REPORT OF THE JOINT COMMITTEE IN COMPLANCE WITH ORDER DATED 22/07/2021 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO. 49/2021 (WZ), SAYYED MOHAMMED SABIR USMAN VS UNION OF INDIA & ORS.

1.0 Background

Grievance in the Original Application No. 49 of 2021 (WZ), titled Sayyed Mohammed Sabir Usman vs Union of India & Ors., as per order dated 22/07/2021 of the Hon'ble NGT, is against violation of environmental norms by the project proponent (PP) i.e. M/s Castle Realtors Private Limited, Mumbai, in developing housing project "NDW Aquagem" at City Survey (CTS) No. 1/378 of Mazgaon Division, Balwant Singh Dhody Marg, Nesbit Road, Mazgaon, District-Mumbai City, Mumbai, Maharashtra, within the local limit and jurisdiction of Greater Mumbai Municipal Corporation ("MCGM").

The allegations alleged in setting up the housing project are absence of mandatory prior EC in terms of EIA Notification, 2006, absence of CTE, CTO from the State PCB and permission for groundwater extraction, illegal construction of basements, absence of gardening, pollution control devices, tree plantation, STP, solid waste treatment unit, rain water harvesting systems, storm water systems, illegal operation of four DG sets at site, no soil preservation, no arrangement for air and noise pollution control, illegal construction of ramps for parking etc. Hon'ble NGT directed vide order dated 22/07/2021 (copy of Hon'ble NGT order, dated 22/07/2021 is given at **Annexure-I**) and relevant paragraph of the order is reproduced as below:

"*6… In view of above, we adopt similar approach to the present case and direct that a four Member Joint Committee comprising CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Mumbai City to undertake field visit, interact with the stakeholders and give a report 5 to this Tribunal within three months. The report may also indicate whether standards to be observed by the construction projects are duly published so as to be known by the project proponents. This is required as in respect of most of such projects, same deficiencies are being pointed out. It is particularly essential to ensure compliance with regard to sewage and solid waste management. The report may mention how the Project Proponents are depicting or being required to depict information on key features of the Projects, particularly information about EC, consents under the Water/Air Acts when the construction of the projects is on.*

7. The joint Committee will be free to take the assistance from any other individual/institution. The State PCB will be the nodal agency for coordination and compliance. Proceedings may be conducted online except for site visit. Based on the facts found, the statutory regulators may take further remedial measures, following due process of law. The joint Committee may file its report before the next date by e-mail at judicial- ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF (and not in the form of Image PDF).

List for further consideration on 23.11.2021..."

2.0 Approach

In order to comply with the aforesaid Hon'ble NGT order, the Central Pollution Control Board (CPCB) held a virtual meeting on 02/08/2021 and decided to seek relevant information from various organizations viz. Maharashtra Pollution Control Board, State Environment Impact Assessment Authority (Maharashtra), Municipal Corporation of Greater Mumbai (MCGM), Irrigation Department, Govt. of Maharashtra, Integrated Regional Office of Ministry of Environment, Forest & Climate Change-Nagpur and Central Ground Water Authority. These organisations were requested to send the relevant information. Further, another follow-up virtual meeting was convened on 02/09/2021 to discuss the way forward and progress of submission of relevant information from various organizations. Subsequently, rigorous follow-ups were made during August, 2021 to November, 2021 for seeking relevant information. Upon receipt of preliminary information and nominee officials, the joint committee carried-out inspection of the said housing project i.e. "NDW Aquagem" developed by M/s Castle Realtors Private Ltd., at City Survey (CTS) No. 1/378 of Mazgaon Division, Balwant Singh Dhody Marg, Nesbit Road, Mazgaon, District-Mumbai City, Mumbai, Maharashtra on 01/12/2021. The following committee members were present during the inspection:

i. Shri Nishchal C., Scientist 'D', CPCB, Regional Directorate, Pune
ii. Shri Jayant Hajare, I/C Regional Officer, MPCB, Mumbai
iii. Shri Pankaj Joshi, Member, SEIAA, Maharashtra
iv. Smt Shilpa Kanthe, Tahsildar as Representative of District Magistrate, Govt. of Maharashtra, Mumbai

Also, Shri Tanaji Yadav, Sub-Regional Officer, MPCB-Mumbai and Shri A. M. Chaunpunge, Asst. Engineer, Municipal Corporation of Greater Mumbai accompanied the joint committee during the inspection. Shri Ishaq Patel from M/s Castle Realtors Private Ltd., was present and provided the 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 various organisations, inspection of the joint committee, information given by the MCGM through MPCB and subsequent discussions of the joint committee.

Further, the Hon'ble Supreme Court vide order dated 04/01/2022 in Civil Appeal No. 7773 of 2021 with 7779 of 2021, directed the joint committee to issue notice of hearing and hear from the appellants before finalization of joint committee report (Copy of Hon'ble Supreme Court order is given at **Annexure-II**). In compliance with the aforesaid Hon'ble Supreme Court order, the nodal agency i.e. MPCB has issued notice of hearing to the appellants. Accordingly, the appellants made submission before the joint committee on 12/02/2022 that necessary representation shall be

made through the appellant's counsel for submission of recent information/documents for consideration before the joint committee. The information was received through MPCB vide email communication dated 06/04/2022 and 26/04/2022. The joint committee examined the information submitted by the appellant/PP vide email dated 06/04/2022 and 26/04/2022. The observations & findings of the joint committee are given as below:

A. Observations w.r.t Environmental Clearance (EC) and violations thereto, if any

Details of EC, sanctioned plans, plinth certificate, completion certificate and current status of the project given in Table No. 1 (As per information provided by MCGM vide email dated 11/02/2022 given at **Annexure-III**.

Table No 1- Details of EC, Sanctioned Plans, Plinth Certificate, Completion Certificate and Current Status of the project

S. No.	Particulars	Configuration	Total Built-up Area
1	Sanctioned Plan EB/870/E/A dated **23.03.2007**	• Bldg. No.1-Stilt + 1st to 3rd (Podium) + 4th to 21st upper floors • Bldg. No.2- Stilt + 1st to 3rd (Podium) + 4th to 16th upper floors • Bldg. No.3- Ground Floor	• Total FSI- 8307.91 sq-m • Total Non FSI- 12466.31 sq-m • **TBUA- 20774.22 sq-m**
2	Environment Clearance vide No. 21-669/2006-1A.111 dated 25.06.2007 granted by Ministry of Environment and Forest, Government of India for construction of two buildings comprising of 197 flats on a total plot area of 4855.93 sq-m and total built-up area of 31389.89 sq-m.		
3.	Plinth Check Certificate for **Building No. 1 dated 28.01.2008** as per sanctioned plan EB/870/E/A dated 23.03.2007 (Phase program dated 16.01.2008)		
4	Sanctioned Plan EB/870/E/A dated **23.01.2009**	• Bldg. No.1- Stilt + 1st to 3rd (Podium) + 4th to 21st upper floors • Bldg. No.2- Stilt + 1st to 3rd (Podium) + 4th to 12th upper floors • Bldg. No.3- Ground Floor	• Total FSI- 7947.27 sq.m • Total Non FSI- 12074.71 sq.m • **TBUA- 20021.98 sq.m**
5	Plinth Check Certificate for **Building No. 2** dated **31.01.2009** as per sanctioned plan EB/870/E/A dated 23.01.2009 (Amended Phase program dated 31.01.2009)		
6	Sanctioned Plan EB/870/E/A dated **30.12.2009**	• Bldg. No.1- Stilt + 1st to 3rd (Podium) + 4th to 26th + 27(pt) upper floors • Bldg. No.2- Stilt + 1st to 3rd (Podium) + 4th to 12th upper floors • Bldg. No.3- Ground Floor	• Total FSI- 9107.56 sq.m • Total Non FSI- 13392.89 sq.m • **TBUA- 22500.45 sq.m**
7	Sanctioned Plan EB/870/E/A dated **15.10.2015**	• Bldg. No.1- Part stilt + part ground + 1st to 3rd (Podium) + 4th to 27th + Fire Check floor + 28th + 29th (pt) upper floors • Bldg. No.2- Part stilt + part ground + 1st to 3rd (Podium) + 4th to 12th upper floors • Bldg. No.3- Ground floor + 1st to 3rd (Podium)	• Total FSI- 13383.97 sq.m • Total Non FSI- 14076.69 sq.m • **TBUA- 27460.66 sq.m**
8	Sanctioned Plan	• Bldg. No.1- Part stilt + part ground + 1st to	• Total FSI- 13381.77

	EB/870/E/A dated **22.02.2017**	3rd (Podium) + 4th to 27th + Fire Check floor + 28th + 29th (pt) upper floors • Bldg. No.2-Part stilt + part ground + 1st to 3rd (Podium) + 4th to 12th upper floors • Bldg. No.3- Ground floor + 1st to 3rd (Podium)	sq.m • Total Non FSI- 14090.61 sq.m • **TBUA- 27472.38 sq.m**
9	Completion Certificate for **Building No. 1 dated 27.07.2017** as per Amended Plan dated 22/02/2017 Part Occupation Certificates granted on 27/04/2017 for Building No.1 having Stilt + 3 level podiums + 4th to 26th +27th(part) upper floors except lift No.4 (1 Nos.)		
10	Completion Certificate for **Building No. 2 dated 27.07.2017** as per Amended Plan dated 22/02/2017 Part Occupation Certificates granted on 27/04/2017 for Building No.2, having Stilt + 3 level podiums + 4th to 11th &12th (part) upper floors except flat Nos. 602, 803, 804 & 1103 & N.R. area with passage at ground floor.		
11	Sanctioned Plan EB/870/E/A dated **07.08.2018**	• Bldg. No.1- Part stilt + part ground + 1st to 3rd (Podium) + 4th to 27th + Fire Check floor + 28th + 33rd upper floors • Bldg. No.2- Part stilt + part ground + 1st to 3rd (Podium) + 4th to 12th upper floors • Bldg. No.3- Ground floor + 1st to 3rd (Podium)	• Total FSI- 15109.89 sq.m • Total Non FSI- 14632.64 sq.m • **TBUA- 29742.53 sq.m**
13	Plinth C.C. was issued on 11.02.2019 as per amended approved plan dated 07.08.2018 and re-endorsed as per amended approved plan dated 20.08.2020. However plinth is not completed.		
12	Sanctioned Plan EB/870/E/A dated **27.11.2019**	• Bldg. No.1- Part stilt + part ground + 1st to 3rd (Podium) + 4th to 27th + 34th upper floors • Bldg. No.2- Part stilt + part ground + 1st to 3rd (Podium) + 4th to 12th upper floors • Bldg. No.3- Ground floor + 1st to 3rd (Podium)	• Total FSI- 15508.76 sq.m • Total Non FSI- 14233.77 sq.m • **TBUA- 29742.53 sq.m**
13	Sanctioned Plan EB/870/E/A dated **28.08.2020**	• Bldg. No.1- Part stilt + part ground + 1st to 3rd (Podium) + 4th to 34th upper floors. • Bldg. No.2- Part stilt + part ground + 1st to 3rd (Podium) + 4th to 18th part upper floors • Bldg. No.3- Ground floor + 1st to 3rd + 4th Part (Podium)	• Total FSI- 16853.63 sq.m • Total Non FSI- 14888.52 sq.m • **TBUA- 31742.15 sq.m**
14	Current Status of the project as per sanctioned plan dated **28.08.2020** as on date 10/12/2021	• Bldg. No.1- Entire building is completed in all respect as per Amended Approved Plan Dated 28/08/2020 except some finishing work is under progress from 28th to 34th Floor. Part OC granted up to 27th Part Floor. (Total constructed area 16129.59 sq.mts. excl. podium) • Bldg. No.2- Part OC granted up to 12th Part Floor and 13th to 16th Part Floor completion work is under progress as per amended approved Plan dated 28/08/2020. (Total constructed area 4347.00 sq.mts. excl. podium) • Bldg. No.3-Work in Progress	Total built up Area defined under notification No. S.O 695 (E) dated 04/04/2011 issued by MOEF & CC is **31389.00 sq.m**

i. The project proponent M/s Castle Realtors Private Ltd., has been granted EC by Ministry of Environment & Forest, GoI vide No. 21-669/2006-1A.111 dated 25/06/2007 for total plot area of 4,855.93 sq-m and total built-up area of 31,389.89 sq-m for the project "NDW Aquagem", stipulating Layout Sanction details granted by MCGM. Copy of EC dated 25/06/2007 is given at **Annexure-IV.**

ii. As per the information provided by MCGM vide e-mail communication dated 11/02/2022 **(Annexure-III)**, the PP has obtained first Plinth Check Certificate for Building No., dated 28/01/2008 as per sanctioned plan vide no. EB/870/E/A, dated 23/03/2007 (Phase program dated 16/01/2008) and second Plinth Check Certificate for Building No., dated 31/01/2009 as per sanctioned plan vide no. EB/870/E/A, dated 23/01/2009 (Amended phase program dated 31/01/2009) which are obtained after the EC dated 25/06/2007.

iii. The PP has not obtained renewal of EC dated 25/06/2007 after its expiry. The EC has been granted under the EIA Notification, 1994 including its amendments of July, 2004; in which it is the clearance granted shall be valid for a period of five years for commencement of the construction or operation of the project.

iv. As per the information provided by MCGM vide e-mail communication dated 11/02/2022 **(Annexure-III)**, the PP has been granted Sanctioned Plan vide no. EB/870/E/A, dated 23/03/2007 for construction of 3 no. of buildings, while the EC dated 25/06/2007 has been granted for construction of 2 no. of buildings (Please refer s. no. 2 of the EC dated 25/06/2007). Apparently, the PP has changed the configuration of building i.e. obtained sanction from MCGM for additional 01 no. of building. Further, it is observed that subsequent sanctions vide even dated 30/12/2009, 15/10/2015, 22/02/2017, 07/08/2018 and 27/11/2019 have also been granted for construction of 3 no. of buildings. However, PP has not made an application for amendment of the EC dated 25/06/2007. Details of building configuration, total built-up area is given at Table-1, as above.

v. As per the information provided by MCGM vide email dated 11/02/2022 **(Annexure-III)** that the total built-up area of the completed project i.e. building no. 1 (stilt + 3 level podiums + 4^{th} to 26^{th} + 34^{th} upper floors); building no. 2 (stilt + 3 level podiums + 4^{th} to 26^{th} + 34^{th} upper floors) and building no.3, which is yet to be completed is 31,389 sq-m. Also, mentioned that the said total built-up area is as per the definition, defined under Notification no. S.O. 695 (E) dated 04/04/2011 issued by MOEF&CC. Also, it is observed that configuration of the completed project i.e. building no. & 2 are same as that of the configuration mentioned in the amended sanctioned plan vide no. EB/870/E/A, dated 28/08/2020.

vi. Further, as per the information provided by MCGM vide email dated 11/02/2022 **(Annexure-III)** that the building no. 3 (Ground floor + 1st to 3rd + 4th Part (Podium)) is under construction stage, for which PP has obtained Plinth Check Certificate on 11/02/2019, as per amended approved plan dated 07/08/2018 and re-endorsed as per amended approved plan dated 20/08/2020. However, it is mentioned that the plinth is not yet completed.

It is mentioned that the entire building i.e. building no.1 is completed in all respect as per amended approved plan dated, 28/08/2020 except some finishing work is under progress from 28th to 34th Floor. Also, mentioned that Part OC has been granted up to 27th Part Floor. (Total constructed area 16129.59 sq-m. excl. podium. For building no. 2 it is also mentioned that part OC has been granted up to 12th Part Floor and 13th to 16th Part Floor completion work is under progress as per amended approved plan dated, 28/08/2020. (Total constructed area 4347.00 sq-m. excl. podium). However, MCGM may examine the said statement of total built-up area of the entire project i.e. building no. 1, 2 & 3 including verification of current & final constructed total built-up area and may take actions for violations, if any.

B. Compliance of Consent required under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981

PP has obtained Consent to Establish (CTE), from MPCB vide No. BO/RO(P&P)/EIC No. MU-1194-09/E/CC-396 dated 05/11/2009, for the total plot area of 4,855.93 sq-m and total built-up area of 31,389.89 sq-m, which was valid till commissioning of the project or five years (05/11/2014) whichever is earlier (**Annexure-V)**. It is observed that PP has applied & obtained CTE for full potential of total built-up area of the aforesaid project as per EC dated 25/06/2007 but not renewed the CTE after its expiry on 05/11/2014.

Further, PP has only submitted letter dated 09/02/2021(**Annexure-VI)** requesting MPCB to consider for revalidation of consent to establish instead of making online application for revalidation of consent to establish after its expiry on 05/11/2014. Further, PP has applied for revalidation of consent to establish for the total plot area of 4,855.93 sq-m and total built-up area of 31,389.89 sq-m (full potential as per EC dated 25/06/2007) on 10/03/2022, which is pending before MPCB.

PP except for building no. 3, has obtained completion certificate for Building No. 1 dated 27/07/2017 which is as per amended plan dated 22/02/2017 and PP has obtained part occupation certificates on 27/04/2017 for Building No.1 having Stilt + 3 level podiums + 4th to 26th +27th (part) upper floors except lift No.4 (1 Nos.). Similarly, PP has obtained completion certificate for Building No. 2 dated 27.07.2017 which is as per Amended Plan dated 22/02/2017 and PP has obtained part occupation certificates on 27/04/2017 for Building No.2, having Stilt + 3 level

podiums + 4th to 11th &12th (part) upper floors except flat Nos. 602, 803, 804 & 1103 & N.R. area with passage at ground floor.

In view of the above, it is observed that PP without obtaining CTO from MPCB for the completed building no.1 & 2 had given possession to the tenants (part occupancy certificate has been obtained vide 27/04/2017 for building no. 1 and 2). Thereafter, PP has applied for consent to operate (part CTO) on 29/03/2022 for Total built-up area of 24,313.86 sq-m out of 31,389.89 sq-m as per EC dated 25/06/2007, which is pending before MPCB.

Point-wise observation and compliance of the alleged issues as mentioned by the applicant in the Hon'ble NGT order is depicted in the below Table-2.

Table-2: Point-wise compliance of the alleged issues as mentioned in the Hon'ble NGT order.

S. no.	**Allegations of the applicant as mentioned in the Hon'ble NGT Order, dated 22/07/2021**	**Present status as on joint committee inspection dated 01/12/2021**
1.	PP has obtained the prior EC dated 25.06.2007 which was valid till 24.06.2012 as per EIA Notification-2006. But the PP is carrying out the construction till date without holding valid EC as of now.	**Please refer s. no. A (including Table-1) of paragraph 3.0, as above.**
2.	PP has not obtained any amendment in Environment Clearance from SEIAA or MoEF or do not hold valid EC as of now	
3.	PP has not obtained any prior Consent to Establish as mandated under section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 from MPCB	**Please refer s. no. B of paragraph 3.0, as above.**
4.	PP has completed part project in the year 2016-17 and started enjoyment of project, but did not obtain prior Consent to Operate as mandated under section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of	

	Pollution) Act, 1981 from MPCB.	
5.	PP is extracting huge quantity of ground water from four bore wells for construction of project as well as domestic use of occupied project without any permission from competitive authority for operational purpose	As per the information provided by MCGM vide email dated 10/12/2021 that PP has obtained permission for one bore well from Dy. Insecticide Officer, E-ward, u/no. IO/2121/SR, dated 14/09/2007. As per the communication submitted by PP dated 09/12/2021, ground water has not used for construction, instead used tanker water supply during construction stage. However, PP has not yet submitted the details of water supply challans and quantity of water utilized during construction and also during operation stage of the aforesaid project.
6.	PP has constructed illegal basement causing damage to ground water level without any permission from competitive authority	As per information provided by MCGM vide email dated 10/12/2021 that as on date, there is no basement has been constructed on site. Further, the building no. 3 (Ground floor + 1^{st} to 3^{rd} + 4^{th} Part (Podium)) is under construction stage, for which PP has obtained Plinth Check Certificate on 11/02/2019, as per amended approved plan dated 07/08/2018 and re-endorsed as per amended approved plan dated 20/08/2020. However, it is mentioned that the plinth is not yet completed and also the basement is yet to be constructed.
7.	PP has not made any test for ground water contamination and quality of water and there is serious ground water contamination.	PP has not yet submitted analysis results of ground water quality.
8.	PP has not provided any solid waste management system and waste generated is dumped to MCGM waste yard creating burden on public systems and solid waste is generating various greenhouse gases and there is no scientific disposal of the solid waste generated from project.	PP has installed organic waste converter of reported capacity of 300 Kg/day for processing of wet garbage. During the joint committee inspection, the organic waste converter was in found in operation. The manure generated from the organic waste converter is filled in HDPE bags. The PP has not submitted disposal/utilization details of manure obtained from organic waste convertor.
9.	PP has not provided any energy conservation system for energy saving like solar system.	In compliance to s.no. xv of the EC dated 25/06/2007, PP has not yet provided energy conservation system i.e. solar panels.
10.	PP has not provided any rain water harvesting system for ground water recharge.	PP has provided rainwater harvesting system and the rainwater is collected through roof drain pipes and down-take pipes, and channelized to 01 no. of collection tank with reported design capacity of 50 m^3 capacity.
11.	PP has not preserved top layer	It is observed that PP has obtained completion

	of fertile soil and there is no DG soil test for contamination.	certificate for Building No. 1, dated 27/07/2017 which is as per amended plan dated 22/02/2017. Also, Part Occupation Certificates were granted on 27/04/2017 for Building No.1. Similarly, PP has obtained completion certificate for Building No. 2, dated 27.07.2017 which is as per Amended Plan dated 22/02/2017. Also, Part Occupation Certificates were granted on 27/04/2017 for Building No.2. Since the said project i.e. building no. 1 & 2 is completed during 2017 as per EC dated 25/06/2007, the joint committee is unable to offer comments in this regard.
12.	PP has not made tree plantation as per the norms	As per the information provided by MCGM vide email dated 10/12/2021 that PP has obtained permission from MCGM, Tree Authority vide letter dated 04/08/2007 for removal of 02 no. of trees and transplanting 06 no. of trees. Also, vide said letter dated 04/08/2007 the PP has been directed to plant 04 trees in the said property. Also, directed to plant requisite no. of trees as per the norms of the Tree Authority i.e. in open space 2 trees per 100 sq-m nd in rg area 5 trees per 100 sq-m. Copy of the said letter vide dated 25/04/2008 is given at **Annexure-VII.**
13.	PP has installed 4 DG sets at project site and operation of DG set is causing air pollution.	PP has installed 01 no. of DG set of 620 KVA capacity, for which PP has not obtained CTE & CTO from MPCB.
14.	That, the huge quantity of sewage water is generated and there is no scientific treatment of sewage water.	During joint committee visit dated 01/12/2021 the PP has provided STP based on MBBR technology of reported capacity of 150 CMD as per the EC dated 25/06/2007. However, PP has not obtained CTO from MPCB. It is observed that the said STP was found operational.
15.	PP is creating huge burden on the environment due to day to day waste generation by consumption of natural resources and it is causing huge burden on the public facilities and services on account of environment damage.	**Please refer s. no. 8 of the Table-1, as above.**
16.	PP has committed the illegal activities and given rise to the violation of environmental protection enactments and further caused degradation of environment & ecology	**Please refer s. no. 1 to 8 of the Table-1, as above.**

	intentionally	
17.	PP has not complied the conditions of commencement certificate mandating prior environment clearance and consents from the MPCB.	
18.	PP has not complied the conditions of commencement certificate related with the installation of environment infrastructure to avoid the degradation.	
19.	PP has not developed the 10 % open space as per the DC Rule, but MCGM officers have neglected to perform duties as per the norms. There is no plantations at site	As per the information provided by MCGM vide email dated 10/12/2021 that 10% open space for RG is approved as per sanctioned plans given at Table-1, as above and the compliance of the same is pending, as full occupancy certificate is yet to be obtained by the PP. Also, side open space and construction of the ramp with slope of 1:10 is provided as per approved plans.
20.	PPP has not provided the ramp slope in the ration of 1:10 as mandated in DC Rules of MCGM.	
21.	PP has not provided site margin as per the DC Rules of MCGM	
22.	PP has not provide fire and safety system at site	PP has obtained final fire NOC from MCGM. Copy of final fire NOC obtained dated 13/07/2017 is given at **Annexure-VIII.**
23.	PP has violated the principle of sustainable development by not installing pollution control devices.	**Please refer s. no. 8 & 14 of the Table-1, as above.**
24.	PP has caused traffic congestion in the area due to this project and cause to air pollution on account of emission from the vehicles.	PP has submitted traffic survey report, executed through consultant i.e. M/s transportation and Traffic Engineering Consultants. However, the same may be examined and NOC may be given by the concerned department of MCGM before issuing final OC to the PP.
25.	PP has not prepared any environment management plan	PP has submitted the environment management plan as part of EIA report which was appraised while granting EC by the MoEF.
26.	PP has carried out substantial change in the scope of the project in violation of terms and conditions of EC dated 25.06.2007	**Please refer s. no. A (including Table-1) of paragraph 3.0, as above.**

4.0 Conclusions

i. The PP has obtained first plinth checking certificate from MCGM vide dated 28/01/2008 as per sanctioned plan vide no. EB/870/E/A, dated 23/03/2007. Hence, it is observed that PP has started the construction works of the project "NDW Aquagem" after obtaining prior EC from MoEF&CC vide dated 25/06/2007.

ii. The PP has been granted EC dated 25/06/2007 for construction of 2 no. of buildings (Please refer s. no. 2 of the EC dated 25/06/2007). However, PP has changed the configuration of building i.e. obtained sanction from MCGM for additional 01 no. of building, which is evident from the sanctions obtained by PP vide even dated 30/12/2009, 15/10/2015, 22/02/2017, 07/08/2018 and 27/11/2019 for construction of total 03 no. of buildings. The PP is non-complied w.r.t. s. no. 6 of Part-B: General Conditions i.e. *"6 …In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry…"*

iii. The PP has not obtained renewal of EC dated 25/06/2007 after its expiry. The EC has been granted under the EIA Notification, 1994 including its amendments of July, 2004; in which it is the clearance granted shall be valid for a period of five years for commencement of the construction or operation of the project. Relevant extract of the Notification vide SO. 60 (E), dated 04/05/1994 is reproduced as below;
"III (C)…The clearance granted shall be valid for a period of five years for commencement of the construction or operation of the project…"

Further, vide Notification SO. 2555 (E), dated 21/08/2013 specify about the validity of EC. Relevant extract of the aforesaid Notification is reproduced as below;
"9…Now, therefore in exercise of the powers conferred under sub-section (1) and clause (xiv) of sub-section (2) of Section 3 of the Environment (Protection), Act 1986, read with sub-rule (4) of Rule 5 of the Environment (Protection) Rules, 1986 the Central Government hereby clarifies that in the notification of the Government of India in the Ministry of Environment and Forests, vide number S.O. 356 (E), dated the 4th May, 1994, published in the Gazette of India, Extraordinary, Part-II, Section-3, Sub-section (ii), dated the 4th May, 1994 the expression "for a period of five years", shall mean " for a period of five years for commencement of the construction or operation and not five years from commencement of the construction or operation…".

iv. It is observed that without obtaining CTE, the PP has started construction activities, as it is evident from the date of 1st plinth check certificate issued by MCGM vide dated 28/01/2008 whereas CTE was obtained from MPCB for

total built-up area of 31,389.89 sq-m (full potential as per EC dated 25/06/2007) on 05/11/2009.

v. After expiry of CTE on 05/11/2014, PP has only submitted letter dated 09/02/2021 requesting MPCB to consider for revalidation of CTE instead of making online application for revalidation of CTE. Further, PP has applied for revalidation of CTE for the total plot area of 4,855.93 sq-m and total built-up area of 31,389.89 sq-m (full potential as per EC dated 25/06/2007) on 10/03/2022, which is pending before MPCB.

vi. PP without obtaining CTO from MPCB, completed building no.1 & 2 and had given possession to the tenants (part occupancy certificate obtained from MCGM vide 27/04/2017 for building no. 1 and 2). Thereafter, PP has applied for consent to operate (part CTO) on 29/03/2022 for Total built-up area of 24,313.86 sq-m out of 31,389.89 sq-m as per EC dated 25/06/2007, which is pending before MPCB.

5.0 Approach for environmental compensation and remedial measures for prior environmental clearance (EC) violation

Notification no. SO 804(E) dated 14.3.2017 on procedure to be adopted for dealing with the prior Environmental Clearance (EC) violation cases were issued by Ministry of Environment, Forest and Climate Change (MoEF&CC) under the Environment (Protection) Act, 1986 giving 06-month amnesty window for such proponents who have violated the EC regulations. These violations were primarily related to initiating the project work or carrying out the project activities without obtaining the mandatory EC. The cases of such proponents were to be assessed and the project constructed at a site were affirmative which under prevailing laws is permissible and expansion has been done which can be run sustainably under compliance of environmental norms with adequate environmental safeguards. In case, where the finding of the Expert Appraisal Committee is negative, closure of the project were recommended along with other actions under the law. Such affirmative projects were also to be appraised with implementation of Environmental Management Plan, comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefit derived due to violation as a condition of environmental clearance.

The project proponent were required to submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with the State Pollution Control Board and the quantification were to be recommended by State Expert Appraisal Committee (SEAC) and finalised by State Environmental Impact Assessment Authority (SEIAA) as per the aforesaid notification dated 14/3/2017 and subsequent notification dated 08/3/2018 issued by MoEF&CC. The bank guarantee were to be deposited prior to the grant of environmental clearance and to be released after successful implementation of the

remediation plan and Natural and Community Resource Augmentation Plan, and after the recommendation by regional office of the MoEF&CC, SEAC and approval of the SEIAA.

In view of the above notifications, a committee was constituted (constituting Ex. Expert Member, NGT; members of SEIAA and SEAC for Maharashtra and advocate) in Maharashtra for evaluation process to evolve uniform guidelines to deal with the cases of violations under the chairmanship of Chairman, SEIAA, Maharashtra and submitted its report to the Department of Environment, Govt. of Maharashtra. After due consultation with stakeholders in a round table workshop, the Department of Environment (DoE) and SEIAA Maharashtra decided to follow the provisions of MoEF&CC notification dated 14.03.2017 as per the report submitted by the committee. Copy of the "Approach for the said Assessment for Environmental Damage And Estimation of Remediation Costs For Building Construction Projects initiated without obtaining mandatory Environmental clearance (Violation Cases)" decided to be followed by the DoE and SEIAA Maharashtra vide SEIAA letter no. SEIAA-2018/CR-150/SEIAA dated 30/1/2019 is available at https://www.ecmpcb.in/login/download_ec_document/QjAwN0E4NkZDM0I2NDY4Mzk3QzUxOEVCQURGNzlGOTcucGRm

The aforesaid notification of MoEF&CC was, however, applicable for six months from the date of publication i.e. 14.03.2017 to 13.09.2017 and further based on Hon'ble court direction from 14.03.2018 to 13.04.2018.
Salient features of the said Department of Environment (DoE) and SEIAA Maharashtra adopted approach paper are as below:

(i) It is in line with MoEF&CC Notification dated 14/03/2017 applicable for 06-month amnesty window for such proponents who violated prior Environmental Clearance (EC) requirement and takes into account of ecological damage and economic benefit derived due to violation and remediation plan and natural and community resource augmentation plan preparation & implementation thereto for building construction projects violation cases.

(ii) Environmental damage cost assessment considering various project related attributes (air pollution, water pollution, soil environment, noise & vibration, green belt and Occupational Health & Safety) and their recurring & non-recurring cost.

(iii) Assessment of economic benefits derived due to violation inclusive of the following:

(a) costs saved or/and not taking appropriate environmental protection measures and also, the benefits derived by going ahead with project to gain commercial gains. The same have been considered as 10% of Ready reckoner cost of the construction under violation if it is already occupied (fully or partially) or reasonably in advance stage of completion (more than 50%). In case, the construction is

still not in advance stage of completion (less than 50%) and no occupation is given, then the benefits can be taken as 5% of the Ready reckoner cost for the construction in violation;

(b) environmental track record of the project proponent of Rs. 10,00,000/- (Rs. Ten lakhs) for each of earlier or similar other environment clearance violation in other projects being developed by project proponent and/or any one of its directors.

(iv) Preparation of remediation plan and natural and community resource augmentation plan as Environmental management plan (EMP) equivalent to the above-mentioned environmental damage cost and economic benefits, as at (i) and (ii) above, or the amount equivalent to the CER amount as per the MOEF&CC's office Memorandum No: F NO 22-65/2017-IA-III dated 01/05/2018, whichever is higher. Areas identified for resource allocation through such EMP cost are as below:

S. No	**Description Activity**	**% Allocation**	**Implementing Agency**	**Remarks**
1	Afforestation (can include plantation garden development)	25	Social Forestry & Local Body	The afforestation can be either through social forestry or the Local body. Preferably within 50 km from project site
2	Water conservation program (Jalyuktshivar, etc)	25		Preferably within 50 km radius of project site
3	Urban environment and sanitation (can include swatccha Bharat, playground development, urban ground-water recharge schemes etc)	20	Local body	
4	Sewerage lines and STP, solid waste Management	20	Local Body	
5	Urban air/noise pollution control initiatives	10	Local Body	

(v) The assessment of above mentioned environmental damage cost and economic benefits and preparation of remediation plan and natural and community resource augmentation plan as environmental management plan (EMP) to be prepared as an independent chapter in the environment impact assessment report by the consultants duly recognised by NABET (National Accreditation Board for Education and Training) while seeking grant of environmental clearance. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or an environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

The SEAC will prescribe a specific Terms of Reference for the project on assessment of the above plans.

(vi) The cases of violation will be appraised by SEAC with a view to assess that the project has been constructed at a site which under prevailing laws is permissible and expansion has been done which can be run sustainably under compliance of environmental norms with adequate environmental safeguards; and in case, where the finding of the SEAC is negative, closure of the project will be recommended along with other actions under the law.

(vii) The Expert Appraisal Committee shall stipulate the implementation of Environmental Management Plan, comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefit derived due to violation as a condition of environmental clearance.

(viii) The project proponent will submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with Maharashtra Pollution Control Board (MPCB) and the quantification will be recommended by SEAC Committee and finalized by SEIAA and the bank guarantee shall be deposited prior to the grant of environmental clearance and will be released after successful implementation of the said plans, and after the recommendation by regional office of the MoEF&CC, SEAC and approval of the SEIAA.

(ix) With regard to implementation of the aforesaid EMP, the project proponent will be required to deposit such approportionated funds of the EMP with concerned authorities and the confirmation of deposit of such funds will be the compliance of such EMP efforts at the project proponents

end. Still however, he needs to get engaged with concerned departments to ensure that the amount is effectively spent in time bound manner.

The outer limit for execution of the projects could be maximum 2 years, and if any amount still remains unspent then the same will be reverted back to DoE by concerned department which can conduct specific state level programs form such funds.

Hon'ble NGT in Original Application No. 287 of 2020 in the matter of Dastak N.G.O. Vs Synochem Organics Pvt. Ltd. &Ors. and in applications pertaining to same subject matter in Original Application No. 298 of 2020 in Vineet Nagar Vs. Central Ground Water Authority &Ors., vide order dated 03.06.2021 held *that "(...) for past violations, the concerned authorities are free to take appropriate action in accordance with polluter pays principle, following due process".*

Further, the Hon'ble National Green Tribunal 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 SEIAAs in the country".*

In compliance to the 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 07/07/2021. It outlines penalties including closure of operations that are operating without prior environment clearance including demolition of projects (where the project is built on prohibited area, notified by Central/State Govt.). 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 said 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). 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.

However, in the matter of Fatima vs The UOI, WP (MD) No.11757 of 2021 before the Hon'ble Madurai Bench of Madras High Court (Special Original Jurisdiction) vide order dated 15/07/2021 has ordered an interim stay on said SOP issued by MoEF&CC vide OM dated 07/07/2021. MoEF&CC has later issued an office memorandum vide F.no. 22-21/2020-IA.III [E 138949], dated 28/01/2022 citing order dated 09/12/2021 of the Hon'ble Supreme court of India in Civil Appeal nos. 7576-7577 of 2021 in the matter of Electrosteel Steels Ltd., vs UOI & Ors. that the interim stay passed by the Hon'ble Madras High Court can have no application to operation of the SOP to projects in territories beyond the territorial jurisdiction of Hon'ble Madras High Court. Copy of the said OM of MoEF&CC dated 28/01/2022 is available at http://environmentclearance.nic.in/writereaddata/OMs-2004-2021/270_OM_17_01_2022%20(2).pdf

6.0 Approach for damages (in addition to the environmental compensation as given at para 5) for contravening mandatory provisions of environmental laws

In the matter of Civil Appeal NO. 10854 OF 2016; M/s Goel Ganga Developers India Pvt. Ltd. Versus Union of India & Ors. the Hon'ble Supreme Court vide order dated 10/8/2018 upheld Rs. 05 crores on project proponent as levied by the Hon'ble NGTfor contravening mandatory provision of Environment Laws and for not obtaining the consent from the Board. Vide para 57 of the said Hon'ble Supreme Court order, it has been directed that *"(…)The project proponent shall also pay a sum of Rs. 5 crores as damages, in addition to the above for contravening mandatory provisions of environmental laws."*

"Report of the CPCB In-house Committee on Methodology for Assessing Environmental Compensation and Action Plan to Utilize the Fund" outlines a formula for imposing environmental compensation on industrial units for violation of directions issued by regulatory bodies listing the instances for taking cognizance of cases fit for violation and levy environmental compensation. The same has also been referred by the Hon'ble NGT in its order (para 14 to 16) dated 28/8/2019 in the matter of Original Application No. 593/2017 titled ParyavaranSurakshaSamiti&Anr. Versus Union of India &Ors. The instances considered for levying Environmental Compensation (EC) in the said report are:

a) Discharges in violation of consent conditions, mainly prescribed standards / consent limits.

b) Not complying with the directions issued, such as direction for closure due to non-installation of OCEMS, non-adherence to the action plans submitted etc.
c) Intentional avoidance of data submission or data manipulation by tampering the Online Continuous Emission / Effluent Monitoring systems.
d) Accidental discharges lasting for short durations resulting into damage to the environment.
e) Intentional discharges to the environment -- land, water and air resulting into acute injury or damage to the environment.
f) Injection of treated/partially treated/ untreated effluents to ground water.

Though such listed instances may not be directly applicable in the current matter for arriving at the damages amount (in addition to the environmental compensation as given at para 4) for contravening mandatory provisions of environmental laws (w.r.t. starting construction without CTE, continued construction without renewing CTE & completed most of the project), an attempt is being made by this joint committee to assess the environmental compensation using the formula prescribed in the said CPCB report which may be taken as damages amount for contravening mandatory provisions of environmental laws. The formula takes into account of number of days violation took place, pollution index of unit, scale of operation, location factor based on population and an amount factor in Rupees.

Environmental Compensation (EC) in Rupees as mentioned in the aforesaid CPCB report = PI x N x R x S x LF

Where,

EC is Environmental Compensation in Rupees

PI = Pollution Index of industrial sector/Project

N = Number of days of violation took place

R = A factor in Rupees for EC

S = Factor for scale of operation

LF = Location factor

PI = Pollution Index of industrial sector/project

Considering the project under Red category, as per CPCB modified directions no. B-29012/ESS/(CPA)/2015-16 dated 07/3/2016 (as per EC dated, 25/06/2007, total wastewater generation is 110 KLD; if the wastewater generation is more than 100 KLD it is considered as Red category). Hence, as per aforesaid CPCB report, PI = 80.

N = Number of days of violation *took place for which violation took place is the period between the day of violation observed and the day of compliance verified by CPCB/SPCB.*

R = A factor in Rupees, which *may be a minimum of 100 and maximum of 500. The aforesaid report also suggests to consider R as 250, as the Environmental Compensation in cases of violation. Hence, R = 250.*

S = Factor for scale of operation.

For small S = 0.5, For medium S = 1 and larger unit S = 1.5. The scale of operation was considered as 1.5, As per CTE issued by MPCB, it is large scale industry (LSI). The unit being LSI, S=1.5.

LF = Location factor.

It is based on the population of the city/town and location of the industrial unit on the location of the industrial unit. Since the population is more than 12 Million, LF=2.0 (As per provisional reports of Census India, population of Mumbai in 2011 is 12,442,373).

Considering the period when the PP has not obtained CTO from MPCB and completed the project i.e. building no. 1 & 2, obtained completion certificates vide dated 27/07/2017, also had given possession to the tenants till the date of Hon'ble NGT order dated 22/07/2021, the number of days violation (N) took place comes out to be **1,456** days

Based on consideration of above, the environmental compensation calculation is depicted as below.

EC = PI*N*R*S*LF

PI	N	R	S	LF	**EC (in Rs.)**
80	1456	250	1.5	2	**8,73,60,000**

Based on above, the environmental compensation as damages for contravening provisions under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 i.e. without obtaining CTO is worked-out to be Rs. **8,73,60,000**/- (Rupees Eight Crore Seventy-Three Lakhs and Sixty Thousand Only).

7.0 Recommendations

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

In view of the aforesaid violations of:

(i) Changed the configuration of building i.e. obtained sanction from MCGM for additional 01 no. of building against the sanctioned 02 no. of building as per EC dated 25/06/2007 without obtaining necessary amendment EC /appraisal from MoEF;

(ii) Not obtained renewal of EC dated 25/06/2007 after its expiry (which has been granted under the EIA Notification, 1994 including its amendments of July, 2004) from MoEF;

the committee recommends that SEIAA, Maharashtra, may proceed for closure or revision of project; taking action under section 15 read with section 19 of the Environment (Protection) Act, 1986; penalty for violations of EIA Notification, 2006; permissibility/demolition of the project; appraisal of the

project including Damage Assessment, Remediation Plan and Community Augmentation Plan and their implementation in accordance with the MoEF&CC's OM dated 28/01/2022 as outlined under para 5.0 (page 16-18) of this report. Damage Assessment, Remediation Plan and Community Augmentation Plan may be derived as per SEIAA Maharashtra's approach paper dated 30/01/019, as also outlined under para 5.0 (page 12-16) of this report.

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

In view of the aforesaid violations of:

(i) Not obtained CTO from MPCB, completed building no.1 & 2 and had given possession to the tenants (part occupancy certificate obtained from MCGM vide 27/04/2017 for building no. 1 and 2); Rs. 05 Crore **OR** Rs. Rs. 8,73,60,000/- (Rupees Eight Crore Seventy-Three Lakhs and Sixty Thousand Only), as derived under para 6.0 of this report, as deemed fit by the Hon'ble NGT, may also be added in addition to the penalty to be derived by SEIAA as outlined under para 5.0 of this report as damages for contravening provisions under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981;

(ii) Concerned department of MCGM may verify the compliance of provision of RG area as per approved sanction plans before issuing full occupancy certificate to the PP. In case of violation/non-compliance, MCGM may take necessary action accordingly;

(iii) Concerned department of MCGM may verify the compliance of provision of traffic management plan as per approved sanction plans before issuing full occupancy certificate to the PP. In case of violation/non-compliance, MCGM may take necessary action accordingly;

Nishchal C.
Scientist 'D'
CPCB, RD – Pune

Pankaj Joshi, Member,
SEIAA

Jayant Hazare
Sub-Regional Officer
MPCB – Mumbai

Shilpa Kanthe, Tahsildar as
Representative of District
Magistrate – Mumbai

*****

Annexure-I

Item No. 01 (Pune Bench)

BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI

(By Video Conferencing)

Original Application No. 49/2021(WZ)
(I.A. No. 49/2021)

Sayyed Mohammed Sabir Usman Applicant

Versus

Union of India & Ors. Respondent(s)

Date of hearing: 22.07.2021

CORAM: HON'BLE MR. JUSTICE ADARSH KUMAR GOEL, CHAIRPERSON
HON'BLE MR. JUSTICE SUDHIR AGARWAL, JUDICIAL MEMBER
HON'BLE MR. JUSTICE M. SATHYANARAYANAN, JUDICIAL MEMBER
HON'BLE MR. JUSTICE BRIJESH SETHI, JUDICIAL MEMBER
HON'BLE DR. NAGIN NANDA, EXPERT MEMBER

Applicant: Mr. Nitin Lonkar, Advocate

ORDER

1. Grievance in this application is against violation of environmental norms by the project proponent (PP), Respondent no. 8 - M/s Castle Realtors Private Limited, Mumbai, in developing housing project "NDW Aquagem" at City Survey (CTS) No. 1/378 of Mazgaon Division, Balwant Singh Dhody Marg, Nesbit Road, Mazgaon, District-Mumbai City, Mumbai, Maharashtra, within the local limit and jurisdiction of Greater Mumbai Municipal Corporation ("MCGM").

2. Violations alleged in setting up the project are: absence of mandatory prior EC in terms of EIA Notification, 2006, absence of CTE, CTO from the State PCB and permission for groundwater extraction, illegal construction of basements, absence of gardening, pollution control devices, tree plantation, STP, Solid Waste Treatment Unit, Rain Water Harvesting

Systems, Storm Water Systems, illegal operation of four DG sets at site, no soil preservation, no arrangement for air and noise pollution control, illegal construction of ramps for parking etc.

3. It is stated that the EC was earlier granted on 25.06.2007 which expired on 24.06.2012. Construction commenced on 04.07.2017, as per amended Building Plans. Limitation for filing the application is calculated from commencing of construction. The application which has been filed on 22.06.2021.

4. The applicant has listed the precise violations as follows:-

"

a. *PP has obtained the prior EC dated 25.06.2007 which was valid till 24.06.2012 as per EIA Notification-2006. But the PP is carrying out the construction till date without holding valid EC as of now.*

b. *PP has not obtained any amendment in Environment Clearance from SEIAA or MoEF or do not hold valid EC as of now.*

c. *PP has not obtained any prior Consent to Establish as mandated under section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 from MPCB.*

d. *PP has completed part project in the year 2016-17 and started enjoyment of project, but did not obtain prior Consent to Operate as mandated under section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 from MPCB.*

e. *PP is extracting huge quantity of ground water from four bore wells for construction of project as well as domestic use of occupied project without any permission from competitive authority for operational purpose.*

f. *PP has constructed illegal basement causing damage to ground water level without any permission from competitive authority.*

g. *PP has not made any test for ground water contamination and quality of water and there is serious ground water contamination.*

h. *PP has not provided any solid waste management system and waste generated is dumped to MCGM waste yard creating burden on public systems and solid waste is generating various greenhouse gases and there is no scientific disposal of the solid waste generated from project.*

i. *PP has not provided any energy conservation system for energy saving like solar system.*

j. *PP has not provided any rain water harvesting system for ground water recharge.*

k. *PP has not preserved top layer of fertile soil and there is no DG soil test for contamination.*

l. *PP has not made tree plantation as per the norms.*

m. *PP has installed 4 DG sets at project site and operation of DG set is causing air pollution.*

n. *That, the huge quantity of sewage water is generated and there is no scientific treatment of sewage water.*

o. *PP is creating huge burden on the environment due to day to day waste generation by consumption of natural resources and it is causing huge burden on the public facilities and services on account of environment damage.*

p. *PP has committed the illegal activities and given rise to the violation of environmental protection enactments and further caused degradation of environment & ecology intentionally.*

q. *PP has not complied the conditions of commencement certificate mandating prior environment clearance and consents from the MPCB.*

r. *PP has not complied the conditions of commencement certificate related with the installation of environment infrastructure to avoid the degradation.*

s. *PP has not developed the 10 % open space as per the DC Rule, but MCGM officers have neglected to perform duties as per the norms. There is no plantations at site.*

t. *PPP has not provided the ramp slope in the ration of 1:10 as mandated in DC Rules of MCGM.*

u. *PP has not provided site margin as per the DC Rules of MCGM.*

v. *PP has not provide fire and safety system at site.*

w. *PP in connivance with MCGM officer has violated the provisions of Environment enactment and MCGM officers are also equally responsible.*

x. *PP has violated the principle of sustainable development by not installing pollution control devices.*

y. *PP has caused traffic congestion in the area due to this project and cause to air pollution on account of emission from the vehicles.*

z. PP has not prepared any environment management plan.

aa. PP has caused substantial damage to environment and ecology more than Rs. 200 crores, which shall be recovered from PP.

bb. PP has carried out substantial change in the scope of the project in violation of terms and conditions of EC dated 25.06.2007.

cc. PP is unapologetic and PP has adopted careless and reckless attitude towards the environment protection.

dd. All authorities are allowing PP for further illegal construction without Consents.

ee. Thus, it is mandatory to stop the project construction till the compliance/rectification of the above illegal act and removal of the defects from the construction."

5. The applicant has referred to an order of this Tribunal dated 06.07.2021 in *O.A. No. 38/2020, Tanaji B. Gambhire v. Union of India & Ors.* raising somewhat similar issues in respect of another housing project at Pune. The Tribunal passed following order therein:

"3. Learned Counsel for the applicant submitted that to uphold the Rule of Law, the environment conditions must be duly complied with for scientific disposal of the waste, preventing unauthorized extraction of ground water, setting up of rain water harvesting system, adequate plantations, preventing high noise level, providing recreational open space, fire and safety systems, etc.

4. We consider it appropriate to require a four member joint Committee comprising of CPCB, SEIAA, Maharashtra, District Magistrate, Pune and Maharashtra State PCB to undertake field visit, interact with the stakeholders and give a report to this Tribunal within three months. The joint Committee will be free to take the assistance from any other individual/institution. The State PCB will be the nodal agency for coordination and compliance. Proceedings may be conducted online except for site visit. Based on the facts found, the statutory regulators may take further remedial measures, following due process of law and file an action taken report before the next date by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF (and not in the form of Image PDF)."

6. In view of above, we adopt similar approach to the present case and direct that a four Member Joint Committee comprising CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Mumbai City to undertake field visit, interact with the stakeholders and give a report

to this Tribunal within three months. The report may also indicate whether standards to be observed by the construction projects are duly published so as to be known by the project proponents. This is required as in respect of most of such projects, same deficiencies are being pointed out. It is particularly essential to ensure compliance with regard to sewage and solid waste management. The report may mention how the Project Proponents are depicting or being required to depict information on key features of the Projects, particularly information about EC, consents under the Water/Air Acts when the construction of the projects is on.

7. The joint Committee will be free to take the assistance from any other individual/institution. The State PCB will be the nodal agency for coordination and compliance. Proceedings may be conducted online except for site visit. Based on the facts found, the statutory regulators may take further remedial measures, following due process of law. The joint Committee may file its report before the next date by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF (and not in the form of Image PDF).

List for further consideration on 23.11.2021.

A copy of this order be forwarded to the CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Mumbai City by email for compliance.

Adarsh Kumar Goel, CP

Sudhir Agarwal, JM

M. Sathyanarayanan, JM

Brijesh Sethi, JM

Dr. Nagin Nanda, EM

July 22, 2021
Original Application No. 49/2021(WZ)
(I.A. No. 49/2021)
SN

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. 7773 OF 2021

M/S DUDHWALA REAL ESTATE AND INVESTMENT ...Appellant(s)

Vs.

SAYYED MOHAMMED SABIR USMAN & ORS. ...Respondent(s)

WITH

CIVIL APPEAL NO. 7779 OF 2021

O R D E R

We have heard the learned counsel for the appellants and perused the record of these appeals. We do not find any merit in these appeals. The appeals are, accordingly, dismissed.

However, the Joint Committee constituted as per the impugned orders, is directed to issue notice of hearing to the appellants and hear them before finalization of the report.

The appellants are also permitted to participate in the proceedings pending before the National Green Tribunal and to raise all contentions available to them in law.

.....J.
[S.ABDUL NAZEER]

.....J.
[KRISHNA MURARI]

New Delhi;
January 4, 2022.

ITEM NO.9 Court 7 (Video Conferencing) SECTION XVII

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

Civil Appeal No(s). 7773/2021

M/S DUDHWALA REAL ESTATE AND INVESTMENT Appellant(s)

VERSUS

SAYYED MOHAMMED SABIR USMAN & ORS. Respondent(s)

(IA No.166651/2021-EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT and IA No.166650/2021-STAY APPLICATION)

WITH C.A. No. 7779/2021
(IA No.166961/2021-EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT and IA No.166960/2021-STAY APPLICATION)

Date : 04-01-2022 These appeals were called on for hearing today.

CORAM :
HON'BLE MR. JUSTICE S. ABDUL NAZEER
HON'BLE MR. JUSTICE KRISHNA MURARI

For Appellant(s) Mr. Ninad Laud,Adv.
Mr. Saket Mone,Adv.
Mr. Ivo D'Costa,Adv.
Mr. Avinash Mathews,Adv.
Mr. Abhishek Mathews,Adv.
Ms. Anshula Vijay Kumar Grover, AOR

For Respondent(s) Mr. Chirag M.Shroff, AOR

Mr. Mukesh Verma,Adv.
Mr. Yash Pal Dhingra, AOR

UPON hearing the counsel the Court made the following
O R D E R

The appeals are dismissed in terms of the signed order.

Pending applications also stand disposed of.

(ANITA MALHOTRA) (KAMLESH RAWAT)
COURT MASTER COURT MASTER
(Signed order is placed on the file.)

'Castle Relators Pvt Ltd'

(NDW Aquagem)

Hon'ble NGT Original Application No 49/2021(WZ)
(I.A No. 49/2021)

Sayyed Mohammed Sahir Usman — Applicant
Versus
Union of India & Ors. — Respondent(s)

As per Hon'ble NGT order dtd.22.07.2021, committee has visited the site on 01.12.2021 and submitted the observations as below.

Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to submit the information	Submission by Dy.Ch.E. (B.P.) City's office
a.	PP has obtained the prior EC dated 25.06.2007 which was valid till 24.06.2012 as per EIA Notification-2006. But the PP is carrying out the construction till date without holding valid EC as of now.	MCGM directed to submit project IOD, Plinth certificate, concession Certificate from Municipal Commissioner, commencement certificate, further CC & O C and completion certificates	MCGM	**Approval issued by Dy.Ch.E. (B.P.) City department :** 1) IOD issued u/no. EB/870/E/A dtd 23/03/2007 2) Plinth CC for building no.1 & 2 issued u/no. EB/870/E/A dtd 21/04/2007 3) First FCC for building no. 1 issued dtd 30/01/2008 4) Part OC for building no 1 & 2 issued dtd 07/07/2017 5) Last Concession approved by Hon. M.C. dtd 24/07/2020 6) Last FCC for building no 1 & 2 issued dtd 07/09/2020
b.	PP has not obtained any amendment in Environment Clearance from SEIAA or MoEF or do not hold valid EC as of now.	Yes		Matter pertains to MPCB
c.	PP has not obtained any prior Consent to Establish as mandated under section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air Prevention & Control of Pollution) Act, 1981 from MPCB.	Not obtained C to E and O & EC		Matter pertains to MPCB
d.	PP has completed part project in the year 2016-17 and started enjoyment of	Yes		Matter pertains to MPCB

Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to submit the information	Submission by Dy.Ch.E. (B.P.) City's office
	project, but did not obtain prior Consent to Operate as mandated under section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 from MPCB.			
e.	PP is extracting huge quantity of ground water from four bore wells for construction of project as well as domestic use of occupied project without any permission from competitive authority for operational purpose.	PP has taken One Borewell. MCGM shall verify the necessary permission.	MCGM	Project Proponent has obtained the permission for one Bore well from Dy. Insecticide officer , E ward, u/no. IO/2121/SR dtd 14/09/2007
f.	PP has constructed illegal basement causing damage to ground water level without any permission from competitive authority.	No Basement proposal in Building number 3. PP to submit concession report and plan approved from MCGM.	MCGM	As on date no basement has been constructed on site. Basement was approved in building no 3, and same is yet to be constructed. Last approved plan and concession report is attached herewith.
g.	PP has not made any test for ground water contamination and quality of water and there is serious ground water contamination	PP to submit analysis report of ground water and present status.	MCGM	Ground water contamination report is awaited from PP. After receipt of report this office will able to offer remarks in this regards.
h.	PP has not provided any solid waste management system and waste generated is dumped to MCGM waste yard creating burden on public systems and solid waste is generating various greenhouse gases and there is no scientific disposal of the solid waste generated from project	Provided OWC	MPCB	Matter pertains to MPCB
i.	PP has not provided any energy conservation system for energy saving like solar system.	PP to submit plans of solar system.	MCGM	PP has stated that same will be complied before asking OC. As construction activity is not completed
j.	PP has not provided any rain	RWH provided	MPCB	Matter pertains to MPCB

Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to submit the information	Submission by Dy.Ch.E. (B.P.) City's office
	water harvesting system for ground water recharge	50 M^3 capacity.		
k.	PP has not preserved top layer of fertile soil and there is no DG soil test for contamination.	No basement	MCGM	As on date no basement has been constructed on site. Basement was approved in building no 3, and same is yet to be constructed.
l.	PP has not made tree plantation as per the norms.	PP shall submit the tree transplantation status and compensatory plantation as per EC. It is to verified by MCGM concern department.	MCGM	PP has stated that hey have already planted 5 No. of tree as per EC dated 25/06/2007 and balance no. of trees will be planted before full OC. Concerned department i.e. staff of Superintendent of Garden has informed that site under reference will be verified by them . On receipt of same will be forwarded by this office.
m.	PP has installed 4 DG sets at project site and operation of DG set is causing air pollution	1 DG set of 620 KVA is provided.	MPCB	Matter pertains to MPCB
n.	That, the huge quantity of sewage water is generated and there is no scientific treatment of sewage water.	PP has provide STP of 150 KLD capacity.	MPCB	Matter pertains to MPCB
o.	PP is creating huge burden on the environment due to day to day waste generation by consumption of natural resources and it is causing huge burden on the public facilities and services on account of environment damage.		MPCB	Matter pertains to MPCB
p.	PP has committed the illegal activities and given rise to the violation of environmental protection enactments and further caused degradation of environment & ecology intentionally.			Matter pertains to MPCB
q.	PP has not complied the conditions of commencement certificate mandating prior environment clearance and consents from the MPCB.	PP to submit compliance of commencement certificate. MCGM shall verify the same.	MCGM	Plinth CC issued u/no. EB/870/E/A dtd 21/04/2007 after compliance of IOD conditions
r.	PP has not complied the	PP to submit	MCGM	Plinth CC issued u/no.

Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to submit the information	Submission by Dy.Ch.E. (B.P.) City's office
	conditions of commencement certificate related with the installation of environment infrastructure to avoid the degradation.	compliance of commencement certificate. MCGM shall verify the same.		EB/870/E/A dtd 21/04/2007 after compliance of IOD conditions
s.	PP has not developed the 10 % open space as per the DC Rule, but MCGM officers have neglected to perform duties as per the norms. There is no plantations at site.	PP to submit plan for tree plantation as per RG. MCGM shall verify the same.	MCGM	Plan showing 10% RG is attached herewith PP has stated that same will be complied before asking OC., as construction activity is not yet completed.
t.	PP has not provided the ramp slope in the ration of 1:10 as mandated in DC Rules of MCGM.	MCGM shall confirm.	MCGM	Plan showing ramp slope in the ration of 1:10 is attached herewith Construction is as per approved plan
u.	PP has not provided site margin as per the DC Rules of MCGM.	MCGM shall confirm.	MCGM	Side Open space has been approved and are found as per approved plan on site.
v.	PP has not provide fire and safety system at site.	MCGM shall verify and submit report.	MCGM	CFO has granted NOC for entire project dtd 15/04/2019 and white granting part O.C. CFO completion certificate from CFO was given dtd 13/07/2017. Copy is attached herewith
w	PP in connivance with MCGM officer has violated the provisions of Environment enactment and MCGM officers are also equally responsible.	PP to reply	PP	Matter pertains to PP
x	PP has violated the principle of sustainable development by not installing pollution control devices.	MPCB to verify	MPCB	Matter pertains to MPCB
y	PP has caused traffic congestion in the area due to this project and cause to air pollution on account of emission from the vehicles.	PP should submit report through Environmental consultant of Level Of Services proposed/provided and MCGM to verify the same by their	MCGM	Report through Environmental consultant of Level Of Services proposed/provided from PP is awaited.

Sr. No	Objection raised by complainant	Discussion and information to be submitted	Authority to submit the information	Submission by Dy.Ch.E. (B.P.) City's office
		traffic department.		
z	PP has not prepared any environment management plan.	PP shall submit report through Environment Consultant	MCGM	PP has stated that they have already complied the conditions of EC and if anything balance, they assure authority to comply the same before OC
aa	PP has caused substantial damage to environment and ecology more than Rs. 200 crores, which shall be recovered from PP.	PP to reply	PP	Matter pertains to PP
bb	PP has carried out substantial change in the scope of the project in violation of terms and conditions of EC dated 25.06.2007.	PP shall submit report and MCGM will verify the same.	MCGM	Environmental Clearance has been obtained for construction area of 31,389.89 Sqm. As last approved plan construction area is 28120.19 Sqm. There is no substantial change in scope of the project
cc	PP is unapologetic and PP has adopted careless and reckless attitude towards the environment protection.	PP to reply	PP	Matter pertains to PP
dd	All authorities are allowing PP for further illegal construction without Consents.	PP to reply	PP	Matter pertains to PP
ee	Thus, it is mandatory to stop the project construction till the compliance/rectification of the above illegal act and removal of the defects from the construction	PP to reply	PP	Matter pertains to PP

Submitted please

10/12/2024

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

Regional Officer, Mumbai
M.P.C.B.

ANNEXURE-A-1

BY SPEED POST

No. 21-669/2006-IA.III
Government of India
Ministry of Environment and Forest
(I.A. Division)

Paryavaran Bhavan,
CGO Complex, Lodhi Road
New Delhi 110003
Dated: June 25, 2007

To

M/s. Castle Realtors Pvt. Ltd.
Dudhwala House,
292, Bellasis Road,
Mumbai Central,
Mumbai-410008.

***

Subject: Environmental Clearance for construction of Residential and Commercial Complex at Mazgaon, Mumbai.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 1994 including amendments of July, 2004. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz. the Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its 13th meeting held on April 6-7, 2007.

2. The project proponent is proposing for construction of residential and commercial complex at C. S. No. 378 and 1/378 of Mazgaon Division, Mumbai. The project involves construction of two building comprising of 197 flats. The total plot area is 4,855.93 sq. m. The total built up area as indicated is 31,389.89 sq. m. Total water requirement will be 137 cu. m. / day. Total waste water generation from the complex will be 110 cu. m. / day. The waste water generated from the project will be treated in a STP having capacity of 150 cu. m per day. The total solid waste generated will be 4,968 kg / day. The bio degradable waste will be composted and inert material will be disposed of for land filling.

3. The report submitted along with the application predicts that the impact of the project on the air quality will be confined and for short duration during construction phase. However, there will be negligible adverse impact on air quality during operation phase. There will be minor negative impact on ambient noise levels during construction as well as operation phase. There will be positive impact on water quality of the water body during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its

TRUE COPY

i. Necessary permission of competent authority shall be taken to store diesel in the premises for operation of DG set.

ii. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.

iii. 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.

iv. Noise barriers should be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.

v. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area.

vi. The sewage treatment plant of adequate capacity should be provided and it should be certified by an independent expert for adequacy as well as efficiency and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for flushing of toilets and gardening. Discharge of treated sewage, if any, shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.

vii. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.

viii. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed of for land filling.

ix Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.

x The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

xi Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

xii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.

xiii. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.

xiv. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

xv. Energy conservation measures like installation of solar panels for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

PART – B. GENERAL CONDITIONS

i) The environmental safeguards contained in the documents should be implemented in letter and spirit.

ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.

iii) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.

iv) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.

5. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required), State Forest Department, Wildlife Act 1972, CRZ Rules etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, for their information.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language

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informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at http://www.envfor.nic.in. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.

12. The project authority will enter in to MOU with all buyers of the property, shops etc. to ensure operation and maintenance of the assets handed over to the society formed by the residents/owners of the buildings.

(K.C. RATHORE)
Additional Director (IA)
rathore27@yahoo.com
Tele: 24360789

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3rd Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E), Mumbai.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

(K. C. RATHORE)
Additional Director (IA)

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MAHARASHTRA POLLUTION CONTROL BOARD

Tel : 2402 0781 / 2401 0437
Fax : 2402 4068
Visit us at :
Website : http://mpcb.mah.nic.in
E-mail : mpcb@vsnl.net

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

Infrastructure Project/LSI.
Consent No. BO/RO (P&P)/EIC No. MU-1194-09/E/CC- 396 Date: 05/11/2009

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 under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundry Movement) Rules 2008.
[To be referred as Water Act, Air Act and HW (M,H &TM) Rules respectively].
Consent to Establish is granted to

M/s. Castle Realtors Pvt. Ltd.
C S No.1/378 & 378, Mazgaon Division
At- Nesbit Road, Mumbai-400 010.

located in the area declared under the provisions of the Water Act, Air Act and Authorization under the provisions of HW (M,H &TM) Rules subject to the provisions of the Act and the Rules and the orders that may be made further and subject to the following terms and conditions

1. **The Consent to Establish is valid up to Commissioning of the Project or 5 years which ever is earlier.**

For development of land/plot as new construction activities for construction of residential & Commercial project named as **M/s. Castle Realtors Pvt. Ltd.** C.S.No.1/378 & 378, Mazgaon Division At- Nesbit Road, Mumbai-400 010 **on total plot area of 4855.93 sq. mtr & total built up area of** 31389.89 **sq.m** including utilities of Residential project as per construction commencement certificate issued by local body.

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

(i) The quantity of sewage effluent from above construction project shall not exceed **110.0 m^3/day**.

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

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

Maharashtra Pollution Control Board Mumbai

(iii) **Sewage effluent Disposal: -**
The treated domestic effluent shall be 80 % recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged into MCGM drain/utilized on land for gardening In no case, effluent shall find its way to any water body directly/indirectly at any time
The project authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination.

(iv) **Non-Hazardous Solid Waste: -**
The total quantity shall not exceed 576 Kg per day and shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity kg/Day	Treatment	Disposal
1	STP Sludge	100	Composting	Used as manure
2.	Bio degradable Waste	476 0	Vermi Composting	Used as manure
3.	Non-Bio degradable Waste		.....	Send to authorized recycler

3. Other Conditions: -

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
3. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
6. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
7. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handling over of complex for occupation.
9. Applicant shall provide fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and

Maharashtra Pollution Control Board Mumbai

method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.

11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. The applicant, during the construction stage shall provide

a) Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
b) Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
c) Cutting of trees is not permitted. however in unavoidable conditions necessary permission from: the local body shall be obtained
d) Green belt of 33% of the open space shall be developed.

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

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

(i) Domestic	From ULB (In CMD)	From other sources (In CMD)
a) Domestic	137.0	NA
b) Make up water for Swimming pool	NA	NA
c) Make up for fire fighting	NA	NA
d) Agriculture/Gardening	3.0	NA

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

(I) The Applicant may install 01 no. of diesel generating sets (DG Set) of capacity 1x250KVA and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards: -

Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm^3
ii)	SO2 (DG set)	Not to Exceed	6.48	Kg/day

Maharashtra Pollution Control Board Mumbai

(II) The following measure shall be taken.

a) Adequate mitigation measures shall be taken to control emissions of SO_2, NOx, SPM, RSPM.

b) Applicant shall achieve following Ambient Air Quality standards.

1	SPM	Not to Exceed (Annual Average)	140	µg/ m^3
		Not to Exceed (24 hours)	200	µg/ m^3
2	SO_2	Not to Exceed (Annual Average)	60	µg/ m^3
		Not to Exceed (24 hours)	80	µg/ m^3
3	NO_x	Not to Exceed (Annual Average)	60	µg/ m^3
		Not to Exceed (24 hours)	80	µg/ m^3
4	RSPM	Not to Exceed (Annual Average)	60	µg/ m^3
		Not to Exceed (24 hours)	100	µg/ m^3

(III) The Applicant shall observe the following fuel patterns

No.	Type of Fuel	Quantity
1	Diesel	40.0 lit/hr

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

No.	Chimney attached to DG	Height above roof top of the building in which it is installed.
1	DG set (1x 250 KVA)	4.0 mtrs.

(V) Conditions for DG Sets: -

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

Maharashtra Pollution Control Board
Mumbai

(VI) **Other Conditions:**

a) The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered, as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.

b) Water spraying shall be done on ground to avoid fugitive emissions.

c) Construction material shall be carried in enclosed vehicles during constriction activities.

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

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

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

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

(X) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HW (M, H &TM) RULES,2008:

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

Sr. No.	Item No. of Process generating HW as per Schedule-I	Type of Waste	Quantity	Disposal
1	5.1	Used/Waste Oil	20 lit/yr	Sale to authorized re –processor.

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

6. **The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer.**

7. **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

8. **The applicant shall adopt environment friendly technology in development of the project.**

9. **The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.**

10. **The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.**

11. **Energy conservation measures like installation solar panels for lighting the area outside the building should be integrated part of the project design.**

Maharashtra Pollution Control Board

12. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;

13. The The applicant shall comply with the conditions of Environmental Clearance granted by MoEF, GoI vide letter no. 21-669/2006-IA-III dated 25.6.2007.

14. The capital investment of the project is Rs. 46.0/- crores.

For and on behalf of the
Maharashtra Pollution Control Board

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

To,
M/s. Castle Realtors Pvt. Ltd.
C.S.No.1/378 & 378, Mazgaon Division
At- Nesbit Road, Mumbai-400 010.

Maharashtra Pollution Control Board Mumbai

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

Amount	DD No.	Date	Drawn on
Rs 50000/-	029450	11 9 2009	Union Bank of India

4. Cess Branch MPCB, Mumbai
5. Master file

CASTLE REALTORS PVT. LTD.

Dudhwala House, 292, Bellasis Road, Mumbai Central, Mumbai - 400 008.
Tel.: +91-22-2300 0555, +91-22-2306 3333 • Email : info@dudhwalas.com

Dudhwala Group
Since 1965

CIN : U99999MH1997PTC108152

Date : 08.12.2021

To,

The Regional Officer, Mumbai,
Maharashtra P.C.B,
Kalpataru Point, 1st Floor,
Sion Circle, Sion (East),
Mumbai – 400 022.

Sub : Application for revalidation of consent to establish for Proposed Residential and Commercial Building on plot bearing C.S. No.1/378 & 378 of Mazgaon Division situated at Nesbit Road, Mazgaon, Mumbai - 10

Ref : Consent No.BO/RO (P&P)/EIC No.MU-1194-09/E/CC-396 dated 05/11/2009

Respected Sir,

With reference to the above subject, this is to inform you that we have obtained the permission consent to establish on dated 05/11/2009, however, the said permission is valid upto 5 years. The construction activities are not completed. Hence, we request you to revalidate the consent to establish permission for further period of 10 years i.e. upto 05.11.2024. The necessary fees, if any, will be paid.

Thanking you,

Yours faithfully,

For M/s. Castle Realtors Pvt. Ltd.

D. Shinde 09/12/2021

Maharashtra Pollution Control Board
Regional Officer, Mumbai
Kalpataru Point, 1st Floor,
Sion Circle, In Front of Cine Planate Theater,
Shiv (East), Mumbai - 400 022.

36
07-08

MUNICIPAL CORPORATION OF GREATER MUMBAI
TREE AUTHORITY
(PT)

Office of the Supdt .of Gardens
Veermata Jijabai Bhosale Udyan,
Dr.Ambedkar Road Byculla(East),
Mumbai-400 027.
No.DYSG/TA/MC/ 507 .
Date:- 4/5/07

To,
Shri. Nisar I. Patel ; C.A. to Owner.
292, Bellasis Road,
Mumbai- 400008.

Sub : Permission for removal/removal by transplanting of trees coming in the work of proposed constn. of building on plot bearing C.S.No. 1/378 of Mazgaon, Div., at Nesbit Road, Mazgaon.

Ref : 1) Your proposal dt. 3rd April, 2007
2) Tree Authority's Resolution No. 142 Dt. 15/6/2007 ~~/M.C./Chairman (Tree Authority)'s sanction under No. _____ dt. _____~~.

Sir/Madam,

With reference to above it is to inform that your request for removal of trees coming in the work of proposed development has been considered by the Tree Authority under section 8(3) of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified upto 9th June 2004. The permission for cutting of 02 (Two) trees (bearing tree Sr.No. 1 4 2. _____) and transplanting of 06 (Six) trees (bearing tree Sr.No. 5, 6, 7, 8, 9, 49A _____) is given by the Tree Authority vide its Resolution No. 142 dt. 15/6/07 ~~/M.C./Chairman, Tree Authority's Sanction No. _____ dt. _____~~.

The remaining 02 (Two) trees (bearing tree Sr.No. 3 4 4 _____) should be retained as it is.

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

You are directed to plant 04 trees in the said property within 30 days in accordance with the provision under section 8(5) of the said Act and intimate to the Tree Officer about the action taken thereto.

.. 2 ..

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

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

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

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

(2) The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offence.

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

Thanking you.

Yours faithfully,

Supdt.of Gardens
& Tree Officer.

Copy to :-

1) M/S. _____
_____
_____
_____

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

2) Asstt. Commissioner (_____) Ward.

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

For information and necessary action please.

Supdt.of Gardens
& Tree Officer.

The permission for cutting of 02 (Two) trees Cir. No. 1 to 5
for transplanting of 01 (One) trees
Cir. No. 5-6 / 3 / 6 ...) and for valuing of 02 (Two) trees
Cir. No. 2-4 / 1 ...) granted in the Tree Authority's resolution
No. 14 dt. 15/6/2022
Deputy Chief Garden & Tree Officer (E. S.)

A - F.S.I. CALCULATION

1)	TOTAL PLOT AREA (C.S. NO. 1/378 & 378)	=	4855.93 SQ. MTS.
2)	DEDUCTION FOR PLOT C.S. NO. 378	=	531.12 SQ. MTS.
3)	AREA OF PLOT NO. 1/378	=	4324.81 SQ. MTS.
4)	PLOT FOR NON CESSED STRUCTURES (1930.45 / 1.33)	=	1451.46 SQ. MTS.
5)	PLOT FOR CESSED STRUCTURES (4324.81 - 1451.46)	=	2873.35 SQ. MTS.
6)	PERMISSIBLE BUILT - UP AREA		
(a).	PLOT AREA FOR 1.33 1451.46 X 1.33	=	1930.44 SQ. MTS.
(b).	PLOT AREA FOR 2.50 2873.35 X 2.50	=	7183.38 SQ. MTS.
8.	TOTAL f.s.i. PERMISSIBLE	=	9113.82 SQ. MTS.

B - PERMISSIBLE B.U.A. WITH INCENTIVE F.S.I.

1)	REHAB AREA	=	1422.08 SQ. MTS.
2)	50 % INCENTIVE F.S.I.	=	711.04 SQ. MTS.
3)	TOTAL (1) + (2)	=	2133.12 SQ. MTS.
4)	F.S.I. PERMISSIBLE (2133.12 / 2873.35)	=	0.74 SQ. MTS.

SINCE A < B , BUILT UP AREA OF (A) SHALL BE PERMISSIBLE .

PRO-FORMA - A

A	AREA STATEMENT	SQ.MTS.
1.	AREA OF PLOT	4855.93
2.	DEDUCTIONS FOR:	
	a. SET-BACK AREA	
	b. ANY RESERVATION	
	c. PLOT AREA OF C.S. NO. 378	531.12
	d. TOTAL (a+b+c)	531.12
3.	BALANCE AREA OF PLOT (1-2)	4324.81
4.	DEDUCTION FOR R.G.(IF DEDUCTABLE)	
5.	NET AREA OF PLOT (3-4)	4324.81
6.	ADDITION FOR f.s.i	
7 (a)	B.U.A. AREA WITH f.s.i 1.33 1451.46 X 1.33	1930.44
7 (b)	B.U.A. AREA WITH f.s.i 2.50 2873.35 X 2.50	7183.38
8.	TOTAL PERMISSIBLE BUILT - UP AREA	9113.82
9.	EXISTING BUI.AREA	
10.	PROPOSED BUILT - UP AREA	
11-a)	BUILDING - 1	5802.94
b)	BUILDING - 2	2371.74
c)	BUILDING - 3	133.71
12.	EXCESS BALC. AREA TAKEN IN f.s.i	
13.	TOTAL BUILT-UP AREA PROPOSED (11)+(12)	8307.91
14.	BALANCE BUILT - UP AREA	805.91
15.	f.s.i CONSUMED	1.71

BALCONY AREA STATEMENT

a.	PERMISSABLE BALC. AREA PER FL.	
b.	PROPOSED BALC. AREA PER FL.	AS SHOWN
C.	EXCESS BALC. AREA PER FL.	
d.	TOTAL EXCESS BALC. AREA PER FL.	

TENEMENT STATEMENT

a.	PROPOSED AREA	
b.	LESS DEDUCTIONS (NON-RESI. AREA)	
c.	AREA AVAILABLE FOR TENEMENTS	
d.	TENEMENTS PERMISSABLE (450 SQ.MT.)	
e.	TENEMENTS PROPOSED	
f.	TENEMENTS EXISTING	
	TOTAL TENEMENTS ON THE PLOT	

PRO-FORMA - B

CONTENTS OF SHEET:
GROUND FL. PLAN, BLOCK PLAN, LINE DIAGRAM & CALCULATIONS

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON Italics AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND *THE AREA SO WORKED OUT IS ####.## SQ.MTS AND TALLIES WITH* THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS.

SIGNATURE OF ARCHITECT.

STAMP & DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPEMENT ON THE PROPERTY BEARING C.S. NO. 1/378 OF MAZGAON DIVISION, AT NESBIT ROAD , MUMBAI - 10 .

NAME OF OWNER	ADDRESS:-
NISAR I.PATEL (C.A. TO OWNER)	292, BELASIS ROAD, MUMBAI CENTRAL, MUMBAI - 8.

CHK. BY	JOB NO.	DWG. NO.	DATE	DWN. BY	LOCATION
DATE OF REVISION	1)	2)	3)	4)	5)

SIGNATURE/NAME & ADDRESS OF ARCHITECT:

VIVEK BHARTU & CONSULTANTS PVT. LTD.
Architects & Engineers.
764-E , UMRIGAR BUILDING,
PARSI COLONY, TILAK ROAD,
DADAR (EAST), MUMBAI-14.

This plan is approved by M.C.G.B. Subject to the conditions mentioned in the letter No. CE/BP/E.E./16... dated 31/3/2016
SHRI VIVEK PHATOT
ARCHITECT & ENGINEER
764-E, Umrigar Building
Tilak Road, Parsi Colony,
Dadar (E), Mumbai-400 014.

DRIVE WAY
FIRST PODIUM LEVEL +4.40M
6.0 M WIDE RAMP SLOPE @ 1:10
DN.
TWO WAY DRIVEWAY
3.05 mts. WIDE DRIVE WAY
LEVEL +4.40M
LEVEL +5.80M
LUG. LIFT 2.50 X 2.05
COMMECIAL BUILDING NO - 3
TERRACE FL. LEVEL @ + 4.40M
8.0 Mts. WIDE RAMP FOR 2ND. FLOOR ,SLOPE @ 1:10
TO 2nd. PODIUM LEVEL
A
FIRST PARKING FLOOR PLAN
SCALE : 1:100

Bldg. - 1
Bldg. - 2
Bldg. - 3
LEVEL +0.15M
LEVEL +2.75M
METER ROOM 3.20 X 5.55
TENANT'S BUILDING LINE ABOVE
BUILDING LINE ABOVE
STORM WATER STORAGE TANK (50000 LTRS.)
PUMP ROOM
TO 1st. PODIUM LEVEL
physical R.G. 546.00 SQ.MTS.
CLEAR HIGHT BELOW RAMP 3.0 MTS.
STILT LEVEL LEVEL + 0.15M
6M. WIDE ENTRY / EXIT TO STILT PARKING & FIRST PODIUM of 25.45 mts. length .
8.0 Mts. WIDE RAMP FOR 2ND. FLOOR ,SLOPE @ 1:10
TO 2nd. PODIUM LEVEL
NESBIT ROAD
EXISTING STRUCTURES TO BE DEMOLISHED
PLOT BOUNDARY
STILT LINE BELOW & PODIUM LINE ABOVE
NORTH
STILT (GROUND) FLOOR PLAN
SCALE : 1:100

Office of the Chief Fire Officer
Mumbai Fire Brigade
Byculla Command Center Building,
1st Floor, Bapu Jagtap Marg,
Byculla, Mumbai-400 008.

MUNICIPAL CORPORATION OF GREATER MUMBAI

MUMBAI FIRE BRIGADE

No: FB / HRC / R-I / 16.
Date: 13/07/2017

Sub: NOC of compliance of stipulated fire safety measures for the part occupation to occupy & use high-rise residential Building on plot bearing on property bearing C.S. No. 1/378 of Mazgaon Division situated at Balwant Singh Dondi Marg in `E' Ward, Mumbai.

Ref: i) The letter from M/s Vivek Bhartu & Consultants Pvt. Ltd., Architect, dated 09//06/2017.
ii) MFB No: HRC / R-I / 16 dated 07.07.2017.

Chief Eng. (D.P.):

In this case please refer to the NOC issued by this department u/no. FBM/504/273 dated 02.03.2005 for the proposed construction of high rise Residential building comprising of ground on stilt + 12 upper floors with a total height of 37.50 metres measured from general ground level to terrace level.

Further amended NOC issued by this department u/no. FBM/504/449 dated 09.03.2005 for the proposed construction of two high rise residential buildings. Building No.1 comprising of ground floor on stilt + upper floors with total height of 27.45 metres measured from general ground level to terrace level. Building No.2 comprising of ground floor on stilt + 1st podium at 1st floor, 2nd podium at 2nd floor + 20 upper floors with a total height of 69.50 metres measured from general ground level to terrace level.

Further amended NOC issued by this department u/no. FBM/506/280 dated 30.10.2006 for the construction of additional floors on building No.1, is now comprising of ground floor on stilt + 1st to 3rd podium + 18 upper floors with a total height of 69.85 metres & Building No.2 comprising of ground floor on stilt + 1st to 3rd podium floor + 16 upper floors with a total height of 54.45 metres measured from general ground level to terrace level.

Further amended NOC issued by this department u/no. FBM/506/556 dated 31.01.2009 for the construction of building No.2 comprising of ground floor partly on stilt + 1st to 3rd podium & 09 upper floors with total height of 42.25 metres & Building No.3 comprising of ground floor structure for shops.

Further amended NOC issued by this department u/no. FBM/509/73-city dated 01.09.2009 for the construction of three buildings, designated as building no-1, 2 & 3, Building No.1 comprising of ground floor on stilt + 1st to 3rd podiums + 4th to 34th upper floors with a total height of 109.50 metres from general ground level up to terrace level. Building No.2 having ground floor on stilt + 1st to 3rd podium + 4th to 16th upper floors with a total height of 54.45 metres from ground level up to terrace level & building No.3 comprising of ground floor for shop. Both building No. 1 & 2 having common podium level up to 3rd podium floor level.

Further NOC issued by this department u/no. FB/HR/City/107 Dated 10.06.2011 for the part occupation to building no.2 from 4th floor to 12th floor of high rise residential building no.2, comprising of ground floor on stilt + 1st to 3rd podium + 4th to 16th upper floors with a total height of 54.45 metres from general ground level up to terrace level.

Further amended NOC issued by this department u/no. FB/HR/City/04 dated 19.05.2015 for the proposed high rise building consisting of three buildings designated as building no. 1, 2 & 3, where building no.1 comprising of ground floor on stilt + 1st to 3rd podium (3rd podium floor part for swimming pool) + 4th to 35th upper residential floors (35th floor part) with a total height of 115.90 metres from general ground level up to terrace level & 117.70 metres up to the swimming pool level above terrace. Building no.2 comprising of ground floor on stilt + 1st to 3rd podium + 4th to 16th upper floors with a total height of 54.60 metres from general ground level up to terrace level & building no.3 comprising of basement (-4.20 M) + ground floor for shops + 1st to 3rd podium floors with a total height of 13.05 metres from general ground level up to terrae level.

Further amended NOC issued by this department u/no. FB/HRC/R-I/43 dated 03.07.2017 for the proposed high-rise residential composite building having three buildings i.e. building no.1, 2 & 3; Building no.1 & 2 comprising of common ground floor on stilt + common 1st & 2nd podium for car parking accessible by 6.00 meters wide two-way ramp + common 3rd podium floor partly for car parking accessible by 7.00 meters wide two-way ramp & partly for gymnasium & swimming pool ; thereafter building is divided in to two buildings i.e. building no.1 & 2; building no.1 comprising of 4th to 33rd upper residential floors with a total height of 109.95 metres from general ground level up to terrace level including fire check floor in between 27th & 28th floor at the height of 88.15 metres; building no. 2 having 4th to 18th upper residential floors with a total height of 60.70 metres from general ground level up to the terrace level **(part NOC for occupation is already issued to occupy & use 4th to 12th upper residential floors)** and building no.3 comprising of basement (-4.20 M) for car parking accessible by car lift & storage of non-combustible material only + ground floor for shops + 1st & 2nd podium for car parking accessible by 7.00 meters wide two-way ramp of building no. 1 + 3rd podium for R.G. and building no.1, 2 & 3 are connected with podium level at 1st, 2nd & 3rd floor level,

Now, the Architect has informed about completion of construction work of 1st to 3rd podiums below building no 1 & 2 and building no 1 up to 27th floor (proposed 33rd upper floors) and complied all the fire protection & firefighting requirements for the said high-rise residential building stipulated vide this office N.O.C.s referred to above and requested to issue N.O.C. for part occupation i.e. to occupy & use common ground + common 1st to 3rd podiums below building no 1 & 2 + 4th to 27th upper residential floors of building no 1.

On receipt of the letter from the Architect, Divisional Fire Officer Shri S.Y. Manjrekar of this department visited the site / building on 10.06.2017 to verify and ensure the compliance of the fire protection & firefighting requirements stipulated vide this office N.O.C.s for the said buildings.

During inspection, it was observed that the party has completed the construction work of ground floor, 1st to 3rd podiums below building no 1 & 2 and building 1 up to 27th floor level and complied with all the fire protection & firefighting requirements stipulated vide this office N.O.C.s for the said high-rise residential building.

The firefighting requirements such as wet riser, fire pump, fire alarm, public address system, booster pump, sprinklers in each room, smoke detectors, etc. were tested with temporary water & electric supply and alternate electric supply & D.G. set and found in good working order in the building. The Architect / party has submitted undertaking for Annual maintenance contract of fixed firefighting installation and the certificate shall be submitted to C.F.O department in the month of January and July of every year. The party had submitted the lift certificate, structural certificate, area certificate & completion certificate about fixed firefighting installations for the building i.e. Form A from M/s. Kamal Fire Fighting System having license No. MFS-LA/RF-0138 & MFS-LA/RD-0106.

In view of the above, as far as this Department is concerned, there is no objection for part occupation i.e. to occupy and use common ground + common 1st to 3rd podiums below building no 1 & 2 and 4th to 27th upper residential floors of building no 1 from firefighting installations point of view.

However, All the firefighting requirements inspected by this department on the day of inspection, it shall be the responsibility of the owner / occupier to observe the fire safety measures maintained the firefighting system in good working order from the next day of the inspection (Date of inspection 10.06.2017). If any item or requirements if missing from the next day this department or inspection officer is not responsible for the same, accordingly BCC to be issued. Also to submit the audit report to this department by verifying & confirming from government authorized licensing agency.

Earlier party has paid earlier scrutiny fee of Rs.90,950/- vide receipt No.843723 dated 05.11.2004 on the total built up area of 9095.00 sq. metres as certified by the Architect.

Further, the party has paid additional scrutiny fee of Rs.1,78,250/-, SAP Doc. No.1000405557, dated 28.08.2009 on the total built up area of 17825.00 sq. metres as certified by the Architect.

Further, the party has paid additional scrutiny fee of Rs.7,02,400/- vide receipt No.1158162, SAP Doc. No. 1002128349, dated 02.05.2015 on the total built up area of 27760.00 sq. metres as certified by the Architect.

Now the architect has certified the total gross built up area as 27799.00 Sq. metres and party has paid additional scrutiny fee of Rs.1,12,600/- vide receipt under No.5688250, SAP Doc. No. 1002895266 dated 09.03.2017 and also paid difference in additional scrutiny fee of Rs.1,32,800/- vide receipt No. 5732476 SAP Doc. No. 10030004516 dated 29.06.2017 as per revised rates.

As this NOC is for part occupation, scrutiny fee is not dealt with.

E.E.B.P. (City) is requested to verify the civil work, interior work and all the other requirements stipulated vide this office N.O.C.s pertaining to civil engineering side including open spaces, corridors, staircases, amendments, height, floor occupancy, doors, windows, refuge area, drinking water, emergency lights, etc. and also verify gross built up area & inform this department if it is more for the purpose of levying additional scrutiny fee if necessary.

This NOC for occupation is issued without prejudice to legal matters pending in court of low if any and as per the inspection report submitted by the inspecting officer.

Chief Fire Officer
Mumbai Fire Brigade.

Copy to:

1. E.E.B.P. (City).
2. M/s Vivek Bhartu & Consultants Pvt. Ltd., Architect, Mumbai.

Chief Fire Officer
Mumbai Fire Brigade.

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

SUB: N.O.C stipulating fire-protection and fire-fighting requirements for the amendment in proposed construction of High-rise Residential building on Plot bearing C.S.No.-1/378 of Mazgaon Division, situated at Balwant Singh Dhodi Marg, in 'E'-Ward, Mumbai under Sec.33(7) of D.C. Regulation -1991.

REF: i) On-line submission of proposal File from M/s Vivek Bhartu & Consultant Pvt. Ltd., Architects, Mumbai.
ii) On-line File No.-**CHE/CTY/870/E/337(Amended)CFO**.

EXECUTIVE ENGINEER (B.P.)– CITY :

In this case, please refer to the N.O.C. issued by this office u/no. FBM/504/273 dated 02.03.2005 for the construction of high rise residential building comprising of Ground floor on stilt + 12 upper floors, with a total height of 37.50 mtrs., as measured from the general ground level upto the terrace level.

Further, N.O.C. issued by this office u/no. FBM/504/449 dated 09.03.2005 for the construction of two high-rise residential building. Building no. 1 having Ground on stilt + 8 upper floor , with a total height of 27.45 mtrs., as measured from the general ground level upto the terrace level. Building no. 2 having ground on stilt + 1st podium at 1st floor, 2nd podium at 2nd floor + 20 upper floor, with a total height of 69.50 mtrs., as measured from the general ground level upto the terrace level.

Further, N.O.C. issued by this office u/no. FBM/506/280 dated 30.10.2006 for the construction of additional floor on building no. 1 is now having Ground on stilt + 1st podium, 2nd podium & 3rd podium +18 upper floor , with a total height of 69.85 mtrs., as measured from the general ground level upto the terrace level. Building no. 2 having ground on stilt + 1st podium, 2nd podium & 3rd podium + 16 upper floor, with a total height of 54.45 mtrs., as measured from the general ground level upto the terrace level.

Further, N.O.C. issued by this office u/no. FBM/508/556 dated 31.01.2009 for the construction of three building, designated as building no. 1, 2 &3. Building no. 1 having Ground on stilt + 1st to 3rd podium + 4th to 34th upper floors , with a total height of 109.50 mtrs., as measured from the general ground level upto the terrace level. Building no. 2 having ground on stilt + 1st to 3rd podium + 4th to 16th upper floor, with a total height of 54.45 mtrs., as measured from the general ground level upto the terrace level & building no. 3 having ground floor for shops. Both the building no. 1 & 2 having common podium level.

Further, N.O.C. issued by this office u/no. FB/HR/CITY/107 dated 10.06.2011 for the part occupation from 4th level to 12th level of high-rise residential building no. 2 having ground on stilt + 1st to 3rd podiums + 4th to 16th upper floor, with a total height of 54.45 mtrs., as measured from the general ground level upto the terrace level.

Further, N.O.C. issued by this office u/no. FB/HR/CITY/04 dated 19.05.2015 for the proposed high-rise building consisting of three building designated as building no.1,2&3. where building no. 1 comprising of ground on stilt + 1st to 3rd podiums (3rd podium floor part for swimming pool)+ 4th to 35th upper residential floors (35th part floor), with a total height of 115.90 mtrs., as measured from the general ground level upto the

terrace level and 117.70 mtrs. upto the swimming pool level above terrace. building no. 2 comprising of ground on stilt + 1st to 3rd podiums + 4th to 16th upper floors, with a total height of 54.60 mtrs., as measured from the general ground level upto the terrace level and building no. 3 comprising of basement (-4.20mtrs.) + ground for shops + 1st to 3rd podiums floors with a total height of 13.05 mtrs., as measured from the general ground level upto the terrace level.

Further amended N.O.C. issued by this office u/no. FB/HRC/R-I/43 dated 03.07.2017 for the proposed high-rise residential composite building having three buildings i.e. Building no.1, 2 & 3. Building no. 1 & 2 comprising of common ground floor on stilt + common 1st to 2nd podium floors for car parking accessible by 6.00 mtrs. wide two way ramp + common 3rd podium floor for car parking accessible by 7.00 mtrs. wide two way ramp & partly for gymnasium & swimming pool, thereafter building is divided into two buildings viz. Building no. 1 & 2. Building no.1 comprising of 4th to 33rd upper residential floors, with a total height of 109.95 mtrs., as measured from the general ground level upto the terrace level including fire check floor in between 27th & 28th floor at the height of 88.15 mtrs. Building no.2 comprising of 4th to 18th upper floors, with a total height of 60.70 mtrs., as measured from the general ground level upto the terrace level and Building no.3 comprising of Basement (-4.20 mtrs.) for car-parking (accessible by car-lift) & storage of non-combustible material only + ground floor for shops + 1st to 2nd podium for car parking (accessible by 7.00 mtrs. wide two way ramp of Building no.1) + 3rd podium for R.G. and Building 1,2 & 3 connected at podium on 1st, 2nd & 3rd floor level.

Further, refer to the N.O.C. issued by this office u/no. FB/HRC/R-I/16 dated 13.07.2017 for the part occupation from common ground + common 1st to 3rd podiums below Building no. 1 & 2 and 4th to 27th upper residential floors of a high-rise residential Building no.1.

Now, the Architect has submitted amended building plans by proposing minor changes/amendments with Additions/Alterations in planning of High-rise residential building.

THE ARCHITECT HAS PROPOSED FOLLOWING AMENDMENTS IN THE BUILDING AS MENTIONED BELOW:-

Building no. 1

1) Architect has proposed to delete fire check floor between 27th floor and 28th floor.
2) Architect has proposed to construct one additional floor i.e. 34th floor above earlier approved 33rd floor.
3) Architect has proposed Refuge area on 30th floor, thereby the refuge floor is now at the height of 94.25 mts. instead of earlier approved 96.25 mtrs. from general ground level.
4) Architect has now proposed Refuge area as 62.79 sq.mt. as per the requirement in-stead of earlier approved 63.77 sq.mt. on 30th floor.
5) Architect has changed floor height from 3.90 mts. to 3.05 mts. of 28th floor and from 3.05 mts. to 2.90 mts from 29th floor to 34th floor.
6) Architect has now proposed slight decrease in height of Building to 109.50 mtrs. in-stead of earlier approved 109.95 mtrs..from general ground level upto terrace level.

Building no. 2

1) Architect has now proposed 02 additional floors i.e. 19th and 20th residential floor (20th part floor) above earlier approved 18th floor for building no.2 and thereby in-crease in the height of the building from 60.70 mtrs. to 66.80 mtrs..from general ground level upto terrace level.
2) Architect has proposed refuge area as 51.07 sq. mts. on 15th floor level instead of 45.02 sq.mts. approved earlier

By virtue of the above said amendments, now the proposed high-rise building will be consisting of three buildings i.e. Building no.1, 2 & 3 where Building no. 1 & 2 is comprising of common ground floor on stilt + common 1st to 2nd podium floor for car parking (accessible by 6.00 meter wide two way ramp) + 3rd podium floor for car parking (accessible by 7.00 meter wide two way ramp) & partly for gymnasium & swimming pool, thereafter building is divided into two buildings viz. Building no. 1 & 2. Building no.1 comprising of 4th to 34th upper residential floors, with a total height of 109.50 mtrs., as measured from general ground level upto the terrace level and Building no. 2 comprising of 4th to 20th upper floors (20th floor part), with a total height of 66.80 mtrs., as measured from the general ground level upto the terrace level (NOCs for part occupation is already issued to occupy & use common ground + common 1st to 3rd podiums below Building no. 1 & 2 and 4th to 27th upper residential floors of Building no.1 & 4th to 12th upper residential floors of Building No.2) and Building no. 3 comprising of Basement (-4.20 mtrs.) for car parking (accessible by car lift) & storage of non-combustible material only + ground floor for shops + 1st to 2nd podium for car parking (accessible by 7.00 mtrs. wide two way ramp of building no.1) + 3rd podium for R.G. accessible by means of two way ramp with a total height of 13.05 mtrs. from ground level upto 3rd podium level and Building 1,2 & 3 connected at podium level on 1st, 2nd & 3rd floor level.

Floor wise users for newly proposed additional floors are as under :-

Building no. 1

Floor	User
Ground to 33rd floor	Remains the same as per in earlier issued NOC
34th floor	06 nos. of residential flats.

Building no. 2

Floor	User
Ground to 18th floor	Remains the same as per in earlier issued NOC
19th floor	06 nos. of residential flats.
20th floor	01 no. of residential flat and part terrace.

Refuge area now proposed as under:

Building No.1

Refuge floor	Refuge area in Sq. meters		At the height of refuge floor from ground level in metres
	Required	Proposed	
7th floor	89.18 m^2	89.18 m^2	24.10 mtrs
15th floor	51.07 m^2	51.07 m^2	48.50 mtrs.

23rd floor	113.30 m^2	116.97 m^2	72.90 mtrs.
30th floor	61.36 m^2	62.79 m^2	94.25 mtrs.
In addition to that terrace above 34th floor will be treated as refuge area.			

Building no.2:

Refuge floor	Refuge area in Sq. meters		At the height of refuge floor from ground level in meters
	Required	Proposed	
7th floor	89.18 m^2	89.18 m^2	24.10 mtrs
15th floor	51.07 m^2	51.07 m^2	48.50 mtrs
In addition to that terrace above 19th floor will be treated as refuge area.			

The proposal has been considered favorably taking into consideration the following facts:

i) The proposal falls under section 33(7) of DCR 1991/DCPR-2034.
ii) N.O.C. for the said proposal was already issued under no. FBM/504/273 dated 02.03.2005, 2) FBM/504/449 dated 09.03.2005, 3) FBM/506/280 dated 30.10.2006, 4) FBM/508/556 dated 31.01.2009, 5) FB/HR/CITY/107 dated 10.06.2011, 6) FB/HR/CITY/04 dated 19.05.2015, 7) FB/HRC/R-I/43 dated 03.07.2017, 8) FB/HRC/R-I/16 dated 13.07.2017.
iii) The Architect has obtained the C.C. u/no. EB/870/E/A dated 21.04.2007 upto 32nd floor for Building No.1 & upto 18th floor for Building No.2 & upto 3rd floor for Building no.3.
iv) NOC for Part Occupation i.e. to occupy & use common ground + common 1st to 3rd podiums below Building no. 1 & 2 and 4th to 27th upper residential floors of a high-rise residential Building no.1 is already issued u/no. FB/HRC/R-I/16 dated 13.07.2017.
v) Advanced in-built fire-fighting & fire-protection system is recommended for the said building.
vi) During construction stage and prior to final occupation party shall comply with additional requirements stipulated by Mumbai Fire Brigade Officer, if any.

In view of the above, as far as this department is concerned, there would be no objection for the construction of the proposed high-rise building consisting of three buildings i.e. Building no.1, 2 & 3 where Building no. 1 & 2 is comprising of common ground floor on stilt + common 1st to 2nd podium floor for car parking (accessible by 6.00 metre wide two way ramp) + 3rd podium floor for car parking (accessible by 7.00 metre wide two way ramp) & partly for gymnasium & swimming pool, thereafter building is divided into two buildings viz. Building no. 1 & 2. Building no.1 comprising of 4th to 34th upper residential floors, with a total height of 109.50 mtrs., as measured from general ground level upto the terrace level and Building no. 2 comprising of 4th to 20th upper floors (20th floor part), with a total height of 66.80 mtrs., as measured from the general ground level upto the terrace level (NOCs for part occupation is already issued to occupy & use common ground + common 1st to 3rd podiums below Building no. 1 & 2 and 4th to 27th upper residential floors of Building no.1 & 4th to 12th upper residential floors of Building No.2) and Building no. 3 comprising of Basement (-4.20 mtrs.) for car parking (accessible by car lift) & storage of non-combustible material only + ground

floor for shops + 1st to 2nd podium for car parking (accessible by 7.00 mtrs. wide two way ramp of building no.1) + 3rd podium for R.G. accessible by means of two way ramp with a total height of 13.05 mtrs. from ground level upto 3rd podium level and Building 1,2 & 3 connected at podium level on 1st, 2nd & 3rd floor level., as shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following fire safety requirements;

1. All the requirements stipulated vide earlier NOCs issued by this office under nos. i) FBM/504/273 dated 02.03.2005, ii) FBM/504/449 dated 09.03.2005, iii) FBM/506/280 dated 30.10.2006, iv) FBM/508/556 dated 31.01.2009, v) FB/HR/CITY/107 dated 10.06.2011, vi) FB/HR/CITY/04 dated 19.05.2015, vii) FB/HRC/R-I/43 dated 03.07.2017 & viii) FB/HRC/R-I/16 dated 13.07.2017 shall be strictly adhered to & shall be extended upto top floor of each building.

2. Separate permissions from competent Municipal Authority shall be obtained for Swimming Pool as well as for any Licensable trade activities if carried out u/s 394/390 of M.M.C. Act.

Earlier the party has paid Fee of Rs. 90,950/- vide receipt no. 843723 dated 05.11.2004 on gross BUA as 9095.00 sq.mt., as then certified by the Architect.

Further, the party has paid additional Scrutiny Fee of Rs. 1,78,250/- (SAP Doc. No. 1000405557 dated 28.08.2009) on gross BUA of 17825.00 sq.mt., as then certified by the Architect.

Further, the party has paid additional Scrutiny Fee of Rs. 7,02,400/- vide receipt no. 1158162, /SAP doc no. 1002128349, dated 02.05.2015 on the total gross built up area of 27,760.00 sq.mt., as then certified by the Architect.

Further, the party has paid additional Scrutiny Fee of Rs. 1,12,600/- vide receipt no. 5688250, SAP doc no. 1002895266 dated 09.03.2017 and 1,32,800/- vide receipt no. 5732476, SAP doc no. 10030004516 dated 29.06.2017 on the total built up area of 27,799.00 sq.mt., as the certified by the architect.

Now, the Architect has certified Gross Built-up area as 28,120.19 sq. mtrs & the party has paid the additional scrutiny fees of Rs. 2,73,371/- vide receipt no.1397524 / 25/ 26 (SAP DOC. NO. 1003565360) dated 08/04/2019 as per revised schedule fees.

However, E.E.B.P. (City) is requested to verify the total built-up area and inform this department, if it is more for the purpose of levying additional scrutiny fees, if required.

The width of the Abutting Road / Access Road, Open spaces all around the building mentioned in this NOC are as per plans uploaded by the Architect/Licensed Surveyor. These parameters shall be verified by E.E.(B.P.)City, before granting any permission (i.e. I.O.D./C.C./further C.C.), if found any contradiction, the proposal shall be referred back to this department for offering fresh remarks from fire safety point of view.

This NOC is issued for the proposed building from Fire Risk / Fire Safety point of view only. The plans approved along with this NOC are approved from Fire Risk / Fire Safety point of view only. Approval of this plan does not mean in any way allowing of construction of the building. It is Architect's/ Licensed Surveyor's / Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.

Note:

a. The fire-fighting installation shall be carried out by Licensed agency only.
b. The area calculation shown in the enclosed plan shall be checked by E.E.B.P. (City).
c. E.E.B.P.(City) is requested to scrutinize the plans as per amended D.C.P.Regn. & 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. E.E.B.P.(City) is also requested to verify open space as per the concerned Regulations of DCPR-2034 & if these plans, given open space is not approvable then this NOC shall be referred back to this department for revised NOC also till then further process of issuing IOD & C.C. shall not be permitted.
d. E.E.B.P.(City) 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.
e. 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.
f. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
g. The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, electrical duct, etc. to be verified & examined by MEP Consultant.
j) This NOC is issued from fire risk point of view, without prejudice to legal matters pending in the court of law, if any.

Deepak Kalipada Gosh
Digitally signed by Deepak Kalipada Gosh
Date: 2019.04.10 23:52:17 +05'30'

Scrutinized & prepared by
DIVISIONAL FIRE OFFICER

MUMBAI FIRE BRIGADE

Hemant Dattatray Parab
Digitally signed by Hemant Dattatray Parab
DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Mumbai Fire Brigade, postalCode=400001, st=MAHARASHTRA, serialNumber=9c4bda6af1f297a8dab8c424f5737c690fba530de0245712627a21ec3adb7cca, cn=Hemant Dattatray Parab
Date: 2019.04.15 20:20:13 +05'30'

Approved by
DY. CHIEF FIRE OFFICER

MUMBAI FIRE BRIGADE

EB/970/E/A SHEET No. 01

FIRST PARKING FLOOR PLAN

SCALE : 1:100

NO OF PARKING	
BIG	29
SMALL	35
TOTAL	64

5.50M WIDE DRIVEWAY

6.00M WIDE DRIVEWAY

BLDG -1

BLDG -2

DRIVEWAY

ENT LOBBY

LIFT 2.00 X 1.50

LIFT 2.00 X 1.35

LIFT 2.00 X 2.00

LIFT 2.00 X 1.80

LIFT 2.00 X 1.50

S.TOILET 1.50X1.35

W.C.

U/S

6.00 M WIDE RAMP FROM 1ST TO 2NDPODIUM SLOPE 1:10

8.00 M WIDE TWO WAY RAMP FROM 1ST TO 3RD PODIUM SLOPE 1:10

7.00 M WIDE TWO WAY RAMP FROM 1ST TO 3RD PODIUM SLOPE 1:10

6.54M WIDE DRIVEWAY

RAMP SLOPING DN

UP

DN

ENT/EXIT TO 1ST PODIUM

TO GROUND LEVEL

PODIUM LINE

PODIUM LINE ABOVE (2ND PODIUM)

PODIUM LINE ABOVE

BASEMENT PLAN

SCALE : 1:100

STILT (GROUND) FLOOR PLAN

SCALE : 1:100

NR-1

NR-2

SHOP-1

SHOP-2

SHOP-3

SHOP-4

SHOP-5

SHOP-6

STALL

BUILDING No.1 SUMMARY BUILT UP AREA					
FLOORS	REHAB AREA SQ.MTS.	NON CESS SQ.MTS.	MHADA AREA SQ.MTS.	SALE AREA SQ.MTS.	TOTAL BUA SQ.MTS.
GR. FL.	PARKING	NIL	NIL	5.24	5.24
1ST FLOOR	PARKING	NIL	NIL	PARKING	PARKING
2ND FLOOR	PARKING	NIL	NIL	PARKING	PARKING
3RD FLOOR	PARKING	NIL	NIL	PARKING	PARKING
4TH FLOOR	NIL	173.53	NIL	248.73	422.26
5TH FLOOR	NIL	NIL	NIL	422.26	422.26
6TH FLOOR	NIL	126.27	NIL	295.99	422.26
7TH FLOOR	NIL	123.05	NIL	189.70	312.75
8TH FLOOR	NIL	439.07	NIL	NIL	439.07
9TH FLOOR	NIL	316.89	NIL	122.18	439.07
10TH FLOOR	NIL	233.25	NIL	228.46	461.71
11TH FLOOR	NIL	191.36	NIL	202.43	393.79
12TH FLOOR	NIL	221.05	NIL	218.02	439.07
13TH FLOOR	NIL	221.05	NIL	218.02	439.07
14TH FLOOR	NIL	NIL	NIL	461.07	461.07
15TH FLOOR	NIL	NIL	NIL	275.29	275.29
16TH FLOOR	NIL	NIL	NIL	439.07	439.07
17TH FLOOR	NIL	NIL	NIL	439.07	439.07
18TH FLOOR	NIL	NIL	NIL	461.71	461.71
19TH FLOOR	NIL	NIL	NIL	393.79	393.79
20TH FLOOR	NIL	NIL	NIL	439.07	439.07
21ST FLOOR	NIL	NIL	NIL	439.07	439.07
22ND FLOOR	132.70	NIL	NIL	329.01	461.71
23RD FLOOR	NIL	NIL	NIL	275.01	275.01
24TH FLOOR	NIL	NIL	NIL	439.07	439.07
25TH FLOOR	NIL	NIL	NIL	439.07	439.07
26TH FLOOR	NIL	NIL	NIL	461.70	461.70
27TH FLOOR	NIL	103.13	NIL	290.66	393.79
28TH FLOOR	NIL	NIL	NIL	398.87	398.87
29TH FLOOR	NIL	318.44	NIL	80.43	398.87
30TH FLOOR	NIL	NIL	NIL	398.87	322.00
31ST FLOOR	NIL	NIL	NIL	398.87	398.87
32ND FLOOR	NIL	NIL	NIL	398.87	398.87
33RD FLOOR	NIL	NIL	NIL	398.87	398.87
34TH FLOOR	NIL	NIL	NIL	398.87	398.87
EXCES REFUGE AREA					4.71
GROSS TOTAL	2467.09	0.00	9746.28	12729.73	

BUILDING No.2 SUMMARY BUILT UP AREA					
FLOORS	REHAB AREA SQ.MTS.	NON CESS SQ.MTS.	SALE AREA SQ.MTS.	SALE AREA AS PER AMMD.	TOTAL BUA SQ.MTS.
GR. FL.	PARKING	120.84	NIL	NIL	120.84
1ST FLOOR	PARKING	NIL	NIL	PARKING	PARKING
2ND FLOOR	PARKING	NIL	NIL	PARKING	PARKING
3RD FLOOR	PARKING	NIL	NIL	PARKING	PARKING
4TH FLOOR	189.77	NIL	80.22	NIL	269.99
5TH FLOOR	193.09	NIL	80.14	NIL	273.22
6TH FLOOR	231.46	NIL	44.84	NIL	276.30
7TH FLOOR	172.08	NIL	40.79	NIL	212.87
8TH FLOOR	201.56	NIL	79.96	NIL	281.52
9TH FLOOR	239.46	NIL	47.98	NIL	287.44
10TH FLOOR	161.77	NIL	127.71	NIL	289.48
11TH FLOOR	202.03	NIL	87.85	NIL	289.88
12TH FLOOR	108.60	NIL	180.85	NIL	289.45
13TH FLOOR	NIL	NIL	280.24	NIL	280.89
14TH FLOOR	NIL	NIL	252.64	NIL	252.64
15TH FLOOR	NIL	NIL	252.64	NIL	226.81
16TH FLOOR	NIL	NIL	252.64	NIL	252.64
17TH FLOOR	NIL	NIL	252.64	NIL	252.64
18TH FLOOR	NIL	NIL	252.64	NIL	252.64
19TH FLOOR	NIL	NIL	252.64	NIL	252.64
20TH FLOOR	NIL	NIL	38.97	NIL	38.97
GROSSTOTAL	1699.81	120.84	2086.46	0.00	4400.86

BUILDING No.3 SUMMARY BUILT UP AREA				
FLOORS	REHAB AREA SQ.MTS.	NON CESS SQ.MTS.	SALE AREA SQ.MTS.	TOTAL BUA SQ.MTS.
GR. FL.	170.12	1.28	NIL	171.40
GROSS TOTAL	170.12	1.28	NIL	171.40

SUMMARY OF BUILDING	
BLDG. No.	TOTAL BUA
1	12729.73 SQ.MTS.
2	4400.86 SQ.MTS.
3	171.40 SQ.MTS.
TOTAL AREA	17301.99 SQ.MTS.

PART OC GRANTED SHOWN IN BLUE COLOR

PROPOSED AMENDED

BUILT-UP AREA CALCULATION							
GROUND FLOOR							
SHOP 1	5.47	X	2.36	X	1.00	=	12.91
SHOP 2	3.53	X	2.67	X	1.00	=	9.43
	3.34	X	2.59	X	1.00	=	8.65
	1.48	X	2.67	X	1.00	=	3.95
							22.03
SHOP 3	3.76	X	2.13	X	1.00	=	8.01
SHOP 4	3.76	X	2.20	X	1.00	=	8.27
STALL	1.50	X	0.85	X	1.00	=	1.28
SHOP 5	4.89	X	3.62	X	1.00	=	17.70
SHOP 6	3.27	X	3.02	X	1.00	=	9.88
	3.35	X	5.00	X	1.00	=	16.75
							26.63
NR 2	1.70	X	2.67	X	1.00	=	4.54
TOAL GROUND FLOOR						=	101.37

BASEMENT FLOOR							
NR 2	1.62	X	10.48	X	1.00	=	17.94
	2.42	X	4.76	X	1.00	=	10.31
	1.55	X	4.34	X	1.00	=	6.73
							54.98
NR 1	2.42	X	6.22	X	1.00	=	15.05
							15.05
TOAL BASEMENT FLOOR						=	70.03

NO OF PARKING	
BIG	32
SMALL	22
TOTAL	54

STILT (GROUND) FLOOR PLAN

SCALE : 1:100

NORTH

PHYSICAL R.G 240.00 SQ.MT

5.50M WIDE DRIVEWAY

6.00M WIDE TWO WAY DRIVEWAY

6.27M WIDE TWO WAY DRIVEWAY

6.0M WIDE TWO WAY DRIVEWAY

BLDG -1

BLDG -2

SUBSTATION 5.04 X 11.54 M

S.T.P BELOW GROUND 7.10 M X 16.60 M

ENT LOBBY

Under Bldg. Pump Room / Fire Control Panel

Cut out for Entrance

Fire Panel lobby

DRIVEWAY

4.5M WIDE ONE WAY DRIVEWAY

3.5M W. DRIVEWAY

7.00 M WIDE TWO WAY RAMP FROM 1ST TO 3RD PODIUM SLOPE 1:10

ENT/EXIT FOR GR. LEVEL

ENT/EXIT FOR PODIUM

BALWANT SINGH DHODY MARG

SETBACK AREA AS PER DEMARCATION

PODIUM LINE ABOVE

TWO WHEELER PARKING AREA

PROPOSED REACCOMODATION FOR SHED NO-2

PROPOSED REACCOMODATION FOR SHED NO-10

PROPOSED REACCOMODATION FOR SHED NO-12 (ZOHRA PRINTING PRESS)

ZOHRA PRINTING PRESS

SHED-1 5.50 X 4.39

SHED-2 2.93 X 6.39

SHED-3 5.00 X 7.80

SHED-4 2.37 X 5.07

BUILDING NO.1 BUILT-UP AREA CALCULATION							
GROUND FLOOR							
METER ROOM	0.75	X	2.15	X	1.00	=	1.61
	2.23	X	0.60	X	1.00	=	1.34
	3.05	X	0.75	X	1.00	=	2.29
METER ROOM						=	5.24

SETBACK AREA

SCALE : 1:200

SETBACK AREA CALACULATIONS							
1	27.79	X	2.27	X	0.50	=	31.54 SQ.MT.
2	27.79	X	2.82	X	0.50	=	39.16 SQ.MT.
TOTAL SETBACK AREA						=	70.72 SQ.MT.

A.		LAST APPL PLAN AS PER M.DCR 1991 DATE 22.02.2017	PLAN UNDER SCRUTINY M.DCR 1991
1.	Area of plot	4855.93 SQ.MT.	4855.93 SQ.MT.
2.	Deduction for (a) Road set-back area (b) Reservation (c) Any reservation [SD/RD/...] (d) ...% amenity space as per DCR 58/57(sub-plot_) or PLOT AREA OF C.S.NO.379		70.72 SQ.MT. 531.12 SQ.MT.
3.	Balance area of plot (1minus 2)	4324.81 SQ.MT.	4254.09 SQ.MT.
4.	Deduction for 10% Recreational ground/ 10% Amenity Space (if deduction for 4=c)		
5.	Net area of plot (3minus 4)	4324.81 SQ.MT.	4254.09 SQ.MT.
6.	Additions for floor space index (1 (a) 100% for CP Road (2 (b) 100% for Setback		70.72 SQ.MT.
7.	Total Areas (5 plus 6)	4324.81 SQ.MT.	4324.81 SQ.MT.
8.	Floor Space Index permissible		
9.	fsi/Floor Space Index credit available by Development Rights (Restricted to_%of the balance area vide 3 above) DRC no.- DRC no.- Additions for floor space index (1 (a) 100% for DCR 32 (b)) % as per DCR 33 ( ) 8(d) none		236.97 270.29
10.	Permissible Built Up Area	12356.09 SQ.MT.	12963.35 SQ.MT.
11.	Existing floor/ dem- area		
12.	Proposed buitup area	12356.09 SQ.MT.	12963.35 SQ.MT.
13.	Excess balcony area taken in Floor Space Index		NIL
14A.	Purely Residential Buitup area	12094.71 SQ.MT.	12603.19 SQ.MT.
14B.	Remaining Nonresidential Buitup area	261.38 SQ.MT.	260.16 SQ.MT.
14.	Total Buitup proposed (11+12+13) (as per all approved plan as _ prior to 06-01-2012)	12356.87 SQ.MT.	12603.19 SQ.MT.
15.	F.S.I Consumed on net Holding = 14/3	2.557	2.36
16.	Balance area	1.22	4.55
8A.	Details of FSI availed as DCR 35 (4)	PROPOSED	PROPOSED
1	Fungible Buitup Area component proposed vide DCR 35 (4) for purely Residential =a/ (=14/4x4.35)	3722.94 SQ.MT.	4411.11 SQ.MT.
2	Fungible Buitup Area component proposed vide DCR 35(4) For Non - residential = a/ (=14/4 x 0.25)	32.08 SQ.MT.	32.08 SQ.MT.
3	Total Fungible BULA Proposed B1 + B2	2755.02 SQ.MT.	4443.19 SQ.MT.
4	Total Gross BUILTUP AREA Permissible (12 + B3)	15111.11 SQ.MT.	17306.54 SQ.MT.
5	Total Gross BUILTUP AREA proposed	15108.89 SQ.MT.	17301.99 SQ.MT.
6.	Tenement Statement		
(1)	Proposed area (Item 12 above)		
(2)	Less deduction of Non Residential area (shop etc.)		
(3)	Area available for tenements (1 minus 2)		
(4)	Tenements permissible (Density of tenements/hectare)		
(5)	Tenements proposed		
(6)	Tenements existing. Total tenements on the plot		
7.	Parking statement		
(1)	Parking required by regulations for- Car Scooter/Motor Cycle Outdoors (visitors)		
(2)	Covered garage permissible.		
(3)	Covered garage proposed, Car Scooter/Motor Cycle Outdoors (visitors)		
8.	Transport Vehicles Parking		
(1)	Spaces for transport vehicles parking required by regulations_		
(2)	Total no.of transport vehicles parking spaces provided		

PROFORMA :- B

CONTENT OF SHEETS

GROUND FL. PLAN, 1ST PARKING FLOOR PLAN BLOCK PLAN, LINE DIAGRAM & CALCULATIONS.

STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN

DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED that I have surveyed the plot under reference on 04-11-2004 and that the dimensions of the sides etc. of the plot stated on the plan are as measured on site and the area so worked out is 4855.93 Sq.Mt. (Four Eight five five point nine three) and tallies area stated in document ownership

SIGNATURE OF ARCHITECT

OWNERS NAME & SIGNATURE

NISAR I. PATEL C.A. TO OWNER

NISARA HMED IBRAHIM PATEL

THIS PLAN IS DIGITALLY SINGED & ISSUED

No. EEBP / 870 / E / A,

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL :

PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S. NO. 1378, OF MAZGAON DIVISION SITUATED AT NESBIT ROAD, MUMBAI - 400 010.

ARCHITECT

VIVEK BHARTU & CONSULTANTS PVT. LTD. Architects & Engineers. 704-F, , LINCOLN BUILDING, PARSI COLONY, TILAK ROAD, DADAR (EAST), MUMBAI-14.

Vivek Ganesh Bhartu

Deepak Kalipada Gosh

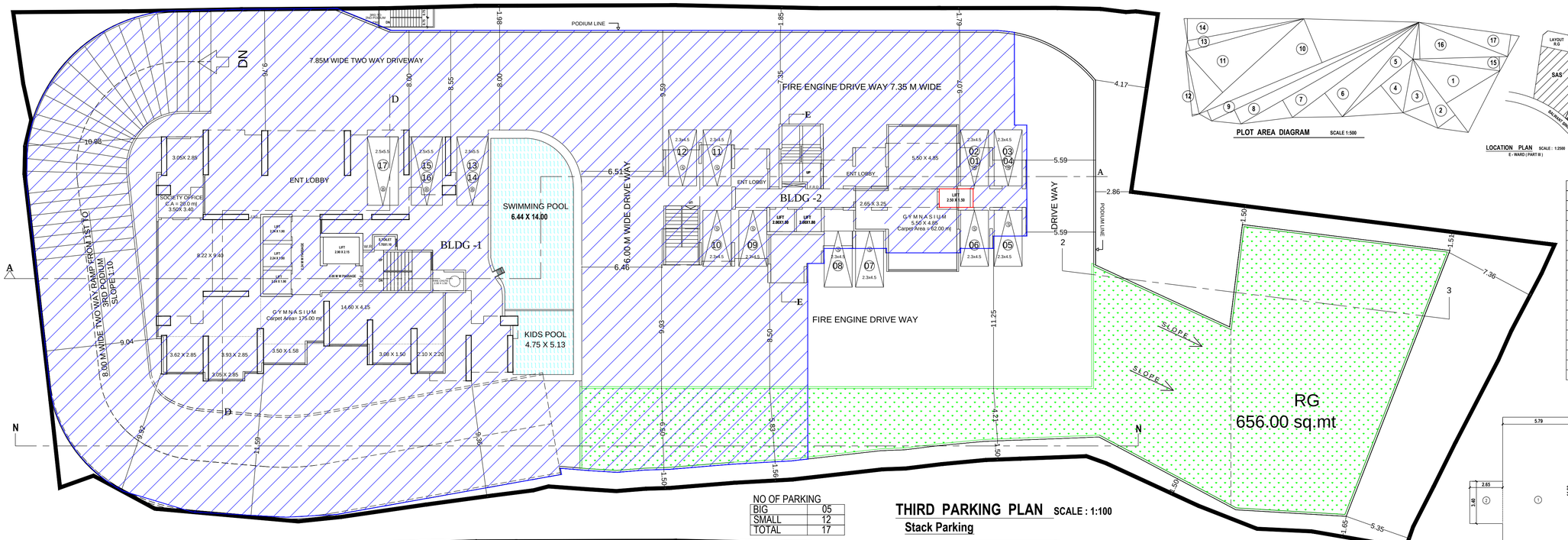
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Hemant Dattatray Parab Dy. C.P.O.

Digitally signed by Hemant Dattatray Parab DN: cn=Mr, o=Municipal Corporation of Greater Mumbai, ou=Mumbai Fire Brigade, postalCode=400001, pseudonym=8b46d4d6f2f2fb8d6d8c4240f127c1d5cff5e536 Date: 2019.04.15 20:21:00 +05'30'

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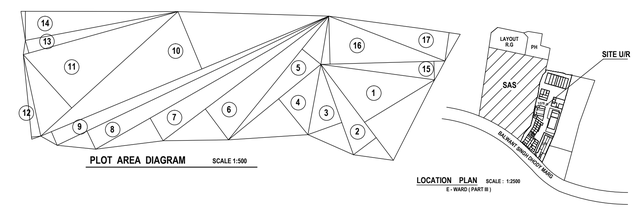


NO OF PARKING

BIG	05
SMALL	12
TOTAL	17

THIRD PARKING PLAN SCALE : 1:100

Stack Parking



LOCATION PLAN SCALE : 1:2500
E - WARD (PART B)

PERMISSIBLE AREA STATEMENT

(A) ON PLOT AREA :-

i)	AREA OF THE PLOT	4324.81	SQ.MT.
ii)	NON-CESSED BUILT UP AREA	1930.44	SQ.MT.
iii)	LAND COMPONENT FOR NON-CESS AREA (1930.44/1.33)	1451.46	SQ.MT.
iv)	LAND COMPONENT OF NON-CESSED BUILT UP AREA UP TO 25% OF PLOT AREA (4324.81 X 25%)	1081.20	SQ.MT.
v)	BALANCE LAND COMPONENT FOR NON-CESSED B.U.A. AFTER DEDUCTION OF 25%OF NON CESSED LAND AREA (3-4)	370.26	SQ.MT.
vi)	LAND COMPONENT FOR CESS & 25% OF NONCESS AREA (1 - 5)	3954.55	SQ.MT.
vii)	PERMISSIBLE FSI FOR CESSED COMPONENT	3.00	
viii)	PERMISSIBLE FSI FOR NON CESSED COMPONENT	2.70	
ix)	PERMISSIBLE CESSED BUILT UP AREA (6 X 7)	11863.65	SQ.MT.
X)	PERMISSIBLE NON CESSED BUILT UP AREA (5 X 8)	999.70	SQ.MT.
xi)	TOTAL PERMISSIBLE BUA (9 + X)	= 12863.35	SQ.MT.

i) N.R. REHAB TENANTS :- (FUNGIBLE AREA)

CARPET AREA REQUIRED FOR N.R. REHAB TENEMENTS
C.S.NO. 1/378 i.e. = 571.87 SQ.MT. (i)
B.U.A. REQUIRED FOR RESI. TENEMENT = 131.97 X 1.20 = 158.36 SQ.MT. (ii)
20% FUNGIBLE FSI PERMISSIBLE (i) = 31.87 SQ.MT. (iii)
FOR REHAB NR. TENEMENTS

ii) R/E REHAB TENEMENT :- (FUNGIBLE AREA)

CARPET AREA REQUIRED FOR RESI. TENEMENT
C.S.NO.1/378 i.e. = 1146.49 SQ.MT. (i)
B.U.A. REQUIRED FOR RESI. TENEMENT = 1146.49 X 1.20 = 1376.19 SQ.MT. (ii)
35% FUNGIBLE FSI PERMISSIBLE = 482.37 SQ.MT. (iii)
FOR REHAB RESI. TENEMENT
THE PERMISSIBLE RESI.
TOTAL FUNGIBLE BUA = 514.04 SQ.MT.
FOR REHAB RESI. AND NON - RESIDENTIAL TENEMENTS (i) + ii) + iii))
TOTAL B.U.A. WITH FUNGIBLE FOR TENANT PURPOSE = 2051.59 SQ.MT.

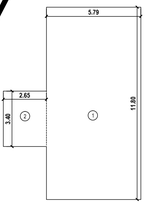
III) PERMISSIBLE B.U.A STATEMENT WITH FUNGIBLE FOR SALE

PERMISSIBLE AREA	=	12604.17 SQ.MTS.
LESS TDR / ADDL FSI	=	507.26 SQ.MTS.
BALANCED PERMISSIBLE BUA	=	12356.09 SQ.MTS. --(A)
TOTAL REHAB B.U.A.	=	1536.55 SQ.MTS.
NON-CESS STRUCTURE B.U.A	=	1930.44 SQ.MTS.
TOTAL REHAB B.U.A (CESS + NON-CESS)	=	3466.99 SQ.MTS. --(B)
TOTAL SURPLUS AREA (A - B)	=	8889.10 SQ.MTS. --(C)
SURPLUS AREA RATIO	=	8889.10 X 100 = 71.94%
		12356.09
B.U.A TO BE HANDED OVER (20%) MHADA	=	1777.82 SQ.MTS. --(D)
SURPLUS AREA TO BE SURRENDED IN SAME WARD.		

PLOT AREA CALCULATION		
1.	36.90X25.00X0.50	462.36
2.	36.90X8.74X0.50	161.25
3.	29.47X1.07X0.50	163.11
4.	36.60X14.17X0.50	259.31
5.	40.85X7.46X0.50	182.21
6.	63.61X11.84X0.50	376.57
7.	82.35X8.01X0.50	329.81
8.	92.25X8.14X0.50	293.20
9.	95.71X4.50X0.50	215.34
10.	95.71X19.44X0.50	911.26
11.	56.83X22.16X0.50	627.97
12.	26.06X2.87X0.50	37.40
13.	49.23X4.06X0.50	99.94
14.	48.17X8.93X0.50	215.08
15.	30.30X6.77X0.50	129.65
16.	30.30X13.20X0.50	252.78
17.	37.50X7.93X0.50	148.69
		4855.93
TOTAL		= 4855.93 SQ.MTS.

GYM AREA CALCULATION (BLDG NO. - 2)

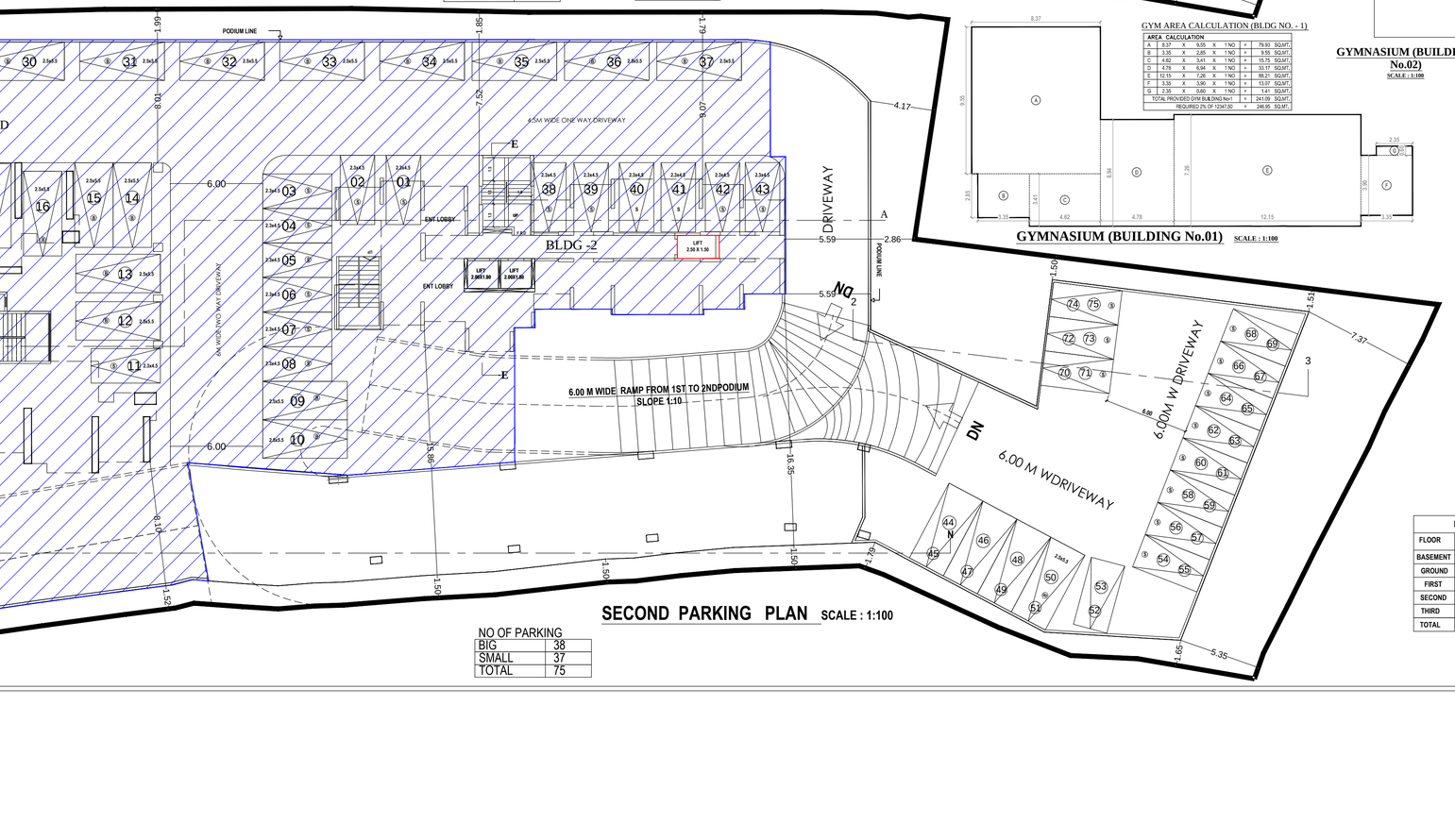
AREA CALCULATION							
1	5.79	X	13.80	X	1 NO	=	68.32 SQ.MT.
2	2.65	X	3.40	X	1 NO	=	9.21 SQ.MT.
TOTAL PROVIDED GYM BUILDING No2						=	77.33 SQ.MT.
REQUIRED 2% OF 4309.14						=	86.18 SQ.MT.



GYMNASIUM (BUILDING No.02)
SCALE : 1:100

GYM AREA CALCULATION (BLDG NO. - 1)

AREA CALCULATION							
A	8.37	X	9.55	X	1 NO	=	79.93 SQ.MT.
B	3.35	X	2.85	X	1 NO	=	9.55 SQ.MT.
C	4.62	X	3.41	X	1 NO	=	15.75 SQ.MT.
D	4.78	X	6.94	X	1 NO	=	33.17 SQ.MT.
E	12.15	X	7.26	X	1 NO	=	88.21 SQ.MT.
F	3.35	X	3.90	X	1 NO	=	13.07 SQ.MT.
G	2.35	X	0.60	X	1 NO	=	1.41 SQ.MT.
TOTAL PROVIDED GYM BUILDING No-1						=	241.09 SQ.MT.
REQUIRED 2% OF 12347.60						=	246.95 SQ.MT.



NO OF PARKING

BIG	38
SMALL	37
TOTAL	75

SECOND PARKING PLAN SCALE : 1:100

PARKING SUMMARY			
FLOOR	BIG PARKING	SMALL PARKING	TOTAL PARKING
BASEMENT	02	06	08
GROUND	32	22	54
FIRST	29	35	64
SECOND	38	37	75
THIRD	05	12	17
TOTAL	106	112	218

TABLE - II

DETAILS OF FUNJIBLE B.U.A.FOR REHAB / SALE & PREMIUM CALCULATIONS

Sr.No.	Description	Residential in Sq.Mt. (A)	Commercial in Sq.Mt. (B)	Total in Sq.Mt. (A+B)
1.	Permissible B.U.A (Sr.No.14 of Proforma-A)	12603.19	260.16 (101.80+158.36)	12863.35
2.	Permissible Fungible B.U.A. (1X0.35 or 0.20)	4411.11	91.05	4502.16
3.	Total Permissible B.U.A. (1+2)	17014.30	351.21	17365.51
4.	Total Proposed B.U.A. Including Fungible F.S.I. (14+B3 of Proforma -A) [Check: Shall not be more than- 3 (Total A+B of column No.21 of Table No.I)]	16664.41	292.24	17306.54
5.	Permissible Fungible B.U.A.for rehab, M.C.G.M. Component (Total A+B of column No.15 of Table No.I)	1122.39 (482.37+640.02)	52.03 (31.67 + 20.36)	1174.42
6.	Fungible B.U.A. utilized for rehab & M.C.G.M. (Col.16+19-14-20) of Table No.I [Check: Shall not be more than 5 above & shall be equal to 5- Col.No.21 of Table No.I)]	REHAB 357.00	11.76	368.76
		NON CESS 640.02	20.32	660.34
		TOTAL = 997.02	32.08	1029.10
7.	Permissible Fungible B.U.A. for Sale Component (2-5)	3414.09	NIL	3414.09
8.	Fungible B.U.A. utilized for Sale (4-1-6) above [Check: Shall not be more than 7 above)	AS PER NEW	NIL	AS PER NEW
	Balance sale area (3-4- deficit area))			
9.	Ready Reckonr Rate for the Year 2016			-
10.	% of Ready Reckonr Rate	60%	100%	-
11.	Premium amount to be recovered (8x9x10)		-	-
12.	Payment Receipt No.& Date			

PART OC GRANTED SHOWN IN BLUE COLOR

PROPOSED AMENDED

PROFORMA - B

CONTENT OF SHEETS

2ND PARKING FLOOR PLAN, 3RD PARKING FLOOR PLAN

STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN

OWNERS NAME & SIGNATURE

NISAR I. PATEL C.A. TO OWNER

NISARA HMED IBRAHIM PATEL

THIS PLAN IS DIGITALLY SINGED & ISSUED

No. EEBP /870 / E / A.

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL

PROPOSED REDEVLOPMENT OF PROPERTY BEARING C.S. NO. 1/378, OF MAZGAON DIVISION SITUATED AT NESBIT ROAD, MUMBAI - 400 010.

ARCHITECT

VIVEK BHARTU & CONSULTANTS PVT. LTD.
Architects & Engineers,
T&4-E, OMKAR BUILDING,
PARSI COLONY, TILAK ROAD,
DADAR (EAST), MUMBAI-14.

Vivek Ganesh Bhartu

Deepak Kalipada Gosh D.F.O

Digitally signed by Deepak Kalipada Gosh Date: 2019.04.11 00:39:55 +05'30'

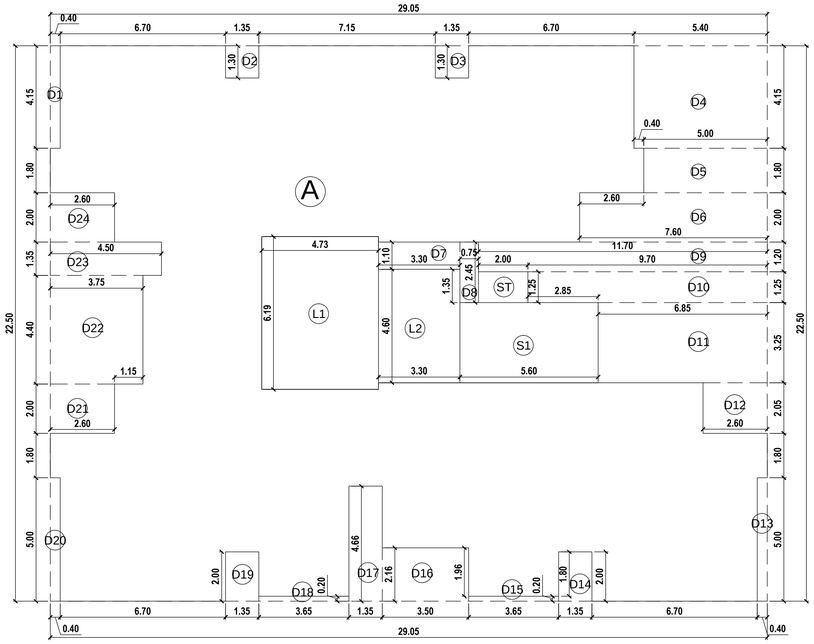
Hemant Dattatray Parab Dy. C.F.O.

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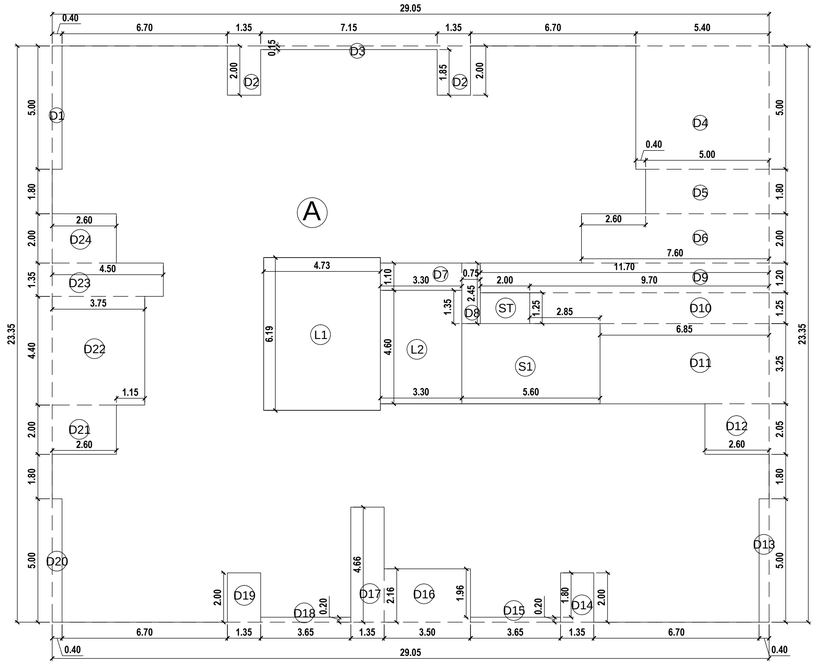
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4TH TO 6TH FLOOR AREA DIAGRAM SCALE : 1:100

BUILT-UP AREA CALCULATION
FOR TYPICAL 4TH TO 6TH FLOOR PLAN

A	29.05	X	22.50	X	1.00	=	653.63	A
DEDCUTIONS								
D1	0.40	X	4.15	X	1.00	=	1.66	
D2	1.35	X	1.30	X	1.00	=	1.76	
D3	1.35	X	1.30	X	1.00	=	1.76	
D4	5.40	X	4.15	X	1.00	=	22.41	
D5	5.00	X	1.80	X	1.00	=	9.00	
D6	7.60	X	2.00	X	1.00	=	15.20	
D7	3.30	X	1.10	X	1.00	=	3.63	
D8	0.75	X	2.45	X	1.00	=	1.84	
D9	11.70	X	1.20	X	1.00	=	14.04	
D10	9.70	X	1.25	X	1.00	=	12.13	
D11	6.85	X	3.25	X	1.00	=	22.26	
D12	2.60	X	2.05	X	1.00	=	5.33	
D13	0.40	X	5.00	X	1.00	=	2.00	
D14	1.35	X	2.00	X	1.00	=	2.70	
D15	3.65	X	0.20	X	1.00	=	0.73	
D16	3.50	X	2.16	X	1.00	=	7.56	
D17	1.35	X	4.66	X	1.00	=	6.29	
D18	3.65	X	0.20	X	1.00	=	0.73	
D19	1.35	X	2.00	X	1.00	=	2.70	
D20	0.40	X	5.00	X	1.00	=	2.00	
D21	2.60	X	2.00	X	1.00	=	5.20	
D22	3.75	X	4.40	X	1.00	=	16.50	
D23	4.50	X	1.35	X	1.00	=	6.08	
D24	2.60	X	2.00	X	1.00	=	5.20	
TOTAL DEDUCTIONS						=	168.70	B
GROSS BUILT-UP AREA				(A - B)		=	484.93	C
DEDUCTIONS FOR FREE OF FSI								
L1	4.73	X	6.19	X	1.00	=	29.28	
L2	3.30	X	4.60	X	1.00	=	15.18	
S1	5.60	X	3.25	X	1.00	=	18.20	
DEDUCTIONS FOR FREE OF FSI						=	62.66	D
TOTAL NET BUILT-UP AREA				(C - D)		=	422.27	

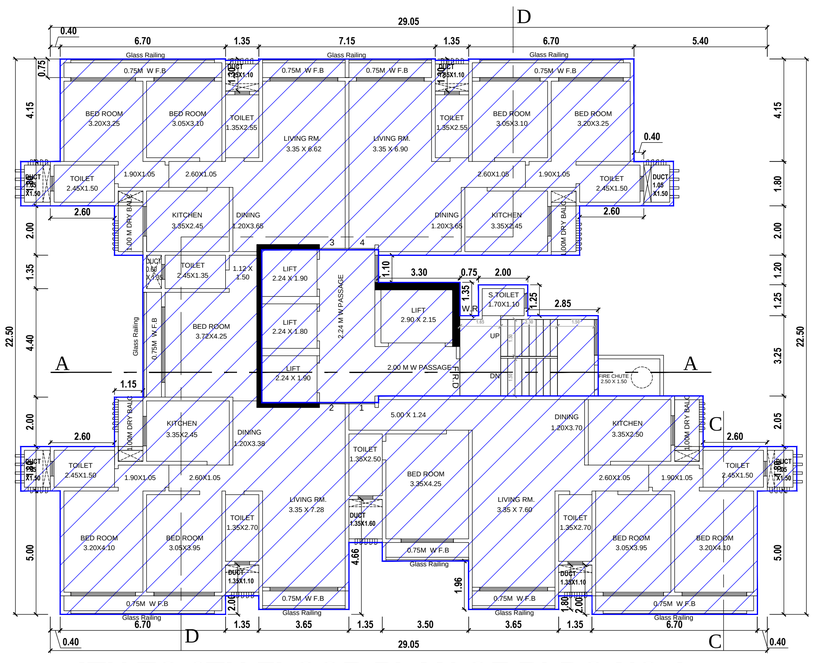


8TH,9TH,12TH,13TH, 16TH,17TH, 20TH, 21ST, 24TH, 25TH FLOOR AREA DIAGRAM OF BLDG NO-1

SCALE : 1:100

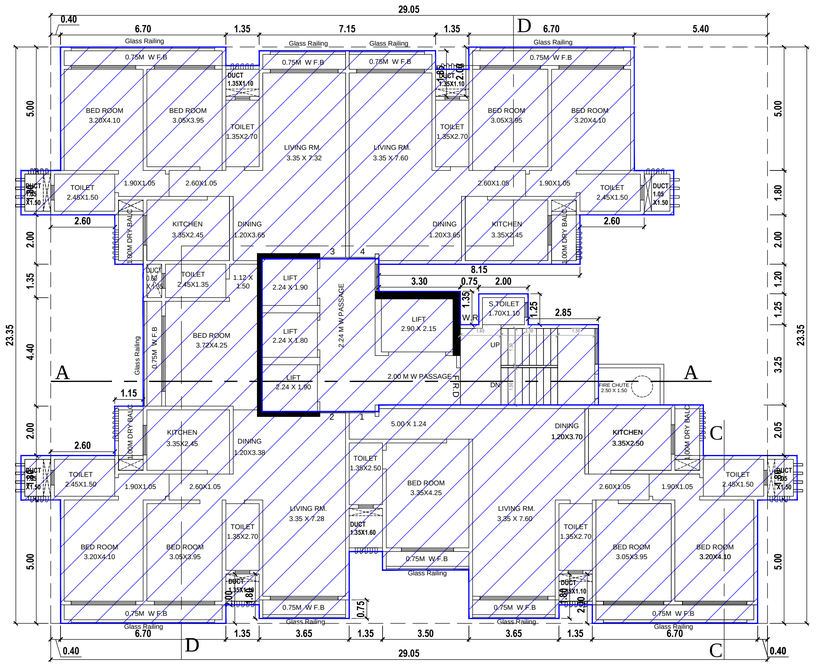
BUILT-UP AREA CALCULATION
FOR TYPICAL 8TH,9TH, 12TH, 13TH, 16TH,17TH, 20TH, 21ST, 24TH, 25TH FLR

A	29.05	X	23.35	X	1.00	=	678.32	A
DEDCUTIONS								
D1	0.40	X	5.00	X	1.00	=	2.00	
D2	1.35	X	2.00	X	2.00	=	5.40	
D3	7.15	X	0.15	X	1.00	=	1.07	
D4	5.40	X	5.00	X	1.00	=	27.00	
D5	5.00	X	1.80	X	1.00	=	9.00	
D6	7.60	X	2.00	X	1.00	=	15.20	
D7	3.30	X	1.10	X	1.00	=	3.63	
D8	0.75	X	2.45	X	1.00	=	1.84	
D9	11.70	X	1.20	X	1.00	=	14.04	
D10	9.70	X	1.25	X	1.00	=	12.13	
D11	6.85	X	3.25	X	1.00	=	22.26	
D12	2.60	X	2.05	X	1.00	=	5.33	
D13	0.40	X	5.00	X	1.00	=	2.00	
D14	1.35	X	2.00	X	1.00	=	2.70	
D15	3.65	X	0.20	X	1.00	=	0.73	
D16	3.50	X	2.16	X	1.00	=	7.56	
D17	1.35	X	4.66	X	1.00	=	6.29	
D18	3.65	X	0.20	X	1.00	=	0.73	
D19	1.35	X	2.00	X	1.00	=	2.70	
D20	0.40	X	5.00	X	1.00	=	2.00	
D21	2.60	X	2.00	X	1.00	=	5.20	
D22	3.75	X	4.40	X	1.00	=	16.50	
D23	4.50	X	1.35	X	1.00	=	6.09	
D24	2.60	X	2.00	X	1.00	=	5.20	
TOTAL DEDUCTIONS						=	176.59	B
GROSS BUILT-UP AREA				(A - B)		=	501.73	C
DEDUCTIONS FOR FREE OF FSI								
L1	4.73	X	6.19	X	1.00	=	29.28	
L2	3.30	X	4.60	X	1.00	=	15.18	
S1	5.60	X	3.25	X	1.00	=	18.20	
DEDUCTIONS FOR FREE OF FSI						=	62.66	D
TOTAL NET BUILT-UP AREA				(C - D)		=	439.07	



4TH TO 6TH FLOOR PLAN OF BLDG NO-1

SCALE : 1:100



8TH,9TH,12TH,13TH, 16TH,17TH, 20TH, 21ST, 24TH, 25TH FLOOR PLAN OF BLDG NO-1

SCALE : 1:100

BUILD. NO.- 1
PARKING AREA STATEMENT

FLOOR	UP TO 35	35 TO 45	45 TO 70	70 ABOVE
1-BASEMENT		PARKING		
GROUND Meter Rm.Area				
1st.FLR	<<<<<<<<	PARKING	>>>>>>>>	
2nd.FLR	<<<<<<<<	PARKING	>>>>>>>>	
3rd.FLR	<<<<<<<<	PARKING	>>>>>>>>	
4th.FLR	-	-	-	4
5th.FLR	-	-	-	4
6th.FLR	-	-	-	4
7th. (Refuge)	-	-	1	2
8th.FLR	-	-	-	4
9th.FLR	-	-	-	4
10th.FLR	-	-	-	4
11th.FLR	-	-	-	4
12th.FLR	-	-	-	4
13th.FLR	-	-	-	4
14th.FLR	-	-	-	4
15th. (Refuge)	-	-	1	2
16th.FLR	-	-	-	4
17th.FLR	-	-	-	4
18th.FLR	-	-	-	4
19th.FLR	-	-	-	4
20th.FLR	-	-	-	4
21st.FLR	-	-	-	4
22nd.FLR	-	-	-	4
23rd. (Refuge)	-	-	1	2
24th.FLR	-	-	-	4
25th.FLR	-	-	-	4
26th.FLR	-	-	-	4
27th.FLR	-	-	-	4
28th.FLR	-	-	-	4
29th.FLR	-	-	-	4
30th.(Refuge)	-	-	1	2
31st.FLR	-	-	-	4
32nd.FLR	-	-	-	4
33rd.FLR	-	-	-	4
34th.FLR	-	-	-	4
TOTAL	-	-	4.00	116.00

BUILD. NO.- 2
PARKING AREA STATEMENT

FLOOR	UP TO 35	35 TO 45	45 TO 70	70 ABOVE
1-BASEMENT		PARKING		
GROUND NR/Meter Rm.Area				
1st.FLR	<<<<<<<<	PARKING	>>>>>>>>	
2nd.FLR	<<<<<<<<	PARKING	>>>>>>>>	
3rd.FLR	<<<<<<<<	PARKING	>>>>>>>>	
4th.FLR	5	-	1	-
5th.FLR	4	1	1	-
6th.FLR	4	1	1	-
7th. (Refuge)	4	1	-	-
8th.FLR	4	1	1	-
9th.FLR	4	1	1	-
10th.FLR	4	1	1	-
11th.FLR	6	1	-	-
12th.FLR	5	1	-	-
13th.FLR	5	1	-	-
14th.FLR	5	-	-	-
15th.FLR	5	1	-	-
16th.FLR	5	1	-	-
17th.FLR	5	1	-	-
18th.FLR	5	1	-	-
19th.FLR	5	1	-	-
20th.FLR	1	-	-	-
TOTAL	76	14	6	-

PARKING AREA STATEMENT BLDG. -3

FLOORS	NO OF SHOPs	<20	20<30
BASEMENT	2 NO.	1	-
GROUND FLOOR	7 NOS.	6	2
TOTAL	9 NOS.	7	2

	RESIDENTIAL PARKING	FLATS	PARKING
1	8 TENEMENTS WITH CARPET AREA UP TO 35 SQ.MT.	76	9.50
2	4 TENEMENTS WITH CARPET AREA 35.00 TO 45.00 SQ.MT.	14	3.50
3	2 TENEMENTS WITH CARPET AREA 45.00 TO 70.00 SQ.MT.	10	5.00
4	1 TENEMENTS WITH CARPET AREA EXCEEDING 70 SQ.MT.	116	116
	TOTAL	216	134.00
	ADDITION 25 % VISITORS PARKING		33.50
	TOTAL		167.50
	NON RESIDENTIAL PARKING	AREA	PARKING
5	1 PARKING FOR EVERY 40 SQ.MT.	292.24	7.30
	ADDITION 10 % VISITORS PARKING MIN-2		2.00
	TOTAL		9.30
	PARKING REQUIRED FOR RESIDENTIAL & NON RES.		176.80
	ADDITION 25 % ADDITIONAL PARKING		44.20
	TOTAL		221.00
	PERMISSIBLE PARKING		221.00
	PROPOSED PARKING		220.00

PART OC GRANTED SHOWN IN BLUE COLOR

PROPOSED AMENDED

PROFORMA - B

CONTENT OF SHEETS

4TH TO 6TH FLOOR PLAN,
8TH,9TH,12TH,13TH, 16TH,17TH, 20TH, 21ST, 24TH, 25TH FLOOR PLAN

STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN

OWNERS NAME & SIGNATURE

NISAR I. PATEL C.A. TO OWNER

NISARA HMED IBRAHIM PATEL

THIS PLAN IS DIGITALLY SINGED & ISSUED

No. EEBP /870 / E / A.

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL

PROPOSED REDEVLOPMENT OF PROPERTY BEARING C.S. NO. 1/378, OF MAZGAON DIVISION SITUATED AT NESBIT ROAD, MUMBAI - 400 010.

ARCHITECT

VIVEK BHARTU & CONSULTANTS PVT. LTD.
Architects & Engineers.
764-E , UMRIGAR BUILDING,
PARSI COLONY, TILAK ROAD,
DADAR (EAST), MUMBAI-14.

Vivek Ganesh Bhartu

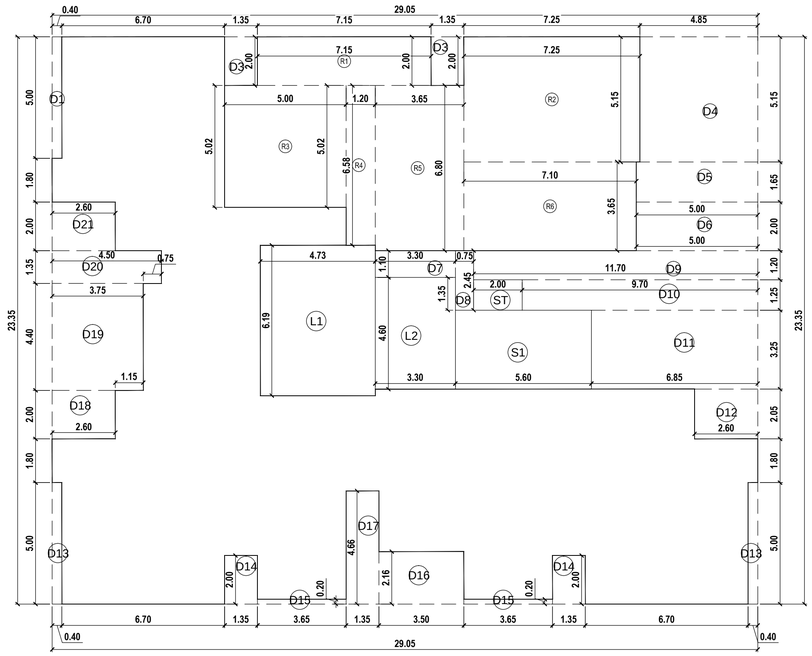
Deepak Kalipada Gosh
D.F.O

Digitally signed by Deepak Kalipada Gosh
Date: 2019.04.11 00:48:13 +05'30'

Hemant Dattatray Parab
Dy. C.F.O.

Digitally signed by Hemant Dattatray Parab
DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Mumbai Fire Brigade, postalCode=400001, st=MAHARASHTRA, serialNumber=9c4bd6a6f1f2f7a5da8a9c42f4f573c690f9a530de0245712627a21ec3adb7cca, cn=Hemant Dattatray Parab
Date: 2019.04.15 20:22:27 +05'30'

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EB/870/E/A	S.N.A	1:100	F.KHAN		03



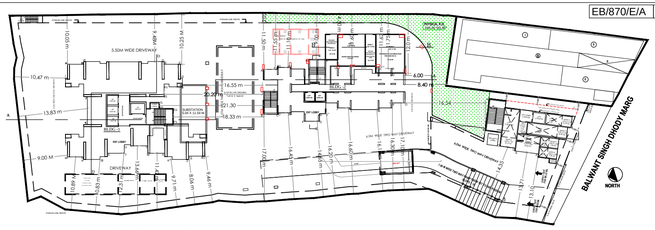
7TH FLOOR AREA DIAGRAM OF BLDG NO-1 SCALE : 1:100

BUILT-UP AREA CALCULATION FOR 7TH FLOOR PLAN								
A	29.05	X	23.35	X	1.00	=	678.32	A
DEDCUTIONS								
D1	0.40	X	5.00	X	1.00	=	2.00	
D3	1.35	X	2.00	X	2.00	=	5.40	
D4	4.85	X	5.15	X	1.00	=	24.98	
D5	5.00	X	1.65	X	1.00	=	8.25	
D6	5.00	X	2.00	X	1.00	=	10.00	
D7	3.30	X	1.10	X	1.00	=	3.63	
D8	0.75	X	2.45	X	1.00	=	1.84	
D9	11.70	X	1.20	X	1.00	=	14.04	
D10	9.70	X	1.25	X	1.00	=	12.13	
D11	6.85	X	3.25	X	1.00	=	22.26	
D12	2.60	X	2.05	X	1.00	=	5.33	
D13	0.40	X	5.00	X	2.00	=	4.00	
D14	1.35	X	2.00	X	2.00	=	5.40	
D15	3.65	X	0.20	X	2.00	=	1.46	
D16	3.50	X	2.16	X	1.00	=	7.56	
D17	1.35	X	4.66	X	1.00	=	6.29	
D18	2.60	X	2.00	X	1.00	=	5.20	
D19	3.75	X	4.40	X	1.00	=	16.50	
D20	4.50	X	1.35	X	1.00	=	6.08	
D21	2.60	X	2.00	X	1.00	=	5.20	
TOTAL DEDUCTIONS						=	167.54	B
GROSS BUILT-UP AREA			(A - B)			=	510.78	C
DEDUCTIONS FOR FREE OF FSI								
L1	4.73	X	6.19	X	1.00	=	29.28	
L2	3.30	X	4.60	X	1.00	=	15.18	
S1	5.60	X	3.25	X	1.00	=	18.20	
DEDUCTIONS FOR FREE OF FSI						=	62.66	D
DEDUCTIONS FOR REFUGE AREA								
R1	7.15	X	2.00	X	1.00	=	14.30	
R2	7.25	X	5.15	X	1.00	=	37.34	
R3	5.00	X	5.02	X	1.00	=	25.10	
R4	1.20	X	6.58	X	1.00	=	7.90	
R5	3.65	X	6.80	X	1.00	=	24.82	
R6	7.10	X	3.65	X	1.00	=	25.92	
DEDUCTIONS FOR REFUGE AREA						=	135.37	E
TOTAL NET BUILT-UP AREA			(C - D - E)			=	312.75	

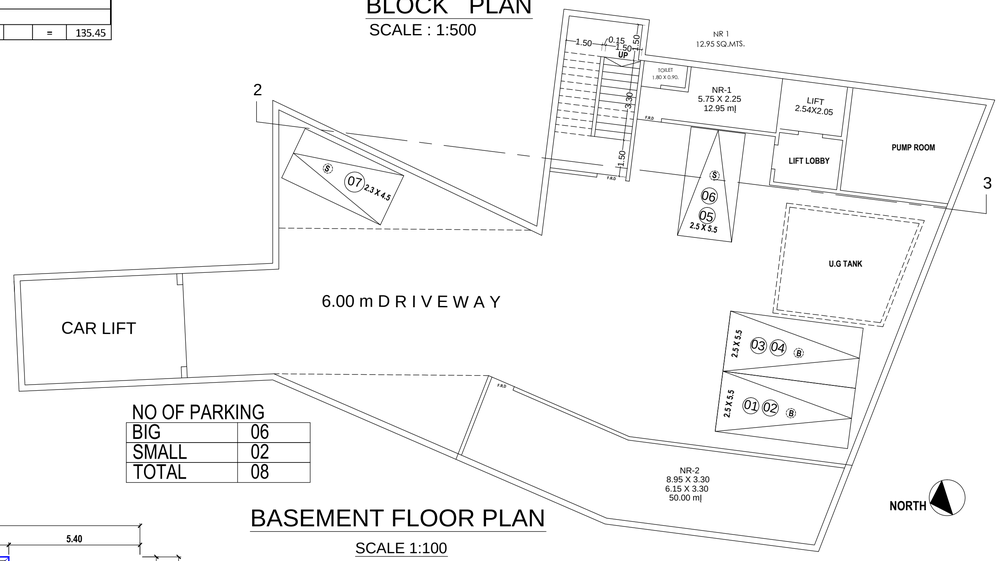
7th Floor Refuge Area Calculation

REFUGE AREA CALCULATION		
7TH TO 14TH FLOOR NET BUILT- UP AREA		
7TH FLOOR	=	312.75
8th FLOOR	=	439.07
9th FLOOR	=	439.07
10th FLOOR	=	461.71
11th FLOOR	=	393.79
12th FLOOR	=	439.07
13th FLOOR	=	439.07
14th FLOOR	=	461.71
TOTAL NET BUILT-UP AREA	=	3386.24

REQUIRED REFUGE AREA					
3386.24	X	0.04	=	135.45

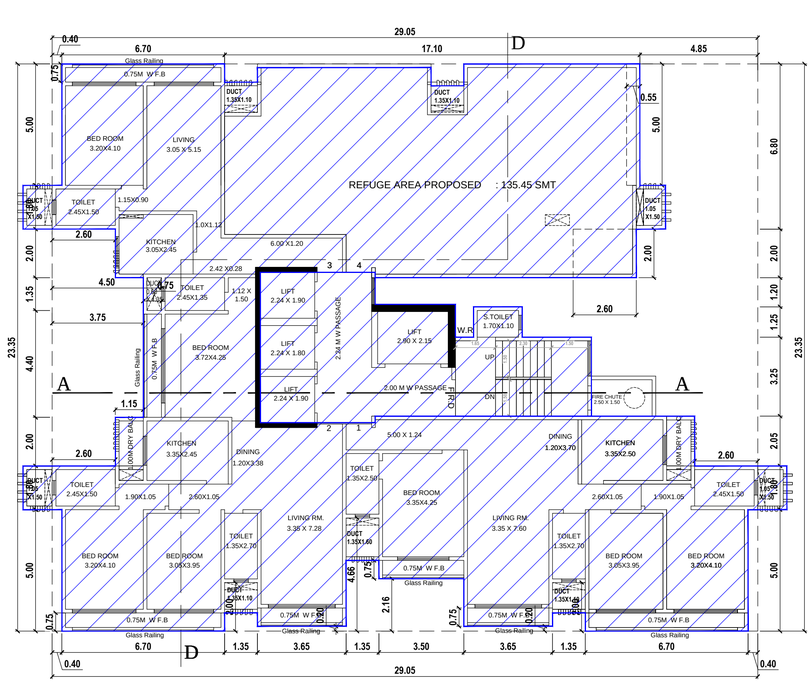


BLOCK PLAN
SCALE : 1:500

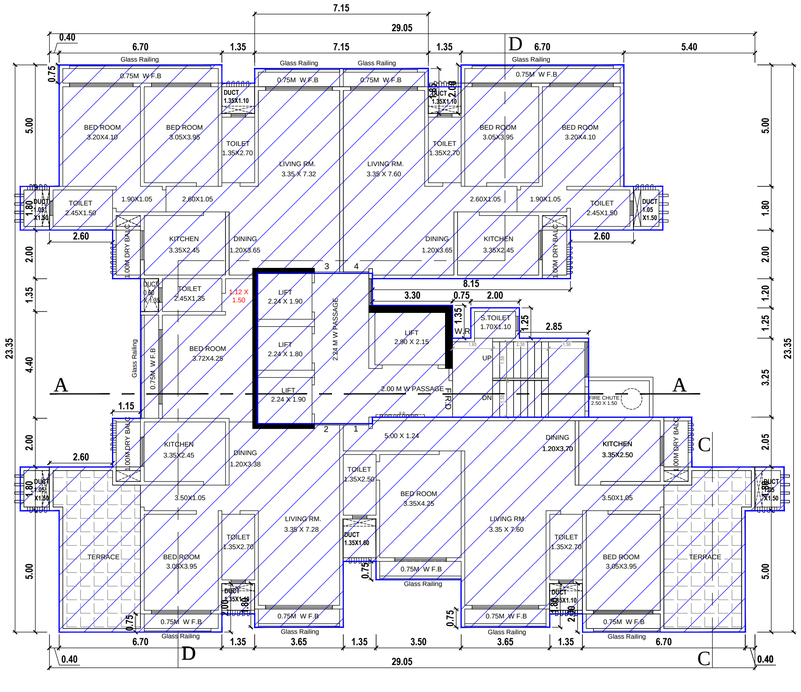


NO OF PARKING	
BIG	06
SMALL	02
TOTAL	08

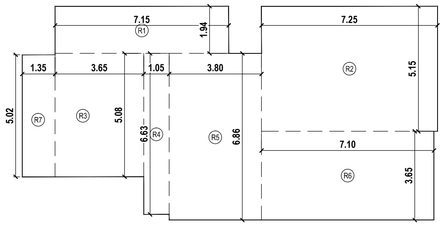
BASEMENT FLOOR PLAN
SCALE 1:100



7TH FLOOR PLAN OF BLDG NO-1 SCALE : 1:100



10TH, 14TH , 18TH, 22ND & 26TH FLOOR PLAN OF BLDG NO-1 SCALE : 1:100



REFUGE AREA DIAGRAM OF BLDG NO-1 7TH FLOOR SCALE : 1:100

7TH FLOOR (REFUGE)							
R1	7.15	X	1.94	X	1 NO	=	13.87 SQ.MT.
R2	7.25	X	5.15	X	1 NO	=	37.34 SQ.MT.
R3	3.65	X	5.08	X	1 NO	=	18.54 SQ.MT.
R4	1.05	X	6.63	X	1 NO	=	6.96 SQ.MT.
R5	3.80	X	6.86	X	1 NO	=	26.07 SQ.MT.
R6	7.10	X	3.65	X	1 NO	=	25.92 SQ.MT.
R7	1.35	X	5.00	X	1 NO	=	6.75 SQ.MT.
TOTAL ADDITION						=	135.45 SQ.MT.

PART OC GRANTED SHOWN IN BLUE COLOR

PROPOSED AMENDED

2019

EB/870/E/A | SHEET No. 04

PROFORMA - B

CONTENT OF SHEETS

7TH FLOOR PLAN, REFUGE CALCULATION
10TH, 14TH , 18TH, 22ND & 26TH FLOOR PLAN

STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN

OWNERS NAME & SIGNATURE

NISAR I. PATEL C.A. TO OWNER

NISARA HMED IBRAHIM PATEL

THIS PLAN IS DIGITALLY SINGED & ISSUED

No. EEBP /870 / E / A,

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL

PROPOSED REDEVLOPMENT OF PROPERTY BEARING C.S. NO. 1/378, OF MAZGAON DIVISION SITUATED AT NESBIT ROAD, MUMBAI - 400 010.

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Architects & Engineers,
764-E, UMRICAR BUILDING,
PARSI COLONY, TILAK ROAD,
DADAR (EAST), MUMBAI-14.

Vivek Ganesh Bhartu

Deepak Kalipada Gosh
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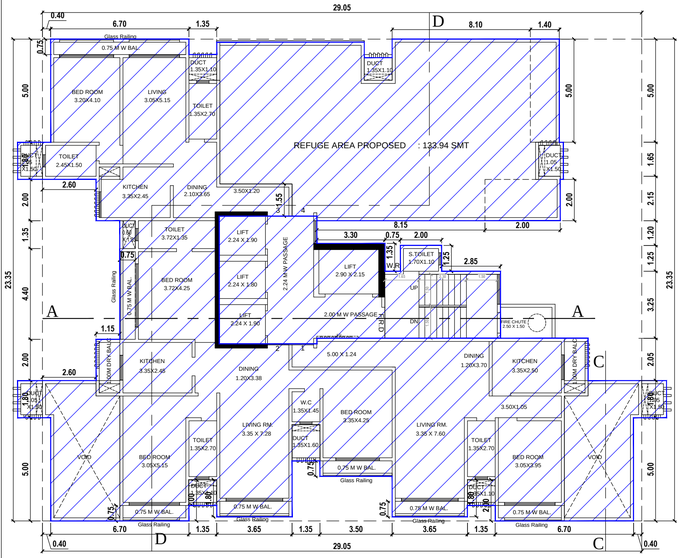
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Hemant Dattatray Parab
Dy. C.F.O.

Digitally signed by Hemant Dattatray Parab
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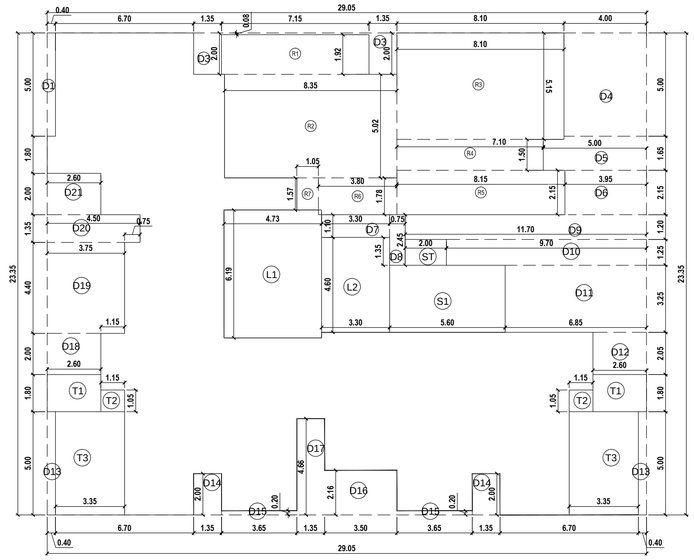
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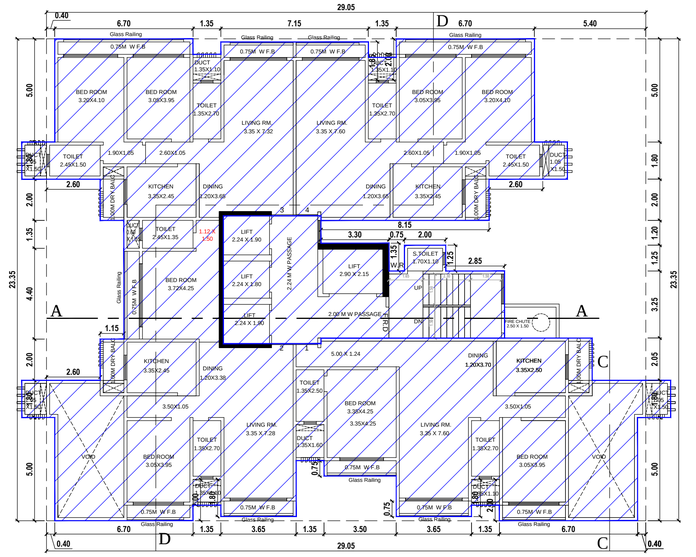


15TH FLOOR PLAN OF BLDG NO-1 SCALE : 1:100

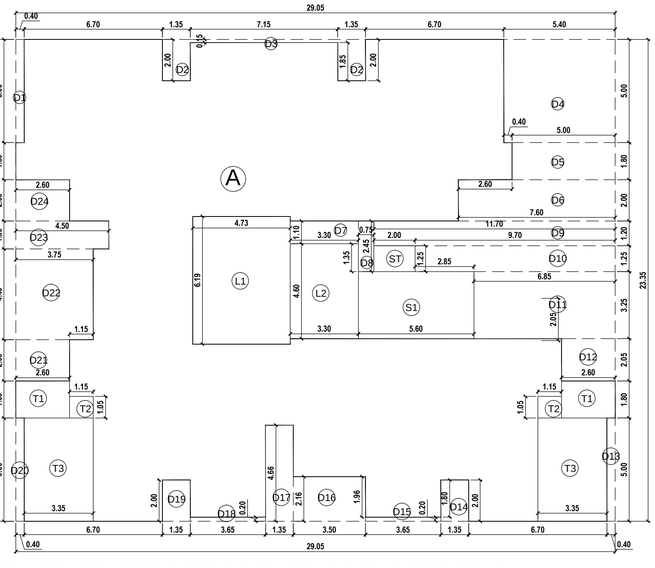
BUILT-UP AREA CALCULATION								
FOR TYPICAL 15TH FLOOR PLAN								
A	29.05	X	23.35	X	1.00	=	678.32	A
DEDCUTIONS								
D1	0.40	X	5.00	X	1.00	=	2.00	
D3	1.35	X	2.00	X	2.00	=	5.40	
D4	4.00	X	5.00	X	1.00	=	20.00	
D5	5.00	X	1.65	X	1.00	=	8.25	
D6	3.95	X	2.15	X	1.00	=	8.49	
D7	3.30	X	1.10	X	1.00	=	3.63	
D8	0.75	X	2.45	X	1.00	=	1.84	
D9	11.70	X	1.20	X	1.00	=	14.04	
D10	9.70	X	1.25	X	1.00	=	12.13	
D11	6.85	X	3.25	X	1.00	=	22.26	
D12	2.60	X	2.05	X	1.00	=	5.33	
D13	0.40	X	5.00	X	1.00	=	2.00	
D14	1.35	X	2.00	X	2.00	=	5.40	
D15	3.65	X	0.20	X	1.00	=	1.46	
D16	3.50	X	2.16	X	1.00	=	7.56	
D17	1.35	X	4.66	X	1.00	=	6.29	
D18	2.60	X	2.00	X	1.00	=	5.20	
D19	3.75	X	4.40	X	1.00	=	16.50	
D20	4.50	X	1.35	X	1.00	=	6.08	
D21	2.60	X	2.00	X	1.00	=	5.20	
T1	2.60	X	1.80	X	2.00	=	9.36	
T2	1.15	X	1.05	X	2.00	=	2.42	
T3	3.36	X	5.00	X	2.00	=	33.60	
TOTAL DEDUCTIONS						=	206.43	B
GROSS BUILT-UP AREA				(A - B)		=	471.89	C
DEDUCTIONS FOR FREE OF FSI								
L1	4.73	X	6.19	X	1.00	=	29.28	
L2	3.30	X	4.60	X	1.00	=	15.18	
S1	5.60	X	3.25	X	1.00	=	18.20	
DEDUCTIONS FOR FREE OF FSI						=	62.66	D
DEDUCTIONS FOR REFUGE AREA								
R1	7.15	X	1.92	X	1.00	=	13.73	
R2	8.35	X	5.02	X	1.00	=	41.92	
R3	8.10	X	5.15	X	1.00	=	41.72	
R4	7.10	X	1.50	X	1.00	=	10.65	
R5	8.15	X	2.15	X	1.00	=	17.52	
R6	3.80	X	1.78	X	1.00	=	6.76	
R7	1.05	X	1.57	X	1.00	=	1.64	
DEDUCTIONS FOR REFUGE AREA						=	133.94	E
TOTAL NET BUILT-UP AREA				(C - D - E)		=	275.29	



15TH FLOOR AREA DIAGRAM OF BLDG NO-1 SCALE : 1:100

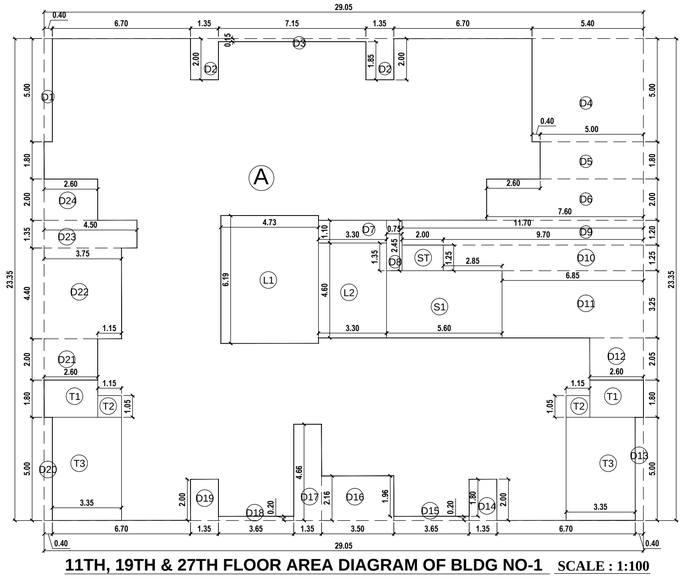


11TH, 19TH & 27TH FLOOR PLAN OF BLDG NO-1 SCALE : 1:100



BUILT-UP AREA CALCULATION								
FOR TYPICAL 10TH, 14TH, 18TH, 22ND & 26TH FLOOR								
A	29.05	X	23.35	X	1.00	=	678.32	A
T1	2.60	X	1.80	X	1.00	=	4.68	
T2	1.15	X	1.05	X	1.00	=	1.21	
T3	3.35	X	5.00	X	1.00	=	16.75	
ADDITIONS							700.96	
DEDCUTIONS								
D1	0.40	X	5.00	X	1.00	=	2.00	
D2	1.35	X	2.00	X	2.00	=	5.40	
D3	7.15	X	0.15	X	1.00	=	1.07	
D4	5.40	X	5.00	X	1.00	=	27.00	
D5	5.00	X	1.80	X	1.00	=	9.00	
D6	7.60	X	2.00	X	1.00	=	15.20	
D7	3.30	X	1.10	X	1.00	=	3.63	
D8	0.75	X	2.45	X	1.00	=	1.84	
D9	11.70	X	1.20	X	1.00	=	14.04	
D10	9.70	X	1.25	X	1.00	=	12.13	
D11	6.85	X	3.25	X	1.00	=	22.26	
D12	2.60	X	2.05	X	1.00	=	5.33	
D13	0.40	X	5.00	X	1.00	=	2.00	
D14	1.35	X	2.00	X	1.00	=	2.70	
D15	3.65	X	0.20	X	1.00	=	0.73	
D16	3.50	X	2.16	X	1.00	=	7.56	
D17	1.35	X	4.66	X	1.00	=	6.29	
D18	3.65	X	0.20	X	1.00	=	0.73	
D19	1.35	X	2.00	X	1.00	=	2.70	
D20	0.40	X	5.00	X	1.00	=	2.00	
D21	2.60	X	2.00	X	1.00	=	5.20	
D22	3.75	X	4.40	X	1.00	=	16.50	
D23	4.50	X	1.35	X	1.00	=	6.09	
D24	2.60	X	2.00	X	1.00	=	5.20	
TOTAL DEDUCTIONS						=	176.59	B
GROSS BUILT-UP AREA				(A - B)		=	524.37	C
DEDUCTIONS FOR FREE OF FSI								
L1	4.73	X	6.19	X	1.00	=	29.28	
L2	3.30	X	4.60	X	1.00	=	15.18	
S1	5.60	X	3.25	X	1.00	=	18.20	
DEDUCTIONS FOR FREE OF FSI						=	62.66	D
TOTAL NET BUILT-UP AREA				(C - D)		=	461.71	

10TH, 14TH, 18TH, 22ND & 26TH FLOOR AREA DIAGRAM OF BLDG NO-1 SCALE : 1:100



11TH, 19TH & 27TH FLOOR AREA DIAGRAM OF BLDG NO-1 SCALE : 1:100

15th Floor Refuge Area Calculation

15TH TO 22ND FLOOR NET BUILT- UP AREA		
15TH FLOOR	=	275.29
16TH FLOOR	=	439.07
17th FLOOR	=	439.07
18th FLOOR	=	461.71
19th FLOOR	=	393.79
20th FLOOR	=	439.07
21st FLOOR	=	439.07
22nd FLOOR	=	461.71
TOTAL NET BUILT-UP AREA	=	3348.78

PERMISSIBLE REFUGE AREA					
3348.50	X	0.04		=	133.95

BUILT-UP AREA CALCULATION								
FOR 11TH, 19TH & 27TH FLR								
A	29.05	X	23.35	X	1.00	=	678.32	A
DEDCUTIONS								
D1	0.40	X	5.00	X	1.00	=	2.00	
D2	1.35	X	2.00	X	2.00	=	5.40	
D3	7.15	X	0.15	X	1.00	=	1.07	
D4	5.40	X	5.00	X	1.00	=	27.00	
D5	5.00	X	1.80	X	1.00	=	9.00	
D6	7.60	X	2.00	X	1.00	=	15.20	
D7	3.30	X	1.10	X	1.00	=	3.63	
D8	0.75	X	2.45	X	1.00	=	1.84	
D9	11.70	X	1.20	X	1.00	=	14.04	
D10	9.70	X	1.25	X	1.00	=	12.13	
D11	6.85	X	3.25	X	1.00	=	22.26	
D12	2.60	X	2.05	X	1.00	=	5.33	
D13	0.40	X	5.00	X	1.00	=	2.00	
D14	1.35	X	2.00	X	1.00	=	2.70	
D15	3.65	X	0.20	X	1.00	=	0.73	
D16	3.50	X	2.16	X	1.00	=	7.56	
D17	1.35	X	4.66	X	1.00	=	6.29	
D18	3.65	X	0.20	X	1.00	=	0.73	
D19	1.35	X	2.00	X	1.00	=	2.70	
D20	0.40	X	5.00	X	1.00	=	2.00	
D21	2.60	X	2.00	X	1.00	=	5.20	
D22	3.75	X	4.40	X	1.00	=	16.50	
D23	4.50	X	1.35	X	1.00	=	6.09	
D24	2.60	X	2.00	X	1.00	=	5.20	
T1	2.60	X	1.80	X	2.00	=	9.36	
T2	1.15	X	1.05	X	2.00	=	2.42	
T3	3.35	X	5.00	X	2.00	=	33.50	
TOTAL DEDUCTIONS						=	221.87	B
GROSS BUILT-UP AREA				(A - B)		=	456.45	C
DEDUCTIONS FOR FREE OF FSI								
L1	4.73	X	6.19	X	1.00	=	29.28	
L2	3.30	X	4.60	X	1.00	=	15.18	
S1	5.60	X	3.25	X	1.00	=	18.20	
DEDUCTIONS FOR FREE OF FSI						=	62.66	D
TOTAL NET BUILT-UP AREA				(C - D)		=	393.79	

PART OC GRANTED SHOWN IN BLUE COLOR

PROPOSED AMENDED

PROFORMA - B

CONTENT OF SHEETS

11TH, 19TH & 27TH FLOOR PLAN

15TH FLOOR PLAN, AREA CALCULATION

STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN

OWNERS NAME & SIGNATURE

NISAR I. PATEL C.A. TO OWNER

NISARA HMED IBRAHIM PATEL

THIS PLAN IS DIGITALLY SINGED & ISSUED

No. EEBP /870 / E / A.

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL

PROPOSED REDEVLOPMENT OF PROPERTY BEARING C.S. NO. 1/378, OF MAZGAON DIVISION SITUATED AT NESBIT ROAD, MUMBAI - 400 010.

ARCHITECT

VIVEK BHARTU & CONSULTANTS PVT. LTD.
Architects & Engineers.
764-E, UMRIGAR BUILDING,
PARSI COLONY, TILAK ROAD,
DADAR (EAST), MUMBAI-14.

Vivek Ganesh Bhartu

Deepak Kalipada Gosh
D.F.O

Digitally signed by Deepak Kalipada Gosh
Date: 2019.04.11 01:03:06 +05'30'

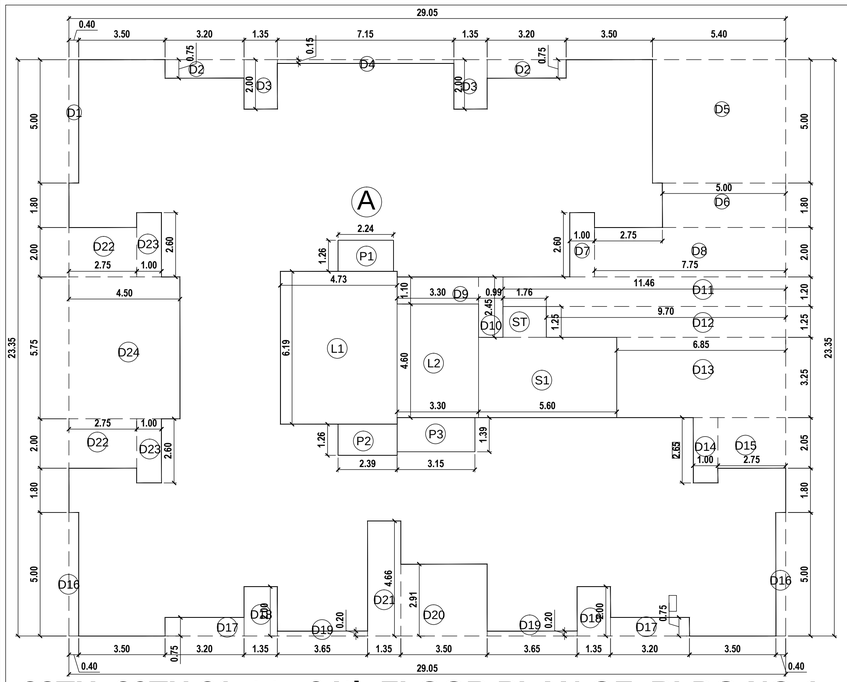
Hemant Dattatray Parab
Dy. C.F.O.

Digitally signed by Hemant Dattatray Parab
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Date: 2019.04.15 20:22:58 +05'30'

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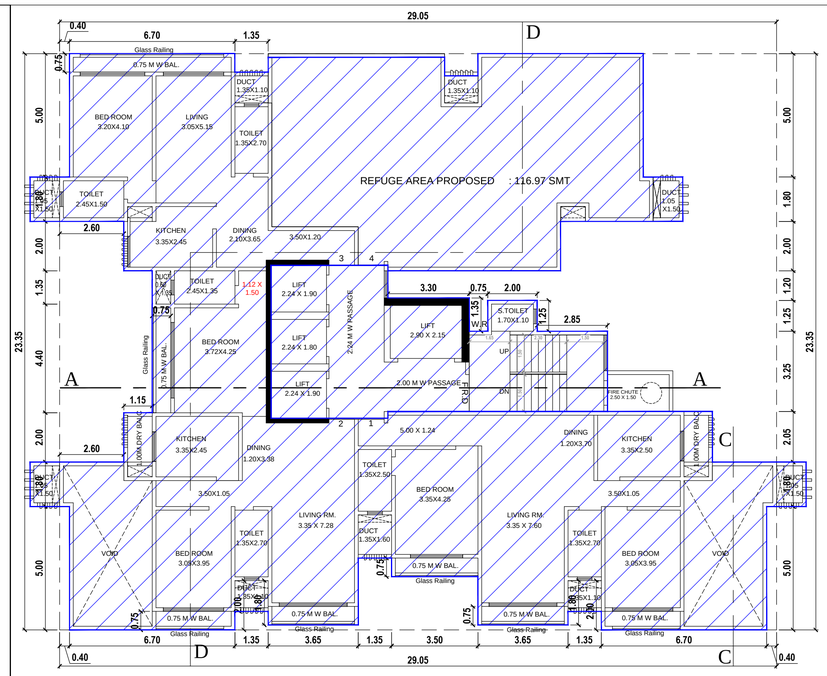
EB/870/E/A | SHEET No. 06

BUILT-UP AREA CALCULATION FOR 28TH,29TH, 31ST & 33RD FLOOR PLAN								
A	29.05	X	23.35	X	1.00	=	678.32	A
DEDCUTIONS								
D1	0.40	X	5.00	X	1.00	=	2.00	
D2	3.20	X	0.75	X	2.00	=	4.80	
D3	1.35	X	2.00	X	2.00	=	5.40	
D4	7.15	X	0.15	X	1.00	=	1.07	
D5	5.40	X	5.00	X	1.00	=	27.00	
D6	5.00	X	1.80	X	1.00	=	9.00	
D7	1.00	X	2.60	X	1.00	=	2.60	
D8	7.75	X	2.00	X	1.00	=	15.50	
D9	3.30	X	1.10	X	1.00	=	3.63	
D10	0.99	X	2.45	X	1.00	=	2.43	
D11	11.70	X	1.20	X	1.00	=	14.04	
D12	9.70	X	1.25	X	1.00	=	12.13	
D13	6.85	X	3.25	X	1.00	=	22.26	
D14	1.00	X	2.65	X	1.00	=	2.65	
D15	2.75	X	2.05	X	1.00	=	5.64	
D16	0.40	X	5.00	X	2.00	=	4.00	
D17	3.20	X	0.75	X	2.00	=	4.80	
D18	1.35	X	2.00	X	2.00	=	5.40	
D19	3.65	X	0.20	X	2.00	=	1.46	
D20	3.50	X	2.91	X	1.00	=	10.19	
D21	1.35	X	4.66	X	1.00	=	6.29	
D22	2.75	X	2.00	X	2.00	=	11.00	
D23	1.00	X	2.60	X	2.00	=	5.20	
D24	4.50	X	5.75	X	1.00	=	25.90	
TOTAL DEDUCTIONS						=	204.38	B
GROSS BUILT-UP AREA			(A - B)			=	473.94	C
DEDUCTIONS FOR FREE OF FSI								
L1	4.73	X	6.19	X	1.00	=	29.28	
L2	3.30	X	4.60	X	1.00	=	15.18	
S1	5.60	X	3.25	X	1.00	=	18.20	
P1	2.24	X	1.26	X	1.00	=	2.82	
P2	2.39	X	1.26	X	1.00	=	3.01	
P3	3.15	X	1.39	X	1.00	=	4.38	
ST	1.76	X	1.25	X	1.00	=	2.20	
DEDUCTIONS FOR FREE OF FSI						=	75.07	D
TOTAL NET BUILT-UP AREA			(C - D)			=	398.87	



28TH ,29TH 31st to 34th FLOOR PLAN OF BLDG NO-1

SCALE : 1:100



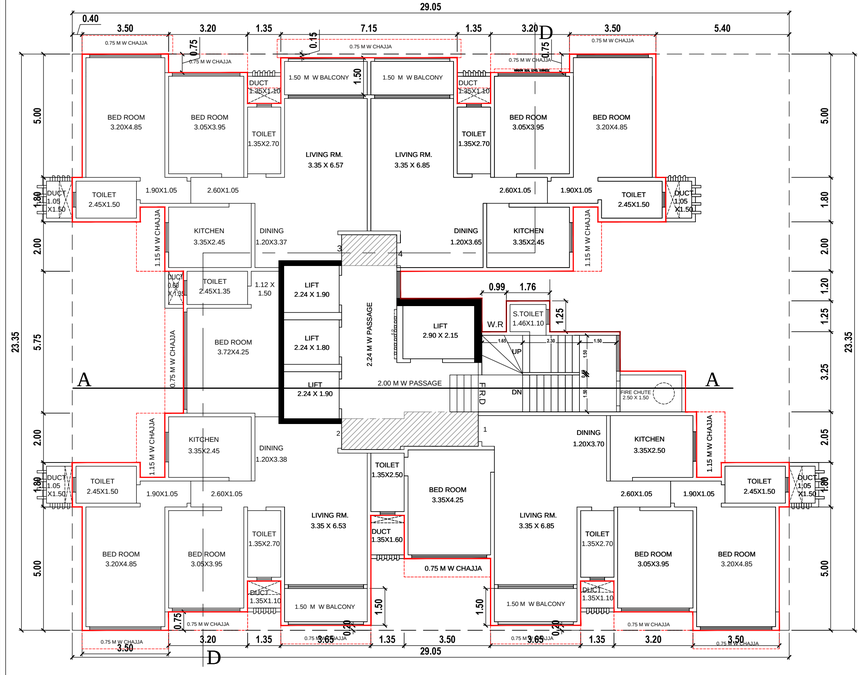
23RD FLOOR PLAN OF BLDG NO-1

SCALE : 1:100

BUILT-UP AREA CALCULATION 23RD FLOOR PLAN								
A	29.05	X	23.35	X	1.00	=	678.32	A
DEDCUTIONS								
D1	0.40	X	5.00	X	1.00	=	2.00	
D3	1.35	X	2.00	X	2.00	=	5.40	
D5	5.40	X	5.00	X	1.00	=	27.00	
D6	5.00	X	1.80	X	1.00	=	9.00	
D7	1.00	X	0.60	X	1.00	=	0.60	
D8	8.75	X	2.00	X	1.00	=	17.50	
D9	3.30	X	1.10	X	1.00	=	3.63	
D10	0.75	X	2.45	X	1.00	=	1.84	
D11	11.70	X	1.20	X	1.00	=	14.04	
D12	9.70	X	1.25	X	1.00	=	12.13	
D13	6.85	X	3.25	X	1.00	=	22.26	
D14	2.60	X	2.05	X	1.00	=	5.33	
D15	0.40	X	5.00	X	2.00	=	4.00	
D16	1.35	X	2.00	X	2.00	=	5.40	
D17	3.65	X	0.20	X	2.00	=	1.46	
D18	3.50	X	2.16	X	1.00	=	7.56	
D19	1.35	X	4.66	X	1.00	=	6.29	
D20	2.60	X	2.00	X	1.00	=	5.20	
D21	3.75	X	4.40	X	1.00	=	16.50	
D22	4.50	X	1.35	X	1.00	=	6.08	
D23	2.60	X	2.00	X	1.00	=	5.20	
T1	2.60	X	1.80	X	2.00	=	9.36	
T2	1.15	X	1.05	X	2.00	=	2.42	
T3	3.35	X	5.00	X	2.00	=	33.50	
TOTAL DEDUCTIONS						=	223.69	B
GROSS BUILT-UP AREA			(A - B)			=	454.63	C
DEDUCTIONS FOR FREE OF FSI								
L1	4.73	X	6.19	X	1.00	=	29.28	
L2	3.30	X	4.60	X	1.00	=	15.18	
S1	5.60	X	3.25	X	1.00	=	18.20	
DEDUCTIONS FOR FREE OF FSI						=	62.66	D
DEDUCTIONS FOR REFUGE AREA								
R1	7.15	X	2.00	X	1.00	=	14.30	
R2	3.50	X	5.02	X	1.00	=	17.57	
R3	1.20	X	6.58	X	1.00	=	7.90	
R4	6.70	X	2.00	X	1.00	=	13.40	
R5	8.00	X	4.20	X	1.00	=	33.60	
R6	7.00	X	2.60	X	1.00	=	18.20	
R7	2.35	X	3.00	X	1.00	=	7.05	
R8	2.75	X	1.80	X	1.00	=	4.95	
DEDUCTIONS FOR REFUGE AREA						=	116.97	E
TOTAL NET BUILT-UP AREA			(C - D - E)			=	275.01	

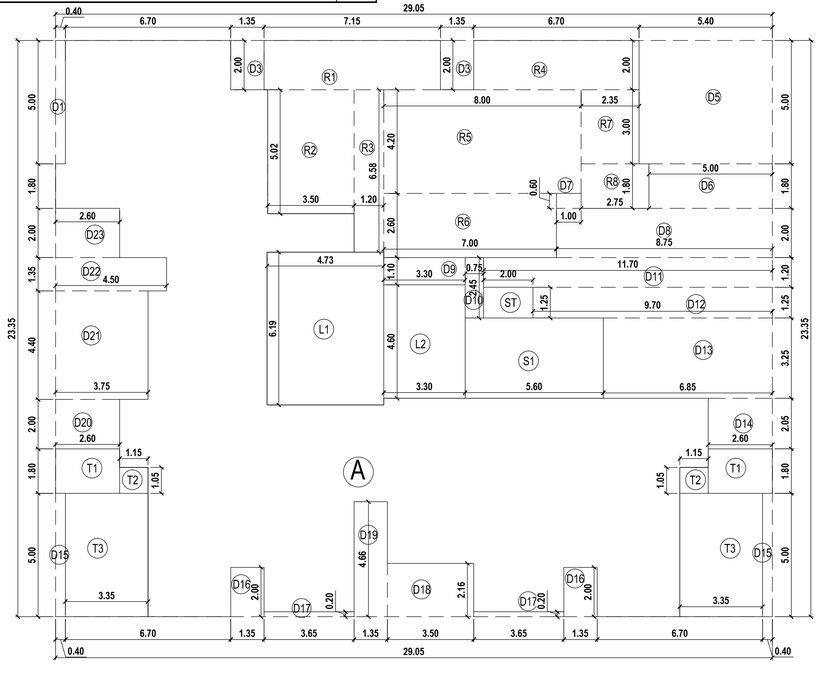
PART OC GRANTED SHOWN IN BLUE COLOR

PROPOSED AMENDED



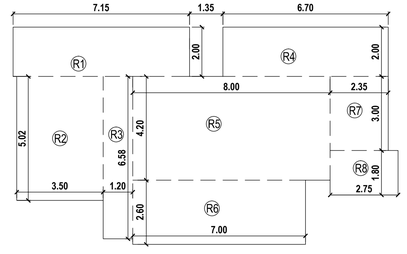
28TH, 29TH & 31st to 34th FLOOR PLAN OF BLDG NO-1

SCALE : 1:100



23RD FLOOR PLAN OF BLDG NO-1

SCALE : 1:100



REFUGE AREA DIAGRAM OF BLDG NO-1
23RD FLOOR
SCALE : 1:100

building no.1

REFUGE AREA CALCULATION (23RD FLOOR) 23rd TO 29TH FLOOR NET BUILT- UP AREA		
23rd FLOOR	=	275.01
24TH FLOOR	=	439.07
25TH FLOOR	=	439.07
26TH FLOOR	=	461.71
27TH FLOOR	=	393.79
28TH FLOOR	=	398.87
29TH FLOOR	=	398.87
TOTAL NET BUILT-UP AREA	=	2806.39

PERMISSIBLE REFUGE AREA					
2806.39	X	0.04		=	112.26

PROPOSED REGUGE AREA							
R1	7.15	X	2.00	X	1.00	=	14.30
R2	3.50	X	5.02	X	1.00	=	17.57
R3	1.20	X	6.58	X	1.00	=	7.90
R4	6.70	X	2.00	X	1.00	=	13.40
R5	8.00	X	4.20	X	1.00	=	33.60
R6	7.00	X	2.60	X	1.00	=	18.20
R7	2.35	X	3.00	X	1.00	=	7.05
R8	2.75	X	1.80	X	1.00	=	4.95
PROPOSED REGUGE AREA						=	116.97

PROFORMA - B

CONTENT OF SHEETS

28TH, 30TH TO 33RD FLOOR PLAN ,
23RD FLOOR PLAN, REFUGE CALCULATION

STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN

OWNERS NAME & SIGNATURE

NISAR I. PATEL C.A. TO OWNER

NISARA HMED IBRAHIM PATEL

THIS PLAN IS DIGITALLY SINGED & ISSUED

No. EEBP /870 / E / A.

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL

PROPOSED REDEVLOPMENT OF PROPERTY BEARING C.S. NO. 1/378, OF MAZGAON DIVISION SITUATED AT NESBIT ROAD, MUMBAI - 400 010.

ARCHITECT

VIVEK BHARTU & CONSULTANTS PVT. LTD.
Architects & Engineers,
764-E, UMRIGAR BUILDING,
PARSI COLONY, TILAK ROAD,
DADAR (EAST), MUMBAI-14.

Vivek Ganesh Bhartu

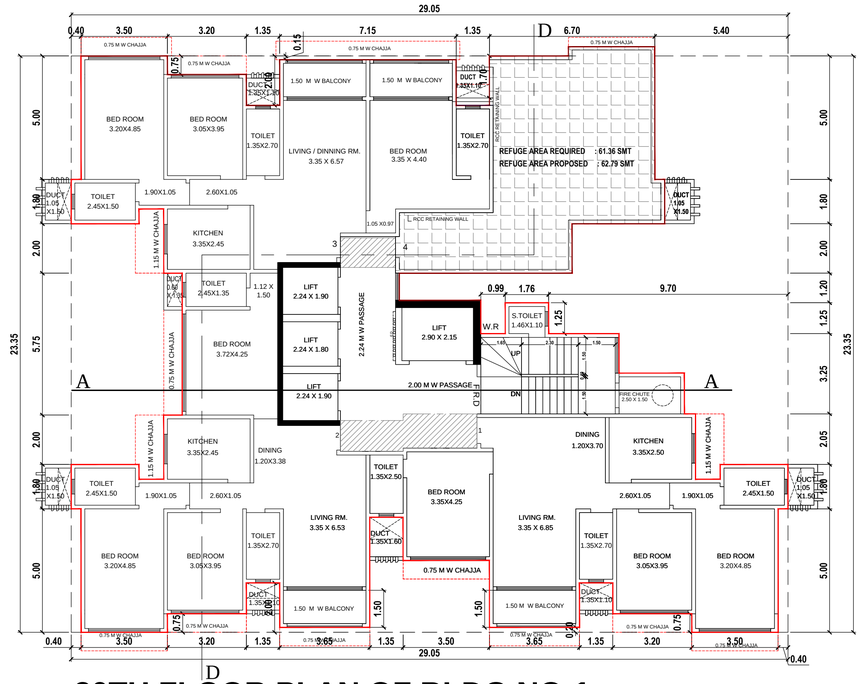
Deepak Kalipada Gosh
D.F.O.
Digitally signed by Deepak Kalipada Gosh
Date: 2019.04.11 01:14:43 +05'30'

Hemant Dattatray Parab
Dy. C.F.O.
Digitally signed by Hemant Dattatray Parab
Date: 2019.04.15 20:23:13 +05'30'

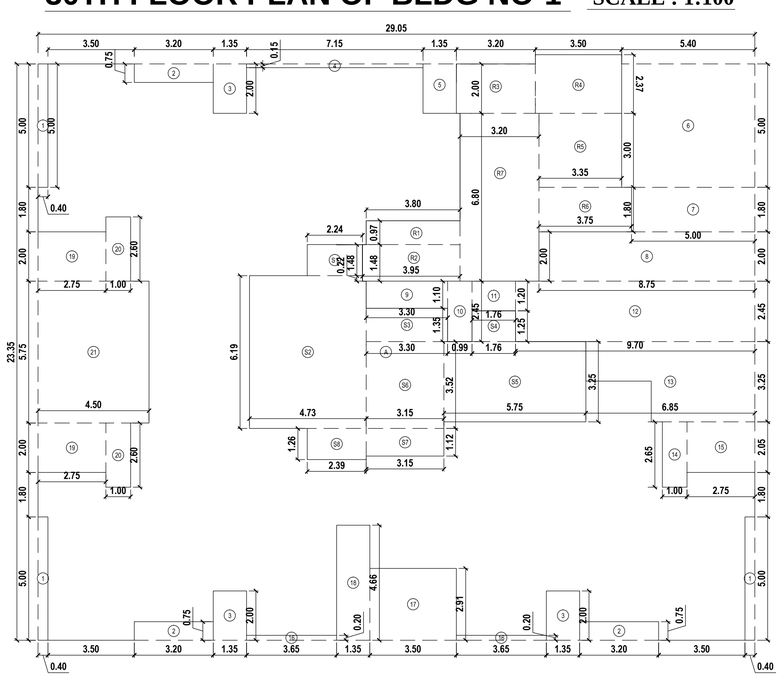
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EB/870/E/A | SHEET No. 07

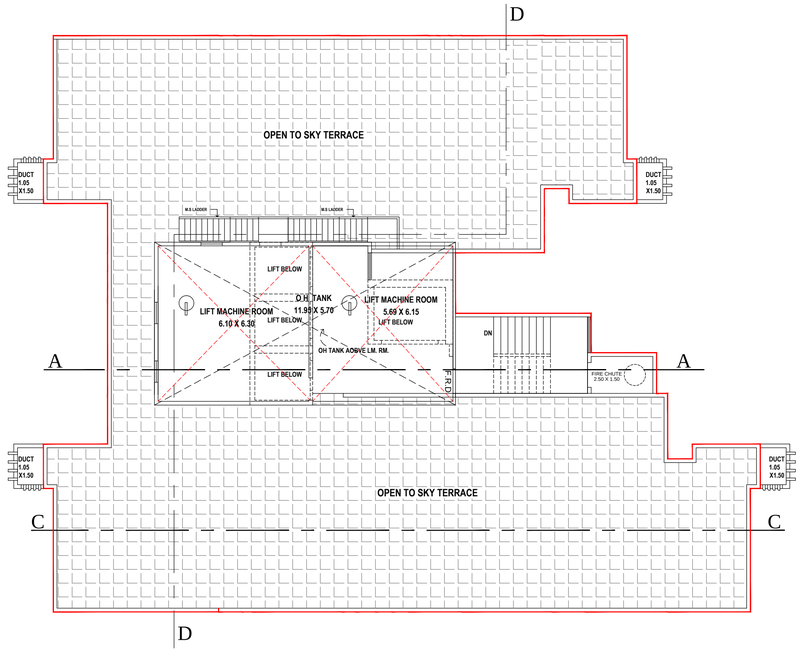


30TH FLOOR PLAN OF BLDG NO-1 SCALE : 1:100



30TH FLOOR AREA DIAGRAM OF BLDG NO-1

SCALE : 1:100



TERRACE FLOOR PLAN OF BLDG NO-1 SCALE : 1:100

REFUGE AREA CALCULATION		
30TH TO 33rd FLOOR NET BUILT- UP AREA		
30th FLOOR	=	337.38
31st FLOOR	=	398.87
32nd FLOOR	=	398.87
33rd FLOOR	=	398.87
TOTAL NET BUILT-UP AREA	=	1533.99

REQUIREDREFUGE AREA				
1533.99	X	0.04	=	61.36

PROPOSED REFUGE AREA							
R1	3.80	X	0.97	X	1.00	=	3.69
R2	3.95	X	1.48	X	1.00	=	5.85
R3	3.20	X	2.00	X	1.00	=	6.40
R4	3.50	X	2.37	X	1.00	=	8.30
R5	3.35	X	3.00	X	1.00	=	10.05
R6	3.75	X	1.80	X	1.00	=	6.75
R7	3.20	X	6.80	X	1.00	=	21.76
PROPOSED REGUGE AREA						=	62.79

BUILT UP AREA CALCULATION

30TH FLOOR PLAN								
1	29.05	X	23.35	X	1 NO	=	678.32	SQ.MT.
TOTAL ADDITION						=	678.32	SQ.MT. X
DEDUCTIONS								
1	0.40	X	5.00	X	3 NOS	=	6.00	SQ.MT.
2	3.20	X	0.75	X	4 NOS	=	9.60	SQ.MT.
3	1.35	X	2.00	X	3 NOS	=	8.10	SQ.MT.
4	7.15	X	0.15	X	1 NO	=	1.07	SQ.MT.
5	1.35	X	1.70	X	1 NO	=	2.30	SQ.MT.
6	5.40	X	5.00	X	1 NO	=	27.00	SQ.MT.
7	5.00	X	1.80	X	1 NO	=	9.00	SQ.MT.
8	8.75	X	2.00	X	1 NO	=	17.50	SQ.MT.
9	3.30	X	1.10	X	1 NO	=	3.63	SQ.MT.
10	0.99	X	2.45	X	1 NO	=	2.43	SQ.MT.
11	1.76	X	1.20	X	1 NO	=	2.11	SQ.MT.
12	9.70	X	2.45	X	1 NO	=	23.77	SQ.MT.
13	6.85	X	3.25	X	1 NO	=	22.26	SQ.MT.
14	1.00	X	2.65	X	1 NO	=	2.65	SQ.MT.
15	2.75	X	2.05	X	1 NO	=	5.64	SQ.MT.
16	3.65	X	0.20	X	2 NOS	=	1.46	SQ.MT.
17	3.50	X	2.91	X	1 NO	=	10.19	SQ.MT.
18	1.35	X	4.66	X	1 NO	=	6.29	SQ.MT.
19	2.75	X	2.00	X	2 NOS	=	11.00	SQ.MT.
20	1.00	X	2.60	X	2 NOS	=	5.20	SQ.MT.
21	4.50	X	5.75	X	1 NO	=	25.88	SQ.MT.
TOTAL DEDUCTION						=	203.08	SQ.MT. Y1
STAIRCASE & LIFT AREA								
FOR TYPICAL FLOOR								
S1	2.24	X	1.26	X	1 NO	=	2.82	SQ.MT.
S2	4.73	X	6.19	X	1 NO	=	29.28	SQ.MT.
S3	3.30	X	1.35	X	1 NO	=	4.46	SQ.MT.
S4	1.76	X	1.25	X	1 NO	=	2.20	SQ.MT.
S5	5.75	X	3.25	X	1 NO	=	18.69	SQ.MT.
S6	3.15	X	3.52	X	1 NO	=	11.09	SQ.MT.
S7	3.15	X	1.12	X	1 NO	=	3.53	SQ.MT.
S8	2.39	X	1.26	X	1 NO	=	3.01	SQ.MT.
TOTAL STAIR, & LIFT AREA PER FL. (FOR TYPICAL FLOOR)						=	75.08	SQ.MT. Y2
REFUGE AREA								
30TH FLOOR								
R1	3.80	X	0.97	X	1 NO	=	3.67	SQ.MT.
R2	3.95	X	1.48	X	1 NO	=	5.85	SQ.MT.
R3	3.20	X	2.00	X	1 NO	=	6.40	SQ.MT.
R4	3.50	X	2.37	X	1 NO	=	8.30	SQ.MT.
R5	3.35	X	3.00	X	1 NO	=	10.05	SQ.MT.
R6	3.75	X	1.80	X	1 NO	=	6.75	SQ.MT.
R7	3.20	X	6.80	X	1 NO	=	21.76	SQ.MT.
TOTAL REFUGE AREA						=	62.78	SQ.MT. Y3
TOTAL PROPOSED BUILT UP AREA PER FLOOR						=	337.38	SQ.MT.

203.08

PART OC GRANTED SHOWN IN BLUE COLOR

PROPOSED AMENDED

PROFORMA - B

CONTENT OF SHEETS

FIRE CHECK FLOOR PLAN, 29TH FLOOR PLAN , AREA DIAGRAM CALCULATIONS

STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN

OWNERS NAME & SIGNATURE

NISAR I. PATEL C.A. TO OWNER

NISARA HMED IBRAHIM PATEL

Digitally signed by NISARAHMED IBRAHIM PATEL Date: 2019.04.09 10:07:39 +05'30'

THIS PLAN IS DIGITALLY SINGED & ISSUED

No. EEBP /870 / E / A.

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL

PROPOSED REDEVLOPMENT OF PROPERTY BEARING C.S. NO. 1/378, OF MAZGAON DIVISION SITUATED AT NESBIT ROAD, MUMBAI - 400 010.

ARCHITECT

VIVEK BHARTU & CONSULTANTS PVT. LTD.
Architects & Engineers.
764-E , UMRIGAR BUILDING,
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DADAR (EAST), MUMBAI-14.

Vivek Ganesh Bhartu

Deepak Kalipada Gosh
D.F.O

Digitally signed by Deepak Kalipada Gosh
Date: 2019.04.11 01:21:50 +05'30'

Hemant Dattatray Parab
Dy. C.F.O.

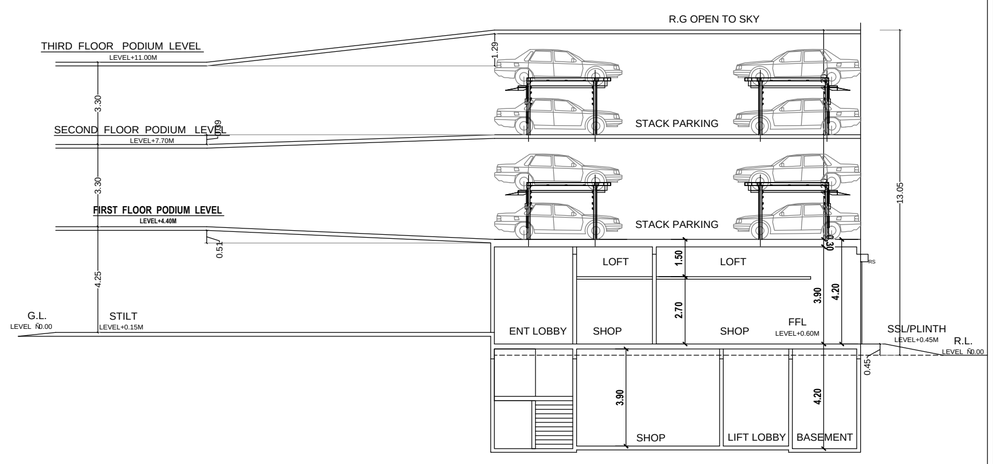
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Date: 2019.04.15 20:23:29 +05'30'

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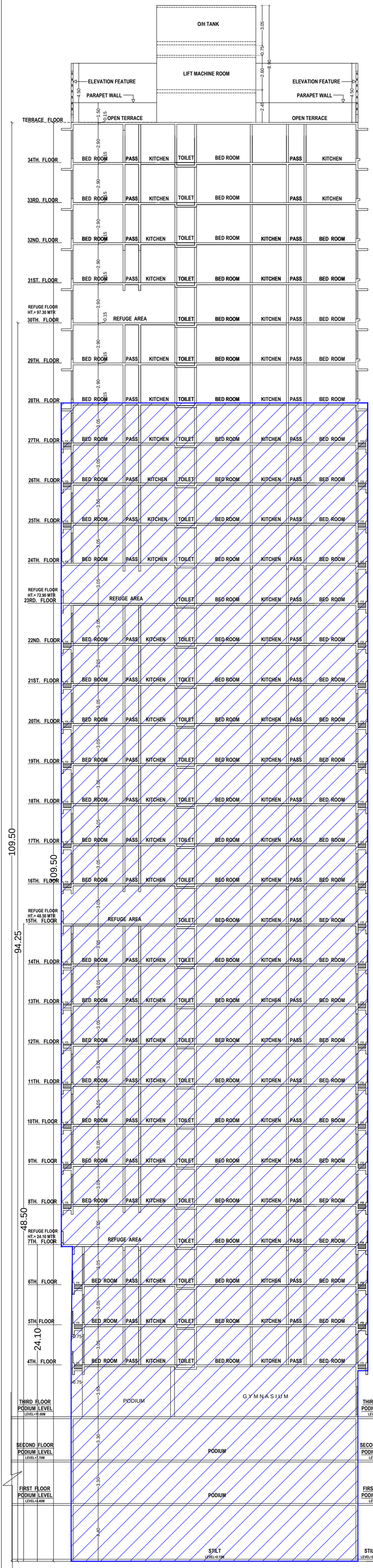
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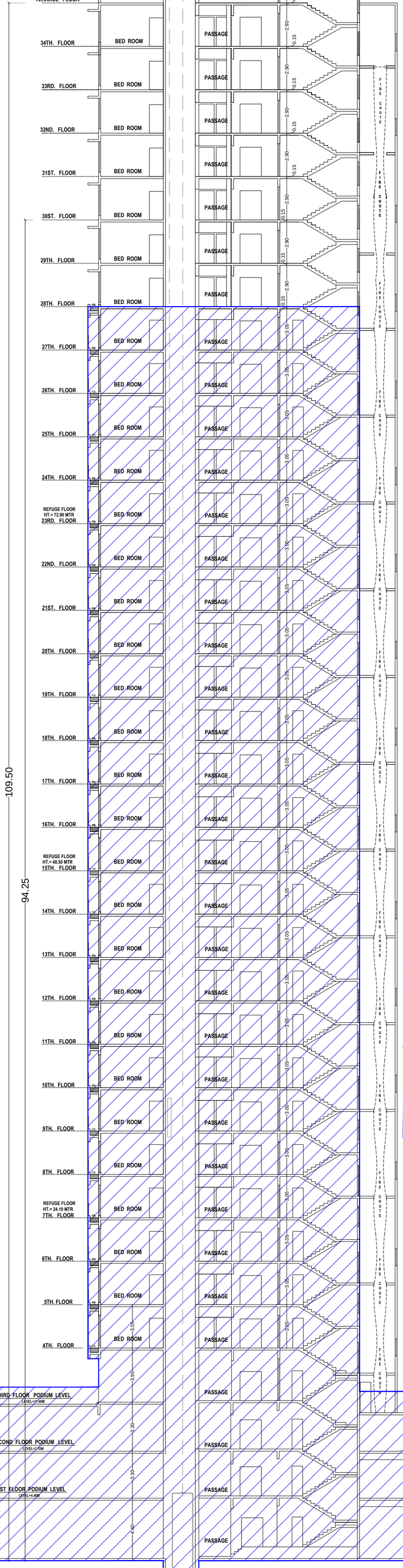
EB/870/E/A | SHEET No. 08



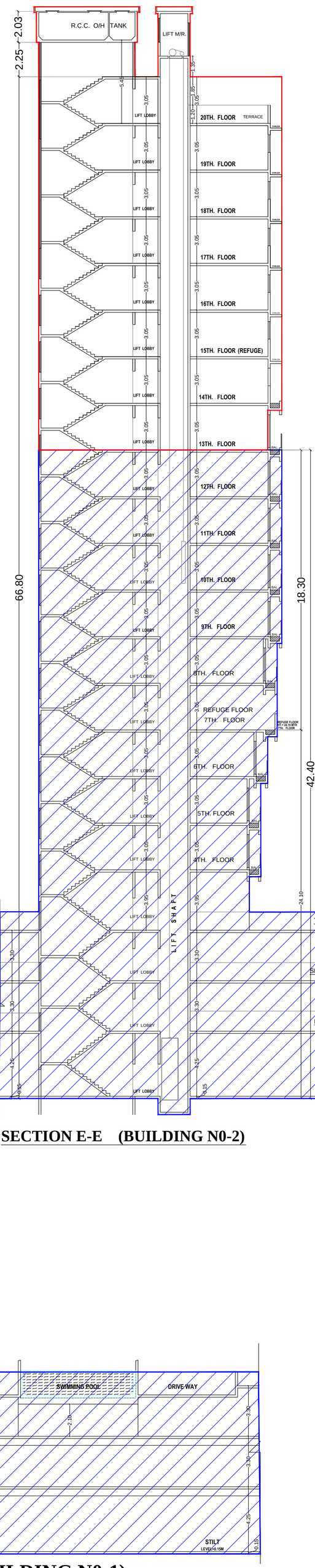
SECTION THROUGH BUILDING NO. 2 & 3



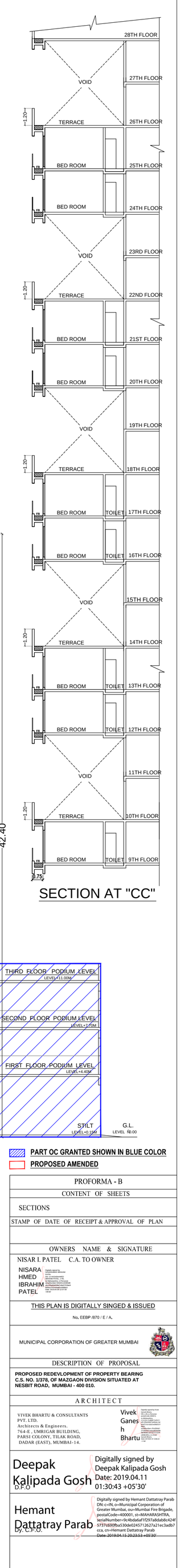
SECTION D-D (BUILDING N0-1) SCALE 1: 100)



SECTION A-A (BUILDING N0-1) SCALE 1: 100)



SECTION E-E (BUILDING N0-2)



SECTION AT "CC"

PART OC GRANTED SHOWN IN BLUE COLOR

PROPOSED AMENDED

PROFORMA - B

CONTENT OF SHEETS

SECTIONS

STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN

OWNERS NAME & SIGNATURE

NISAR I. PATEL C.A. TO OWNER

NISARA HMED IBRAHIM PATEL

THIS PLAN IS DIGITALLY SINGED & ISSUED

No. EEBP /870 / E / A.

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL

PROPOSED REDEVLOPMENT OF PROPERTY BEARING C.S. NO. 1/378, OF MAZGAON DIVISION SITUATED AT NESBIT ROAD, MUMBAI - 400 010.

ARCHITECT

VIVEK BHARTU & CONSULTANTS PVT. LTD.
Architects & Engineers.
764-E , UMRIGAR BUILDING,
PARSI COLONY, TILAK ROAD,
DADAR (EAST), MUMBAI - 14.

Vivek Ganesh Bhartu

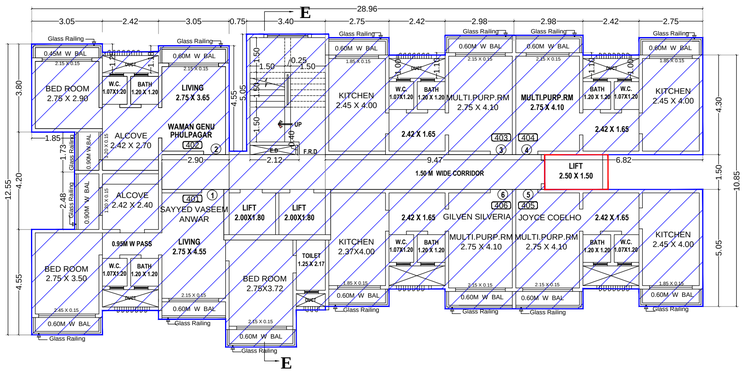
Deepak Kalipada Gosh
D.F.O

Digitally signed by Deepak Kalipada Gosh
Date: 2019.04.11 01:30:43 +05'30'

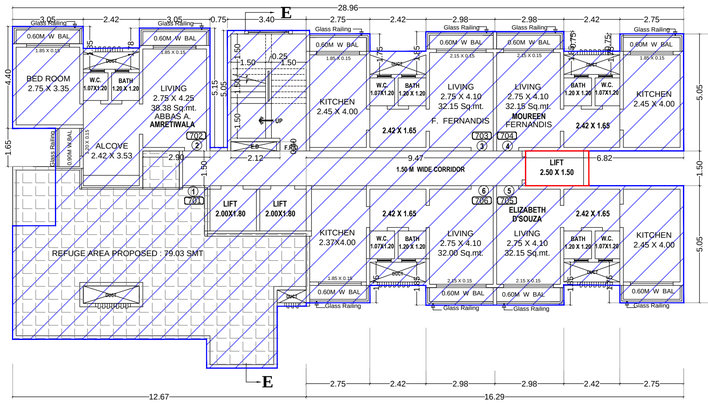
Hemant Dattatray Parab
Dy. C.F.O.

Digitally signed by Hemant Dattatray Parab
DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Mumbai Fire Brigade, postalCode=400001, st=MAHARASHTRA, serialNumber=9c4bda6af1f297a8dab8c424f5737c690f0a530de0245712627a21ec3adb7cca, cn=Hemant Dattatray Parab
Date: 2019.04.15 20:23:53 +05'30'

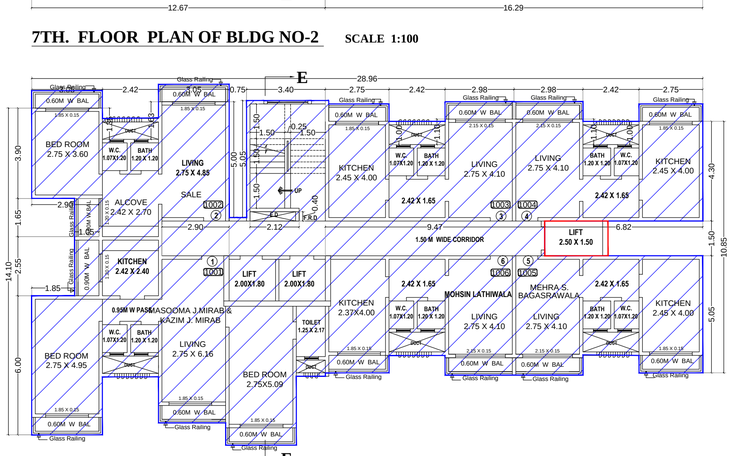
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EB/870/E/A	S.N.A	1:100	F.KHAN		08



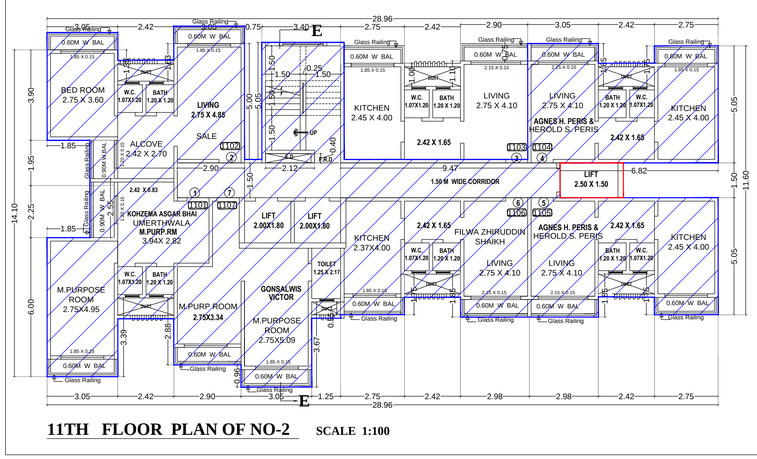
4TH. FLOOR PLAN OF BLDG NO-2 SCALE 1:100



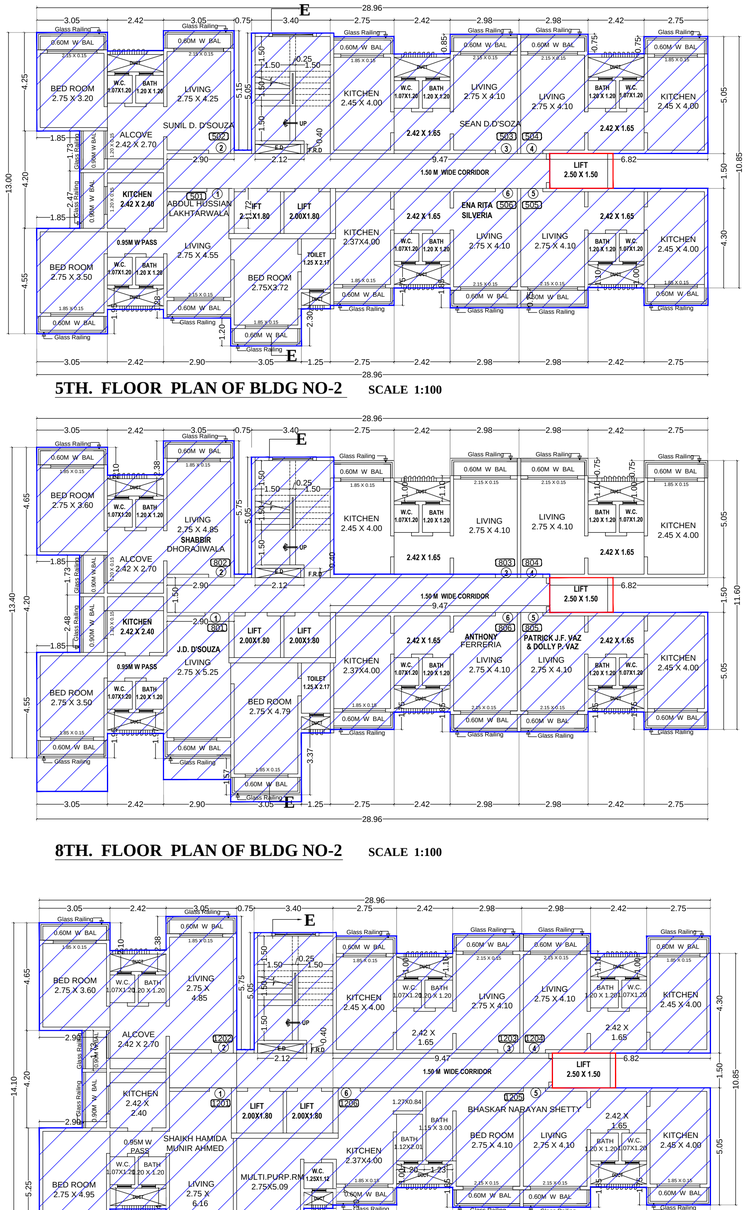
7TH. FLOOR PLAN OF BLDG NO-2 SCALE 1:100



10TH. FLOOR PLAN OF BLDG NO-2 SCALE 1:100

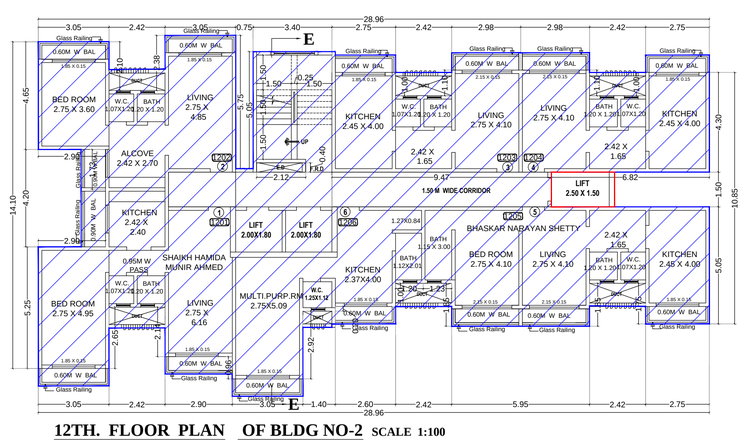


11TH FLOOR PLAN OF NO-2 SCALE 1:100

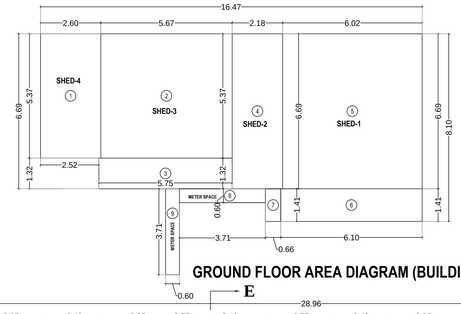


5TH. FLOOR PLAN OF BLDG NO-2 SCALE 1:100

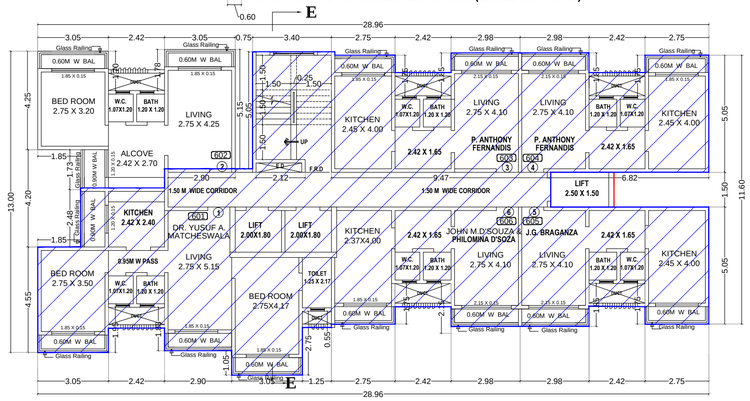
8TH. FLOOR PLAN OF BLDG NO-2 SCALE 1:100



12TH. FLOOR PLAN OF BLDG NO-2 SCALE 1:100

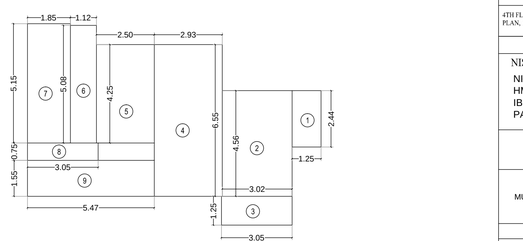


GROUND FLOOR AREA DIAGRAM (BUILDING NO-2)



6TH. FLOOR PLAN OF BLDG NO-2 SCALE 1:100

9TH. FLOOR PLAN OF BLDG NO-2 SCALE 1:100



7TH FLOOR REFUGE AREA DIAGRAM

REFUGE AREA CALCULATIONS

7TH TO 13TH FLOOR FLOOR PLAN		
7TH FLOOR	=	212.87 SQ.MTS.
8TH FLOOR	=	281.52 SQ.MTS.
9TH FLOOR	=	287.44 SQ.MTS.
10TH FLOOR	=	289.48 SQ.MTS.
11TH FLOOR	=	289.88 SQ.MTS.
12TH FLOOR	=	289.45 SQ.MTS.
13TH FLOOR	=	280.89 SQ.MTS.
14TH FLOOR	=	252.64 SQ.MTS.
TOTAL NET BUILT UP AREA	=	2184.17 SQ.MTS.
REQUIRED REFUGE AREA 4%	=	87.36 SQ.MTS.
PROPOSED REFUGE AREA	=	79.03 SQ.MTS.

BUILT UP AREA CALCULATION

FOR REFUGE 7th. FLOOR

1	1.25	X	2.44	X 1NO	=	3.05 SQ.MT.
2	3.02	X	4.56	X 1NO	=	13.77 SQ.MT.
3	3.05	X	1.25	X 1NO	=	3.81 SQ.MT.
4	2.93	X	6.55	X 1NO	=	19.19 SQ.MT.
5	2.50	X	4.25	X 1NO	=	10.63 SQ.MT.
6	1.12	X	5.08	X 1NO	=	5.69 SQ.MT.
7	1.85	X	5.15	X 1NO	=	9.53 SQ.MT.
8	3.05	X	0.75	X 1NO	=	2.29 SQ.MT.
9	5.47	X	1.55	X 1NO	=	8.48 SQ.MT.
TOTAL ADDITION					=	76.44 SQ.MT.

PART OC GRANTED SHOWN IN BLUE COLOR

PROPOSED AMENDED

PROFORMA - B

CONTENT OF SHEETS

4TH FLR PLAN, 5TH FLR PLAN, 6TH FLR PLAN, 7TH FLR PLAN,8TH FLR PLAN, 9TH FLR PLAN, 10TH FLR PLAN, 11TH FLR PLAN,

OWNERS NAME & SIGNATURE

NISAR I. PATEL C.A. TO OWNER

NISARA HMED IBRAHIM PATEL

THIS PLAN IS DIGITALLY SINGED & ISSUED

UNDER REFERENCE No.EEBP/870/E/A

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL

PROPOSED REDEVLOPMENT OF PROPERTY BEARING C.S. NO. 1278, OF MAZGAON DIVISION SITUATED AT NESBIT ROAD, MUMBAI - 400 010.

ARCHITECT

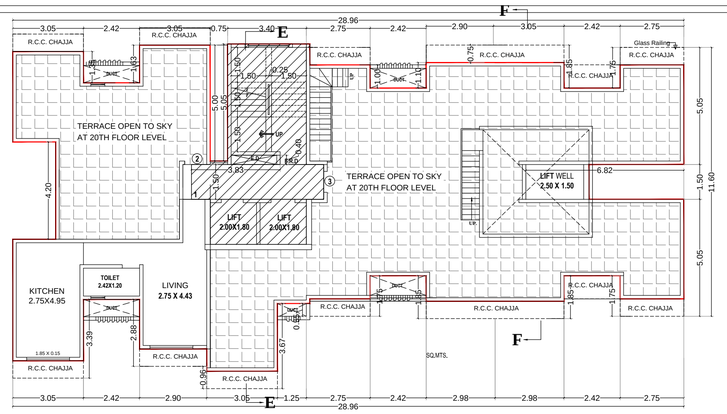
VIVEK BHARTU & CONSULTANTS PVT. LTD.
Architects & Engineers,
764-E, UMRIGAR BUILDING,
PARSI COLONY, TILAK ROAD,
DADAR (EAST), MUMBAI-14.

Vivek Ganesh Bhartu

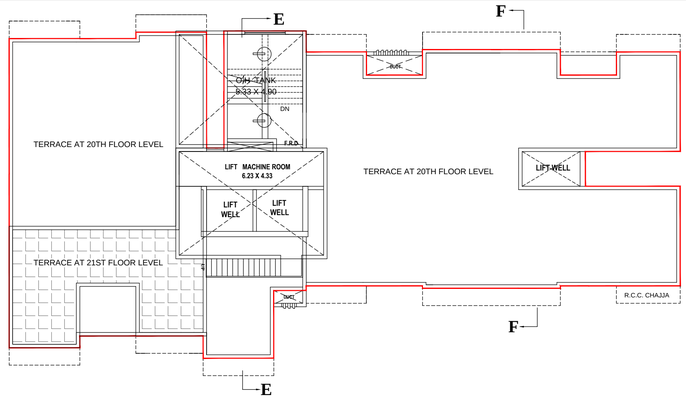
Deepak Kalipada Gosh D.F.O — Digitally signed by Deepak Kalipada Gosh Date: 2019.04.11 01:38:16 +05'30'

Hemant Dattatray Parab Dy. C.F.O. — Digitally signed by Hemant Dattatray Parab DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Mumbai Fire Brigade, postalCode=400001, st=MAHARASHTRA, serialNumber=9c4bd5a6f1f297a8da8dc4245737c690f9a330de0245712627a21ec3adb7cca, cn=Hemant Dattatray Parab Date: 2019.04.15 20:24:28 +05'30'

FILE NO.	DRAWN BY	SCALE	CHECKED BY	DATE	DRG. NO.
EB/870/E/A	S.N.A	1:100	F. KHAN		09



20TH FLOOR PLAN OF BLDG NO-2 SCALE 1:100



TERRACE FLOOR OF BLDG NO-2 SCALE 1:100

GROUND FLOOR AREA CALCULATION (BLDG NO-2)

BUILT UP AREA CALCULATION

SHED–4								
1	2,60	X	5,37	X	1 NO	=	13,96	SQ.MT.
					TOTAL ADDITION	=	13,96	SQ.MT. A

BUILT UP AREA CALCULATION

SHED–3								
2	5,67	X	5,37	X	1 NO	=	30,45	SQ.MT.
3	5,75	X	1,32	X	1 NO	=	7,59	SQ.MT.
					TOTAL ADDITION	=	38,04	SQ.MT. B

BUILT UP AREA CALCULATION

SHED–2								
4	2,18	X	6,69	X	1 NO	=	14,58	SQ.MT.
					TOTAL ADDITION	=	14,58	SQ.MT. C

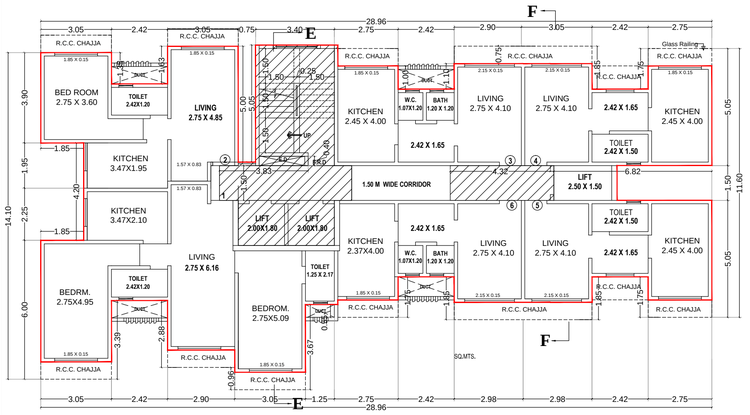
BUILT UP AREA CALCULATION

SHED–1								
5	6,02	X	6,69	X	1 NO	=	40,27	SQ.MT.
6	6,10	X	1,41	X	1 NO	=	8,60	SQ.MT.
					TOTAL ADDITION	=	48,87	SQ.MT. D

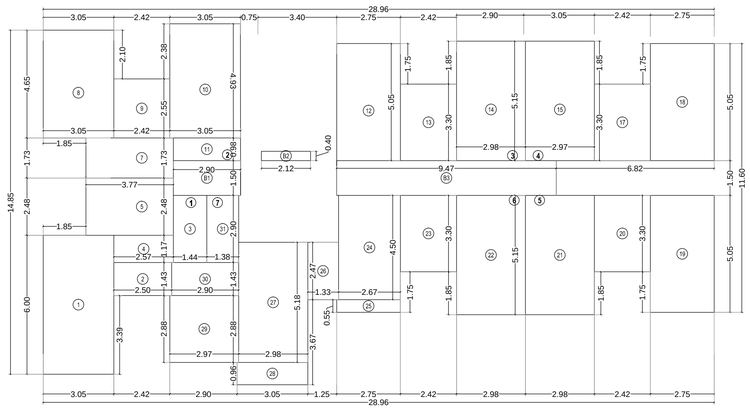
BUILT UP AREA CALCULATION

METER AREA								
7	0,66	X	1,41	X	1 NO	=	0,93	SQ.MT.
8	3,71	X	0,60	X	1 NO	=	2,23	SQ.MT.
9	0,60	X	3,71	X	1 NO	=	2,23	SQ.MT.
					TOTAL ADDITION	=	5,39	SQ.MT. E

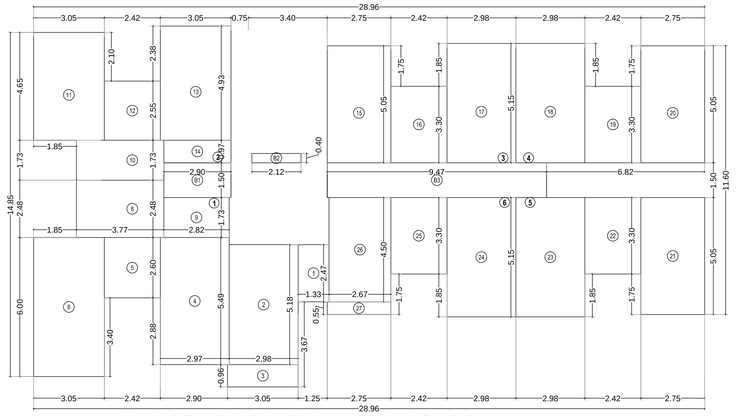
TOTAL NET BUILT UP AREA [A + B + C + D + E]	=	120,84	SQ.MT.



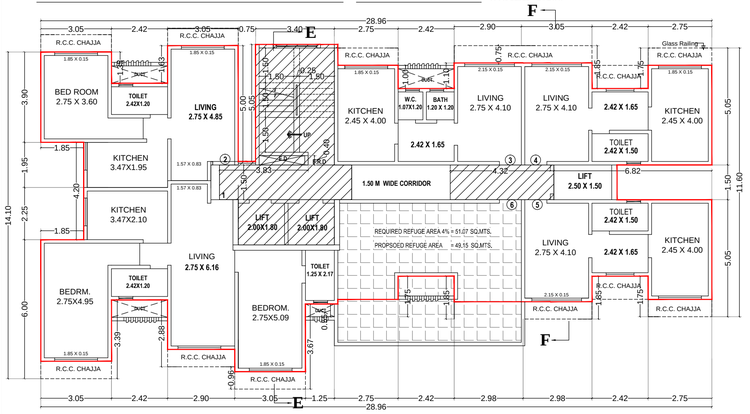
14TH & 16TH TO 19TH FLOOR PLAN OF BLDG NO-2 SCALE 1:100



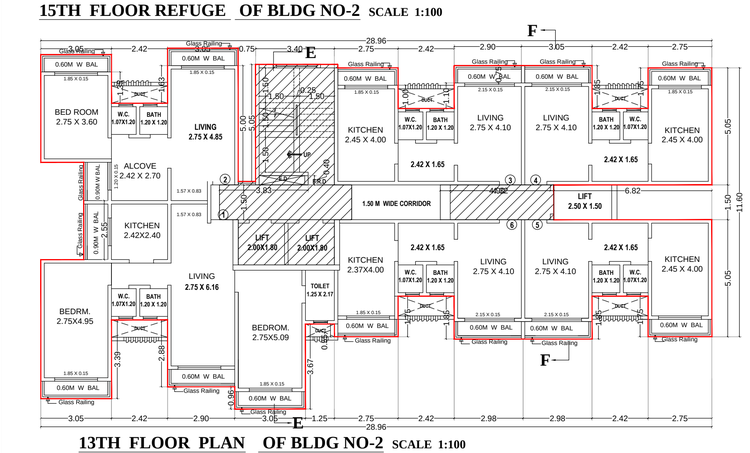
11TH FLOOR AREA DIAGRAM OF BUILDING NO-2 SCALE 1:100



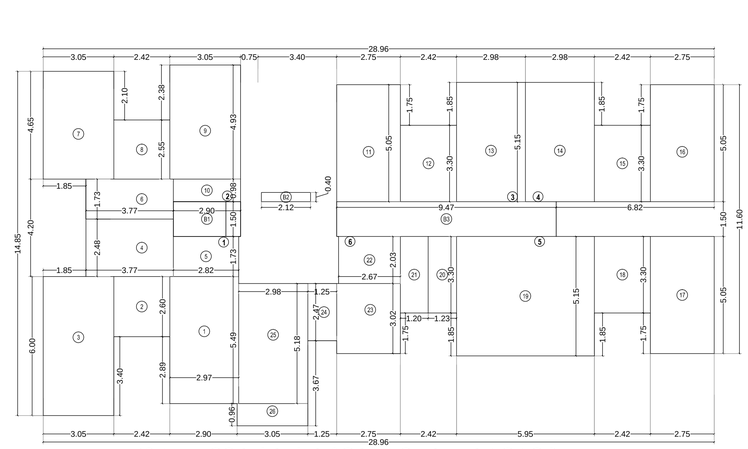
10TH FLOOR AREA DIAGRAM OF BLDG NO-2 SCALE 1:100



15TH FLOOR REFUGE OF BLDG NO-2 SCALE 1:100



13TH FLOOR PLAN OF BLDG NO-2 SCALE 1:100



12TH. FLOOR AREA DIAGRAM OF BUILDING NO.2 SCALE 1:100

11TH. FLOOR AREA CALCULATION

BUILT UP AREA CALCULATION

FLAT – 1								
1	3,05	X	6,00	X	1 NO	=	18,30	SQ.MT.
2	2,50	X	1,43	X	1 NO	=	3,58	SQ.MT.
3	1,44	X	2,90	X	1 NO	=	4,18	SQ.MT.
4	2,57	X	1,17	X	1 NO	=	3,01	SQ.MT.
5	3,77	X	2,48	X	1 NO	=	9,35	SQ.MT.
					TOTAL ADDITION	=	38,42	SQ.MT. A

BUILT UP AREA CALCULATION

FLAT – 2								
7	3,77	X	1,73	X	1 NO	=	6,52	SQ.MT.
8	3,05	X	4,65	X	1 NO	=	14,18	SQ.MT.
9	2,42	X	2,55	X	1 NO	=	6,17	SQ.MT.
10	3,05	X	4,93	X	1 NO	=	15,04	SQ.MT.
11	2,90	X	0,98	X	1 NO	=	2,84	SQ.MT.
					TOTAL ADDITION	=	44,75	SQ.MT. B

BUILT UP AREA CALCULATION

FLAT – 3								
12	2,75	X	5,05	X	1 NO	=	13,89	SQ.MT.
13	2,42	X	3,30	X	1 NO	=	7,99	SQ.MT.
14	2,98	X	5,15	X	1 NO	=	15,35	SQ.MT.
					TOTAL ADDITION	=	37,23	SQ.MT. C

BUILT UP AREA CALCULATION

FLAT – 4								
15	3,05	X	5,15	X	1 NO	=	15,71	SQ.MT.
17	2,42	X	3,30	X	1 NO	=	7,99	SQ.MT.
18	2,75	X	5,05	X	1 NO	=	13,89	SQ.MT.
					TOTAL ADDITION	=	37,58	SQ.MT. D

BUILT UP AREA CALCULATION

FLAT – 5								
19	2,75	X	5,05	X	1 NO	=	13,89	SQ.MT.
20	2,42	X	3,30	X	1 NO	=	7,99	SQ.MT.
21	2,98	X	5,15	X	1 NO	=	15,35	SQ.MT.
					TOTAL ADDITION	=	37,23	SQ.MT. E

BUILT UP AREA CALCULATION

FLAT – 6								
22	2,98	X	5,15	X	1 NO	=	15,35	SQ.MT.
23	2,42	X	3,30	X	1 NO	=	7,99	SQ.MT.
24	2,67	X	4,50	X	1 NO	=	12,02	SQ.MT.
25	2,75	X	0,55	X	1 NO	=	1,51	SQ.MT.
					TOTAL ADDITION	=	36,87	SQ.MT. F

BUILT UP AREA CALCULATION

FLAT – 7								
26	1,33	X	2,47	X	1 NO	=	3,29	SQ.MT.
27	2,98	X	5,18	X	1 NO	=	15,44	SQ.MT.
28	3,05	X	0,96	X	1 NO	=	2,93	SQ.MT.
29	2,97	X	2,89	X	1 NO	=	8,58	SQ.MT.
30	2,90	X	1,43	X	1 NO	=	4,15	SQ.MT.
31	1,38	X	2,90	X	1 NO	=	4,00	SQ.MT.
					TOTAL ADDITION	=	38,39	SQ.MT. G

BUILT UP AREA CALCULATION

FUNGIBLE COMMON AREA								
B1	2,90	X	1,50	X	1 NO	=	4,35	SQ.MT.
B2	2,12	X	0,40	X	1 NO	=	0,85	SQ.MT.
B3	9,47	X	1,50	X	1 NO	=	14,21	SQ.MT.
					TOTAL ADDITION	=	19,41	SQ.MT. H

TOTAL NET BUILT UP AREA [A TO H]	=	289,88	SQ.MT.

12TH. FLOOR AREA CALCULATION

BUILT UP AREA CALCULATION

FLAT – 1								
1	2,97	X	5,48	X	1 NO	=	16,28	SQ.MT.
2	2,42	X	2,60	X	1 NO	=	6,29	SQ.MT.
3	3,05	X	6,00	X	1 NO	=	18,30	SQ.MT.
4	3,77	X	2,48	X	1 NO	=	9,35	SQ.MT.
5	2,82	X	1,73	X	1 NO	=	4,88	SQ.MT.
					TOTAL ADDITION	=	55,10	SQ.MT. A

BUILT UP AREA CALCULATION

FLAT – 2								
6	3,77	X	1,73	X	1 NO	=	6,52	SQ.MT.
7	3,05	X	4,65	X	1 NO	=	14,18	SQ.MT.
8	2,42	X	2,55	X	1 NO	=	6,17	SQ.MT.
9	3,05	X	4,93	X	1 NO	=	15,04	SQ.MT.
10	2,90	X	0,98	X	1 NO	=	2,84	SQ.MT.
					TOTAL ADDITION	=	44,75	SQ.MT. B

BUILT UP AREA CALCULATION

FLAT – 3								
11	2,75	X	5,05	X	1 NO	=	13,89	SQ.MT.
12	2,42	X	3,30	X	1 NO	=	7,99	SQ.MT.
13	2,98	X	5,15	X	1 NO	=	15,35	SQ.MT.
					TOTAL ADDITION	=	37,23	SQ.MT. C

BUILT UP AREA CALCULATION

FLAT – 4								
14	2,98	X	5,15	X	1 NO	=	15,35	SQ.MT.
15	2,42	X	3,30	X	1 NO	=	7,99	SQ.MT.
16	2,75	X	5,05	X	1 NO	=	13,89	SQ.MT.
					TOTAL ADDITION	=	37,23	SQ.MT. D

BUILT UP AREA CALCULATION

FLAT – 5								
17	2,75	X	5,05	X	1 NO	=	13,89	SQ.MT.
18	2,42	X	3,30	X	1 NO	=	7,99	SQ.MT.
19	5,95	X	5,15	X	1 NO	=	30,64	SQ.MT.
20	1,23	X	3,30	X	1 NO	=	4,06	SQ.MT.
					TOTAL ADDITION	=	56,58	SQ.MT. E

BUILT UP AREA CALCULATION

FLAT – 6								
21	1,20	X	3,30	X	1 NO	=	3,96	SQ.MT.
22	2,67	X	2,03	X	1 NO	=	5,42	SQ.MT.
23	2,75	X	3,02	X	1 NO	=	8,31	SQ.MT.
24	1,25	X	2,47	X	1 NO	=	3,09	SQ.MT.
25	2,98	X	5,18	X	1 NO	=	15,44	SQ.MT.
26	3,05	X	0,96	X	1 NO	=	2,93	SQ.MT.
					TOTAL ADDITION	=	39,15	SQ.MT. F

BUILT UP AREA CALCULATION

COMMON AREA								
B1	2,90	X	1,50	X	1 NO	=	4,35	SQ.MT.
B2	2,12	X	0,40	X	1 NO	=	0,85	SQ.MT.
B3	9,47	X	1,50	X	1 NO	=	14,21	SQ.MT.
					TOTAL ADDITION	=	19,41	SQ.MT. G

TOTAL NET BUILT UP AREA [A + B + C + D + E + F + G]	=	289,45	SQ.MT.

10TH. FLOOR AREA CALCULATION

BUILT UP AREA CALCULATION

FLAT – 1								
1	1,33	X	2,47	X	1 NO	=	3,29	SQ.MT.
2	2,98	X	5,18	X	1 NO	=	15,44	SQ.MT.
3	3,05	X	0,96	X	1 NO	=	2,93	SQ.MT.
4	2,97	X	5,49	X	1 NO	=	16,31	SQ.MT.
5	2,42	X	2,60	X	1 NO	=	6,29	SQ.MT.
6	3,05	X	6,00	X	1 NO	=	18,30	SQ.MT.
8	3,77	X	2,48	X	1 NO	=	9,35	SQ.MT.
9	2,82	X	1,73	X	1 NO	=	4,88	SQ.MT.
					TOTAL ADDITION	=	76,79	SQ.MT. A

BUILT UP AREA CALCULATION

FLAT – 2								
10	3,77	X	1,73	X	1 NO	=	6,52	SQ.MT.
11	3,05	X	4,65	X	1 NO	=	14,18	SQ.MT.
12	2,42	X	2,55	X	1 NO	=	6,17	SQ.MT.
13	3,05	X	4,18	X	1 NO	=	15,04	SQ.MT.
14	2,90	X	0,97	X	1 NO	=	2,81	SQ.MT.
					TOTAL ADDITION	=	44,72	SQ.MT. B

BUILT UP AREA CALCULATION

FLAT – 3								
15	2,75	X	5,05	X	1 NO	=	13,89	SQ.MT.
16	2,42	X	3,30	X	1 NO	=	7,99	SQ.MT.
17	2,98	X	5,15	X	1 NO	=	15,35	SQ.MT.
					TOTAL ADDITION	=	37,23	SQ.MT. C

BUILT UP AREA CALCULATION

FLAT – 4								
18	2,98	X	5,15	X	1 NO	=	15,35	SQ.MT.
19	2,42	X	3,30	X	1 NO	=	7,99	SQ.MT.
20	2,75	X	5,05	X	1 NO	=	13,89	SQ.MT.
					TOTAL ADDITION	=	37,23	SQ.MT. D

BUILT UP AREA CALCULATION

FLAT – 5								
21	2,75	X	5,05	X	1 NO	=	13,89	SQ.MT.
22	2,42	X	3,30	X	1 NO	=	7,99	SQ.MT.
23	2,98	X	5,15	X	1 NO	=	15,35	SQ.MT.
					TOTAL ADDITION	=	37,23	SQ.MT. E

BUILT UP AREA CALCULATION

FLAT – 6								
24	2,98	X	5,15	X	1 NO	=	15,35	SQ.MT.
25	2,42	X	3,30	X	1 NO	=	7,99	SQ.MT.
26	2,67	X	4,50	X	1 NO	=	12,02	SQ.MT.
27	2,75	X	0,55	X	1 NO	=	1,51	SQ.MT.
					TOTAL ADDITION	=	36,87	SQ.MT. F

BUILT UP AREA CALCULATION

FUNGIBLE COMMON AREA								
B1	2,90	X	1,50	X	1 NO	=	4,35	SQ.MT.
B2	2,12	X	0,40	X	1 NO	=	0,85	SQ.MT.
B3	9,47	X	1,50	X	1 NO	=	14,21	SQ.MT.
					TOTAL ADDITION	=	19,41	SQ.MT. G

TOTAL NET BUILT UP AREA [A + B + C + D + E + F + G]	=	289,48	SQ.MT.

PART OC GRANTED SHOWN IN BLUE COLOR

PROPOSED AMENDED

PROFORMA - B

CONTENT OF SHEETS

12TH FLOOR PLAN ,AREA DIAGRAM & CALCULATION

STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN

OWNERS NAME & SIGNATURE

NISAR I. PATEL C.A. TO OWNER

NISARA HMED IBRAHIM PATEL

THIS PLAN IS DIGITALLY SINGED & ISSUED

UNDER REFERENCE No.EEBP/870/E/A

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL

PROPOSED REDEVLOPMENT OF PROPERTY BEARING C.S. NO. 1/378, OF MAZGAON DIVISION SITUATED AT NESBIT ROAD, MUMBAI - 400 010.

ARCHITECT

VIVEK BHARTU & CONSULTANTS PVT. LTD.
Architects & Engineers.
764-E , UMRIGAR BUILDING,
PARSI COLONY, TILAK ROAD,
DADAR (EAST), MUMBAI-14.

Vivek Ganesh Bhartu

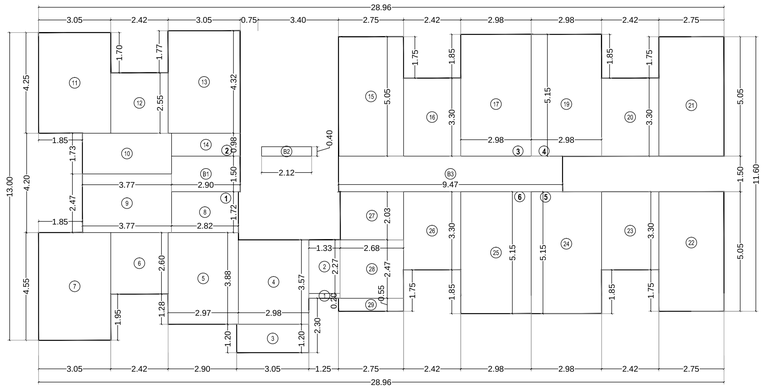
Deepak Kalipada Gosh D.F.O

Digitally signed by Deepak Kalipada Gosh
Date: 2019.04.11 01:45:50 +05'30'

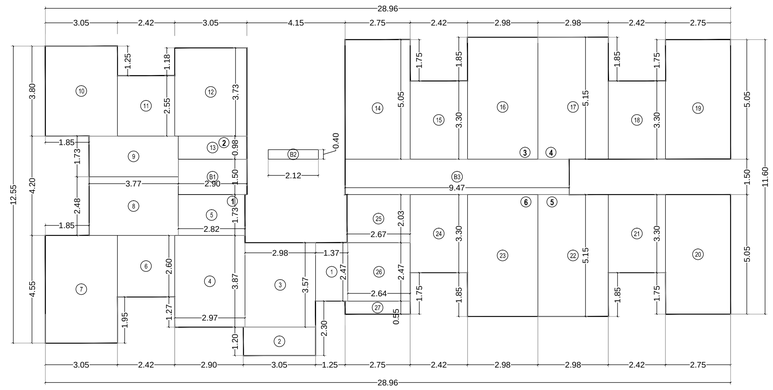
Hemant Dattatray Parab Dy. C.F.O.

Digitally signed by Hemant Dattatray Parab
DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Mumbai Fire Brigade, postalCode=400001, st=MAHARASHTRA, serialNumber=9c4bda6af1f297a8da8c424f5737c690fb3536d0247126275a21ec3a8b7cca, cn=Hemant Dattatray Parab
Date: 2019.04.15 20:24:51 +05'30'

FILE NO.	DRAWN BY	SCALE	CHECKED BY	DATE	DRG. NO.
EB/870/E/A	S.N.A	1:100	F. KHAN		10



5TH. FLOOR AREA DIAGRAM OF BLDG NO-2 SCALE 1:100



4TH. FLOOR AREA DIAGRAM OF BLDG NO-2 SCALE 1:100

7TH. FLOOR AREA CALCULATION

BUILT UP AREA CALCULATION — FLAT – 2

1	2.72	X	0.83	X	1 NO	=	2.26	SQ.MT.
2	3.77	X	0.83	X	1 NO	=	3.13	SQ.MT.
3	3.62	X	0.98	X	1 NO	=	3.55	SQ.MT.
4	3.05	X	4.40	X	1 NO	=	13.42	SQ.MT.
5	2.42	X	2.55	X	1 NO	=	6.17	SQ.MT.
6	3.05	X	5.30	X	1 NO	=	16.17	SQ.MT.
					TOTAL ADDITION	=	44.70	SQ.MT. A

BUILT UP AREA CALCULATION — FLAT – 3

7	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
8	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
9	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. B

BUILT UP AREA CALCULATION — FLAT – 4

10	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
11	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
12	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. C

BUILT UP AREA CALCULATION — FLAT – 5

13	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
14	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
15	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. D

BUILT UP AREA CALCULATION — FLAT – 6

16	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
17	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
18	2.67	X	2.03	X	1 NO	=	5.42	SQ.MT.
19	2.75	X	3.02	X	1 NO	=	8.31	SQ.MT.
					TOTAL ADDITION	=	37.07	SQ.MT. E

BUILT UP AREA CALCULATION — COMMON AREA

B1	2.90	X	1.50	X	1 NO	=	4.35	SQ.MT.
B2	2.12	X	0.40	X	1 NO	=	0.85	SQ.MT.
B3	9.47	X	1.50	X	1 NO	=	14.21	SQ.MT.
					TOTAL ADDITION	=	19.41	SQ.MT. F

TOTAL NET BUILT UP AREA [A + B + C + D + E + F]	=	212.87	SQ.MT.

6TH. FLOOR AREA CALCULATION

BUILT UP AREA CALCULATION — FLAT – 1

1	1.33	X	2.47	X	1 NO	=	3.29	SQ.MT.
2	2.98	X	4.17	X	1 NO	=	12.43	SQ.MT.
3	3.05	X	1.05	X	1 NO	=	3.20	SQ.MT.
4	2.97	X	4.48	X	1 NO	=	13.31	SQ.MT.
5	2.42	X	2.60	X	1 NO	=	6.29	SQ.MT.
6	3.05	X	4.55	X	1 NO	=	13.88	SQ.MT.
7	3.77	X	2.48	X	1 NO	=	9.35	SQ.MT.
8	2.82	X	1.73	X	1 NO	=	4.88	SQ.MT.
					TOTAL ADDITION	=	66.63	SQ.MT. A

BUILT UP AREA CALCULATION — FLAT – 2

9	3.77	X	1.73	X	1 NO	=	6.52	SQ.MT.
10	3.05	X	4.25	X	1 NO	=	12.96	SQ.MT.
11	2.42	X	2.55	X	1 NO	=	6.17	SQ.MT.
12	3.05	X	4.33	X	1 NO	=	13.21	SQ.MT.
13	2.90	X	0.98	X	1 NO	=	2.84	SQ.MT.
					TOTAL ADDITION	=	41.70	SQ.MT. B

BUILT UP AREA CALCULATION — FLAT – 3

14	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
15	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
16	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. C

TOTAL NET BUILT UP AREA [A + B + C + D + E + F + G]	=	276.30	SQ.MT.

BUILT UP AREA CALCULATION — FLAT – 4

17	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
18	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
19	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. D

BUILT UP AREA CALCULATION — FLAT – 5

20	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
21	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
22	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. E

BUILT UP AREA CALCULATION — FLAT – 6

23	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
24	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
25	2.67	X	4.50	X	1 NO	=	12.02	SQ.MT.
26	2.75	X	0.55	X	1 NO	=	1.51	SQ.MT.
					TOTAL ADDITION	=	36.87	SQ.MT. F

BUILT UP AREA CALCULATION — COMMON AREA

B1	2.90	X	1.50	X	1 NO	=	4.35	SQ.MT.
B2	2.12	X	0.40	X	1 NO	=	0.85	SQ.MT.
B3	9.47	X	1.50	X	1 NO	=	14.21	SQ.MT.
					TOTAL ADDITION	=	19.41	SQ.MT. G

14TH.FLOOR AREA CALCULATION

BUILT UP AREA CALCULATION — FLAT – 2

6	3.77	X	1.80	X	1 NO	=	6.79	SQ.MT.
7	3.05	X	4.65	X	1 NO	=	14.18	SQ.MT.
8	2.42	X	2.55	X	1 NO	=	6.17	SQ.MT.
9	3.05	X	4.93	X	1 NO	=	15.04	SQ.MT.
10	2.90	X	0.98	X	1 NO	=	2.84	SQ.MT.
					TOTAL ADDITION	=	45.02	SQ.MT. A

BUILT UP AREA CALCULATION — FLAT – 3

11	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
12	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
13	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. B

BUILT UP AREA CALCULATION — FLAT – 4

14	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
15	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
16	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. C

TOTAL NET BUILT UP AREA [A + B + C + D + E + F]	=	232.78	SQ.MT.

BUILT UP AREA CALCULATION — FLAT – 5

17	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
18	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
19	5.95	X	5.15	X	1 NO	=	30.64	SQ.MT.
20	1.23	X	3.30	X	1 NO	=	4.06	SQ.MT.
					TOTAL ADDITION	=	56.58	SQ.MT. D

BUILT UP AREA CALCULATION — FLAT – 6

21	1.20	X	3.30	X	1 NO	=	3.96	SQ.MT.
22	2.67	X	2.03	X	1 NO	=	5.42	SQ.MT.
23	2.75	X	3.02	X	1 NO	=	8.31	SQ.MT.
24	1.25	X	2.47	X	1 NO	=	3.09	SQ.MT.
25	2.98	X	5.18	X	1 NO	=	15.44	SQ.MT.
26	3.05	X	0.96	X	1 NO	=	2.93	SQ.MT.
					TOTAL ADDITION	=	39.15	SQ.MT. E

BUILT UP AREA CALCULATION — COMMON AREA

B1	2.27	X	1.50	X	1 NO	=	3.41	SQ.MT.
B2	2.12	X	0.40	X	1 NO	=	0.85	SQ.MT.
B3	8.87	X	1.50	X	1 NO	=	13.31	SQ.MT.
					TOTAL ADDITION	=	17.57	SQ.MT. F

TOTAL NET BUILT UP AREA [A + B + C + D + E + F]	=	273.22	SQ.MT.

5TH. FLOOR AREA CALCULATION

BUILT UP AREA CALCULATION — FLAT – 1

1	1.33	X	0.20	X	1 NO	=	0.27	SQ.MT.
2	1.33	X	2.27	X	1 NO	=	3.02	SQ.MT.
3	3.05	X	1.20	X	1 NO	=	3.66	SQ.MT.
4	2.98	X	3.57	X	1 NO	=	10.64	SQ.MT.
5	2.97	X	3.88	X	1 NO	=	11.52	SQ.MT.
6	2.42	X	2.60	X	1 NO	=	6.29	SQ.MT.
7	3.05	X	4.55	X	1 NO	=	13.88	SQ.MT.
8	2.82	X	1.73	X	1 NO	=	4.88	SQ.MT.
9	3.77	X	2.48	X	1 NO	=	9.35	SQ.MT.
					TOTAL ADDITION	=	63.51	SQ.MT. A

BUILT UP AREA CALCULATION — FLAT – 2

10	3.77	X	1.73	X	1 NO	=	6.52	SQ.MT.
11	3.05	X	4.25	X	1 NO	=	12.96	SQ.MT.
12	2.42	X	2.55	X	1 NO	=	6.17	SQ.MT.
13	3.05	X	4.33	X	1 NO	=	13.21	SQ.MT.
14	2.90	X	0.98	X	1 NO	=	2.84	SQ.MT.
					TOTAL ADDITION	=	41.70	SQ.MT. B

BUILT UP AREA CALCULATION — FLAT – 3

15	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
16	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
17	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. C

BUILT UP AREA CALCULATION — FLAT – 4

19	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
20	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
21	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. D

BUILT UP AREA CALCULATION — FLAT – 5

22	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
23	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
24	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. E

BUILT UP AREA CALCULATION — FLAT – 6

25	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
26	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
27	2.68	X	2.03	X	1 NO	=	5.44	SQ.MT.
28	2.68	X	2.47	X	1 NO	=	6.62	SQ.MT.
29	2.75	X	0.55	X	1 NO	=	1.51	SQ.MT.
					TOTAL ADDITION	=	36.91	SQ.MT. F

BUILT UP AREA CALCULATION — FUNGIBLE COMMON AREA

B1	2.90	X	1.50	X	1 NO	=	4.35	SQ.MT.
B2	2.12	X	0.40	X	1 NO	=	0.85	SQ.MT.
B3	9.47	X	1.50	X	1 NO	=	14.21	SQ.MT.
					TOTAL ADDITION	=	19.41	SQ.MT. G

TOTAL NET BUILT UP AREA [A + B + C + D + E + F + G]	=	273.22	SQ.MT.

9TH. FLOOR AREA CALCULATION

BUILT UP AREA CALCULATION — FLAT – 1

1	1.33	X	2.47	X	1 NO	=	3.29	SQ.MT.
2	2.98	X	5.18	X	1 NO	=	15.44	SQ.MT.
3	3.05	X	0.96	X	1 NO	=	2.93	SQ.MT.
4	2.97	X	5.49	X	1 NO	=	16.31	SQ.MT.
5	2.42	X	2.60	X	1 NO	=	6.29	SQ.MT.
6	3.05	X	5.32	X	1 NO	=	16.23	SQ.MT.
7	2.82	X	1.73	X	1 NO	=	4.88	SQ.MT.
8	3.77	X	2.48	X	1 NO	=	9.35	SQ.MT.
					TOTAL ADDITION	=	74.72	SQ.MT. A

BUILT UP AREA CALCULATION — FLAT – 2

9	3.77	X	1.73	X	1 NO	=	6.52	SQ.MT.
10	3.05	X	4.65	X	1 NO	=	14.18	SQ.MT.
11	2.42	X	2.55	X	1 NO	=	6.17	SQ.MT.
12	3.05	X	4.93	X	1 NO	=	15.04	SQ.MT.
13	2.90	X	0.98	X	1 NO	=	2.84	SQ.MT.
					TOTAL ADDITION	=	44.75	SQ.MT. B

BUILT UP AREA CALCULATION — FLAT – 3

14	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
15	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
16	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. C

BUILT UP AREA CALCULATION — FLAT – 4

17	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
18	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
19	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. D

BUILT UP AREA CALCULATION — FLAT – 5

20	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
21	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
22	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. E

BUILT UP AREA CALCULATION — FLAT – 6

23	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
24	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
25	2.67	X	4.50	X	1 NO	=	12.02	SQ.MT.
26	2.75	X	0.55	X	1 NO	=	1.51	SQ.MT.
					TOTAL ADDITION	=	36.87	SQ.MT. F

BUILT UP AREA CALCULATION — FUNGIBLE COMMON AREA

B1	2.90	X	1.50	X	1 NO	=	4.35	SQ.MT.
B2	2.12	X	0.40	X	1 NO	=	0.85	SQ.MT.
B3	9.47	X	1.50	X	1 NO	=	14.21	SQ.MT.
					TOTAL ADDITION	=	19.41	SQ.MT. G

TOTAL NET BUILT UP AREA [A + B + C + D + E + F + G]	=	287.44	SQ.MT.

8TH. FLOOR AREA CALCULATION

BUILT UP AREA CALCULATION — FLAT – 1

1	1.33	X	2.47	X	1 NO	=	3.29	SQ.MT.
2	2.98	X	4.27	X	1 NO	=	12.72	SQ.MT.
3	3.05	X	1.57	X	1 NO	=	4.79	SQ.MT.
4	2.97	X	4.58	X	1 NO	=	13.60	SQ.MT.
5	2.42	X	2.60	X	1 NO	=	6.29	SQ.MT.
6	3.05	X	4.55	X	1 NO	=	13.88	SQ.MT.
7	3.77	X	2.48	X	1 NO	=	9.35	SQ.MT.
8	2.82	X	1.73	X	1 NO	=	4.88	SQ.MT.
					TOTAL ADDITION	=	68.80	SQ.MT. A

BUILT UP AREA CALCULATION — FLAT – 2

9	3.77	X	1.73	X	1 NO	=	6.52	SQ.MT.
10	3.05	X	4.65	X	1 NO	=	14.18	SQ.MT.
11	2.42	X	2.55	X	1 NO	=	6.17	SQ.MT.
12	3.05	X	4.93	X	1 NO	=	15.04	SQ.MT.
13	2.90	X	0.98	X	1 NO	=	2.84	SQ.MT.
					TOTAL ADDITION	=	44.75	SQ.MT. B

BUILT UP AREA CALCULATION — FLAT – 3

14	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
15	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
16	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. C

BUILT UP AREA CALCULATION — FLAT – 4

17	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
18	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
19	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. D

BUILT UP AREA CALCULATION — FLAT – 5

20	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
21	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
22	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. E

BUILT UP AREA CALCULATION — FLAT – 6

23	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
24	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
25	2.67	X	4.50	X	1 NO	=	12.02	SQ.MT.
26	2.75	X	0.55	X	1 NO	=	1.51	SQ.MT.
					TOTAL ADDITION	=	36.87	SQ.MT. F

BUILT UP AREA CALCULATION — COMMON AREA

B1	2.90	X	1.50	X	1 NO	=	4.35	SQ.MT.
B2	2.12	X	0.40	X	1 NO	=	0.85	SQ.MT.
B3	9.47	X	1.50	X	1 NO	=	14.21	SQ.MT.
					TOTAL ADDITION	=	19.41	SQ.MT. G

TOTAL NET BUILT UP AREA [A + B + C + D + E + F + G]	=	281.52	SQ.MT.

13TH.,15TH. TO 17TH. FLOOR AREA CALCULATION

BUILT UP AREA CALCULATION — FLAT – 1

1	2.97	X	5.48	X	1 NO	=	16.28	SQ.MT.
2	2.42	X	2.60	X	1 NO	=	6.29	SQ.MT.
3	3.05	X	6.00	X	1 NO	=	18.30	SQ.MT.
4	3.77	X	2.48	X	1 NO	=	9.35	SQ.MT.
5	2.82	X	1.73	X	1 NO	=	4.88	SQ.MT.
					TOTAL ADDITION	=	55.10	SQ.MT. A

BUILT UP AREA CALCULATION — FLAT – 2

6	3.77	X	1.73	X	1 NO	=	6.52	SQ.MT.
7	3.05	X	4.65	X	1 NO	=	14.18	SQ.MT.
8	2.42	X	2.55	X	1 NO	=	6.17	SQ.MT.
9	3.05	X	4.93	X	1 NO	=	15.04	SQ.MT.
10	2.90	X	0.98	X	1 NO	=	2.84	SQ.MT.
					TOTAL ADDITION	=	44.75	SQ.MT. B

BUILT UP AREA CALCULATION — FLAT – 3

11	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
12	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
13	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. C

BUILT UP AREA CALCULATION — FLAT – 4

14	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
15	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
16	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. D

BUILT UP AREA CALCULATION — FLAT – 5

17	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
18	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
19	5.95	X	5.15	X	1 NO	=	30.64	SQ.MT.
20	1.23	X	3.30	X	1 NO	=	4.06	SQ.MT.
					TOTAL ADDITION	=	56.58	SQ.MT. E

BUILT UP AREA CALCULATION — FLAT – 6

21	1.20	X	3.30	X	1 NO	=	3.96	SQ.MT.
22	2.67	X	2.03	X	1 NO	=	5.42	SQ.MT.
23	2.75	X	3.02	X	1 NO	=	8.31	SQ.MT.
24	1.25	X	2.47	X	1 NO	=	3.09	SQ.MT.
25	2.98	X	5.18	X	1 NO	=	15.44	SQ.MT.
26	3.05	X	0.96	X	1 NO	=	2.93	SQ.MT.
					TOTAL ADDITION	=	39.15	SQ.MT. F

BUILT UP AREA CALCULATION — COMMON AREA

B1	2.27	X	1.50	X	1 NO	=	3.41	SQ.MT.
B2	2.12	X	0.40	X	1 NO	=	0.85	SQ.MT.
B3	8.87	X	1.50	X	1 NO	=	13.31	SQ.MT.
					TOTAL ADDITION	=	17.57	SQ.MT. G

TOTAL NET BUILT UP AREA [A + B + C + D + E + F + G]	=	287.61	SQ.MT.

4TH. FLOOR AREA CALCULATION

BUILT UP AREA CALCULATION — FLAT – 1

1	1.37	X	2.47	X	1 NO	=	3.38	SQ.MT.
2	3.05	X	1.20	X	1 NO	=	3.66	SQ.MT.
3	2.98	X	3.57	X	1 NO	=	10.64	SQ.MT.
4	2.97	X	3.88	X	1 NO	=	11.52	SQ.MT.
5	2.82	X	1.73	X	1 NO	=	4.88	SQ.MT.
6	2.42	X	2.60	X	1 NO	=	6.29	SQ.MT.
7	3.05	X	4.55	X	1 NO	=	13.88	SQ.MT.
8	3.77	X	2.48	X	1 NO	=	9.35	SQ.MT.
					TOTAL ADDITION	=	63.60	SQ.MT. A

BUILT UP AREA CALCULATION — FLAT – 2

9	3.77	X	1.73	X	1 NO	=	6.52	SQ.MT.
10	3.05	X	3.80	X	1 NO	=	11.59	SQ.MT.
11	2.42	X	2.55	X	1 NO	=	6.17	SQ.MT.
12	3.05	X	3.73	X	1 NO	=	11.38	SQ.MT.
13	2.90	X	0.98	X	1 NO	=	2.84	SQ.MT.
					TOTAL ADDITION	=	38.50	SQ.MT. B

BUILT UP AREA CALCULATION — FLAT – 3

14	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
15	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
16	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. C

BUILT UP AREA CALCULATION — FLAT – 4

17	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
18	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
19	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. D

BUILT UP AREA CALCULATION — FLAT – 5

20	2.75	X	5.05	X	1 NO	=	13.89	SQ.MT.
21	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
22	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
					TOTAL ADDITION	=	37.23	SQ.MT. E

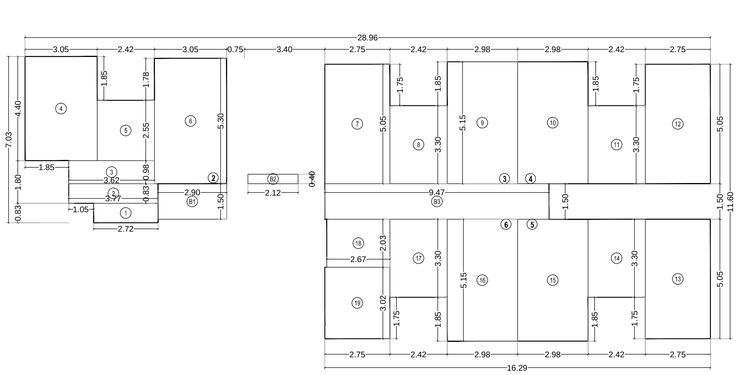
BUILT UP AREA CALCULATION — FLAT – 6

23	2.98	X	5.15	X	1 NO	=	15.35	SQ.MT.
24	2.42	X	3.30	X	1 NO	=	7.99	SQ.MT.
25	2.64	X	2.47	X	1 NO	=	6.52	SQ.MT.
27	2.75	X	0.55	X	1 NO	=	1.51	SQ.MT.
					TOTAL ADDITION	=	36.79	SQ.MT. F

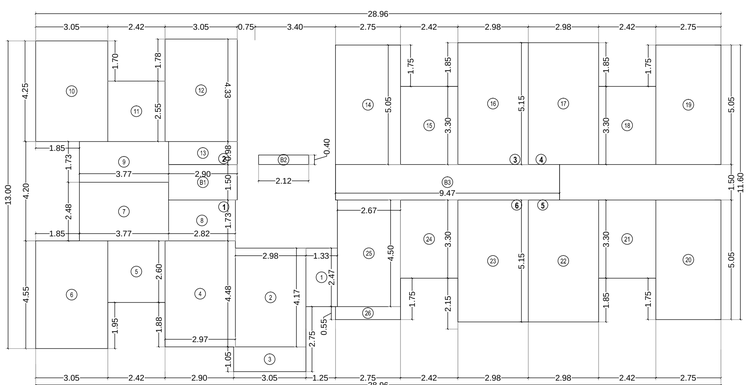
BUILT UP AREA CALCULATION — COMMON AREA

B1	2.90	X	1.50	X	1 NO	=	4.35	SQ.MT.
B2	2.12	X	0.40	X	1 NO	=	0.85	SQ.MT.
B3	9.47	X	1.50	X	1 NO	=	14.21	SQ.MT.
					TOTAL ADDITION	=	19.41	SQ.MT. G

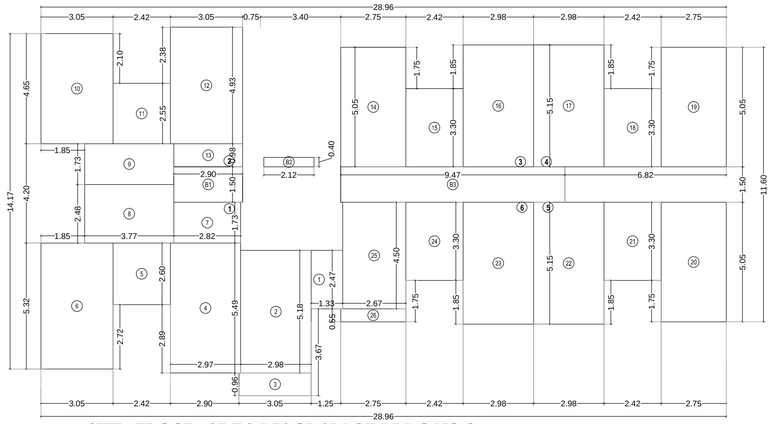
TOTAL NET BUILT UP AREA [A + B + C + D + E + F + G]	=	269.99	SQ.MT.



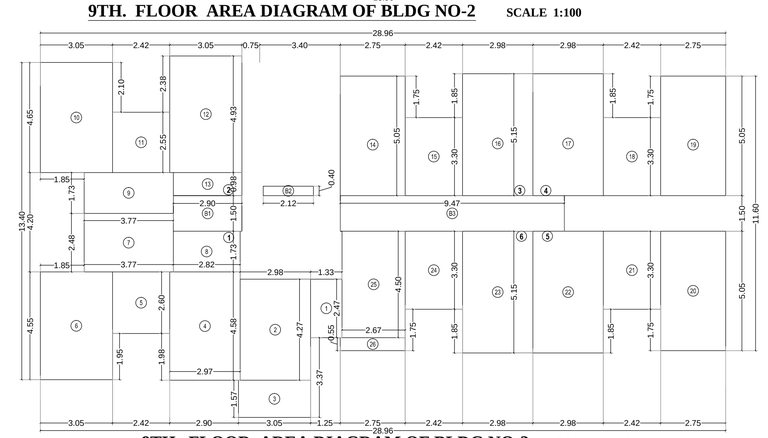
7TH. FLOOR AREA DIAGRAM OF BLDG NO-2
SCALE 1:100



6TH. FLOOR AREA DIAGRAM OF BLDG NO-2 SCALE 1:100



9TH. FLOOR AREA DIAGRAM OF BLDG NO-2 SCALE 1:100



8TH. FLOOR AREA DIAGRAM OF BLDG NO-2 SCALE 1:100

PART OC GRANTED SHOWN IN BLUE COLOR

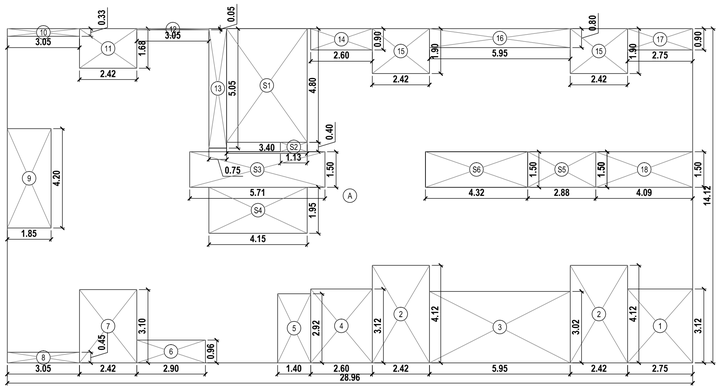
PROPOSED AMENDED

PROFORMA - B

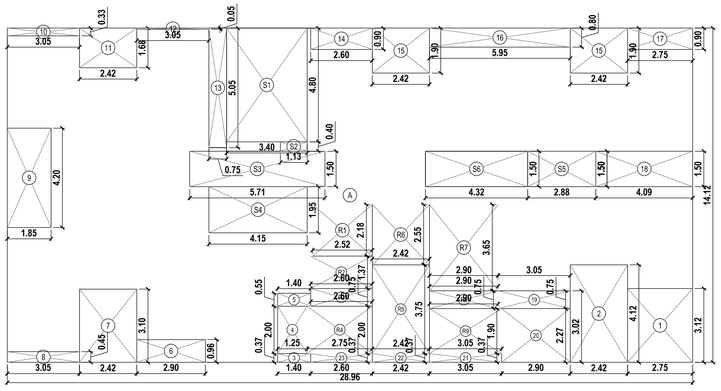
CONTENT OF SHEETS

AREA DIAGRAM & AREA CALCULATION

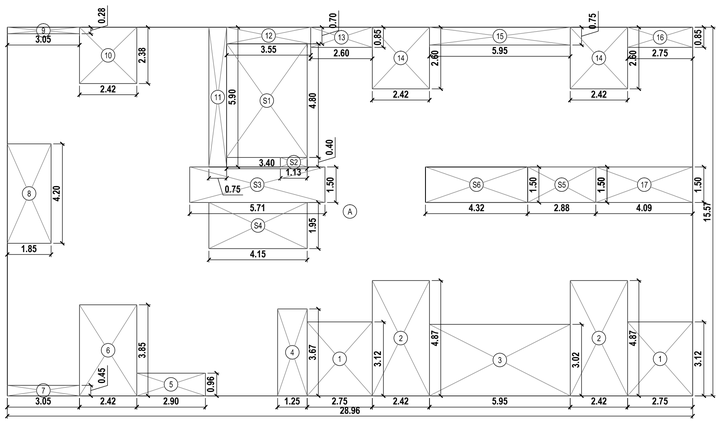
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14TH & 15TH TO 19TH FLOOR AREA DIAGRAM OF BUILDING NO-2 SCALE 1:100



15TH FLOOR AREA DIAGRAM OF BUILDING NO-2 SCALE 1:100



13TH FLOOR AREA DIAGRAM OF BUILDING NO-2 SCALE 1:100

14TH & 15TH TO 19TH BUILT UP AREA CALCULATIONS

TYPICAL FLOOR								
A	28.96	X	14.12	X	1 NO	=	408.92	SQ.MT.
					TOTAL ADDITION	=	408.92	SQ.MT. X

DEDUCTIONS

1	2.75	X	3.12	X	1 NO	=	8.58	SQ.MT.
2	2.42	X	4.12	X	2 NOS	=	19.94	SQ.MT.
3	5.95	X	3.02	X	1 NO	=	17.97	SQ.MT.
4	2.60	X	3.12	X	1 NO	=	8.11	SQ.MT.
5	1.40	X	2.92	X	1 NO	=	4.09	SQ.MT.
6	2.90	X	0.96	X	1 NO	=	2.78	SQ.MT.
7	2.42	X	3.10	X	1 NO	=	7.50	SQ.MT.
8	3.05	X	0.45	X	1 NO	=	1.37	SQ.MT.
9	1.85	X	4.20	X	1 NO	=	7.77	SQ.MT.
10	3.05	X	0.33	X	1 NO	=	1.01	SQ.MT.
11	2.42	X	1.68	X	1 NO	=	4.07	SQ.MT.
12	3.05	X	0.05	X	1 NO	=	0.15	SQ.MT.
13	0.75	X	5.05	X	1 NO	=	3.79	SQ.MT.
14	2.60	X	0.90	X	1 NO	=	2.34	SQ.MT.
15	2.42	X	1.90	X	2 NOS	=	9.20	SQ.MT.
16	5.95	X	0.80	X	1 NO	=	4.76	SQ.MT.
17	2.75	X	0.90	X	1 NO	=	2.48	SQ.MT.
18	4.09	X	1.50	X	1 NO	=	6.14	SQ.MT.
					TOTAL DEDUCTION	=	112.05	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	296.87	SQ.MT. X1

STAIRCASE & LIFT AREA

TYPICAL FLOOR								
S1	3.40	X	4.80	X	1 NO	=	16.32	SQ.MT.
S2	1.13	X	0.40	X	1 NO	=	0.45	SQ.MT.
S3	5.71	X	1.50	X	1 NO	=	8.57	SQ.MT.
S4	4.15	X	1.95	X	1 NO	=	8.09	SQ.MT.
S5	2.88	X	1.50	X	1 NO	=	4.32	SQ.MT.
S6	4.32	X	1.50	X	1 NO	=	6.48	SQ.MT.
TOTAL STAIR. & LIFT AREA PER FL. (15TH TO 18TH FLOOR)						=	44.23	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	252.64	SQ.MT.

15TH REFUGE BUILT UP AREA CALCULATIONS

TYPICAL FLOOR								
A	28.96	X	14.12	X	1 NO	=	408.92	SQ.MT.
					TOTAL ADDITION	=	408.92	SQ.MT. X

DEDUCTIONS

1	2.75	X	3.12	X	1 NO	=	8.58	SQ.MT.
2	2.42	X	4.12	X	1 NO	=	9.97	SQ.MT.
3	1.40	X	0.37	X	1 NO	=	0.52	SQ.MT.
4	1.25	X	2.00	X	1 NO	=	2.50	SQ.MT.
5	1.40	X	0.55	X	1 NO	=	0.77	SQ.MT.
6	2.90	X	0.96	X	1 NO	=	2.78	SQ.MT.
7	2.42	X	3.10	X	1 NO	=	7.50	SQ.MT.
8	3.05	X	0.45	X	1 NO	=	1.37	SQ.MT.
9	1.85	X	4.20	X	1 NO	=	7.77	SQ.MT.
10	3.05	X	0.33	X	1 NO	=	1.01	SQ.MT.
11	2.42	X	1.68	X	1 NO	=	4.07	SQ.MT.
12	3.05	X	0.05	X	1 NO	=	0.15	SQ.MT.
13	0.75	X	5.05	X	1 NO	=	3.79	SQ.MT.
14	2.60	X	0.90	X	1 NO	=	2.34	SQ.MT.
15	2.42	X	1.90	X	2 NOS	=	9.20	SQ.MT.
16	5.95	X	0.80	X	1 NO	=	4.76	SQ.MT.
17	2.75	X	0.90	X	1 NO	=	2.48	SQ.MT.
18	4.09	X	1.50	X	1 NO	=	6.14	SQ.MT.
19	3.05	X	0.75	X	1 NO	=	2.29	SQ.MT.
20	2.90	X	2.27	X	1 NO	=	6.58	SQ.MT.
21	3.05	X	0.37	X	1 NO	=	1.13	SQ.MT.
22	2.42	X	0.37	X	1 NO	=	0.90	SQ.MT.
23	2.60	X	0.37	X	1 NO	=	0.96	SQ.MT.
					TOTAL DEDUCTION	=	87.56	SQ.MT. Y1

REFUGE AREA CALCULATION

TYPICAL FLOOR								
R1	2.52	X	2.18	X	1 NO	=	5.49	SQ.MT.
R2	2.60	X	1.37	X	1 NO	=	3.56	SQ.MT.
R3	2.60	X	0.75	X	1 NO	=	1.95	SQ.MT.
R4	2.75	X	2.00	X	1 NO	=	5.50	SQ.MT.
R5	2.42	X	3.75	X	1 NO	=	9.08	SQ.MT.
R6	2.42	X	2.55	X	1 NO	=	6.17	SQ.MT.
R7	2.90	X	3.65	X	1 NO	=	10.59	SQ.MT.
R8	2.90	X	0.75	X	1 NO	=	2.18	SQ.MT.
R9	3.05	X	1.90	X	1 NO	=	5.80	SQ.MT.
TOTAL REFUGE AREA						=	51.00	SQ.MT. Y2
TOTAL BUILT UP AREA [X - (Y1+Y2)]						=	271.04	SQ.MT. X1

STAIRCASE AREA CALCULATION

TYPICAL FLOOR								
S1	3.40	X	4.80	X	1 NO	=	16.32	SQ.MT.
S2	1.13	X	0.40	X	1 NO	=	0.45	SQ.MT.
S3	5.71	X	1.50	X	1 NO	=	8.57	SQ.MT.
S4	4.15	X	1.95	X	1 NO	=	8.09	SQ.MT.
S5	2.88	X	1.50	X	1 NO	=	4.32	SQ.MT.
S6	4.32	X	1.50	X	1 NO	=	6.48	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)						=	44.23	SQ.MT. Y3

NET BUILT UP AREA [X1 - Y3]	=	226.81	SQ.MT.

13TH FLOOR BUILT UP AREA CALCULATIONS

TYPICAL FLOOR								
A	28.96	X	15.57	X	1 NO	=	450.91	SQ.MT.
					TOTAL ADDITION	=	450.91	SQ.MT. X

DEDUCTIONS

1	2.75	X	3.12	X	2 NOS	=	17.16	SQ.MT.
2	2.42	X	4.87	X	2 NOS	=	23.57	SQ.MT.
3	5.95	X	3.02	X	1 NO	=	17.97	SQ.MT.
4	1.25	X	3.67	X	1 NO	=	4.59	SQ.MT.
5	2.90	X	0.96	X	1 NO	=	2.78	SQ.MT.
6	2.42	X	3.85	X	1 NO	=	9.32	SQ.MT.
7	3.05	X	0.45	X	1 NO	=	1.37	SQ.MT.
8	1.85	X	4.20	X	1 NO	=	7.77	SQ.MT.
9	3.05	X	0.28	X	1 NO	=	0.85	SQ.MT.
10	2.42	X	2.38	X	1 NO	=	5.76	SQ.MT.
11	0.75	X	5.90	X	1 NO	=	4.43	SQ.MT.
12	3.55	X	0.70	X	1 NO	=	2.49	SQ.MT.
13	2.60	X	0.85	X	1 NO	=	2.21	SQ.MT.
14	2.42	X	2.60	X	2 NOS	=	12.58	SQ.MT.
15	5.95	X	0.75	X	1 NO	=	4.46	SQ.MT.
16	2.75	X	0.85	X	1 NO	=	2.34	SQ.MT.
17	4.09	X	1.50	X	1 NO	=	6.14	SQ.MT.
					TOTAL DEDUCTION	=	125.79	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	325.12	SQ.MT. X1

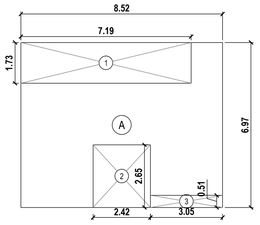
STAIRCASE & LIFT AREA

TYPICAL FLOOR								
S1	3.40	X	4.80	X	1 NO	=	16.32	SQ.MT.
S2	1.13	X	0.40	X	1 NO	=	0.45	SQ.MT.
S3	5.71	X	1.50	X	1 NO	=	8.57	SQ.MT.
S4	4.15	X	1.95	X	1 NO	=	8.09	SQ.MT.
S5	2.88	X	1.50	X	1 NO	=	4.32	SQ.MT.
S6	4.32	X	1.50	X	1 NO	=	6.48	SQ.MT.
TOTAL STAIR. & LIFT AREA PER FL. (13TH FLOOR)						=	44.23	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	280.89	SQ.MT.

REFUGE AREA CALCULATIONS

15TH TO 19TH FLOOR FLOOR PLAN			
15TH FLOOR	=	226.81	SQ.MTS.
16TH FLOOR	=	252.64	SQ.MTS.
17TH FLOOR	=	252.64	SQ.MTS.
18TH FLOOR	=	252.64	SQ.MTS.
19TH FLOOR	=	252.64	SQ.MTS.
19TH FLOOR	=	38.38	SQ.MTS.
TOTAL NET BUILT UP AREA	=	1275.75	SQ.MTS.
REQUIRED REFUGE AREA 4%	=	51.03	SQ.MTS.
PROPSOED REFUGE AREA	=	51.00	SQ.MTS.

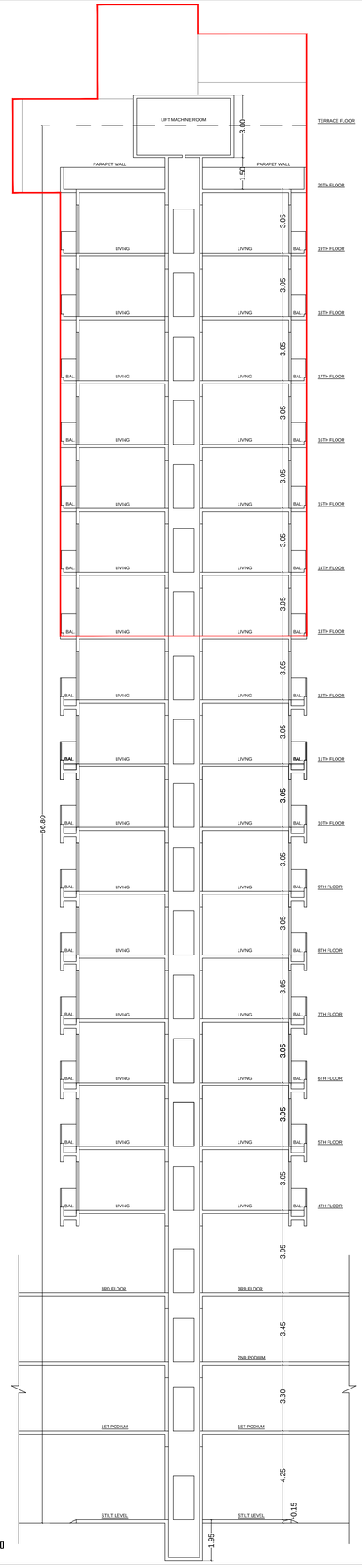


1520TH BUILT UP AREA CALCULATIONS

TYPICAL FLOOR								
A	8.52	X	6.97	X	1 NO	=	59.38	SQ.MT.
					TOTAL ADDITION	=	59.38	SQ.MT. X

DEDUCTIONS

1	7.19	X	1.73	X	1 NO	=	12.44	SQ.MT.
2	2.42	X	2.65	X	1 NO	=	6.41	SQ.MT.
3	3.05	X	0.51	X	1 NO	=	1.56	SQ.MT.
					TOTAL DEDUCTION	=	20.41	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	38.97	SQ.MT. X1



SECTION F-F (BUILDING NO-2) SCALE 1:100

PART OC GRANTED SHOWN IN BLUE COLOR

PROPOSED AMENDED

PROFORMA - B

CONTENT OF SHEETS

AREA DIAGRAM & AREA CALCULATION

STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN

OWNERS NAME & SIGNATURE

NISAR I. PATEL C.A. TO OWNER

NISARA HMED IBRAHIM PATEL

THIS PLAN IS DIGITALLY SINGED & ISSUED

UNDER REFERENCE No.EEBP\870\E/A

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL

PROPOSED REDEVLOPMENT OF PROPERTY BEARING C.S. NO. 1/378, OF MAZGAON DIVISION SITUATED AT NESBIT ROAD, MUMBAI - 400 010.

ARCHITECT

VIVEK BHARTU & CONSULTANTS PVT. LTD.
Architects & Engineers.
764-E , UMRIGAR BUILDING,
PARSI COLONY, TILAK ROAD,
DADAR (EAST), MUMBAI-14.

Vivek Ganesh Bhartu

Deepak Kalipada Gosh
Dy. C.F.O.
Digitally signed by Deepak Kalipada Gosh
Date: 2019.04.11 02:02:38 +05'30'

Hemant Dattatray Parab
Dy. C.F.O.
Digitally signed by Hemant Dattatray Parab
DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Mumbai Fire Brigade, postalCode=400001, st=MAHARASHTRA, serialNumber=9c4bda6af1f297a8da8c4c424f573740f0f8a5309eb0245712637a21ec3adb7cca, cn=Hemant Dattatray Parab
Date: 2019.04.15 20:25:52 +05'30'

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EB/870/E/A	S.N.A	1:100	F.KAHN		12