in>, pjarchco@gmail.com, romumbai@mpcb.gov.in
Cc : lo@mpcb.gov.in

Sir,

Please find attached herewith the information received from MCGM in prescribed format in respect of O.A 35/2022 (WZ)M/s Rock Corner Developers Pvt. Ltd. Sayyed Mohammed Sabir Usman Vs. The Principle Secretary , DoE, GoM& Ors .
Submitted for information & further needful please.

Regards
Sub Regional Officer,
Mumbai-I
GO WILD FOR LIFE

From: DeputyChiefEngineer BPCity <dycebpccity@gmail.com>
Sent: 10 October 2022 11:51
To: SRO Mumbai 1 <sromumbai1@mpcb.gov.in>
Subject: Re: Fw: M/s. Rock Corner Developers Pvt. Ltd. in respect of Hon'ble NGT order O.A. 35/2022.

Sir,

As requested by you, the information in prescribed format i.e. Annexure I to IV is hereby once again attached herewith please.

Submitted Please.

Regards,
Dy.Ch.E.(B.P.)City

On Fri, Oct 7, 2022 at 11:54 AM SRO Mumbai 1 <sromumbai1@mpcb.gov.in> wrote:

Sir,

Please refer this office trailing mail dated 23/8/2022, regarding submission of information in the Hon'ble NGT matter vide O.A. 35/2022, However information submitted by you is not in the prescribed format given to you. Therefore, you are requested to submit said information in the prescribed format at the earliest, for onward submission to Hon'ble NGT.

Regards

**Sub Regional Officer,
Mumbai-I
GO WILD FOR LIFE**

From: SRO Mumbai 1

Sent: 23 August 2022 17:11

To: DeputyChiefEngineer BPCity <dycebpcity@gmail.com>; sajid.patel@dudhwalas.com
<sajid.patel@dudhwalas.com>

Cc: RO Mumbai <romumbai@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>

Subject: M/s. Rock Corner Developers Pvt. Ltd. in respect of Hon'ble NGT order O.A. 35/2022.

Sir,

Please submit information of M/s. Rock Corner Developers Pvt. Ltd. in respect of Hon'ble NGT order O.A. 35/2022. in this attached format.

**Regards
Sub Regional Officer,
Mumbai-I
GO WILD FOR LIFE**



Annexure I to IV.pdf

3 MB

430

SURAJ CHAPHEKAR ARCHITECT

35 H, MEGHBAT CROSS LINE, KAPIL SADAN BUILDING, GIRGAON, MUMBAI-400004
TEL. 9920496265, EMAIL- suraj@studio-symbiosis.com

TO WHOMSOEVER IT MAY CONCERN

Subject : Redevelopment of property bearing C.S. No. 222 of Byculla Division

Ref :- MCGM File No. EB/7383/E/A & EB/2300/E/A

This letter is issued to certify the Construction Area as follows : -

MCGM FILE NO. EB/7383/E/A

BLDG. NO.3	FSI AREA IN SQ. M.	NON FSI IN SQ. M.	TOTAL CONSTRUCTION AREA IN SQ. M.	Plinth Completed
Wing -A	5730.78	1586.05	7316.83	After 07.07.2004
Wing -A1	502.01	402.97	904.98	After 07.07.2004
Wing -B	1482.03	2011.08	3493.11	Before 07.07.2004
Wing -B(ext.)	1506.57	160.45	1667.02	After 07.07.2004
Wing -C	2490.89	2047.85	4538.74	before 07.07.2004
Wing -D	2670.04	1518.47	4188.51	before 07.07.2004
Wing -E	2448.18	1499.2	3947.38	before 07.07.2004
Wing -F	2436.60	1624.5	4061.10	before 07.07.2004
Excess Balcony For Wing - A1,B,C,D,E,F	634.98	-	634.98	
	19902.08	10850.57	30752.65	

MCGM FILE NO. EB/2300/E/A

BLDG. NO.1	FSI AREA IN SQ. M.	NON FSI IN SQ. M.	TOTAL CONSTRUCTION AREA IN SQ. M.	Plinth Completed
BUILDING NO.1	2688.30	1250.46	3938.76	-
Plinth completed with construction area	2518.09	1250.46	3768.55	before 07.07.2004

Also attached herewith separate Annexures for FSI & NON-FSI area as per approved plans issued by MCGM from time to time for your ready reference.


(Architect)

ARCHITECT SURAJ CHAPHEKAR
REG. NO: CA/2002/29055

SURAJ CHAPHEKAR ARCHITECT

35 H, MEGHBAT CROSS LINE, KAPIL SADAN BUILDING, GIRGAON, MUMBAI-400004

TEL. 9920496265, EMAIL- suraj@studio-symbiosis.com

ANNEXURE-1 - MCGM FILE NO. EB/7383/E/A, Bldg. No.3											
SR.NO	SANCTIONED DATE	AREA OF PLOT	DEDUCTION OF FSI	PLOT AREA CONSIDERED FOR FSI CALCULATION	NAME OF BUILDING	WINGS	NO OF FLOORS	HEIGHT OF BUILDING	FSI	NON FSI	TOTAL CONSTRUCTION AREA
1	IOD-29-03-2000	9378.5	0	9339.26	BUILDING NO-3	WING-A	ST+10 FLOOR	36.81 M	11315.25	8729.17	20044.42
						WING-B	ST+14 FLOOR	48.39 M			
						WING-C	ST+14 FLOOR	48.39 M			
						WING-D	ST+10 FLOOR	36.81 M			
						WING-E	ST+10 FLOOR	36.81 M			
						WING-F	ST+10 FLOOR	36.81 M			
2	1ST AMENDED 01-08-2003	9378.5	0	9339.26	BUILDING NO-3	WING-A	ST+4 FLOOR	21.34 M	14122.01	9707.69	23829.70
						WING-A1	GR+3 FLOOR	16.04 M			
						WING-B	ST+16 FLOOR	51.12 M			
						WING-C	ST+16 FLOOR	51.12 M			
						WING-D	ST+12 FLOOR	39.37 M			
						WING-E	ST+16 FLOOR	51.12 M			
3	2ND AMENDED 25-06-2004	9378.5	0	9339.26	BUILDING NO-3	WING-A	ST+6 FLOOR	29.73 M	14414.59	9851.31	24265.90
						WING-A1	GR+3 FLOOR	16.04 M			
						WING-B	ST+16 FLOOR	51.12 M			
						WING-C	ST+16 FLOOR	51.12 M			
						WING-D	ST+16 FLOOR	51.12 M			
						WING-E	ST+16 FLOOR	51.12 M			
4	3RD AMENDED 28-04-2011	9378.5	0	9339.26	BUILDING NO-3	WING-A	ST+9 FLOOR	48.02 M	14417.06	10822.24	25239.30
						WING-A1	BASE+GR+3 FLOOR	16.04 M			
						WING-B	ST+16 FLOOR	51.12 M			
						WING-C	ST+16 FLOOR	51.12 M			
						WING-D	ST+16 FLOOR	51.12 M			
						WING-E	ST+16 FLOOR	51.12 M			
5	4TH AMENDED 04-04-2019	9378.5	0	9339.26	BUILDING NO-3	WING-A	ST+18 FLOOR	69.37 M	19865.92	10850.57	30716.49
						WING-A1	BASE+GR+3 FLOOR	16.04 M			
						WING-B	ST+16 FLOOR	51.12 M			
						WING-B (EXT.)	ST+16 FLOOR	51.12 M			
						WING-C	ST+16 FLOOR	51.12 M			
						WING-D	ST+16 FLOOR	51.12 M			
6	5TH AMENDED 11-11-2020	9378.5	0	9339.26	BUILDING NO-3	WING-A	ST+18 FLOOR	69.37 M	19902.08	10850.57	30752.65
						WING-A1	GR+3 FLOOR	16.04 M			
						WING-B	ST+16 FLOOR	51.12 M			
						WING-B (EXT.)	ST+16 FLOOR	51.12 M			
						WING-C	ST+16 FLOOR	51.12 M			
						WING-D	ST+16 FLOOR	51.12 M			

MCGM FILE NO. EB/2300/E/A, Bldg. No.1											
SR.NO	SANCTIONED DATE	AREA OF PLOT	DEDUCTION OF FSI	PLOT AREA CONSIDERED FOR FSI CALCULATION	NAME OF BUILDING	WINGS	NO OF FLOORS	HEIGHT OF BUILDING	FSI	NON FSI	TOTAL CONSTRUCTION AREA
1	IOD-21.12.1979	9378.5	0	9339.26	BUILDING NO-1	-	BASE+GR+7 FLOORS	26.83 M.	2518.09	1250.46	3768.55
2	1ST AMENDED 03.06.2004	9378.5	0	9339.26	BUILDING NO-1	-	BASE+GR+7 FLOORS+REHAB SHOPS ON GROUND	26.83 M.	2688.3	1250.46	3938.76



ARCHITECT SURAJ CHAPHEKAR

REG. NO: CA/2002/29055

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SURAJ CHAPHEKAR ARCHITECT

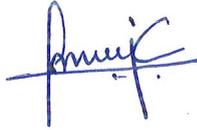
35 H, MEGHBAT CROSS LINE, KAPIL SADAN BUILDING, GIRGAON, MUMBAI-400004
TEL. 9920496265, EMAIL- suraj@studio-symbiosis.com

**Annexure-2 MCGM FILE NO. EB/7383/E/A, Bldg. No.3
PLINTH CHECKING TILL DATE FOR**

BUILDING	WING	PLINTH CHECKING	DATE	AS PER SANCTIONED PLAN
BUILDING NO 3	A	PCC	23/04/2010	EB/7383/E/A-Dated 28-04-2011
	A1	PCC	26/03/2014	EB/7383/E/A-Dated 28-04-2011
	B	PCC	29/06/2002	EB/7383/E/A-Dated 29-03-2000
	B(EXT)	PCC	02-12-17	EB/7383/E/A-Dated 28-04-2011
	C	PCC	06/03/2002	EB/7383/E/A-Dated 29-03-2000
	D	PCC	18/06/2004	EB/7383/E/A-Dated 25-04-2004
	E	PCC	29/08/2003	EB/7383/E/A-Dated 01-08-2003
F	PCC	12/02/2002	EB/7383/E/A-Dated 29-03-2000	

**MCGM FILE NO. EB/2300/E/A, Bldg. No.1
PLINTH CHECKING TILL DATE FOR**

BUILDING	WING	PLINTH CHECKING	DATE	AS PER SANCTIONED PLAN
BUILDING NO.1	-	PCC	28.10.1982	EBBPC/2300/E/A-Dated 21.12.1979



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REG. NO: CA/2002/29055

SURAJ CHAPHEKAR ARCHITECT

35 H, MEGHBAT CROSS LINE, KAPIL SADAN BUILDING, GIRGAON, MUMBAI-400004

TEL. 9920496265, EMAIL- suraj@studio-symbiosis.com**Annexure-3 -MCGM FILE NO. EB/7383/E/A, Bldg. No.3****COMPLETION TILL DATE FOR**

BUILDING	WING	COMPLETION CERTIFICATE	DATE	AS PER SANCTIONED PLAN
BUILDING NO 3	A	OCC	03/11/2021	Dated:- 11-11-2020
	A1	OCC	15/10/2015	Dated:- 28-04-2011
	B	OCC	27/10/2004	Dated:- 25-06-2004
	B(EXT)	-	-	-
	C	OCC	27/10/2004	Dated:- 25-06-2004
	D	OCC	16/08/2005	Dated:- 25-06-2004
	E	OCC	16/08/2005	Dated:- 25-06-2004
	F	OCC	27/10/2004	Dated:- 25-06-2004

MCGM FILE NO. EB/2300/E/A, Bldg. No.1**COMPLETION TILL DATE FOR**

BUILDING	WING	COMPLETION CERTIFICATE	DATE	AS PER SANCTIONED PLAN
BUILDING NO.1	-	OCC	25.11.2008	Dated:- 03-06-2004



ARCHITECT SURAJ CHAPHEKAR
REG. NO: CA/2002/29055

SURAJ CHAPHEKAR ARCHITECT

35 H, MEGHBAT CROSS LINE, KAPIL SADAN BUILDING, GIRGAON, MUMBAI-400004

TEL. 9920496265, EMAIL- suraj@studio-symbiosis.com

ANNEXURE-4- MCGM FILE NO. EB/7383/E/A, Bldg. No.3					
WORK IN PROGRESS REPORT TILL DT.25-08-2022 AS PER SANCTION PLAN					
Building	Wings	Floors	Total Construction Built up Area	Present status	OC DATED
BUILDING NO-3	A	ST+POD+2ND TO 18TH UPPER FLOORS	7316.83	ST+POD+2ND TO 18TH UPPER FLOORS, WORK COMPLETED	03/11/2021
	A1	BASE+GR+ 1ST TO 3RD UPPER FLOORS	930.15	BASE+GR+ 1ST TO 3RD UPPER FLOORS, WORK COMPLETED	15/10/2015
	B	ST+POD+2ND TO 16TH UPPER FLOORS	3600.27	ST+POD+2ND TO 16TH UPPER FLOORS, WORK COMPLETED	27/10/2004
	B (EXT.)	GR.+POD+2ND TO 16TH UPPER FLOORS	1667.02	ST+POD+2ND TO 16TH UPPER FLOORS, WORK COMPLETED	-
	C	ST+POD+2ND TO 16TH UPPER FLOORS	4663.62	ST+POD+2ND TO 16TH UPPER FLOORS, WORK COMPLETED	27/10/2004
	D	ST+POD+2ND TO 16TH UPPER FLOORS	4322.37	ST+POD+2ND TO 16TH UPPER FLOORS, WORK COMPLETED	16/08/2005
	E	ST+POD+2ND TO 16TH UPPER FLOORS	4070.12	ST+POD+2ND TO 16TH UPPER FLOORS, WORK COMPLETED	16/08/2005
	F	ST+POD+2ND TO 16TH UPPER FLOORS	4182.27	ST+POD+2ND TO 16TH UPPER FLOORS, WORK COMPLETED	27/10/2004
		TOTAL CONSTRUCTION AREA	30752.65		

MCGM FILE NO. EB/2300/E/A, Bldg. No.1					
WORK IN PROGRESS REPORT TILL DT.25-08-2022 AS PER SANCTION PLAN					
Building	Wings	Floors	Construction Built up Area	Present status	OC DATED
BUILDING NO.1	-	BASEMENT+GROUND+1ST TO 07TH UPPER FLOORS	3768.55	BASEMENT+GROUND+1ST TO 07TH UPPER FLOORS, WORK COMPLETED, EXCEPT REHAB SHOPS	25.11.2008



ARCHITECT SURAJ CHAPHEKAR
REG. NO: CA/2002/29055