

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO.28 OF 2023 (WZ)

Santosh Daundkar

... Applicant

versus

SEIAA, Environment Department

Govt. of Maharashtra & Ors.

... Respondents

SHORT AFFIDAVIT IN REPLY ON BEHALF OF
RESPONDENT NO.8

I, Rajan Thomas, an adult and Indian Inhabitant, having my office address at 301, 3rd Floor, Aman Chambers, Veer Savarkar Marg, Opposite Bengal Chemicals, Prabhadevi, Mumbai – 400 025, am fully conversant with the facts in the captioned Application and I do hereby solemnly affirm and state as under:-

1. This present Affidavit (“**this Affidavit**”) is filed by Respondent No.8 Suraj Estate Developers Limited (earlier known as Suraj Estate Developers Private Limited) (“**SEDL**”) to place on record certain preliminary objections to the maintainability of the present Original Application No.28 of 2023 (“**OA**”) and to the jurisdiction of this Hon’ble Tribunal to entertain and hear the OA. This Affidavit is not a detailed response to the OA. I crave leave to file further more detailed affidavits as I may be advised.
2. At the outset, I deny all and singular the contents of the OA as are contrary to what is stated herein and/or inconsistent herewith and



2

nothing contained in the OA should be deemed to be admitted for want of specific traverse.

3. **This Respondent has provided RG area as per the applicable rules and regulations and the Applicant has suppressed the same:**

3.1 This Respondent is undertaking the development of a real estate project on land admeasuring 3,266.75 square metres, under Regulation 33(7) and other provisions of DCPR 2034. The project comprises of Rehab Wing A and Sale Wing B. After deducting 612.08 sqm that falls under setback, the net area of the plot is 2,654.67 sqm.

3.2 The development of the plot commenced under DCR 1991 wherein since the proposal was under Regulation 33(7), the relaxation available in Clause 6.20 of Regulation 33(10) DCR 1991 was available which states that,-

“6.20 Even if the amenity space is reduced to make the Project viable, a minimum of at least 8 % of amenity open space shall be maintained.”

3.3 Accordingly, this Respondent obtained approvals that permitted provision of 8% RG/AOS area of 261.34 sqm. This Respondent craves leave to refer to and rely on the approvals in this regard.

3.4 This Respondent later transitioned the development of the plot to DCPR 2034. As per the concession approved earlier by BMC and also having regard to Proviso to Regulation 27(1) of DCPR 2034, this Respondent is required to provide 10% of 2,654.67 sqm =



265.47 square meters as RG/AOS area. As against the required RG/AOS area of 265.47 sqm, this Respondent is providing RG/AOS area of 270.96 sqm on mother earth. In addition to the mandatory RG/AOS area as per Regulation 27 of DCPR, this Respondent is also providing as an additional feature, Additional RG/AOS area of 177.21 sqm on the top of the 11th floor of the building. A copy of the Amended Plan Approval dated 14th February, 2024 is hereto annexed as **EXHIBIT "A"** which establishes that this Respondent has provided the mandatory RG/AOS area as per Regulation 27 of DCPR 2034 on mother earth.

3.5 It is respectfully submitted that in view of the above, there is no violation by this Respondent as alleged in the Application or otherwise. Since the entire frame of the Application is that the RG/AOS should be provided on mother earth, and this Respondent is anyway providing the same on mother earth, it is clear that there is no cause of action qua this Respondent.

3.6 This Respondent thus ought to be deleted as a party respondent from the captioned Application and no reliefs ought to be granted to the Applicant against this Respondent.

4. **No cause of action qua SEDL:**

4.1 At the further outset, it may be noted that the OA does not disclose any cause of action against SEDL, or any offence/violation of any nature whatsoever committed by SEDL, that would warrant exercise of jurisdiction by this Hon'ble Tribunal. In the entire OA, the lone purported 'cause of action' (if it can even be called that)



4

qua SEDL, may be found at page 23 of the OA where at Serial No.8 of the Table, it is mentioned "*RG has been placed on the 11th floor for plantation*". Apart from this solitary, bald sentence, the OA does not talk about or refer to WHRPL at all. The OA is totally devoid of any substance and material that disclose any violation of any provision of law by SEDL.

4.2 It is settled law that the jurisdiction of tribunals in the nature of this Hon'ble Tribunal cannot be exercised on mere whims or suspicions, but, require cogent data and material to be placed before it. The present OA is a fishing enquiry conducted by the Applicant in the hope of unearthing some material qua SEDL and the other respondents. If the Applicant really did not have any substantive cause of action with respect to SEDL, there is no reason why the same would not find place in the OA. The very fact that the only purported allegation qua SEDL is the solitary sentence reproduced above, is itself demonstrative that there is no cause of action against SEDL, no case is made out to pass any orders against SEDL, and, no case is made out for this Hon'ble Tribunal to exercise jurisdiction qua SEDL. The OA is replete with vague allegations and extremely academic and hypothetical grounds that ought not to be entertained by this Hon'ble Tribunal.

4.3 It is respectfully submitted that the Applicant is inviting this Hon'ble Tribunal to exercise its jurisdiction in an unheard of manner viz. make vague cryptic allegations against SEDL in the hope that material and information is submitted for subsequent analysis by the Applicant. It is respectfully submitted that for the sole reason that the OA does not disclose any violations committed



by SEDL, the OA is not maintainable qua SEDL and ought to be dismissed *in limine*.

5. **The Hon'ble Supreme Court of India is in seisin of the issue with respect to Regulation 27 of DCPR 2034:**

5.1 Another reason for dismissing the OA *in limine*, is that the Applicant has invited this Hon'ble Tribunal to adjudicate on a matter that is directly, substantially and materially under consideration of the Hon'ble Supreme Court of India in *Sagar Devre & Anr. v. NAREDCO West Foundation & Ors.* [SLP (Civil) Diary No.11843 of 2023]. A brief background to recapitulate the events that led to the institution of the petition in *Sagar Devre* supra is appropriate.

5.2 In *Anil Tharthare v. Secretary, Environment Department of the State of Maharashtra & Ors.* [Appeal No.22 of 2016 (WZ)], this Hon'ble Tribunal while considering an issue of violation of the provisions of the Environment Certificate by the project proponent in respect of a project being developed under the provisions of the DCR, 1991 and also to which the directions contained in the Judgement of the Apex Court in the matter of Kohinoor CTNL applied, passed an order dated 13th September 2022 holding that recreation ground has to be provided at the ground level which should not only be open to the sky, but must also enable plantation of trees and directed that if any project proponent fails to provide recreational ground as per norms, the project may not be allowed to proceed. As such, the Order passed in the matter of *Anil Tharthare* supra was on the touchstone of the judgement of the Apex Court rendered in the Kohinoor CTNL matter. The Order



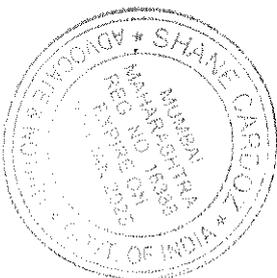
6

passed by this Hon'ble Tribunal is an order passed in personam and not in rem. It is not and cannot be treated as an order / judgement in rem and be construed as general direction that in all developments that recreation ground has to be provided at ground level. Thereafter the records indicate that this order was communicated to the Respondent No.1 SEIAA and resultantly, the SEIAA deferred numerous proposals received by it for environmental clearance.

- 5.3 Being aggrieved by the inaction of the SEIAA, NAREDCO West Foundation filed Writ Petition (Lodging) No.35671 of 2022 before the Hon'ble Bombay High Court. By an order dated 27th January 2023, the Hon'ble High Court allowed the petition with the following relevant and material ratio and observations,-

“17. Perusal of the order of NGT would indicate that the same has squarely followed the judgment of the Apex Court in Kohinoor (supra), in which the Apex Court has held in paragraph 32 of the judgment as under:

“32. Therefore, after reflecting upon the legal position, we are clearly of the opinion that having 15%, 20% or 25% of the area (depending upon the size of the layout) as the recreational/amenity area at the ground level is a minimum requirement, and it will have to be read as such. We therefore, answer Issue (i) by holding that it is not permissible to reduce the minimum recreational area provided under DCR 23 by relying upon DCR 38(34). However, if the developers wish to provide recreational area on the podium, over and above the minimum area



mandated by DCR 23 at the ground level, they can certainly provide such additional recreational area.”

18. We have gone through the judgment of the Apex Court in Kohinoor (supra), in which the Apex Court was essentially concerned with interpretation of provisions of DCR 1991. After interpreting the provisions of DCR 23 dealing with recreational/amenity open spaces, the Apex Court held that the recreational/amenity area is required to be provided at the ground level. It appears that DCR 23 did not contain any specific provision for providing recreational/amenity open spaces at podium level and on the contrary it provided that the recreational space shall be kept permanently open to sky and trees shall be grown as per the requirements specified therein. It is on account of such provisions of the DCR 1991, that the Apex Court held that the recreational/amenity area is required to be provided at ground level.

19. The provisions of DCR 1991 came to be superseded/replaced by the provisions of the DCPR 2034 for areas within Greater Mumbai and some of the principles enunciated in Regulation 23 of DCR 1991 prima facie appear to have been deviated in some of the provisions in Regulation 27 of DCPR 2034. While we do not propose to interpret the provisions of Regulation 27 of DCPR 2034, it would be apposite to reproduce Note 2 appended to Regulation 27 which reads thus:

“2. The minimum 60% of the required LOS shall be provided exclusively on the ground and at least 50% of this shall be provided on mother earth to facilitate the



8

percolation of water and balance 40% of required LOS may be provided on podium area extending beyond the building line. The LOS on mother earth shall not be paved and all LOS shall be accessible to all the occupants of the plot/layout. Rest of the compound pavement other than stated above shall be paved with perforated paving having adequate strength, in order to facilitate percolation of rain water into the ground.”

21. Thus, both under the DCPR 2034 as well as in UDCPR there appears to be change in the provision relating to provision of recreational open spaces.

22. Thus there appears to be a deviation in the provisions of the Development Control Regulations applicable at the time of delivery of the judgment by the Apex Court in Kohinoor and the one which are prevalent now. This aspect is required to be considered by the concerned authorities.

23. .. Suffice it to say at this juncture that there appears to be some change in the provisions relating to the manner in which recreational open spaces are to be provided in the earlier Development Control Regulations as considered by Apex Court in case of Kohinoor (supra) and the one which are prevalent now...

25. From perusal of comparative chart of the provisions of DCR 1991 and DCPR 2034 as well as UDCPR, prima facie there appears to be deviation in the exact location at which open recreational spaces is to be provided. Therefore, SEIAA is



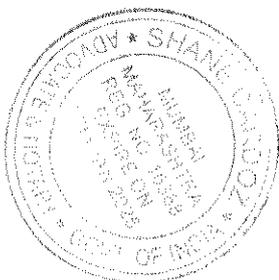
shall proceed to take a final decision thereon as expeditiously as possible preferably within a period of eight weeks from today.

- v) *With the above directions, the Writ Petition is partly allowed. Rule made partly absolute in the above terms. No costs.”*

5.4 It is thus clear that the Hon’ble High Court’s order in *NAREDCO West* supra, has recognised and held that there is a material difference between Regulation 23 of DCR 1991 (which did not envisage provision of mandatory R.G. at any location other than mother earth as interpreted by the Hon’ble Apex Court in *Kohinoor CTNL*) and Regulation 27 of DCPR 2034 (which permits provision of a portion of mandatory R.G. at podium levels). It is equally clear that with these observations, the Hon’ble High Court directed SEIAA to consider proposals for grant of environmental clearances on its own merits by applying the provisions of DCPR 2034.

5.5 The Hon’ble High Court’s order was assailed in *Sagar Devre* supra wherein by an order dated 8th May 2023, the Hon’ble Apex Court has stayed the directions contained in the Hon’ble High Court’s order dated 27th January 2023 and to the best of my knowledge, such stay has continued till date.

5.6 In this backdrop, this Hon’ble Tribunal may appreciate that the order dated 27th January 2023 of the Hon’ble High Court has only been stayed and has not been set aside. It is settled law that an order



of interim stay does not result in quashing of the impugned order and that it only means that the order will not be operative from the date of the order of the stay. The Apex Court has in the case of *Shree Chamundi Mopeds Ltd. v. Church of South India Trust Association* [(1992) 3 SCC 1] conclusively held that mere passing of an interim order staying the portion of the interim order does not wipe out its existence and its authority or precedential value is not undermined. Paragraph 10 of *Shree Chamundi Mopeds* supra is reproduced below for ready reference,-

“While considering the effect of an interim order staying the operation of the order under challenge, a distinction has to be made between quashing of an order and stay of operation of an order. Quashing of an order results in the restoration of the position as it stood on the date of the passing of the order which has been quashed. The stay of operation of an order does not, however, lead to such a result. It only means that the order which has been stayed would not be operative from the date of the passing of the stay order and it does not mean that the said order has been wiped out from existence. This means that if an order passed by the Appellate Authority is quashed and the matter is remanded, the result would be that the appeal which had been disposed of by the said order of the Appellate Authority would be restored and it can be said to be pending before the Appellate Authority after the quashing of the order of the Appellate Authority. The same cannot be said with regard to an order staying the operation of the order of the Appellate Authority because in spite of the said order, the order of the Appellate Authority continues to exist in law and so long as it exists, it cannot be said that the



relevant paragraphs whereof are reproduced below for ready reference,-

“100. It could thus be seen that when the second order of NGT was passed, the writ petition challenging the interim order dated 12th May 2022 was very much pending before the High Court. Not only that, two other writ petitions being CWP Nos. 23 and 37 of 2022, challenging the draft development plan, were also pending before the High Court. It is thus clear that the High Court was in seisin of the matter related to finalization of the draft development plan.

101. A Constitution Bench of this Court in the case of L. Chandra Kumar v. Union of India and Others was considering the issue regarding ouster of jurisdiction of this Court and the High Courts under Articles 32 and 226 of the Constitution of India as was provided under the Administrative Tribunals Act, 1985 (for short, “AT Act”). The AT Act was constituted under the enabling provisions of Article 323-A of the Constitution of India. Sub-clause (d) of Clause (2) of Article 323-A specifically enables the Parliament to legislate a law for establishment of AT Act and also provides for exclusion of jurisdiction of all the Courts except jurisdiction of this Court under Article 136 with respect to disputes or complaints referred to in Clause (1). This Court after scanning the entire law on the question as to whether the powers of this Court and High Courts of judicial review as could be found in Articles 32 and 226



14

respectively amounts to basic structure or not, observed thus in paragraph nos. 78 & 79:-

“78. The legitimacy of the power of Courts within constitutional democracies to review legislative action has been questioned since the time it was first conceived. The Constitution of India, being alive to such criticism, has, while conferring such power upon the higher judiciary, incorporated important safeguards. An analysis of the manner in which the Framers of our Constitution incorporated provisions relating to the judiciary would indicate that they were very greatly concerned with securing the independence of the judiciary. These attempts were directed at ensuring that the judiciary would be capable of effectively discharging its wide powers of judicial review. While the Constitution confers the power to strike down laws upon the High Courts and the Supreme Court, it also contains elaborate provisions dealing with the tenure, salaries, allowances, retirement age of Judges as well as the mechanism for selecting Judges to the superior courts. The inclusion of such elaborate provisions appears to have been occasioned by the belief that, armed by such provisions, the superior courts would be insulated from any executive or legislative attempts to interfere with the making of their decisions. The Judges of the superior courts have been entrusted with the task of upholding the



Constitution and to this end, have been conferred the power to interpret it. It is they who have to ensure that the balance of power envisaged by the Constitution is maintained and that the legislature and the executive do not, in the discharge of their functions, transgress constitutional limitations. It is equally their duty to oversee that the judicial decisions rendered by those who man the subordinate courts and tribunals do not fall foul of strict standards of legal correctness and judicial independence. The constitutional safeguards which ensure the independence of the Judges of the superior judiciary, are not available to the Judges of the subordinate judiciary or to those who man Tribunals created by ordinary legislations. Consequently, Judges of the latter category can never be considered full and effective substitutes for the superior judiciary in discharging the function of constitutional interpretation. We, therefore, hold that the power of judicial review over legislative action vested in the High Courts under Articles 226 and in this Court under Article 32 of the Constitution is an integral and essential feature of the Constitution, constituting part of its basic structure. Ordinarily, therefore, the power of High Courts and the Supreme Court to test the constitutional validity of legislations can never be ousted or excluded. 79. We also hold that the power vested in the High Courts to exercise judicial superintendence over the decisions



16

of all Courts and Tribunals within their respective jurisdictions is also part of the basic structure of the Constitution. This is because a situation where the High Courts are divested of all other judicial functions apart from that of constitutional interpretation, is equally to be avoided.”

102. It could thus be clearly seen that this Court, even when a provision in the Constitution enabled the Parliament to make a law thereby excluding the powers of judicial review except under Article 136 of the Constitution, held that the power of judicial review vested in the High Courts under Articles 226 and in this Court under Article 32 of the Constitution, is an integral and essential feature of the Constitution, constituting part of its basic structure and, therefore, the power of High Courts and this Court to test the constitutional validity of legislations can never be ousted or excluded. This Court further goes on to observe that the power vested in the High Courts to exercise judicial superintendence over the decisions of all Courts and Tribunals within their respective jurisdictions is also part of the basic structure of the Constitution.

106. It could thus clearly be seen that it is a settled position of law that the High Courts exercise the power of judicial review over all the Tribunals which are situated within its jurisdiction.



108. It could thus be seen that this Court in unequivocal terms held that no Court or Tribunal and for that matter any other authority can ignore the law stated by this Court. It held that such obedience would also be conducive to their smooth working, otherwise there would be confusion in the administration of law and the respect for law would irretrievably suffer. It has been held that the law declared by the higher court in the State is binding on authorities and tribunals under its superintendence and they cannot ignore it. This Court expressed a caution that it had become necessary to reiterate that disrespect to the constitutional ethos and breach of discipline have a grave impact on the credibility of judicial institution and encourages chance litigation. This Court further held that predictability and certainty are important hallmarks of judicial jurisprudence developed in this country, as discipline is sine qua non for effective and efficient functioning of the judicial system.

109. In view of the settled legal position, we are of the view that the continuation of the proceedings by the NGT during the pendency of the writ petitions before the High Court was not in conformity with the principles of judicial propriety. Needless to state that the High Court of Himachal Pradesh, insofar as its territorial jurisdiction is concerned, has supervisory jurisdiction over the NGT. Despite pendency of the proceedings before the High Court including the one challenging the interim order dated 12th May 2022 passed by NGT, the NGT went ahead with the passing of the second order impugned herein.



110. It will also be relevant to refer to the observations of this Court in the case of *Raghu Ramakrishna Raju Kanumuru* (Member of Parliament) (*supra*), which read thus:

“13. We are, therefore, of the considered view that it was not appropriate on the part of the learned NGT to have continued with the proceedings before it, specifically, when it was pointed out that the High Court was also in seisin of the matter and had passed an interim order permitting the construction. The conflicting orders passed by the learned NGT and the High Court would lead to an anomalous situation, where the authorities would be faced with a difficulty as to which order they are required to follow. There can be no manner of doubt that in such a situation, it is the orders passed by the constitutional courts, which would be prevailing over the orders passed by the statutory tribunals.”

111. It can be seen from the perusal of the orders of the NGT itself that though the NGT was informed about the High Court being in seisin of the proceedings, it went on to hold that the judgment given by it was binding and therefore, the draft development plan, which in its view, was not in conformity with its judgment, was liable to be set aside..

112. In any case, the second order of NGT is passed basically on the basis of the first order of NGT. Since we



have held the first order of NGT itself to be not tenable in law, the second order of NGT which is solely based on the first order of NGT, is liable to be set aside, on the short ground. This, apart from the fact that as discussed hereinabove, on the ground of judicial propriety, the NGT ought not to have continued with the proceedings after the High Court was in seisin of the matter and specifically when it was informed about the same.”

5.9 It is an equally settled principle of law that lower courts ought not to continue with proceedings before it when a higher court / authority is seized of the matter. I crave leave to refer to and rely upon the relevant authorities in this regard.

5.10 The OA invites this Hon’ble Tribunal to transgress its jurisdiction and to cross all established norms of judicial propriety. I respectfully submit that this should not be countenanced.

6. **Regulation 27 of DCPR 2034 is in full force and effect. The OA challenges Regulation 27 of DCPR 2034, which is impermissible:**

6.1 Through vague statements and loose drafting, the OA attempts to obfuscate the Applicant’s real challenge i.e. to Regulation 27 of DCPR 2034. It is respectfully submitted that Regulation 27 of DCPR 2034 permits provision of the mandatory R.G. in the manner as stated therein. The said regulation and DCPR 2034 itself, are in full force and effect and have not been set aside by any competent Court of Law. Inasmuch as the OA prays for demolition



20

of portions of podium on which R.G. is provided (which is permissible in Regulation 27 of DCPR 2034), it is clear that the OA is really a challenge to Regulation 27 of DCPR 2034.

- 6.2 This Respondent's development and provision of Recreation Ground is in compliance of Regulation 27 of DCPR 2034. The said regulation is in full force and effect and is binding law and is duly complied with by this Respondent.
- 6.3 Further, challenge to Note 2 to Regulation 27 of DCPR 2034 is also the subject matter of Public Interest Litigation (Lodging) No.24112 of 2021 filed by one Yogesh Pratap Singh against the Government of Maharashtra and others before the Hon'ble Bombay High Court. The Hon'ble Bombay High Court has till date not passed any orders in respect of the validity of Note 2 to Regulation 27 of DCPR, 2034 nor has the same been set aside till date. During the pendency of this Public Interest Litigation supra. As already stated above, this Hon'ble Tribunal ought not to adjudicate on a matter that is directly, substantially and materially under consideration of the Hon'ble Bombay High Court.
- 6.4 Thus, the challenge in the OA viz. to Regulation 27 of DCPR 2034, is not maintainable before this Hon'ble Tribunal. It is settled law that this Hon'ble Tribunal does not have jurisdiction to adjudicate upon the vires of any statutory provisions or of any subordinate legislation and I crave leave to refer to and rely upon the authorities in this regard. It is equally settled that the DCR/DCPR are framed by the State in exercise of its powers under Section 22(m) MRTP Act 1966 and form part of the 'Development Plan' and hence are



not amenable to judicial review. The issues emanating from regulations of DCPR/DCR and their implementation, cannot be considered or adjudicated by this Hon'ble Tribunal.

7. **Prayers in the OA cannot be granted since it is contrary to the judgment of the High Court:**

7.1 At para 4 of the OA, the Applicant has admitted that he seeks general directions to implement the order dated 13th September 2022 passed by this Hon'ble Tribunal in *Anil Tharthare* supra. However in *NAREDCO West* supra, the Hon'ble High Court has held that *Anil Tharthare* supra was evidently a case considering DCR 1991 and not DCPR 2034. It has also held at para 25 that,-

“The judgment and order dated 13 September 2022 of NGT in case of Anil Tharthare vs. The Secretary, Environment Dept. State of Maharashtra & Ors. cannot be construed to mean a blanket prohibition to consider the proposals of the projects governed by DCPR 2034 or UDCPR”

7.2 As mentioned above, the order dated 27th January 2023 of the Hon'ble High Court has only been stayed and has not been set aside and the ratio and observations thereof continue in force. Therefore, inasmuch as the OA seeks implementation of an order (that the High Court found applicable only to DCR 1991) even to projects that are being developed under DCPR 2034, the same is



22

not maintainable and such prayers cannot be granted by this Hon'ble Tribunal.

8. **OA is barred by limitation and also suffers from delay and laches:**

8.1 The OA in effect, seeks to challenge Regulation 27 of DCPR 2034. The said regulation was brought into effect on 8th May 2018. The OA is thus hopelessly barred by the law of limitation.

8.2 The OA also suffers from delay and laches and ought to be dismissed on this ground. This Respondent has completed 65% of the work in the project known as 'Palette'.

9. For the above reasons, I reiterate that the OA is not maintainable and ought not to be entertained by this Hon'ble Tribunal and ought to be dismissed with exemplary costs. The OA is a roving and fishing expedition that should not be permitted or countenanced. SEDL is undertaking construction and development on its land in full compliance of all applicable law and in compliance of all the terms and conditions of the approvals and sanctioned accorded to it till date. SEDL has invested enormous monies into the acquisition and development of the project and has created numerous third-party rights, all of whom would be vitally and drastically affected in case any reliefs are granted to the Applicant.





Solemnly affirmed at Mumbai)
this 4th day of March, 2024)

For SURAJ ESTATE DEVELOPERS LTD

Thomas Rajan
Managing Director

Before me,

4 MAR 2024

M/s. Wadia Ghandy & Co.

BEFORE ME

Shane Cardoz

SHANE CARDOZ

Advocate & Notary (Govt. of India)
Reg. No. 16388 B Com, LL B
G3, Clifford House, Kadashwari Mandir Road
Next to Ganesh Mandir Chowk, Bandra (W)
Mumbai - 400 050, Mob. 98205 17020
MAH / 3457 / 2002

Bhakti Mehta

Partner

Advocates for Respondent No.8



Notary Register Serial No.	1176/24
Date:	4 MAR 2024

ORIGINAL & VERIFIED						
AADHR	PAN	ELECTION ID	LAND. LICENSE	PASSPORT	POA	RESOLUTION
7886 747 63781						

&



7511 BIT 'A'

NEW

24



BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. CHE/CTY/0837/GN/337(NEW)/337/6/Amend dated 14.02.2024

To, CC (Owner),
UDAY SHANKAR WARTY SHRI. RAJAN THOMAS OF M/S
4//, LAVANYA ART, OFF AGASHE SURAJ ESTATE DEVELOPERS Pvt.
PATH, DADAR(W) 30/A, BHAGYA Ltd.
APARTMENT, OFF CHITALE PATH, Flat no. 15, 'B' Wing, 3rd Floor,
DADAR(W) Mahim Mata Bldg. Mahi Nagar
Colony, Mahim, Mumbai 400016.

Subject : Proposed Redevelopment of the property bearing F. P. No. 823 of T P S IV, Mahim.

Reference : Online submission of plans dated 02.02.2024

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. CHE/CTY/0837/GN/337 Dt 03.05.2018, amended approval dt.05.08.2017, dt. 24.08.2018, dt.19.08.2021 shall be complied with.
- 2) That the existing structure proposed to be demolished shall be demolished.
- 3) That the revised structural design/calculations/details/drawings shall be submitted before further C.C.
- 4) That the structural stability certificate for the proposed work shall be submitted.
- 5) That the Supervision certificate shall be submitted periodically from Site Supervisor as the case may be as per D.C. Regn. 5(3)(x) regarding satisfactory construction on site.
- 6) That payments towards following shall be made before asking for Further C.C. a) Open Space Deficiency. b) Additional Development charges. c) Additional Development Cess. d) PCO Charges. e) Labour Welfare Cess. f) Additional IOD Deposit. g) Additional water & sewerage charges at A.E.W.W 'GN' Ward Office. h) Fungible Premium. i) Staircase Premium. j) Premium equal to 30% of Difference of ASR for clubbing FSI shall be paid in two stages 50% at the time of Further CC above plinth & 50% as the time of issue of Full C.C. j) Deficient Staircase Width Premium. k) Deficient Big Parking Premium.
- 7) That the Revised HRC NOC for height of 190.90m shall be submitted.
- 8) That the Revised MOEF NOC shall be submitted.
- 9) That the structural stability certificate for Mechanical Parking system from the vendor along with stamped undertaking in respect of structural stability & safety of the same shall be submitted.
- 10) That the Following Registered Undertaking shall be submitted: a) That the undertaking stating that the tandem parking will be sold to same owner shall be submitted. b) That the Registered Undertaking to disclose regarding inadequate size of room in agreement shall be submitted c) That the parking spaces are not maintained with the ratio of 50:50, hence no litigation, disputes, claims against MCGM and its officers.
- 11) That the No Due Certificate from A.A. & C 'GN' Ward shall be submitted.
- 12) That the No Due Certificate from A.E.W.W. 'GN' Ward shall be submitted.
- 13) That the NOC from MHADA for Full C.C. & Revalidation of the same shall be submitted.
- 14) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15.03.2018 in Dumping Ground case will be complied with before starting demolition of structure and / or starting any construction work.
- 15) That adequate safeguards are to be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.



- 16) That the debris shall be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliance of Waste / Debris Management shall be furnished before starting demolition of existing structures or construction work.
- 17) That the C.C. shall be got endorsed as per the amended plan.
- 18) That the work shall be carried out strictly as per approved plan.
- 19) That the work shall be carried out between 6.00 a.m. to 10.00 p.m., only in accordance with Rule 5A (3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 20) That the Janata Insurance Policy shall be submitted.
- 21) That the Third-Party Insurance shall be submitted
- 22) That the IDS shall be got approved.
- 23) That the 50% Clubbing FSI / CC shall be granted only after Full CC of Rehab Portion on Generating Plot bearing FP NO. FP. No.557 of TPV III, Mahim, G/N Ward, Mumbai – 400016 is granted.
- 24) That the balance 50% Clubbing FSI / CC shall be allowed only after granting OC of rehab tenants in generating plot bearing FP NO. FP. No.557 of TPV III, Mahim, G/N Ward, Mumbai – 400016.
- 25) That the Permission from P.C.O(G/N) shall be insisted for covering of well.
- 26) That the structural design of the covered well shall be vetted from another structural engineer.
- 27) That the undertaking for back-to-back/tandem parking spaces may be preferably allotted to the same members/prospective occupier or else the provision of an attendant shall be made for the manoeuvring of vehicles shall be submitted.
- 28) That the Hospital to be handed over to BMC as per regulation & prevailing policy.
- 29) That the C.C. beyond 151.60 M. shall be asked after submission of revised HRC NOC.

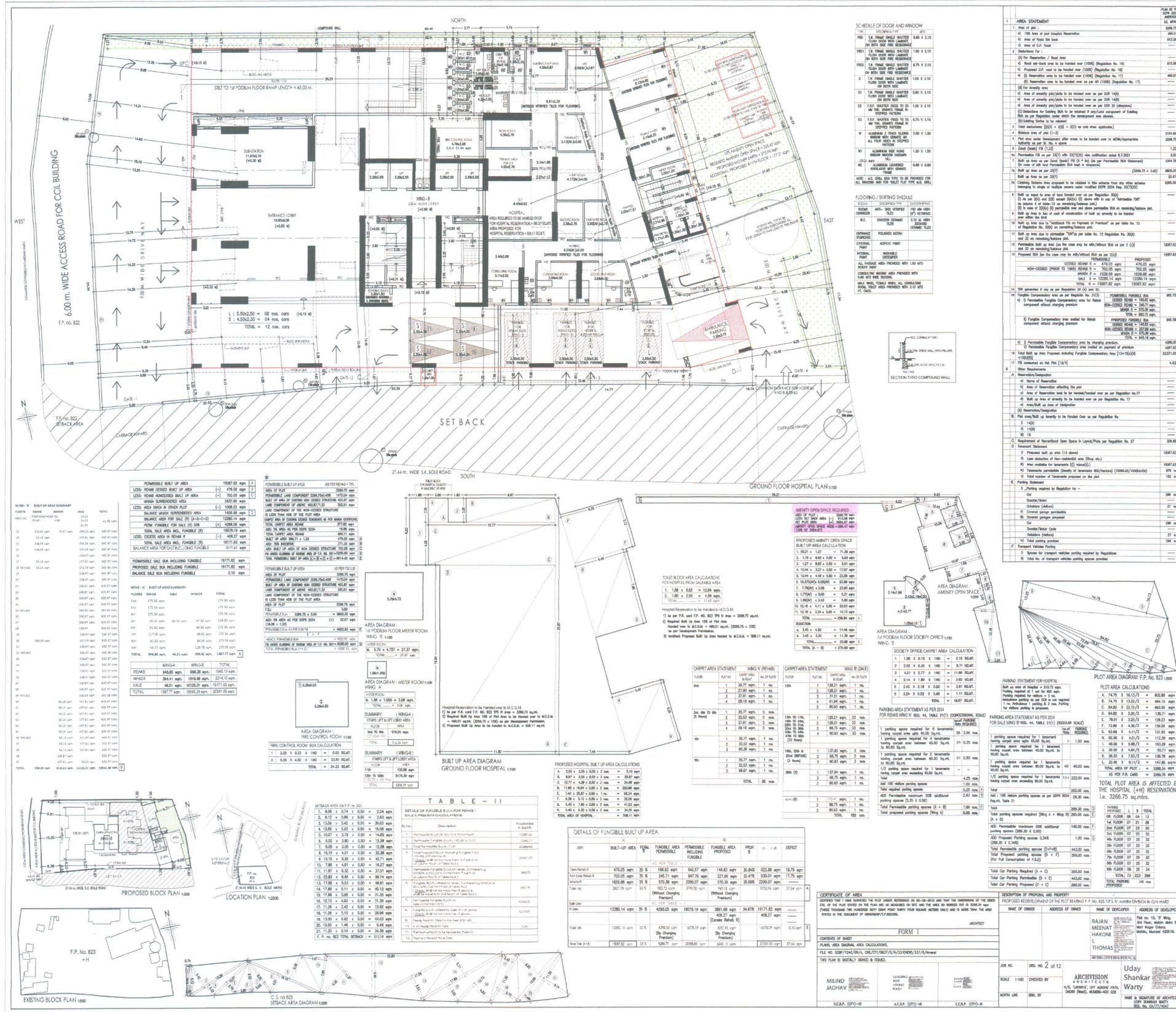
Digitally signed by JITENDRA ARJUNRAO KHONDE
 Date: 14 Feb 2024 11:50:33
 Organization: Brihanmumbai Municipal Corporation
 Designation: Executive Engineer

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

Copy to :

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





SCHEDULE OF DOOR AND WINDOW

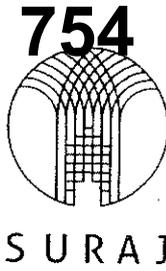
TYPE	DESCRIPTION	NO.	AREA
FR1	FR1 FRAMED GLASS DOOR	10	1.00
FR2	FR2 FRAMED GLASS DOOR	10	1.00
FR3	FR3 FRAMED GLASS DOOR	10	1.00
FR4	FR4 FRAMED GLASS DOOR	10	1.00
FR5	FR5 FRAMED GLASS DOOR	10	1.00
FR6	FR6 FRAMED GLASS DOOR	10	1.00
FR7	FR7 FRAMED GLASS DOOR	10	1.00
FR8	FR8 FRAMED GLASS DOOR	10	1.00
FR9	FR9 FRAMED GLASS DOOR	10	1.00
FR10	FR10 FRAMED GLASS DOOR	10	1.00
FR11	FR11 FRAMED GLASS DOOR	10	1.00
FR12	FR12 FRAMED GLASS DOOR	10	1.00
FR13	FR13 FRAMED GLASS DOOR	10	1.00
FR14	FR14 FRAMED GLASS DOOR	10	1.00
FR15	FR15 FRAMED GLASS DOOR	10	1.00
FR16	FR16 FRAMED GLASS DOOR	10	1.00
FR17	FR17 FRAMED GLASS DOOR	10	1.00
FR18	FR18 FRAMED GLASS DOOR	10	1.00
FR19	FR19 FRAMED GLASS DOOR	10	1.00
FR20	FR20 FRAMED GLASS DOOR	10	1.00
FR21	FR21 FRAMED GLASS DOOR	10	1.00
FR22	FR22 FRAMED GLASS DOOR	10	1.00
FR23	FR23 FRAMED GLASS DOOR	10	1.00
FR24	FR24 FRAMED GLASS DOOR	10	1.00
FR25	FR25 FRAMED GLASS DOOR	10	1.00
FR26	FR26 FRAMED GLASS DOOR	10	1.00
FR27	FR27 FRAMED GLASS DOOR	10	1.00
FR28	FR28 FRAMED GLASS DOOR	10	1.00
FR29	FR29 FRAMED GLASS DOOR	10	1.00
FR30	FR30 FRAMED GLASS DOOR	10	1.00
FR31	FR31 FRAMED GLASS DOOR	10	1.00
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FR33	FR33 FRAMED GLASS DOOR	10	1.00
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FR35	FR35 FRAMED GLASS DOOR	10	1.00
FR36	FR36 FRAMED GLASS DOOR	10	1.00
FR37	FR37 FRAMED GLASS DOOR	10	1.00
FR38	FR38 FRAMED GLASS DOOR	10	1.00
FR39	FR39 FRAMED GLASS DOOR	10	1.00
FR40	FR40 FRAMED GLASS DOOR	10	1.00
FR41	FR41 FRAMED GLASS DOOR	10	1.00
FR42	FR42 FRAMED GLASS DOOR	10	1.00
FR43	FR43 FRAMED GLASS DOOR	10	1.00
FR44	FR44 FRAMED GLASS DOOR	10	1.00
FR45	FR45 FRAMED GLASS DOOR	10	1.00
FR46	FR46 FRAMED GLASS DOOR	10	1.00
FR47	FR47 FRAMED GLASS DOOR	10	1.00
FR48	FR48 FRAMED GLASS DOOR	10	1.00
FR49	FR49 FRAMED GLASS DOOR	10	1.00
FR50	FR50 FRAMED GLASS DOOR	10	1.00
FR51	FR51 FRAMED GLASS DOOR	10	1.00
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FR53	FR53 FRAMED GLASS DOOR	10	1.00
FR54	FR54 FRAMED GLASS DOOR	10	1.00
FR55	FR55 FRAMED GLASS DOOR	10	1.00
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FR90	FR90 FRAMED GLASS DOOR	10	1.00
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FR92	FR92 FRAMED GLASS DOOR	10	1.00
FR93	FR93 FRAMED GLASS DOOR	10	1.00
FR94	FR94 FRAMED GLASS DOOR	10	1.00
FR95	FR95 FRAMED GLASS DOOR	10	1.00
FR96	FR96 FRAMED GLASS DOOR	10	1.00
FR97	FR97 FRAMED GLASS DOOR	10	1.00
FR98	FR98 FRAMED GLASS DOOR	10	1.00
FR99	FR99 FRAMED GLASS DOOR	10	1.00
FR100	FR100 FRAMED GLASS DOOR	10	1.00

AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ. METERS)
1	Area of plot	3000.00
2	Area of reserved	100.00
3	Area of reserved	100.00
4	Area of reserved	100.00
5	Area of reserved	100.00
6	Area of reserved	100.00
7	Area of reserved	100.00
8	Area of reserved	100.00
9	Area of reserved	100.00
10	Area of reserved	100.00
11	Area of reserved	100.00
12	Area of reserved	100.00
13	Area of reserved	100.00
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94	Area of reserved	100.00
95	Area of reserved	100.00
96	Area of reserved	100.00
97	Area of reserved	100.00
98	Area of reserved	100.00
99	Area of reserved	100.00
100	Area of reserved	100.00

PERMISSIBLE BUILT UP AREA

NO.	DESCRIPTION	AREA (SQ. METERS)
1	Area of reserved	100.00
2	Area of reserved	100.00
3	Area of reserved	100.00
4	Area of reserved	100.00
5	Area of reserved	100.00
6	Area of reserved	100.00
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87	Area of reserved	100.00
88	Area of reserved	100.00
89	Area of reserved	100.00
90	Area of reserved	100.00
91	Area of reserved	100.00
92	Area of reserved	100.00



CERTIFIED TRUE EXTRACTS OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF SURAJ ESTATE DEVELOPERS LIMITED HELD ON TUESDAY, 10TH JANUARY, 2023 AT REGISTERED OFFICE OF THE COMPANY 301, 3RD FLOOR, AMAN CHAMBERS, VEER SAVARKAR MARG, OPP. BENGAL CHEMICALS, PRABHADEVI MUMBAI-400025 AT 03:30 P.M.

“RESOLVED THAT Mr. Rajan Meenathakonil Thomas, Chairman & Managing Director of the Company be and is hereby authorized for and on behalf of the Company and to appear, represent and to sign, affirm, declare and verify consent terms and any other relevant documents in the matter of S.C.Suit No.1507 of 2016 of Ivan G. Martis & Ors. Vs. Suraj Estate Developers Ltd. & Anr. in the City Civil Court at Bombay, concerning the property bearing Final Plot No. 471 and bearing cadastral survey no. 1/828 of Mahim Division, Pitamber Lane, Mahim, Mumbai 400016.

“RESOLVED FURTHER THAT Mr. Rajan Meenathakonil Thomas, Chairman & Managing Director of the Company is further authorized do all acts and things that may be necessary for that purpose such as to file affidavit, and consent terms and to sign and verify the same for and on behalf of the Company in the said proceedings and/or any other proceedings incidental to the said proceedings, including any Appeals, Reviews, Revisions, Writ Petitions etc. in any Court of Law and/or before any Competent Authority having jurisdiction over the matter and to register the drawn up decree of the Hon’ble Court along with the Permanent Alternate Accommodation Agreement before the Sub Registrar of Assurances at Bombay.”

For SURAJ ESTATE DEVELOPERS LIMITED.

Rahul Rajan Jesu Thomas
Whole Time Director
DIN: 00318419



TRUE COPY


Partner
Wadia Ghandy & Co.
Advocates, Solicitors & Notaries
N. M. Wadia Building,
123, Mahatma Gandhi Road,
Fort, Mumbai - 400 023.

BEFORE THE HON'BLE NATIONAL GREEN
TRIBUNAL
WESTERN ZONE BENCH, PUNE

ORIGINAL APPLICATION NO.28 OF 2023 (WZ)

Santosh Daundkar ... Applicant
versus
SEIAA, Environment Department
Govt. of Maharashtra & Ors. ... Respondents

SHORT AFFIDAVIT IN REPLY
ON BEHALF OF RESPONDENT NO.8

Dated this 4th day of March, 2024



M/S. WADIA GHANDY & CO.
Advocates for Respondent No.8
N.M. Wadia Building
123, M.G. Road, Fort
Mumbai 400 001