

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 02/02/2022 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO. 05/2021 (SANTOSH PATIL & ANR. VS MEMBER SECRETARY, STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY & ORS.)

1. Background

The Prayer in this application is for compliance of Environmental Clearance (EC) conditions in the matter of non-provision of parking facility by Project Proponents (PP) - Respondent Nos. 4 and 5, M/s Skylark Buildcon Pvt. Ltd., Mumbai and M/s. Oberoi Realty Limited, Mumbai who have jointly developed an Area Development Project under Slum Rehabilitation Scheme (SRS) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division for Sai Sundar Nagar CHS and other amalgamated societies.

Hon'ble NGT directed vide Order dt. 04/06/2021 (copy of Hon'ble NGT Order, dated 04/06/2021 is given at Annexure-1). The relevant Order is reproduced as below:

*"Though none appears for the applicant, we have considered the application and find that the grievance needs to be gone into by a joint Committee of CPCB, State PCB and SEIAA, Maharashtra. The State PCB will be the nodal agency for coordination and compliance. The joint Committee may look into the grievance and if there is violation IEC conditions, take suitable measures as per law, including assessment and recovery of compensation, following due process. The joint Committee may visit the site and is also free to conduct proceedings online. The Committee may interact with the concerned stake holders and consult any other expert/institution. An action taken report may be furnished within two months by e-mail at [judicial-ngt@gov.in](mailto:judicial-ngt@gov.in) preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF. List for further consideration on 07.09.2021."*

Upon receipt of desired information from various organizations the Joint Committee carried-out an inspection of the residential building project i.e., Area Development Project under Slum Rehabilitation Scheme (SRS) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division for Sai Sundar Nagar CHS and other amalgamated societies on 22/10/2021.

:2:

The following committee members were present during the inspection:

- i. Shri Pankaj Joshi, Member, SEiAA, Maharashtra
- ii. Shri Jayant Hazare, In-charge: Regional Officer, MPCB, RO-Mumbai
- iii. Shri Nishchal C., Scientist 'D', CPCB, Regional Directorate, Pune.

Shri Tanaji Yadav, Sub-Regional Officer, RO-Mumbai from MPCB, and Shri Umesh Bodake, Executive Engineer from Slum Rehabilitation Authority, Mumbai also accompanied the Joint Committee during the inspection.

## 2. Observations and findings

Based on the preliminary information received from various organisations, and followed by site inspection to assess the issue mentioned in the aforesaid Hon'ble NGT Order, the observations & findings of the Joint Committee are as given below:

- i) The Project Proponent has obtained Environment Clearance vide no. MoEF-21 72/2008-IA-III/TCE, dated 23/03/2009, for development of Skylark Heights (Amalgamated SRA scheme) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division. The total plot area is 39,701 sq.m. and the total proposed built-up area is 2,64,770.33 sq.m. Further, the Project Proponent has obtained modification in environment clearance for the said project, vide no. SEiAA-2011/4868/CR 107/2011, dated 06/03/2012. The total plot area is 38,857.5 sq.m, the total proposed built-up area is 2,64,770.33 sq.m and the proposed building configuration is Rehab: 14 buildings with G+ 10-22 floors; flats: 2,228 nos. shops: 140 nos. welfare center: 67 nos, sale: Tower A: 3 basement+ LG UG +4 podium+ 1-57 floors and flats: 30 nos. and Tower B: 3 basement+ LG+ UG+4 podium+1-11 floors with commercial area, shopping and food court.

Further, the Project Proponent has obtained environment clearance for mixed use (hotel & residential) project at FP No. 1076, 1078 of TPS- (IV) of Mahim Division vide no. SEAC-2013/CR-135 (IVC-1, dated 28/01/2016). The total plot area is 83,853.83 sq.m (due to amalgamation of new plots) and the total proposed built-up area is 6,43,000 sq.m and the proposed building configuration is Rehab: 25 buildings with G+ 30 floors; flats: 4,502 nos. shops: 141 nos. welfare centre,

:3:

Balwadi & society centre: 127 nos. sale; Tower A (hotel & residential): 3basement + LG UG+ 4 podium+ 31 floors with 250rooms and 32-65 floors with 56 nos. flats and roof top helipad and Tower B (residential): 3 basement LG+ UG+ 4 podium+ 89 floors with 260 nos. flats. The copies of the Environment Clearance of 2009, 2012 and 2016 are given at Annexure-11 to IV respectively.

- ii) As per the Environment Clearance of 2012, the Project Proponent has declared that 1,432 nos. of parking shall be provided for the existing and proposed development (sale building). Whereas, as per environment clearance of 2016, the Project Proponent has declared that 1,726 nos. of parking shall be provided for the existing and proposed development, (sale building) and 502 nos. of parking shall be provided for rehab buildings.
- iii) The Project Proponent had been granted Consent to Establish by MPCB, vide format no.1.0/80/CAC-CELL/UAN No. 0000016518/E/7 CAC-1903000839, dated 15/03/2019, for the construction of residential and hotel building under SRA scheme in Red category with total plot area of 83,853.83 sq.m and total built-up area of 6,43,000 sq.m. Subsequently, the Project Proponent has obtained Consent to Operate for part of the rehab buildings - nos. 7, 8, 10, 11, 12 & 13 from MPCB, dated 26/03/2019 and valid up to 31/10/2020.
- iv) MPCB vide letter no. MPCB/ROM/ID/2007240001, dated 24/07/2020 had issued interim directions based on the inspection of MPCB officials on 31/12/2019 and reply was submitted by the Project Proponent to MPCB vide dated 10/01/2021.
- v) It is gathered from the reply submitted vide dated 10/01/2021 by the project proponent that as per para 4 of the aforesaid reply, "The already completed buildings are approved and constructed as per old OCR where there was no provision of parking for such size of tenements. In the revised environment clearance, the parking for such size tenement is proposed as per New DCPR, and we are bound to provide the proposed parking and we have planned the same to be constructed in the future."

:4:

- vi) During the Joint Committee inspection, it is observed that out of 25 rehab building sanctioned as per environment clearance of 2016, the Project Proponent has constructed only 14 nos. of rehab buildings. It was observed during the Joint Committee inspection on 22/10/2021 that the Project Proponent has not yet provided 502 nos. of parking for the rehab buildings required as per the conditions under the Environment Clearance, and as per the reply submitted by the Project Proponent to MPCB, dated 10/01/2021 (Annexure-V).
- vii) Further, the joint committee during its site inspection on 22/10/2021 had requested the Project Proponent to submit the following documents/records:
- a) First IOA (1998) for Rehab Building no. 1 - Copy of plant and the IOA;
  - b) Chronology of events w.r.t. sanctioned building plans;
  - c) Reports of approval while granting IOA;
  - d) Chronology of events w.r.t. date-wise sanction of Commencement Certificate and plinth checking certificate;
  - e) Before sanctioning of fresh environment clearance of 2016, no. of buildings constructed, supported with all necessary documentary evidences;
  - f) Copy of traffic management plan along with all necessary documents submitted while grant of environment clearance of 2009, 2012 and 2016;
  - g) Information regarding whether the project proponent had obtained the amended environment clearance for reduction of height of the building;
  - h) Comparative statement of environment clearance granted vide 2009, 2012 and 2016 w.r.t. plot area, building plans, configuration and other mandatory services especially provision of parking facility as per DCR.
- viii) The Project Proponent has submitted the above requisite information to the Joint Committee on 12/05/2022. As per Hon'ble NGT Order, dated 02/02/2022, and para no.10, the Tribunal has disposed the said matter with operative directions wherein the Slum Rehabilitation Authority in coordination with SEIAA and SPCB, Maharashtra to hold joint meeting for the compliance of the aforesaid Hon'ble NGT Order. Relevant extract of the said Order, dated 02/02/2022 is reproduced below:

"10 ... Accordingly, we direct the Slum Rehabilitation Authority in coordination with SE/AA and SPCB, Maharashtra to hold joint meeting within one month and take remedial action inter-alia by restraining the PP from any further alienation till EC condition is complied with or till the joint Committee finds compliance..."

As per the directions of Hon'ble NGT, the Slum Rehabilitation Authority had scheduled the joint meeting on 15/3/2022 and submitted reply in this respect vide letter dated 28/4/2022. The Project Proponent has submitted a registered undertaking, time-bound program & approved amended plan for provision of 502 parking spaces and same is confirmed by Slum Rehabilitation Authority. (Annexure-VI)

The parking plan is as below-

Tower No.	Comprising parking levels	Height of tower (m)	Nos. of car parking	Schedule of completion
1	G +30	70	240	Before occupation of the rehab building nos.15 or 16 or within three years whichever is earlier
2	G +15	38.30	90	Before occupation of the rehab building nos.15 or 16 or within three years whichever is earlier
3	G +22 (pt)	52.20	172	Before occupation of the rehab tenement building in the amalgamated plot or within two years whichever is earlier.

:6:

### 3. Conclusion

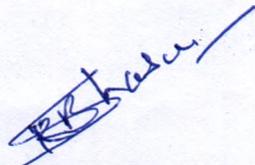
The Project Proponent has obtained Environment Clearance vide 2009, 2012, 2016 and observed that the total plot area and built-up area has been revised from time to time by obtaining amendments on the Environment Clearance. It was observed during the Joint Committee inspection on 22/10/2021 that the Project Proponent has not yet provided 502 nos. of parking for the rehab buildings required as per the conditions under the Environment Clearance, and as per the reply submitted by the Project Proponent to MPCB, dated 10/01/2021. Therefore, the Project Proponent has not complied w.r.t. Environment Clearance conditions especially provision of 502 nos. of parking for the rehab building.

### 4. Recommendation

As per the Environment Clearance condition and as per the reply submitted by the project proponent through Slum Rehabilitation Authority (SRA) to MPCB vide letter dated 25/05/2022, the Project Proponent has confirmed on affidavit and submitted the approved amended plan for the provision of 502 nos. of parking facility to the rehab buildings (Annexure VI). The same can be accepted as proposed.

The Project Proponent shall strictly follow, the submitted approved amended plan for the provision of 502 parking space as per time bound program. Six monthly compliance report shall be submitted by project proponent to the NGT appointed committee and SRA.

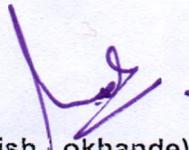
The SRA, which is the planning authority shall ensure necessary regular follow-up in this respect for completion of 502 numbers of parking spaces as per approved amended plan & time bound program submitted by Project Proponent.



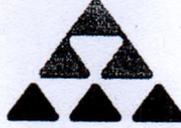
(S.R. Bhosale)  
RO-Mumbai, MPCB



(Pankaj Joshi)  
Member SEIAA, Maharashtra



(Satish Lokhande)  
Chief Executive Officer  
Slum Rehabilitation Authority



SRA/ED/OW/2023/

20492/45

## SLUM REHABILITATION AUTHORITY

No.: SRA/ED/OW/ /

Date: 09/05/2023

To,  
The Sub-Regional Officer, Mumbai - I  
Maharashtra Pollution Control Board (MPCB)  
Kalpataru Point, 1<sup>st</sup> Floor,  
Sion Circle, Opp. Cineplanet Cinema,  
Sion (East), Mumbai - 22.

*D. Shinde* 09/05/2023  
Maharashtra Pollution Control Board  
Regional Office, Mumbai  
Kalpataru Point, 1<sup>st</sup> Floor,  
Sion Circle, In Front of Cine Planet Theater,  
Shiv (East), Mumbai - 400 022.

Sub: Compliances of order dated 22/02/2022 issued by Hon'ble NGT in the matter of O.A. 05/2021 (Santosh Patil & ANR Versus M/s SEIAA & ORS).

- Ref: 1. Mail dtd. 02.05.2023 received from Your Office and letter u/no. MPCB/SROM-I/TB-905 dated 02/05/2023  
2. Developer M/s. Skylark Buildcon Pvt. Ltd. letter submitted on 08.05.2023.  
3. SRA/ED/OW/2023/10909/GS dtd.06.03.2023.

Gentlemen,

With reference to your mail dtd. 02.05.2023 and letter u/no. MPCB/SROM-I/TB-905 dated 02/05/2023 and earlier letter vide at sr.no.03. you have requested to submit the present status of compliance as per time bound programmed submitted by project proponent in SRA. Copy of the same is attached herewith.

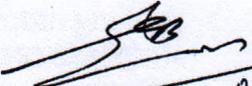
In this context, this office has issued a letter to Project Proponent under No. SRA/ED/OW/2023/20526/GS dated 04.05.2023 for providing the present status of compliances as per time bound programme.

Accordingly, Project Proponent i.e. M/s. Skylark Buildcon Pvt. Ltd. has submitted letter dated 08.05.2023 wherein, it is mentioned as follows,

- 1) *The amended plans for Rehab Building No. 15 and Bldg. No. 16 Under No. SRA/ENG/3815/G/S /ML & PL/AP & SRA/ENG/3816/G/S/ML & PL/AP respectively sanctioned and issued on 19/05/2022.*
- 2) *The plans for Car Parking Towers for Tower No. 1- having 240 Nos, Tower No. 2 having 90 nos. and Tower No. 3 having 172 nos. parking is sanctioned on 18/05/2022.*
- 3) *The footprint of this two Rehab Building No. 15 and 16 along with Three Parking Tower is mainly covered by 9 nos. of slum societies having 1732 nos. slum dwellers, out of this 1372 slum dwellers are held eligible. We have already given the possession to 542 slum dwellers in newly constructed rehab building and 295 slum dwellers are shifted to Transit Camp.*

Further, the scheme under reference is having existing Mill Nalla passing through the property. We enclosed herewith the latest photographs of work carried out on site. As soon as the Nalla is shifted to its proposed location, we will start the construction of new Rehab Building No. 15 & 16 along with Parking Towers. Further, we state that we have demolished the existing slum dwellers situated on 22.80 mtrs. wide D.P. Road as per the commitment in the Bar Chart to construct the Road. The photographs are enclosed herewith for ready reference. We are trying to expedite the work and match the speed as submitted by us in Bar Chart.

The said submission from the Project Proponent i.e. M/s. Skylark Buildcon Pvt. Ltd. is forwarded herewith for doing the needful please.

  
08/05/2023

(G. B. Gagare)

**Executive Engineer - G/S**  
Slum Rehabilitation Authority

**MAHARASHTRA POLLUTION CONTROL BOARD****Sub Regional Office, Mumbai- I**

Phone: - (022) - 24016239

Fax.: - (022) - 24015269

E-mail: sromumbai1@mpcb.gov.in

Website: - http://mpcb.gov.in



Kalpataru Point, 1<sup>st</sup> Floor, Sion  
Crucial, Opp. Cineplanet  
Cinema, Sion (East),  
Mumbai -400 022.

No: MPCB/SROM-I/TB- 905

Date: - 02/05/2023

To,  
Executive Engineer,  
Slum Rehabilitation Authority  
Administrative Building,  
Anant Kanekar Marg,  
Bandra (E), Mumbai.

**Sub :** Compliance of Order dated 22.02.2022 issued by Hon'ble NGT in the matter of O.A. 05/2021 (Santosh Patil & ANR Versus M/s. SEIAA & ORS ).

**Ref :** 1. Report of the Joint Committee in compliance with order dated 02.02.2022 of Hon'ble NGT in the matter of the OA 05/2021 (Santosh Patil & ANR Versus M/s. SEIAA & ORS) dated 02.06.2022.  
2. Your letter dated - 06.03.2023

Sir,

With reference to above subject, you are aware that the Joint Committee Constituted as per Hon'ble NGT order, has submitted report to Hon'ble NGT vide letter reference above 1.

This office is in receipt of your letter with reference to Compliance in respect of Hon'ble NGT order dated 22.02.2022.

Your are therefore requested to submit the present status of compliance as per time bound programmed submitted by project proponent to your office.

Yours Faithfully,

Sub Regional officer, Mumbai-I.

Copy to : 1. Regional Officer, Mumbai.  
2. Pankaj Joshi, Members of SEIAA, Maharashtra.

**REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 02/02/2022 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO. 05/2021 (SANTOSH PATIL & ANR. VS MEMBER SECRETARY, STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY & ORS.)**

**1. Background**

The Prayer in this application is for compliance of Environmental Clearance (EC) conditions in the matter of non-provision of parking facility by Project Proponents (PP) - Respondent Nos. 4 and 5, M/s Skylark Buildcon Pvt. Ltd., Mumbai and M/s. Oberoi Realty Limited, Mumbai who have jointly developed an Area Development Project under Slum Rehabilitation Scheme (SRS) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division for Sai Sundar Nagar CHS and other amalgamated societies.

Hon'ble NGT directed vide Order dt. 04/06/2021 (copy of Hon'ble NGT Order, dated 04/06/2021 is given at Annexure-1). The relevant Order is reproduced as below:

*"Though none appears for the applicant, we have considered the application and find that the grievance needs to be gone into by a joint Committee of CPCB, State PCB and SEIAA, Maharashtra. The State PCB will be the nodal agency for coordination and compliance. The joint Committee may look into the grievance and if there is violation IEC conditions, take suitable measures as per law, including assessment and recovery of compensation, following due process. The joint Committee may visit the site and is also free to conduct proceedings online. The Committee may interact with the concerned stake holders and consult any other expert/institution. An action taken report may be furnished within two months by e-mail at [judicial-ngt@gov.in](mailto:judicial-ngt@gov.in) preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF. List for further consideration on 07.09.2021."*

Upon receipt of desired information from various organizations, the Joint Committee carried-out an inspection of the residential building project i.e., Area Development Project under Slum Rehabilitation Scheme (SRS) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division for Sai Sundar Nagar CHS and other amalgamated societies on 22/10/2021.

:2:

The following committee members were present during the inspection:

- i. Shri Pankaj Joshi, Member, SEIAA, Maharashtra
- ii. Shri Jayant Hazare, In-charge: Regional Officer, MPCB, RO-Mumbai
- iii. Shri Nishchal C., Scientist 'D', CPCB, Regional Directorate, Pune.

Shri Tanaji Yadav, Sub-Regional Officer, RO-Mumbai from MPCB, and Shri Umesh Bodake, Executive Engineer from Slum Rehabilitation Authority, Mumbai also accompanied the Joint Committee during the inspection.

## 2. Observations and findings

Based on the preliminary information received from various organisations, and followed by site inspection to assess the issue mentioned in the aforesaid Hon'ble NGT Order, the observations & findings of the Joint Committee are as given below:

- i) The Project Proponent has obtained Environment Clearance vide no. MoEF-21 72/2008-IA-III/TCE, dated 23/03/2009, for development of Skylark Heights (Amalgamated SRA scheme) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division. The total plot area is 39,701 sq.m. and the total proposed built-up area is 2,64,770.33 sq.m. Further, the Project Proponent has obtained modification in environment clearance for the said project, vide no. SEIAA-2011/4868/CR 107/2011, dated 06/03/2012. The total plot area is 38,857.5 sq.m, the total proposed built-up area is 2,64,770.33 sq.m and the proposed building configuration is Rehab: 14 buildings with G+ 10-22 floors; flats: 2,228 nos. shops: 140 nos. welfare center: 67 nos, sale: Tower A: 3 basement+ LG UG +4 podium+ 1-57 floors and flats: 30 nos. and Tower B: 3 basement + LG+ UG+4 podium+1-11 floors with commercial area, shopping and food court.

Further, the Project Proponent has obtained environment clearance for mixed use (hotel & residential) project at FP No. 1076, 1078 of TPS- (IV) of Mahim Division vide no. SEAC-2013/CR-135 (IVC-1, dated 28/01/2016). The total plot area is 83,853.83 sq.m (due to amalgamation of new plots) and the total proposed built-up area is 6,43,000 sq.m and the proposed building configuration is Rehab: 25 buildings with G+ 30 floors; flats: 4,502 nos. shops: 141 nos. welfare centre,

Balwadi & society centre: 127 nos. sale: Tower A (hotel & residential): 3basement + LG UG+ 4 podium+ 31 floors with 250rooms and 32-65 floors with 56 nos. flats and roof top helipad and Tower B (residential): 3 basement LG+ UG+ 4 podium+ 89 floors with 260 nos. flats. The copies of the Environment Clearance of 2009, 2012 and 2016 are given at Annexure-II to IV respectively.

- ii) As per the Environment Clearance of 2012, the Project Proponent has declared that 1,432 nos. of parking shall be provided for the existing and proposed development (sale building). Whereas, as per environment clearance of 2016, the Project Proponent has declared that 1,726 nos. of parking shall be provided for the existing and proposed development, (sale building) and 502 nos. of parking shall be provided for rehab buildings.
- iii) The Project Proponent had been granted Consent to Establish by MPCB, vide format no.1.0/BO/CAC-CELL/UAN No. 0000016518/E/7 CAC-1903000839, dated 15/03/2019, for the construction of residential and hotel building under SRA scheme in Red category with total plot area of 83,853.83 sq.m and total built-up area of 6,43,000 sq.m. Subsequently, the Project Proponent has obtained Consent to Operate for part of the rehab buildings - nos. 7, 8, 10, 11, 12 & 13 from MPCB, dated 26/03/2019 and valid up to 31/10/2020.
- iv) MPCB vide letter no. MPCB/ROM/ID/2007240001, dated 24/07/2020 had issued interim directions based on the inspection of MPCB officials on 31/12/2019 and reply was submitted by the Project Proponent to MPCB vide dated 10/01/2021.
- v) It is gathered from the reply submitted vide dated 10/01/2021 by the project proponent that as per para 4 of the aforesaid reply, "The already completed buildings are approved and constructed as per old DCR where there was no provision of parking for such size of tenements. In the revised environment clearance, the parking for such size tenement is proposed as per New DCPR, and we are bound to provide the proposed parking and we have planned the same to be constructed in the future."

:4:

- vi) During the Joint Committee inspection, it is observed that out of 25 rehab building sanctioned as per environment clearance of 2016, the Project Proponent has constructed only 14 nos. of rehab buildings. It was observed during the Joint Committee inspection on 22/10/2021 that the Project Proponent has not yet provided 502 nos. of parking for the rehab buildings required as per the conditions under the Environment Clearance, and as per the reply submitted by the Project Proponent to MPCB, dated 10/01/2021 (Annexure-V).
- vii) Further, the joint committee during its site inspection on 22/10/2021 had requested the Project Proponent to submit the following documents/records:
- a) First IOA (1998) for Rehab Building no. 1 - Copy of plant and the IOA;
  - b) Chronology of events w.r.t. sanctioned building plans;
  - c) Reports of approval while granting IOA;
  - d) Chronology of events w.r.t. date-wise sanction of Commencement Certificate and plinth checking certificate;
  - e) Before sanctioning of fresh environment clearance of 2016, no. of buildings constructed, supported with all necessary documentary evidences;
  - f) Copy of traffic management plan along with all necessary documents submitted while grant of environment clearance of 2009, 2012 and 2016;
  - g) Information regarding whether the project proponent had obtained the amended environment clearance for reduction of height of the building;
  - h) Comparative statement of environment clearance granted vide 2009, 2012 and 2016 w.r.t. plot area, building plans, configuration and other mandatory services especially provision of parking facility as per DCR.
- viii) The Project Proponent has submitted the above requisite information to the Joint Committee on 12/05/2022. As per Hon'ble NGT Order, dated 02/02/2022, and para no.10, the Tribunal has disposed the said matter with operative directions wherein the Slum Rehabilitation Authority in coordination with SEIAA and SPCB, Maharashtra to hold joint meeting for the compliance of the aforesaid Hon'ble NGT Order. Relevant extract of the said Order, dated 02/02/2022 is reproduced below:

"10...Accordingly, we direct the Slum Rehabilitation Authority in coordination with SEIAA and SPCB, Maharashtra to hold joint meeting within one month and take remedial action inter-alia by restraining the PP from any further alienation till EC condition is complied with or till the joint Committee finds compliance..."

As per the directions of Hon'ble NGT, the Slum Rehabilitation Authority had scheduled the joint meeting on 15/3/2022 and submitted reply in this respect vide letter dated 28/4/2022. The Project Proponent has submitted a registered undertaking, time-bound program & approved amended plan for provision of 502 parking spaces and same is confirmed by Slum Rehabilitation Authority. (Annexure-VI)

The parking plan is as below-

Tower No.	Comprising parking levels	Height of tower (m)	Nos. of car parking	Schedule of completion
1	G + 30	70	240	Before occupation of the rehab building nos.15 or 16 or within three years whichever is earlier
2	G +15	38.30	90	Before occupation of the rehab building nos.15 or 16 or within three years whichever is earlier
3	G +22 (pt)	52.20	172	Before occupation of the rehab tenement building in the amalgamated plot or within two years whichever is earlier.

:6:

### 3. Conclusion

The Project Proponent has obtained Environment Clearance vide 2009, 2012, 2016 and observed that the total plot area and built-up area has been revised from time to time by obtaining amendments on the Environment Clearance. It was observed during the Joint Committee inspection on 22/10/2021 that the Project Proponent has not yet provided 502 nos. of parking for the rehab buildings required as per the conditions under the Environment Clearance, and as per the reply submitted by the Project Proponent to MPCB, dated 10/01/2021. Therefore, the Project Proponent has not complied w.r.t. Environment Clearance conditions especially provision of 502 nos. of parking for the rehab building.

### 4. Recommendation

As per the Environment Clearance condition and as per the reply submitted by the project proponent through Slum Rehabilitation Authority (SRA) to MPCB vide letter dated 25/05/2022, the Project Proponent has confirmed on affidavit and submitted the approved amended plan for the provision of 502 nos. of parking facility to the rehab buildings (Annexure VI). The same can be accepted as proposed.

The Project Proponent shall strictly follow, the submitted approved amended plan for the provision of 502 parking space as per time bound program. Six monthly compliance report shall be submitted by project proponent to the NGT appointed committee and SRA.

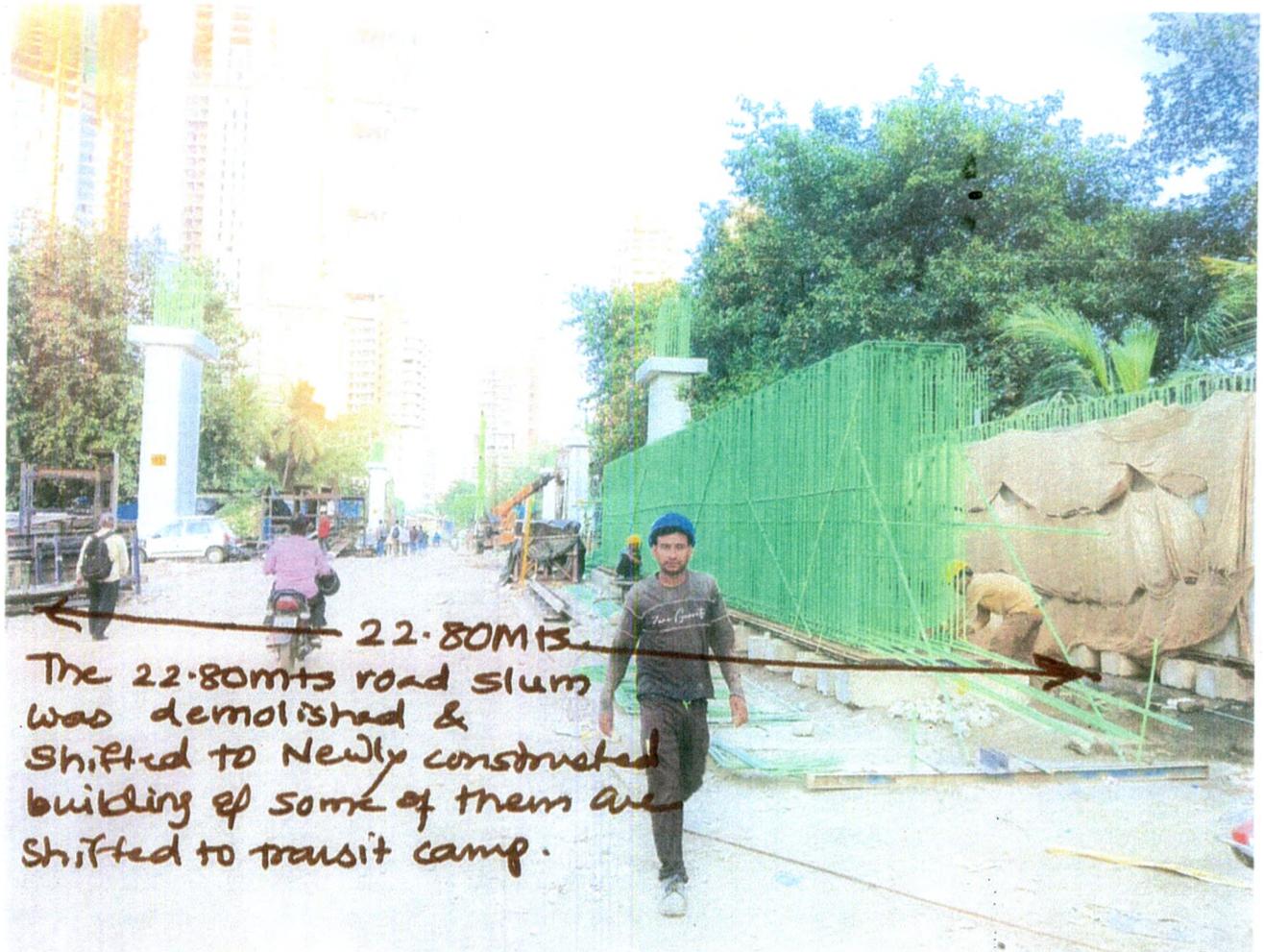
The SRA, which is the planning authority shall ensure necessary regular follow-up in this respect for completion of 502 numbers of parking spaces as per approved amended plan & time bound program submitted by Project Proponent.



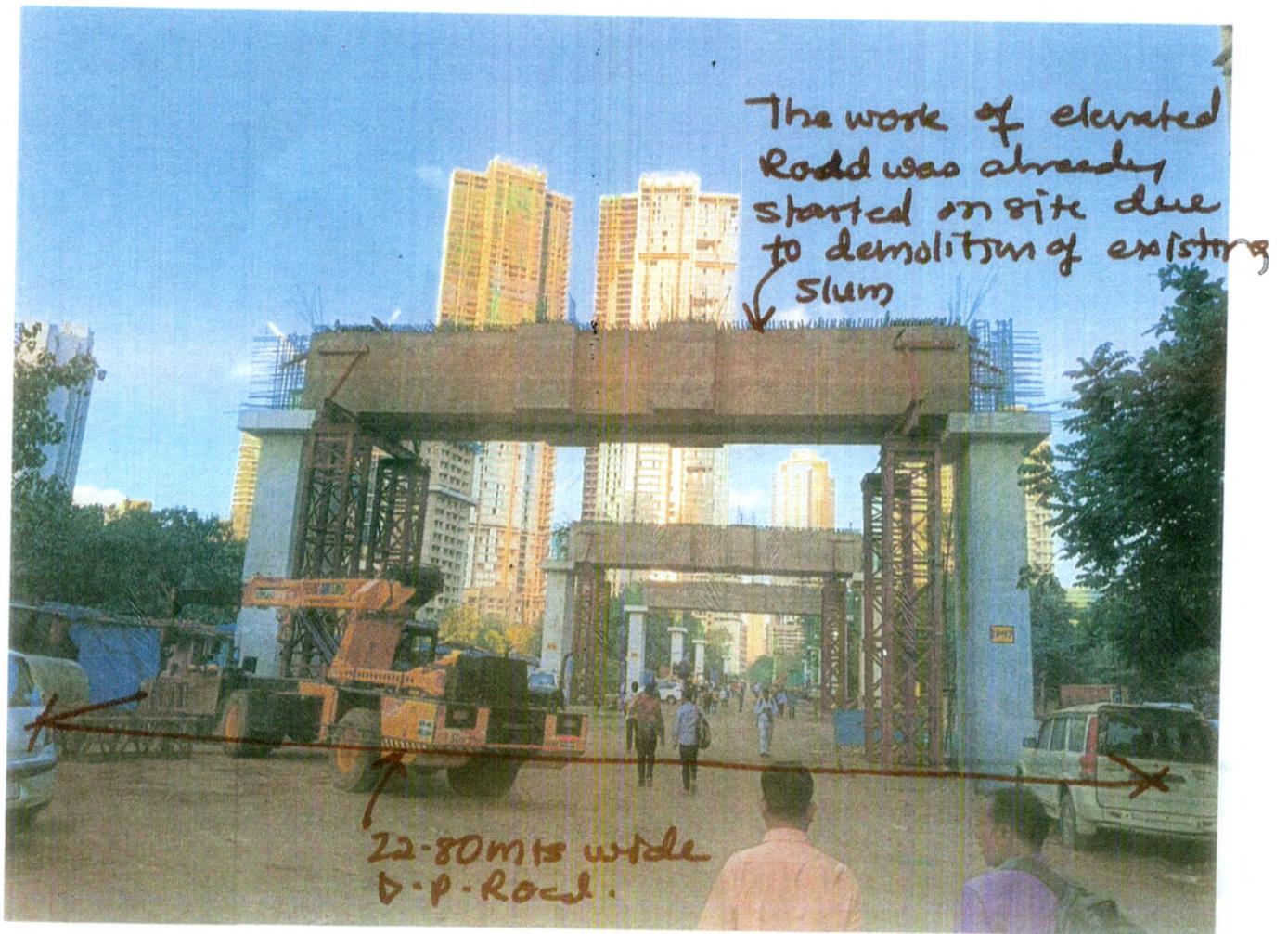
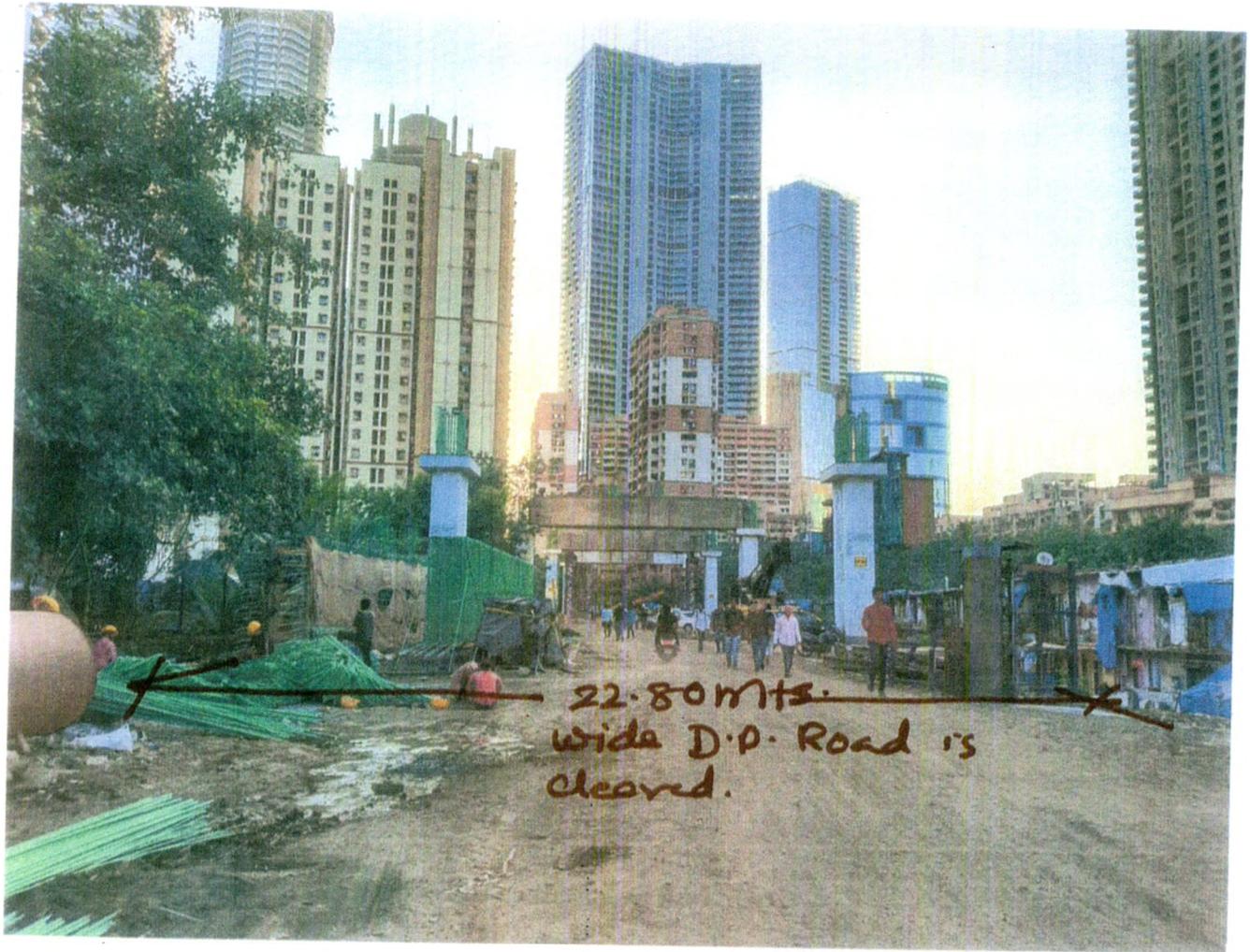
(S. R. Bhosale)  
RO-Mumbai, MPCB

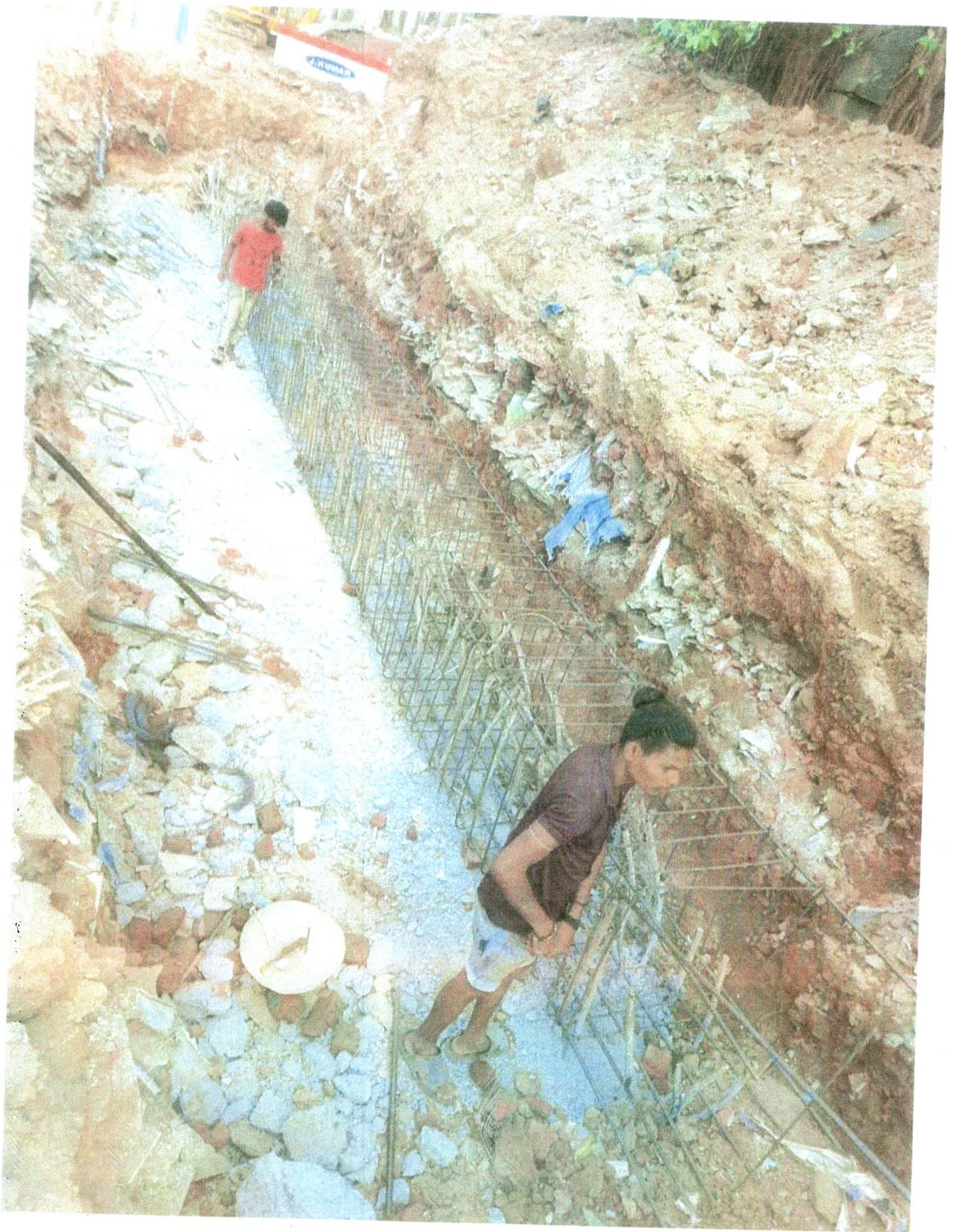


(Pankaj Joshi)  
Member SEIAA, Maharashtra



The work of elevated road was started after demolition of existing slum dwellers.













**Provision of parking by M/s. Skylark Buildcon Pvt. Ltd. S R Scheme of "Shree Sai Sunder Nagar CHS Ltd" and other plot bearing F. P. No. F. P. No. 1076, 1077 & 1078 of TPS – IV of Mahim Division. C.S. No. 286 (pt), 912, C.S. No. 911 (Pt) & 2A/911 of Lower Parel Division and clubbed scheme of "Gomata Nagar CHS Ltd & Nehru Nagar CHS Ltd" situated on plot bearing C.S. No. 437 (Pt), 438, 268 (Pt), 1/268 and 286 (Pt) of Lower Parel Division with proposed amalgamation of F.P. No. 1044, 1044/A of TPS IV, Mahim Division and C.S. No. 907 of Lower Parel Division.**

	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	
AMENDED PLANS																													
CC RE-ENDORSE																													
DEMOLITION & SHIFTING (100%)																													
PLOT DEMARICATION																													
WORK START FOR PLINTH																													
PARTIAL SHIFTING OF NALLA																													
CONSTRUCTION OF PLINTH																													
START OF CONSTRUCTION FOR PARKING TOWER - 1 (FOR 240 NOS OF PARKING)																													
REVISION OF LOI WITH AMALGAMATION OF ADJACENT PLOT																													
BALANCE SHIFTING OF NALLA																													
AMENDED PLANS & RE-ENDORSEMENT OF CC TO BLDG NO. 15 & 16																													
FURTHER CC TO 15 & 16																													
DEMOLITION OF EXISTING STRUCTURES OF AMALGAMATED SCHEME																													
START OF CONSTRUCTION FOR PARKING TOWER 2 (FOR 90 NOS OF PARKING)																													
CONSTRUCTION WORK FOR BLDG NO. 15 AS 23 NOS OF SLABS + LMR + OHT																													
CONSTRUCTION WORK FOR BLDG NO. 16 AS 41 NOS OF SLABS + LMR + OHT																													
REQUISITE NOCS/REMARKS																													

Provision of parking by M/s. Skylark Buildcon Pvt. Ltd. S R Scheme of "Shree Sai Sunder Nagar CHS Ltd" and other plot bearing F. P. No. F. P. No. 1076, 1077 & 1078 of TPS – IV of Mahim Division. C.S. No. 286 (pt), 912, C.S. No. 911 (Pt) & 2A/911 of Lower Parel Division and clubbed scheme of "Gomata Nagar CHS Ltd & Nehru Nagar CHS Ltd" situated on plot bearing C.S. No. 437 (Pt), 438, 268 (Pt), 1/268 and 286 (Pt) of Lower Parel Division with proposed amalgamation of F.P. No. 1044, 1044/A of TPS IV, Mahim Division and C.S. No. 907 of Lower Parel Division.

	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	
INTERNAL FINISHING WORK BLDG. NO. 15																													
INTERNAL FINISHING WORK BLDG. NO. 16																													
COMPLETION OF PARKING TOWER 1																													
COMPLETION OF PARKING TOWER 2																													
HANDING OVER OF PARKING TOWER 1 & 2																													
ALLOTMENT & OC TO BLDG. NO. 15																													
ALLOTMENT & OC TO BLDG. NO. 16																													
IOA TO PROPOSED ADDITIONAL BLDGS FOR AMALGAMATED SCHEME																													
PLINTH CC TO PROPOSED ADDITIONAL BLDGS FOR AMALGAMATED SCHEME																													
WORK START FOR PLINTH																													
START OF CONSTRUCTION FOR PARKING TOWER - 3 (FOR 172 NOS OF PARKING)																													
COMPLETION OF PARKING TOWER 3																													
HANDING OVER OF PARKING TOWER 3																													
ALLOTMENT & OC TO ADDITIONAL BLDGS.																													

  
**Shri Dingsh Naik**  
 Director  
**M/s. Skylark Buildcon Pvt. Ltd.**  
 402, 54-B, Sagar Avenue, 4th floor,  
 Junction of S.V. Road & Lalubhal Park Road,  
 Andheri (W), Mumbai – 400 058.



  
**Shri. S. Neve**  
 Architect  
**M/s. Sanjay Neve & Associates,**  
 302, Oomkareshwar, Linking road,  
 Behind Kandarpada Talav,  
 Dahisar (W), Mumbai –400 068.