



**ESSGEE**  
GROUP

**SHEETAL SAGAR BUILDERS  
& DEVELOPERS PRIVATE LIMITED**

Date: 08/12/2022

To,  
Ministry of Environment, Forests & Climate Change,  
Integrated Regional Offices,  
Ground Floor, East Wing, New Secretariat Building,  
Civil Lines, Nagpur – 440 001, Maharashtra.

**Subject : Submission of six monthly compliance reports as per terms & conditions Stipulated in Environmental clearance letter for Redevelopment of 'Lokmanya Nagar Priyadarshini CO-Operative Housing Society Ltd.,' at Sub plot 'A' bearing F. P. No. 580, T. P. Scheme-IV of Mahim Division at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai. Maharashtra.'**

**Ref. No. : Environmental clearance letter no. SIA/MH/MIS/123019/2019, dated: 31/01/2020.**

Respected Sir/Madam,

In reference to the above referred letter of your highly revered office we would like to submit the Current status of our construction work and point-wise compliance status to various stipulations in its Clearance letter no. **SIA/MH/MIS/123019/2019, dated: 31/01/2020** along with the necessary annexure.

This compliance report is submitted for the period from **April 2022 to September 2022.**

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking you,

With warm regards,

For, Sheetal Sagar Builders & Developers Pvt. Ltd.

*Zamandoshi*  
Authorized Signatory



Encl : Part A: Current status of construction work.  
Part B: Point-wise compliance status.  
Datasheets & Annexure.

Copy to Regional Office, MPCB, Sion, Mumbai.  
Regional Office, CPCB, Vadodara, Gujarat.  
Department of Environment, Mantralaya, Mumbai.

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**PART A:**

**Current status of work**

|   |   |   |
|---|---|---|
| Status of construction work                     | : | <ul style="list-style-type: none"><li>❖ <b>Total Construction work completed as of September 2022 (T/1, T/2 &amp; S/3) at our site is 56274.01 Sq. meters.</b></li><li>❖ <b>Tenant Building No.1:</b> Obtained Full Occupation Certificate &amp; Occupied Construction work (Stilt to 19<sup>th</sup> Floor + Terrace + LMR = 15436.79 Sq. mt.)</li><li>❖ <b>Tenant + MHADA Building No.2:</b> Obtained Full Occupation Certificate &amp; Occupied, construction work (Basement + Stilt to 21<sup>st</sup> floor + Terrace + LMR = 1170935 Sq. Mt.)</li><li>❖ <b>Please refer Annexure -1 for Occupational Certificate.</b></li><li>❖ <b>Sale Building No. 3:</b> Construction work completed (Two Basement + Ground + 8<sup>th</sup> Floor + LMR = 29127. 87 Sq. Mt.) i.e. remaining construction work common toilet from North Side = 162.27 Sq. Mt.)</li></ul> |
| Date of commencement<br>(Actual and/or planned) | : | ❖ <b>17/11/2011 (Actual)</b>  |
| Date of completion<br>(Actual and/or planned)   | : | ❖ <b>December 2022 (Planned)</b>  |

**: PART B:**

**Compliance status of conditions stipulated in Environmental clearance for proposed Residential & Commercial development & redevelopment of 'Lokmanya Nagar Priyadarshani Co-operative Housing Ltd., sub plot 'A' bearing F. P. no. 580, T.P. Scheme – IV of Mahim division at the Junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai granted by SEIAA, Govt. of Maharashtra vide letter no. SEAC-2010/CR.466/TC-2, dated: 22/09/2011 and further EC granted by MoEF & CC, Govt. of India vide file no. 21-14/2017-IA-III, dated: 06/11/2017, subsequently amended EC by SEIAA, Govt. of Maharashtra vide letter no. SIA/MH/MIS/123019/2019, dated: 31/01/2020 are as follows;**

| Sl. No. | Stipulated clearance conditions  | Compliance status   |
|---------|--|---|
| #       | <b>Specific Conditions;</b>  |   |
| i.      | PP to ensure that, increased capacity of OWC should remain same as sanctioned in earlier EC.   | <ul style="list-style-type: none"> <li>❖ Quantity of bio-degradable waste will be 455 kgs/day and the proposed capacity of OWC (170 kgs/batch) is adequate to cater the load generated from the project.</li> <li>❖ Tenant Building No.1 = Installed and Commissioning and Tenant + MHADA Building No.2 = only installed</li> </ul>   |
| ii.     | PP to provide vertical masonry duct above aeration tank for fresh air of the size of 0.8 M X 12 M and 5 M Height. Fresh air side opening shall be 0.7 M X 12 M. PP also to provide forced ventilation. | <ul style="list-style-type: none"> <li>❖ PP submitted undertaking for natural ventilation shall be provide 0.7-meter side opening of 12-meter length with masonry duct of 0.8 M width &amp; 12 M length to achieve natural ventilation along with forced mechanical ventilation for STP of sale building no. 3.</li> <li>❖ <b>Please refer Annexure – 2 for undertaking.</b></li> </ul> |
| iii.    | PP to ensure that CER plan gets approved from Municipal Commissioner / District Collector.   | <ul style="list-style-type: none"> <li>❖ Also, we have submitted CER plan to the Municipal Commissioner, Municipal Corporation of Greater Mumbai (MCGM).</li> <li>❖ <b>Please refer Annexure – 3 for CER Plan.</b></li> </ul>   |
| iv.     | PP shall comply with standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F. No. 22-34/2018-IA.III, dated: 04/01/2019.   | ❖ Noted.  |
| v.      | FSI area: 38920.77 m <sup>2</sup> , non-FSI area: 17581.14 m <sup>2</sup> and Total BUA: 56501.91 m <sup>2</sup> . (Plan approval no. MH/EE/(BP)/GM/MHADA/37/022/2018, date: 21/12/2019.)              | ❖ Noted.  |



| Sl. No. | Stipulated clearance conditions   | Compliance status   |
|---------|---|---|
| #       | <b>General Conditions:</b>  |   |
| i       | E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.   | <ul style="list-style-type: none"> <li>❖ Proposed project is a Residential &amp; Commercial development. Hence, generation of E-waste will be negligible and shall be through to authorize vendor as per E-waste (Management and Handling) Rules, 2016.</li> <li>❖ E-Waste will be stored separately and disposed through authorized recyclers.</li> </ul>  |
| ii      | The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.  | <ul style="list-style-type: none"> <li>❖ MCGM issued full occupation certificate for Rehab building no. 1 vide letter no. EB/4414/GN/A, dated: 23/02/2016.</li> <li>❖ MHADA has issue Part occupation certificate for project vide letter no. MH/EE/(B.P)/GM/MHADA-37/022/2022, Date : 16/06/2022.</li> <li>❖ Please refer Annexure – 1 for Full Occupancy Certificate.</li> </ul>  |
| iii     | This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.   | <ul style="list-style-type: none"> <li>❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF &amp; CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt. Project falls outside the eco-sensitive zone of SGNP.</li> </ul>   |
| iv      | PP has to abide by the conditions stipulated by SEAC & SEIAA.   | <ul style="list-style-type: none"> <li>❖ Agreed to comply with.</li> </ul>  |
| v       | The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area. | <ul style="list-style-type: none"> <li>❖ MCGM Approved layout plan for the project vide letter no. EB/1054/GS/AL, dated: 15/06/2015.</li> <li>❖ <b>Please refer Annexure – 5 for Approved Layout Plan.</b></li> <li>❖ MCGM issued IOD for the project vide letter no. EB/6890/GN/A, dated: 31/10/2014 &amp; EB/4413/GN/A, dated: 16/10/2014 &amp; further IOD received vide letter no. EB/4413/GN/A, dated: 20/12/2017.</li> <li>❖ <b>Please refer Annexure – 6 for copies of IOD.</b></li> <li>❖ MCGM issued commencement certificate for the project vide letter no. EEBPC/4414/GN/A, dated: 17/11/2011 for Rehab building no. 1 &amp; for proposed redevelopment of building no. 2 (Tenet + MHADA) from MHADA vide letter</li> </ul> |

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|---------|--|---|
|         |  | <p>no. MH/EE/(B.P)/GM/MHADA-37/012/2018, dated: 26/06/2018, further CC for Building no. 3 i.e. Sale building (Mall) vide letter no. MH/EE/(B.P)/GM/MHADA-37/022/2018, dated: 18/08/2018 &amp; further MHADA issued CC for Building no. 3 i.e. Sale building (Mall) vide letter no. MH/EE/(B.P)/GM/MHADA-37/022/2020, dated: 18/02/2020.</p> <p>❖ <b>Please refer Annexure – 7 for copies of Commencement certificate copies.</b></p> <p>❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2010/C.R.466/TC.2, dated: 22/09/2011 and amended in Environmental Clearance from MoEF &amp; CC vide file no. 21-14/2017-IA-III, dated: 06/11/2017. Subsequently amendment in EC by SEIAA, Govt. of Maharashtra vide letter no. SIA/MH/MIS/123019/2019, dated: 31/01/2020.</p> <p>❖ <b>Please refer Annexure – 8 for copies of Environmental clearance.</b></p> <p>❖ Dy. Chief Fire Officer, Mumbai Fire Brigade, MCGM issued Fire NOC for Building no. 1 vide letter no. FB/HR/R-11/191, dated: 05/01/2016 and for building no. 2 vide letter no. FB/HR/R-11/140, dated: 07/10/2016 and for building no. 3 vide letter no. FB/HR/R-II/141, dated: 01/10/2016.</p> <p>❖ <b>Please refer Annexure – 9 for copies of Fire NOCs.</b></p> <p>❖ Chief Engineer (Development Plan), Technical committee for High Rise Buildings, MCGM issued High Rise NOC for Sale building no. 3 vide letter no. CHE/HRB-358/DPWS, dated: 08/10/2013.</p> <p>❖ <b>Please refer Annexure – 10 for High Rise NOC.</b></p> |
| vi      | If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site. | <p>❖ MPCB granted consent to establish for the project vide order no. MPCBHQ/ROHQ/Mumbai/CE/CC/260, dated: 31/03/2012 and Renewal of consent to establish vide order no. Format1.0/BO/JD(WPC)UAN No. 69265/CE/CC-2005000347, dated: 06/05/2020.</p>   |

| Sl. No. | Stipulated clearance conditions   | Compliance status   |
|---------|---|---|
|         |   | ❖ <b>Please refer Annexure – 11 for copies of Consent to establish.</b>   |
| vii     | All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.  | <ul style="list-style-type: none"> <li>❖ Temporary accommodations not provided at the Project Site, 05 nos of residential labours at the project site and 17 nos of non-residential labours at the project site.</li> <li>❖ Site sanitation like safe &amp; adequate municipal water for drinking &amp; tanker water for domestic purpose, 1 nos of toilets with septic tanks, bathroom is not provided at the labour camp.</li> <li>❖ Municipal solid wastes generated at the labour camp have been handed over to local body on daily basis.</li> <li>❖ Proper housekeeping &amp; regular pest control have been carried out.</li> <li>❖ Waste generated from toilets and bathrooms is being disposed-off to septic tank connected to exciting sewer line.</li> <li>❖ First Aid room and medical facilities has been provided at site.</li> </ul> |
| viii    | Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured. | <ul style="list-style-type: none"> <li>❖ Temporary accommodations not provided at the Project Site, 05 nos of residential labours at the project site and 17 nos of non-residential labours at the project site.</li> <li>❖ Site sanitation like safe &amp; adequate municipal water for drinking &amp; tanker water for domestic purpose, 1 nos of toilets with septic tanks, bathroom is not provided at the labour camp.</li> <li>❖ Municipal solid wastes generated at the labour camp have been handed over to local body on daily basis.</li> <li>❖ Proper housekeeping &amp; regular pest control have been carried out.</li> <li>❖ Waste generated from toilets and bathrooms is being disposed-off to septic tank connected to exciting sewer line.</li> <li>❖ First Aid room and medical facilities has been provided at site.</li> </ul> |
| ix      | The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.  | <ul style="list-style-type: none"> <li>❖ All construction / demolition debris was properly stored at project site.</li> <li>❖ Part of the excavated material has been used for plot leveling &amp; site back filling and</li> </ul>   |

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|         |   | <p>remaining material was disposed to authorized landfill site as per the approval from Ex. Engr. (Env.) Z-II, MCGM, Mumbai vide letter dated: 04/03/2017, 25/11/2016, 26/09/2016 &amp; 14/09/2015.</p> <p>❖ <b>Please refer Annexure – 12 for copies of Debris NOC.</b></p>  |
| x       | Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority. | <p>❖ All construction / demolition debris was properly stored at project site.</p> <p>❖ Part of the excavated material has been used for plot leveling &amp; site back filling and remaining material was disposed to authorized landfill site as per the approval from Ex. Engr. (Env.) Z-II, MCGM, Mumbai vide letter dated: 04/03/2017, 25/11/2016, 26/09/2016 &amp; 14/09/2015.</p> |
| xi      | Arrangement shall be made that waste water and storm water do not get mixed.  | <p>❖ Separate drains have been provided for occupied buildings for the storm water drains.</p> <p>❖ STP of capacity 250 CMD has been provided for occupied building to treat waste water.</p> <p>❖ 2<sup>nd</sup> STP with adequate capacity will be provided for proposed project.</p>   |
| xii     | All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.  | ❖ Since, this is redevelopment project top soil was negligible.   |
| xiii    | Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.   | <p>❖ All construction / demolition debris was properly stored at project site.</p> <p>❖ Part of the excavated material has been used for plot leveling &amp; site back filling and remaining material was disposed to authorized landfill site as per the approval from Ex. Engr. (Env.) Z-II, MCGM, Mumbai vide letter dated: 04/03/2017, 25/11/2016, 26/09/2016 &amp; 14/09/2015.</p> |
| xiv     | Green Belt Development shall be carried out considering CPCB guidelines including selection of plant  | <p>❖ Agreed to comply with.</p> <p>❖ Green belt of 881.85 Sq. Meter will be developed on RG area as per approved plan &amp; 384 nos of trees will be plant on site.</p>   |
| xv      | Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.   | ❖ Groundwater accumulation was monitored in boreholes during and after completion of drilling activities. Groundwater was observed at depths between 4.0 to 4.5 meters below ground surface in the boreholes. Seasonal and annual fluctuations in ground water levels can   |

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|           |  | <p>be expected to occur.</p> <ul style="list-style-type: none"> <li>❖ Report of chemical analysis of ground water done at the time of geotechnical investigation.</li> <li>❖ Soil sample is being monitored regularly.</li> <li>❖ <b>Please refer Annexure - 13 for monitoring Report.</b></li> </ul> |
| xvi       | Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.  | ❖ No generation of hazardous waste due to construction.   |
| xvi<br>i  | Any hazardous waste generated during construction phase should be disposed-off as per applicable rules and norms with necessary approvals of the MPCB.   | ❖ No generation of hazardous waste due to construction.   |
| xvi<br>ii | The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.  | ❖ No use of DG sets during construction.  |
| xix       | The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.   | ❖ No use of DG sets during construction.  |
| xx        | Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.   | <ul style="list-style-type: none"> <li>❖ Vehicles with valid PUC are allowed to enter the site. Vehicles are operated only during non-peak hours.</li> <li>❖ Records of PUC certificate maintained at security office.</li> </ul>   |
| xxi       | Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB. | <ul style="list-style-type: none"> <li>❖ Ambient Air &amp; Noise level monitoring is carried out regularly.</li> <li>❖ Please refer Annexure – 13 for monitoring Report.</li> </ul>   |
| xxi<br>i  | Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).   | ❖ Ready Mixed Concrete containing Fly Ash is being used in building construction.   |
| xxi       | Ready mixed concrete must be used in building  | ❖ Ready Mixed Concrete is being used in   |

| Sl. No. | Stipulated clearance conditions  | Compliance status   |
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| ii      | construction.  | building construction.  |
| xxi v   | Storm water control and its re-use as per CGWB and BIS standards for various applications.   | <ul style="list-style-type: none"> <li>❖ A separate drain has been provided for occupied buildings.</li> <li>❖ Minimizing the incremental runoff from the site with the help of rain water harvesting tanks.</li> <li>❖ Proper management of channelization of storm water from site by using proper internal SWD system and discharge points of adequate capacity.</li> </ul>  |
| xxv     | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.  | ❖ Ready Mixed Concrete and curing agents is being used in building construction.  |
| xxv i   | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.  | <ul style="list-style-type: none"> <li>❖ Groundwater accumulation was monitored in boreholes during and after completion of drilling activities. Groundwater was observed at depths between 4.0 to 4.5 meters below ground surface in the boreholes. Seasonal and annual fluctuations in ground water levels can be expected to occur.</li> <li>❖ Report of chemical analysis of ground water done at the time of geotechnical investigation.</li> <li>❖ Soil sample is being monitored regularly.</li> <li>❖ Please refer Annexure - 13 for monitoring Report.</li> </ul>  |
| xxv ii  | The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled / refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. | <ul style="list-style-type: none"> <li>❖ STP of capacity 250 CMD has been provided for occupied building to treat waste water.</li> <li>❖ 2<sup>nd</sup> STP with adequate capacity will be provided for proposed project.</li> <li>❖ Treated sewage is being re-used for flushing and gardening within site.</li> <li>❖ MPCB granted consent to 1<sup>st</sup> operate (part) for building vide letter no. Format1.0/BO/RO-HQ/UAN No. 0000020206/CO/CC-1707000329, dated: 06/07/2017 &amp; Renewal of consent to operate for building granted by vide letter no. Format 1.0/BO/JD(WPC)/UAN No. 60597/R/CC – 1906001241, dated: 25/06/2019.</li> <li>❖ <b>Please refer Annexure – 14 for Consent to Operate.</b></li> </ul> |
| xxv iii | Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to  | ❖ Obtained CGWA NOC from Central Ground Water Authority, Ministry of Water Resources, River Development & Ganga   |



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|            | construction/operation of the project  | Rejuvenation, Govt. of India vide NOC no. CGWA/NOC/INF/ORIG/2018/3421, dated: 24/04/2018.<br>❖ <b>Please refer Annexure – 15 for CGWA NOC.</b>  |
| xxi<br>x   | Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.   | ❖ A dual plumbing line has been provided for occupied buildings for using the treated wastewater for flushing and gardening.  |
| xxx        | Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.   | ❖ A low flow fixture has been provided for showers and toilet flushing in occupied buildings.   |
| xxx<br>i   | Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.  | ❖ For Sale Building no. 3, it is recommended to choose window glass with visual light transmission of 45 % for exterior façade and 66 % for interior facade. Tenant 1 and Tenant 2 have VLT of 66 %.  |
| xxx<br>ii  | Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.  | ❖ We will use appropriate thermal insulation material to fulfill the prescriptive requirement as per energy conservation building code.<br>❖ U-Value: 0.47 W/sm.K, 6 RCC slab with 2” XPS insulation.   |
| xxx<br>iii | Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy. | Following Energy conservation measures will be implemented in the project;<br>❖ LED Tubes & Lamps for all habitable area.<br>❖ Energy efficient VRF high cop.<br>❖ Advance BEE 5 star rated AC equipment.<br>❖ Use of LED tubes for staircases, store, MEP room, toilets & lobbies. |
| xxx<br>iv  | Diesel power generating sets proposed as source of backup power for elevators and common area Illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The  | ❖ CPCB approved DG sets will be provided during operation phase for backup purpose.   |

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|          | location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.   |  |
| xxx v    | Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.                                   | <ul style="list-style-type: none"> <li>❖ Green belt of 881.85 Sq. Meter will be developed on RG area as per approved plan &amp; 384 nos of trees will be plant on site.</li> <li>❖ Also, the proposed DG sets will be acoustic enclose type.</li> </ul>  |
| Xx xvi   | Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.  | <ul style="list-style-type: none"> <li>❖ Public road and public areas are not being used for project activity purpose and are free for smooth traffic movement.</li> <li>❖ Provisions are made for adequate parking facilities within the project complex.</li> </ul>  |
| xxx vii  | Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement. | ❖ Noted.   |
| xxx viii | The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.   | ❖ Adequate distance has been provided between two buildings.   |
| Xx xix   | Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.   | ❖ Regular supervision of the above measures is being monitored by competent person.  |
| xl       | Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.  | ❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2010/C.R.466/TC.2, dated: 22/09/2011 and amended in Environmental Clearance from MoEF & CC vide file no. 21-14/2017-IA-III, dated: 06/11/2017. Subsequently amendment in EC by SEIAA, Govt. of Maharashtra vide letter no. SIA/MH/MIS/123019/2019, dated: 31/01/2020. |
| Xli      | Six monthly monitoring reports should be submitted to the regional office MoEF, Bhopal with copy to this department and MPCB.   | ❖ Six monthly monitoring reports are being submitted.  |
| Xli i    | Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to   | <ul style="list-style-type: none"> <li>❖ STP of capacity 250 CMD has been provided for occupied building to treat waste water.</li> <li>❖ 2<sup>nd</sup> STP with adequate capacity will be provided for proposed project.</li> </ul>  |

| Sl. No.   | Stipulated clearance conditions   | Compliance status   |
|-----------|---|---|
|           | explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained. | <ul style="list-style-type: none"> <li>❖ Treated sewage is being re-used for flushing and gardening within site.</li> <li>❖ OWC will be provided for treatment of biodegradable waste during operation phase, i.e., Tenant Building no. 1 = Installed and Commissioning and Tenant + MHADA Building no. 2 = only installed.</li> <li>❖ MPCB granted consent to 1<sup>st</sup> operate (part) for building vide letter no. Format1.0/BO/RO-HQ/UAN No. 0000020206/CO/CC-1707000329, dated: 06/07/2017 &amp; Renewal of consent to operate for building granted by vide letter no. Format 1.0/BO/JD(WPC)/UAN No. 60597/R/CC – 1906001241, dated: 25/06/2019.</li> <li>❖ MCGM issued full occupation certificate for Rehab building no. 1 vide letter no. EB/4414/GN/A, dated: 23/02/2016.</li> <li>❖ MHADA has issue Part occupation certificate for project vide letter no. MH/EE/(B.P)/GM/MHADA-37/022/2022, Date : 16/06/2022.</li> </ul> |
| xlii<br>i | Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.   | <ul style="list-style-type: none"> <li>❖ OWC will be provided for treatment of biodegradable waste during operation phase, i.e., Tenant Building no. 1 = Installed and Commissioning and Tenant + MHADA Building no. 2 = only installed.</li> </ul>   |
| Xli<br>v  | Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.  | <ul style="list-style-type: none"> <li>❖ STP of capacity 250 CMD has been provided for occupied building to treat waste water.</li> <li>❖ 2<sup>nd</sup> STP with adequate capacity will be provided for proposed project.</li> <li>❖ Treated sewage is being re-used for flushing and gardening within site.</li> <li>❖ OWC will be provided for treatment of biodegradable waste during operation phase, i.e., Tenant Building no. 1 = Installed and Commissioning and Tenant + MHADA Building no. 2 = only installed.</li> <li>❖ MPCB granted consent to 1<sup>st</sup> operate (part) for building vide letter no. Format1.0/BO/RO-HQ/UAN No. 0000020206/CO/CC-1707000329, dated: 06/07/2017 &amp; Renewal of consent to operate for building granted by vide letter no. Format 1.0/</li> </ul>   |

| Sl. No. | Stipulated clearance conditions   | Compliance status  |
|---------|---|--|
|         |   | BO/JD(WPC)/UAN No. 60597/R/CC – 1906001241, dated: 25/06/2019.<br>❖ MCGM issued full occupation certificate for Rehab building no. 1 vide letter no. EB/4414/GN/A, dated: 23/02/2016.<br>❖ OWC will be provided for treatment of biodegradable waste during operation phase, i.e., Tenant Building no. 1 = Installed and Commissioning and Tenant + MHADA Building no. 2 = only installed. |
| Xlv     | A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.  | ❖ A complete set of all the documents submitted to MCGM.   |
| Xlv i   | In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.   | ❖ Noted.   |
| Xlv ii  | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.  | ❖ A separate Environment Management Cell with qualified staff has been appointed.<br>❖ Environmental quality is being monitored through external MoEF & CC approved laboratory.  |
| Xlv iii | Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.  | Separate funds have been allocated for implementation of Environmental Protection Measures are as follows;<br><b>During construction phase;</b><br>❖ Rs. 31.11 Lakhs have been allocated for the entire construction period.<br><b>During operation phase;</b><br>❖ Capital cost: Rs. 263.20 Lakhs &<br>❖ O & M cost: Rs. 32.79 Lakhs / Annum.   |
| Xli x   | The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> . | ❖ After getting Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SIA/MH/MIS/123019, dated: 31/01/2020, we have published public notice in both Marathi and English newspapers.<br>❖ <b>Please refer Annexure – 16 for Advertisement copy.</b>  |
| 1       | Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this  | <b>Six monthly compliance reports submitted as per the stipulated EC conditions to;</b><br>❖ RO, MPCB, Sion, Mumbai.<br>❖ RO, CPCB, Vadodara.  |

| Sl. No. | Stipulated clearance conditions  | Compliance status  |
|---------|--|--|
|         | department, on 1 <sup>st</sup> June & December of each calendar year.  | ❖ RO, MoEF & CC, Nagpur.<br>❖ Environmental Department, Mantralaya.  |
| li      | A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.   | ❖ Environmental clearance copy submitted to MCGM.  |
| lii     | The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company. | ❖ Six monthly compliance reports are being submitted.  |
| liii    | The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective RO of MoEF, the respective Zonal Office of CPCB and the SPCB.   | <b>Six monthly compliance reports submitted as per the stipulated EC conditions to;</b><br>❖ RO, MPCB, Sion, Mumbai.<br>❖ RO, CPCB, Vadodara.<br>❖ RO, MoEF & CC, Nagpur.<br>❖ Environmental Department, Mantralaya. |
| liv     | The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.  | ❖ Environmental Statement (Form-V) has been uploaded on MPCB web portal for the FY 2021-2022.  |

**Compliance as per**

**Monitoring the Implementation of Environmental Safeguards**

**Ministry of Environment & Forests**

**Regional Office (W), Nagpur.**

**Monitoring Report**

**DATA SHEET**

|    |   |   |  |
|----|---|---|--|
| 1. | Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify) | :   | ❖ Construction Project.  |
| 2. | Name of the project   | :   | ❖ Proposed Residential & Commercial Development at Junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mahim, Mumbai.   |
| 3. | Clearance letter (s) / OM No. and Date  | :   | ❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2010/C.R.466/TC.2, dated: 22/09/2011 and amended in Environmental Clearance from MoEF & CC vide file no. 21-14/2017-IA-III, dated: 06/11/2017. Subsequently amendment in EC by SEIAA, Govt. of Maharashtra vide letter no. SIA/MH/MIS/123019/2019, dated: 31/01/2020. |
| 4. | Location  |   |  |
|    | a.  | District ( S )  | : Mumbai.  |
|    | b.  | State ( s )   | : Maharashtra.   |
|    | c.  | Latitude/ Longitude   | : Latitude: 19° 00' 52.11" N<br>Longitude: 72° 49' 36.84" E  |
| 5. | Address for correspondence  |   |  |
|    | a.  | Address of Concerned Project Chief Engineer (with pin code & Telephone/ telex/ fax numbers) | : <b>Mr. Gaurav Gandhi, (Director)</b><br><b>M/s. Sheetal Sagar Builders &amp; Developers Pvt. Ltd.</b>  |
|    | b.  | Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)                 | : 51, Nariman Bhavan, Nariman Point, Mumbai – 400 021.<br>Mobile no. 99877 81627<br>Telephone no. 022-2202 5720 / 21<br>Fax. No. 022-2285 0587   |



|    |   |  |   |
|----|---|--|---|
| 6. | Salient features  |  |   |
|    | a.  | of the project   | : Proposed Residential and Commercial Development of 'Lokmanya Nagar Priyadarshani Co-Operative Housing Society Ltd.' Mahim, Mumbai.<br>Redevelopment building no. 1 (wing A & B): Ground + 19 Upper floors.<br>Redevelopment building no. 2 (wing A & B): Basement + Ground + 21 Upper floors.<br>Sale building no. 3: 2 Basement + Ground + 8 <sup>th</sup> Upper floors. |
|    | b.  | of the environmental management plans  | : Separate funds have been allocated for implementation of Environmental Protection Measures are as follows;<br><b>During construction phase;</b><br>❖ Rs. 31.11 Lakhs have been allocated for the entire construction period.<br><b>During operation phase;</b><br>❖ Capital cost: Rs. 263.20 Lakhs &<br>❖ O & M cost: Rs. 32.79 Lakhs / Annum.                            |
| 7. | Breakup of the project area   |  |   |
|    | a.  | submergence area forest & non-forest   | : Not applicable  |
|    | b.  | Others   | : ❖ Plot area: 10,038.40 Sq. Meters,<br>❖ FSI area: 38,920.77 Sq. Meters,<br>❖ Non-FSI area: 17,581.14 Sq. Meters &<br>❖ Total BUA area: 56,501.91 Sq. Meters.  |
| 8. | Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan |  | : Not Applicable  |
|    | a.  | SC, ST/Adivasis  | : Not Applicable  |
|    | b.  | Others<br>(Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details and years of survey) | : Not Applicable  |
| 9. | Financial details   |  |   |
|    | a.  | Project cost as originally planned and subsequent revised estimates and the year of price reference:   |   |
|    | 1.  | Total Cost of the Project  | : <b>Rs. 297.64 Crores</b>  |

|     |   |   |   |   |
|-----|---|---|---|---|
|     | b.  | Allocation made for environmental management plans with item wise and year wise Break-up.                                       | : | Separate funds have been allocated for implementation of Environmental Protection Measures are as follows;<br><b>During construction phase;</b><br>❖ Rs. 31.11 Lakhs have been allocated for the entire construction period.<br><b>During operation phase;</b><br>❖ Capital cost: Rs. 263.20 Lakhs &<br>❖ O & M cost: Rs. 32.79 Lakhs / Annum.  |
|     | c.  | Benefit cost ratio/Internal rate of Return and the year of assessment.  | : | --  |
|     | d.  | Whether (c) includes the Cost of environmental management as shown in the above.  | : | --  |
|     | e.  | Actual expenditure incurred on the project so far   | : | <b>Rs. 400,84,11,508 /-</b>   |
|     | f.  | Actual expenditure incurred on the environmental management plans so far  | : | <b>Rs. 98,56,500/-</b>  |
| 10. | Forest land requirement   |   |   |   |
|     | a.  | The status of approval for diversion of forest land for non-forestry use  | : | Not Applicable  |
|     | b.  | The status of clearing felling  | : | Not Applicable  |
|     | c.  | The status of compensatory afforestation, it any  | : | Not Applicable  |
|     | d.  | Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far | : | Not Applicable  |
| 11. | The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information |   | : | Not Applicable  |
| 12. | Status of construction  |   | : | ❖ <b>Total Construction work completed as of December 2022 (T/1, T/2 &amp; S/3) at our site is 56274.01 Sq. meters.</b><br>❖ <b>Tenant Building No.1:</b> Obtained Full Occupation Certificate & Occupied Construction work (Stilt to 19th Floor + Terrace + LMR = 15436.79 Sq. mt.)<br>❖ <b>Tenant + MHADA Building No.2:</b> Obtained Full Occupation Certificate & Occupied, construction work (Basement + |

|     |   |   |  |
|-----|---|---|--|
|     |   |   | Stilt to 21st floor + Terrace + LMR = 1170935 Sq. Mt.)<br><br>❖ <b>Sale Building No. 3:</b> Construction work completed (Two Basement + Ground + 8th Floor + LMR = 29127. 87 Sq. Mt.) i.e. remaining construction work common toilet from North Side = 162.27 Sq. Mt.) |
|     | a.  | Date of commencement<br>(Actual and/or planned)   | : <b>17/11/2011 (Actual)</b>   |
|     | b.  | Date of completion<br>(Actual and/or planned)   | : <b>December 2022 (Planned)</b>   |
| 13. | Reasons for the delay if the Project is yet to start  |   | : --   |
| 14. | Dates of site visits  |   |  |
|     | a.  | The dates on which the project was monitored by the Regional Office on previous Occasions, if any | : Regional Officer MoEF & CC, Nagpur visited project site on 22/04/2017 to certify the six-monthly compliance status reports.  |
|     | b.  | Date of site visit for this monitoring report   | : Regional Officer MoEF & CC, Nagpur visited project site on 22/04/2017 to certify the six-monthly compliance status reports and submitted certified monitoring report on 01/05/2017.  |
| 15. | Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)<br>(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.) |   | : Regional Officer MoEF & CC, Nagpur visited project site on 22/04/2017 to certify the six-monthly compliance status reports and submitted certified monitoring report on 01/05/2017.  |

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**No.EB/ 4414 / GN / A** dt-25/2/16

To,  
M/s. Sheetal Sagar Builders & Developers Pvt. Ltd.,  
C.A. to Owner,  
Lokmanya Nagar Priyadarshani Housing Society Ltd.,  
7/162, Lokmanya Nagar, K.G. Marg,  
Mumbai - 400 028.

Ex. Eng. Bldg. Proposal (City) III  
New Municipal Building, C. S. No.355 B,  
Bhagwan Walmiki Chowk, Vidyasankar Marg,  
Opp. Hanuman Mandir,  
Salt Pan Road, Antophill, Vashi (East),  
Mumbai - 400 037.

Sub: Full Occupation Certificate for Building No.1 (i.e. Rehab building) on subdivided plot 'A' of F.P. No.580 of T.P.S. IV, Mahim Division, situated at the Junction of Senapati Bapat Marg and Kakasaheb Gadgil Marg, Dadar (West), Mumbai-400 028.

Ref : Your Architect's letter dated 27.3.2015.

**WITHOUT PREJUDICE**

Sir,

With reference to above letter, this is to inform you that there is no objection to occupy the Bldg. under reference comprising of Wing 'A' & Wing 'B' of stilt + 19<sup>th</sup> upper floors which is constructed under supervision of Architect Shri Sunil G. Ambre (Regn. No.CA/84/8478) and Regd. Structural Engineer Smt. Madhura Manjrekar (Regn.No.STR/M/99) subject to following conditions :-

- 1) That the certificate under Section 270-A of M.M.C. Act shall be submitted before asking B.C.C.
- 2) That the remaining conditions of layout terms and conditions registered u/No. BBE-1-5565-2007 and amended layout u/No. EB/1054/GN/AL dt. 15.6.2015 shall be complied with before asking occupation to the last building in the layout.
- 3) That the conditions under Sr. No. A-5, A-25, A-51, A-52, A-54, A-57 and A-58 of I.O.D. under even No. shall be complied with before asking occupation to sale building (i.e. building No. 3).
- 4) That the conditions under Sr. No. A-32, A-36 & A-55 of I.O.D. under even No. shall be complied with before asking further C.C. to sale building (i.e. building No. 3).
- 5) That the condition under Sr. No. B-4 of I.O.D. under even No. shall be complied with before asking C.C. for building No. 2 (i.e. Rehab + MHADA).
- 6) That the conditions as per MHADA N.O.C. u/No. Revised NOC/F-1310/3788/MBRRB-12 dt. 11.7.2012 shall be complied with.
- 7) That the condition No. 11 of I.O.D. shall be complied with immediately after rehabilitation of tenants.

D:\BPC2\GN-Ward\GN-4414.doc



- 8) That the layout shall be suitably amended considering the provision of R.G. and STP.
- 9) That the amended plan for Sale building No. 3 deducting the sale fungible (9.89 Sq.Mt.) utilized in rehab building-1 shall be got approved.

This occupation permission is granted without prejudice to rights of M.C.G.M. to take action under Section 353-A of M.M.C. Act, if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,

- Sd -  
Executive Engineer  
Building Proposals (City)-III

No.EB/ 4414 / GN / A dt 23/2/16

Copy to : 1. The Architect,  
✓ M/s. Sunil Ambre & Associates,  
Architects,  
Aban House, Ground floor,  
25/31, Shri Sai Baba Marg,  
Kalaghoda, Fort, Mumbai.

2. Asstt. Commissioner / D.O.-III G/N Ward.  
3. A.E.W.W. G/N Ward.  
4. Dy A.&C. (City).  
5. MHADA

M.P. Vaidya  
23/2/16  
Executive Engineer  
Building Proposals (City)-III  
for



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

FORM 'A'

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.**

No. EEBPC/4414/4N 1A of 17/11/2011.

**COMMENCEMENT CERTIFICATE**

To,

Owner, Lokmanya Nagar  
Priyadarshani G.H.S.C.  
7/162, Lokmanya Nagar  
K.G. Marg, Mumbai - 400025

Ex. Eng. Bldg. Proposal (City) III  
'E' Ward Municipal Offices, 3rd Floor,  
10, S. K. Hafizuddin Marg, Byrulla,  
Mumbai - 400 008.

Sir,

With reference to your application No. Mun - 5885 dated 12/12/2008 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act., 1966, to carry out development for Proposed Bldg. No. 1, on F.P. No. 580, of TPSTV Mahim at Rakasahab Badgil Marg, Dadar (West) and building permission under section 346 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. 1 on Plot No./G.S.No./G.T.S. No. 580, Mahim Division/Village/Town Planning Scheme No. TPSTV, Mahim Situated at Road/Street Rakasahab Badgil Marg Ward 9N the Commencement Certificate/Building permit is granted on the following conditions :-

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

P.T.O.



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

8) The Municipal Commissioner has appointed Shri. C. P. Metkar  
Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 16/11/2012.

*9) This c-c is issued upto plinth level only.*

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

Sd/-  
Assistant Engineer  
Building Proposals (City)/(R&R) VII

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/4414/GN/A Dt 17/11/11.

*Copy to:- Architect.*

Chopra  
17/11/11  
AE8205VII

EB/4414/GN/A Dt-11/12/12.

*This c-c is endorsed and further extended upto 15<sup>th</sup> floor slab top of wing A and wing B of Bldg No. 1 as per amended plans dated 07/11/2012.*

EB/4414/GN/A Dt 23/07/2013.

*This c-c is further extended upto 19<sup>th</sup> floor slab top, i.e. full c-c for entire work of wing A & wing B of building No. 1, as per amended plans dated 07/11/2012.*

Raigubha  
23/7/13  
AE8205VII





## Building Permission Cell, Greater Mumbai/MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

### PART OCCUPATION CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA-37/022/ 2022

DATE- **16 JUN 2022**

To,

M/s. Sheetal Sagar Builders & Developer Pvt. Ltd.  
Level 16, D Wing, Trade World Tower,  
Kamala Mill Compound, Lower Parel,  
Mumbai :- 400 013.

**Sub:-** Part occupation for Proposed building No.3 i.e. Sale Building (Mall) on property bearing F.P. No. 580 of T.P.S – IV, Mahim division, situated at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Dadar (West), Mumbai.

**Ref.:** Application Letter for Part OCC inward no. ET-1607 dtd. 26.05.2022.

Dear Applicant,


The part development work for building comprising of 2 level Basement + Ground + 1st to 8<sup>th</sup> (part) upper floors (Excluding toilet portion as shown on plan) on plot bearing F.P. No. 580 of T.P.S – IV, Mahim division, situated at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Dadar (West), Mumbai, is completed under the supervision of Architect Shri. Sunil Ambre Lic. No. CA/84/8478, Madhura Manjarekar, RCC Consultant, Lic. No. STR/840002872 and Shri. Sanjay Gangurde, Site supervisor, Lic. No. Reg. No. Sup/Grade-1/840005595

and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer, no. FB/HR/R-II/43 dtd. 02.03.2022. The same may be occupied and completion certificate submitted by you is hereby accepted.

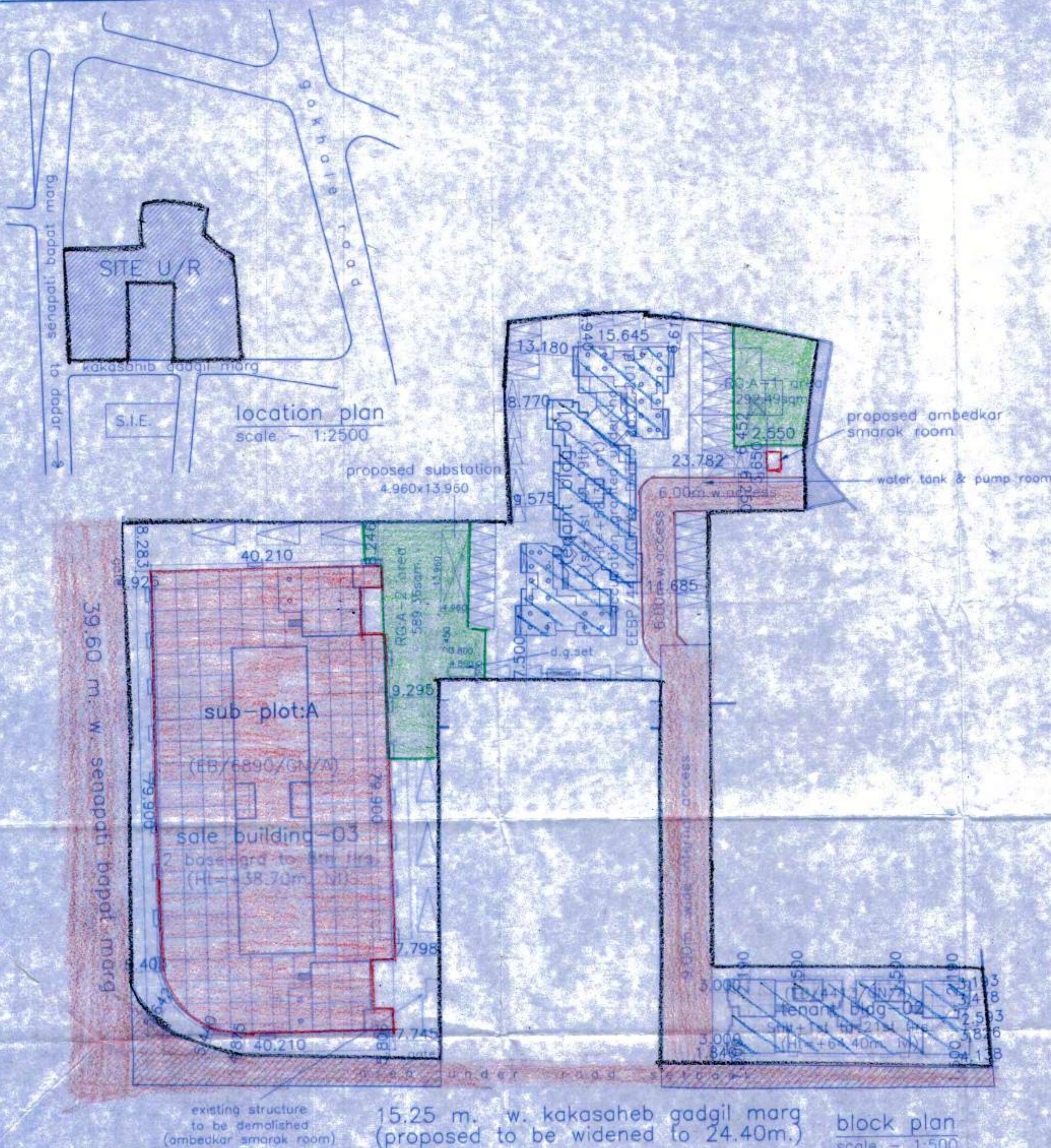
It can be occupied with the following conditions.

1. That all firefighting systems shall be maintained in good working conditions.
2. Terms and conditions of Final Fire NOC shall be strictly followed.
3. Functioning of Lifts, Rainwater tank substation shall be maintained.

D.A.: - Plan.

  
(Dinesh Mahajan)  
Executive Engineer/B.P. Cell  
Greater Mumbai/MHADA





## PROFORMA - A

| Sl. No. | DESCRIPTION   | AREA IN SQM. |
|---------|---|--------------|
| 1.      | AREA OF PLOT  | 10038.40     |
| 2.      | DEDUCTIONS FOR  |              |
| a.      | ROAD SETBACK  | 551.87       |
| b.      | PROPOSED D.P. ROAD  | nil          |
| c.      | ANY RESERVATION   | nil          |
|         | TOTAL (a+b+c)   | 551.87       |
| 3.      | BALANCE AREA OF PLOT (1-2)  | 9486.53      |
| 4.      | DEDUCTIONS FOR R.G. (8% physical provision)   | 758.92       |
| 5.      | NET AREA OF PLOT (3-4)  | 9486.53      |
| 6.      | ADDITIONS FOR F.S.I. PURPOSE  |              |
| a.      | 100%  | 551.87       |
| b.      | 100%  | nil          |
| 7.      | TOTAL AREA (5+6 above)  | 10038.40     |
| 8.      | F.S.I. PERMISSIBLE  | 3.00         |
| 9.      | a. F.S.I. CLAIMED OUT OF ADDITIONAL 0.33 F.S.I. AS PER D.C.R.32 ON PAYMENT OF PREMIUM | n/a          |
| b.      | F.S.I. CLAIMED IN LIEU OF ROAD/RESERVATION AREA RESTRICTING TO 47% OF NET AREA        | n/a          |
| c.      | F.S.I. CLAIMED IN LIEU OF SLUR T.D.R. RESTRICTING TO MINIMUM 20% OF NET AREA          | n/a          |
| 10.     | PERMISSIBLE FLOOR AREA (17x8)+9 (above)   | 30115.20     |
| 11.     | EXISTING FLOOR AREA   | nil          |
| 12.     | PROPOSED FLOOR AREA   | 30110.94     |
| a.      | tenant building no.1 (EB/4414/GN/A)   | 8920.37      |
| b.      | tenant building no.2 (EB/4413/GN/A)   | 8892.86      |
| c.      | sale building no.3 (EB/6890/GN/A)   | 14288.40     |
| d.      | ambedkar smarak room  | 9.31         |
| e.      | total   | 30110.94     |
| 13.     | EXCESS BALCONY AREA TAKEN IN F.S.I.   | -            |
| 14.     | a. PURELY RESIDENTIAL BUILT-UP AREA   | 15760.78     |
| b.      | REMAINING NON-RESIDENTIAL BUILT-UP AREA   | 14350.16     |
|         | TOTAL BUILT-UP AREA PROPOSED (11+12+13 above)   | 30110.94     |
| 15.     | F.S.I. CONSUMED (14/7 above)  | 2.999        |

## B. DETAILS OF FSI AVAILABLE AS PER D.C.R. 35(4)

| Sl. No. | DESCRIPTION   | PERMISSIBLE | PROPOSED | AREA IN SQM. |
|---------|---|-------------|----------|--------------|
| 1.      | FUNGIBLE BUA COMPONENT PROPOSED FOR PURELY RES. AREA (SAME OR <35% OF 14a ABOVE)                          |             |          |              |
| a.      | tenant building no.1  | 3103.77     | 3103.77  | 4037.34      |
| b.      | tenant building no.2  | 933.57      | 933.57   |              |
| c.      | sale building no.3  | -           | -        |              |
| d.      | total   | 4037.34     | 4037.34  |              |
| 2.      | FUNGIBLE BUA COMPONENT PROPOSED FOR NON-RES. AREA (SAME OR <20% OF 14b ABOVE)                             |             |          |              |
| a.      | tenant building no.1  | 10.49       | 10.49    | 4762.64      |
| b.      | tenant building no.2  | 0.00        | 0.00     |              |
| c.      | sale building no.3 (already purchased fungible bua = 4755.03 sq.m. & balance to be consumed = 2.96 sq.m.) | 9000.94     | 4752.15  |              |
| d.      | ambedkar smarak room  | 3.26        |          |              |
| e.      | total   | 5014.69     | 4762.64  |              |
| 3.      | TOTAL FUNGIBLE BUA PROPOSED (21+22 above)   |             |          | 8799.98      |
| 4.      | TOTAL GROSS BUA PROPOSED (A14 + B3 above)   |             |          | 38910.92     |

## C. TENEMENT STATEMENT

| Sl. No. | DESCRIPTION                                | AREA IN SQM. |
|---------|--|--------------|
| i.      | PROPOSED AREA                              |              |
| ii.     | TENEMENT DENSITY PERMISSIBLE PER HECTARE   |              |
| iii.    | TENEMENTS PERMISSIBLE ON THE PLOT          |              |
| iv.     | TENEMENTS PROPOSED                         |              |
| v.      | TENEMENTS EXISTING                         |              |
| vi.     | LESS : NON-RESIDENTIAL TENEMENTS           |              |
| vii.    | TOTAL RES. TENEMENTS ON THE PLOT (iv-v-vi) |              |

## D. PARKING STATEMENT

| Sl. No. | DESCRIPTION                                   | AREA IN SQM. |
|---------|---|--------------|
| i.      | PARKING REQUIRED BY RULE (sale building no.3) |              |
| a.      | CARS  |              |
| b.      | SCOOTER/MOTOR CYCLE                           |              |
| c.      | VISITORS                                      |              |
| d.      | 25% ADDITIONAL PARKING                        |              |
| ii.     | TOTAL PARKING PROVIDED                        | 286          |
| iii.    | REQUIRED PARKING                              | 280          |

## E. LOADING/UNLOADING STATEMENT

| Sl. No. | DESCRIPTION                      | AREA IN SQM. |
|---------|----------------------------------|--------------|
| i.      | LOADING/UNLOADING REQUIRED       | 6            |
| ii.     | TOTAL LOADING/UNLOADING PROVIDED | 6            |

## F. NOTES:

- BOUNDARY OF PLOT BOUNDED BLACK
- PROPOSED WORK SHOWN IN RED
- AREA UNDER SETBACK IF SHOWN BROWN
- STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW DOTTED
- RECREATION SHOWN IN GREEN
- AREA UNDER PROPOSED ROAD SHOWN IN BROWN

FILE NO. EEBP/6890/GN/A

## PROFORMA - B

### CONTENTS OF SHEET

block plan, location plan

### STAMP OF DATE OF RECEIPT OF PLANS

### STAMP OF APPROVAL OF PLANS

Accepted as completion plans as  
accompaniments of 2011-12 Part By this  
office letter under No. MHADA - 37/022/2022  
Date: 16 JUN 2022

*[Signature]*  
MHADA (W2)

### CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 09.07.2004 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD

*[Signature]*  
SIGNATURE OF ARCHITECT

### DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED COMMERCIAL BUILDING NO.3 ON SUB-PLOT A ON BEARING F.P.NO. 580, T.P. SCHEME IV OF MAHIM DIVISION AT THE JUNCTION OF SENAPATI BAPAT MARG & KAKASAHEB GADGIL MARG, MUMBAI

### NAME OF OWNER

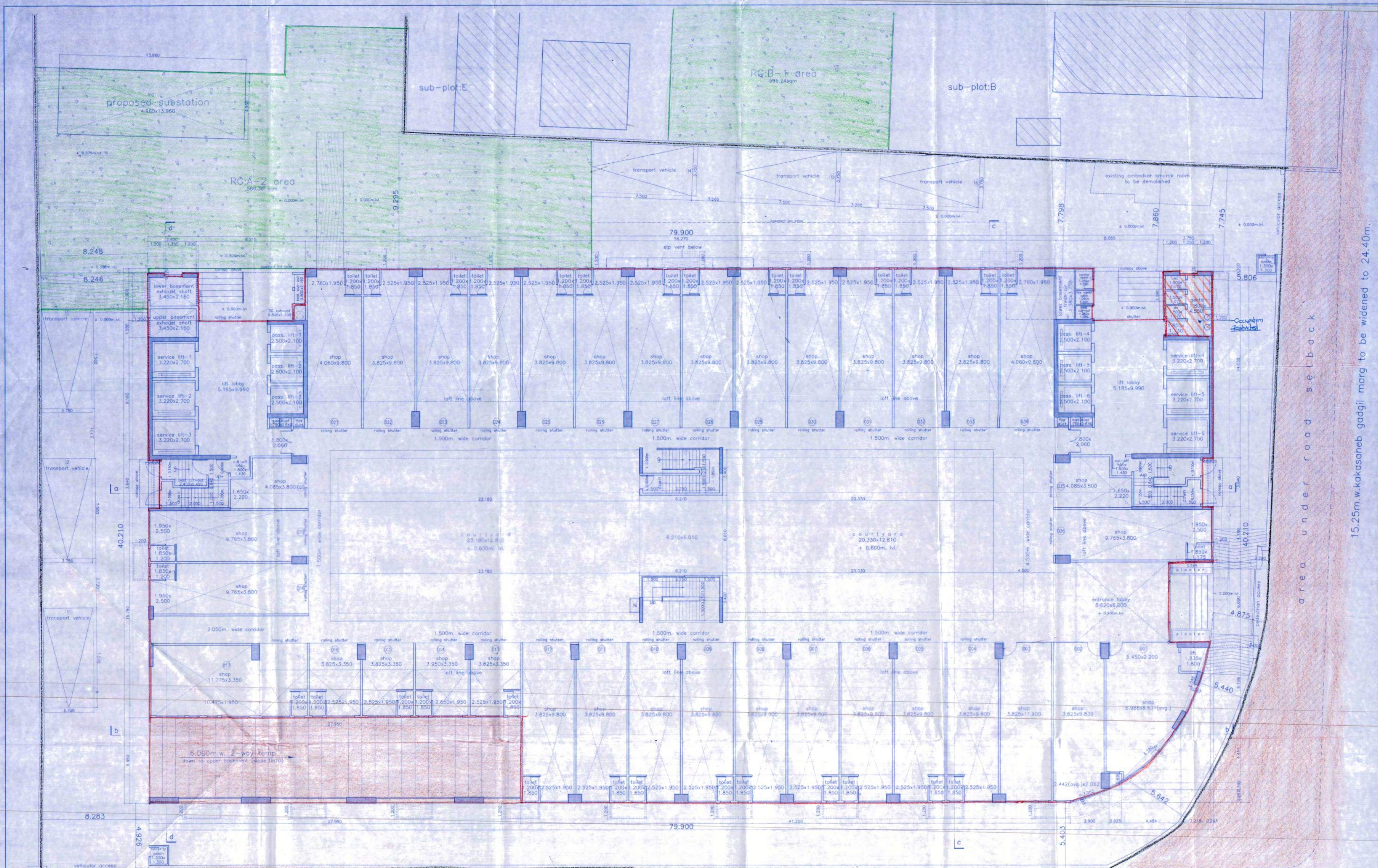
M/S. SHEETAL SAGAR BUILDERS & DEVELOPERS PVT.LTD.  
C.A. TO OWNER (LOKMANYA NAGAR PRIYADARSHINI CO-OPERATIVE HOUSING SOCIETY LTD.)

| JOB NO. | DATE | DWG NO. | SCALE | DRN BY | CHKD BY |
|---------|------|---------|-------|--------|---------|
|         |      | M-01    | 1:500 |        |         |



**SUNIL AMBRE & ASSOCIATES**  
ARCHITECTS  
303, MITTAL AVENUE, 3RD FLOOR, 110 NAGINDAS  
MASTER ROAD, NEAR BOMBAY STOCK EXCHANGE,  
FORT, MUMBAI-400 001. Tel: (+91-22) 20824545 / 20824544





ground floor plan  
scale: 1:100

39.60 m. w. senapati bapat marg

PROFORMA - B

CONTENTS OF SHEET

ground floor plan

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED COMMERCIAL BUILDING NO.3 ON SUB-PLOT A ON BEARING F.P. NO. 580, T.P. SCHEME - IV OF MAHIM DIVISION AT THE JUNCTION OF SENAPATI BAPAT MARG & KAKASAHEB GADGIL MARG, MUMBAI.

NAME OF OWNER

M/S. SHEETAL SAGAR BUILDERS & DEVELOPERS PVT. LTD.

C.A. TO OWNER (LOKMANYA NAGAR PRYADARSHINI CO-OPERATIVE HOUSING SOCIETY LTD.)

JOB NO. DATE DWG. NO. SCALE DRN. BY CHKD. BY

M-02 11/100







**ESSGEE**  
GROUP

**SHEETAL SAGAR BUILDERS  
& DEVELOPERS PRIVATE LIMITED**

Ref: SSBDPL/Legal/485/19-20

Date: 07/01/2020

To,  
State Environmental Impact Assessment Authority (SEIAA)  
Environment Department,  
Mantralaya,  
Mumbai, 400032,  
State: Maharashtra

**Subject : Undertaking for natural ventilation for STP of sale building No. 3 of  
Redevelopment project at Mahim Division at the Junction of Senapati  
Bapat Marg & Kakasaheb Gadgil Marg, Mumbai, State: Maharashtra.**

**Reference : SEIAA Meeting dt.07.01.2020**

Respected Sir,

We hereby undertake that we shall provide 0.7mt. side opening of 12mt. length with masonry duct of 0.8 width & 12 length to achieve natural ventilation alongwith forced mechanical ventilation for STP of Sale building No. 3.

Thanking you,

Yours faithfully,

**For SHEETAL SAGAR BUILDERS & DEVELOPERS PVT. LTD.**

  
**AUTHORIZED SIGNATORY**  
Encl: Section Plan





# Enclosure 3A



**ESSGEE**  
G R O U P

**SHEETAL SAGAR BUILDERS  
& DEVELOPERS PRIVATE LIMITED**

Ref: SSBDDPL/MoEF/345/19-20

## CORPORATE ENVIRONMENTAL RESPONSIBILITY

In accordance with the circular issued by Ministry of Environment, Forest and Climate Change (MoEF & CC) dated May 01, 2018 and subsequent circular of June 19, 2018 on Corporate Environment Responsibility we hereby submit our plan as below;

### A. Basic Information of the Project

| No. | Description   | Details   |
|-----|---|---|
| 1   | Name of the Project   | Redevelopment project by M/s. Sheetal Sagar Builders and Developers Pvt. Ltd. |
| 2   | Location of the project   | At Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai                        |
| 3   | Project type (green/brown field)  | Brown field   |
| 4   | Cost of the project as mentioned in CS (Rupees in Crore)  | Rs. 297.64 Crores   |
| 5   | Any previous EC and Completion certificate of the part of the project before May 01, 2018, if yes give the details with date and reference number | Received Environmental Clearance F. No. 21/14/2017-IA-III dt. 06.11.2017      |
| 6   | Cost of the part completed project (as per details given at Sr.No.5)  | Rs. 34.90 Crore   |
| 7   | Effective cost of the project for CER consideration (4-6)   | Rs. 262.74 Crores   |
| 8   | Applicable norms in terms of % of the project cost for CER and amount (Rupees in Crore)   | Rs. 1.97 Crores (0.75%)   |
| 9   | Expected duration for completion of the project (Years)   | 3 years   |
| 10  | Implementing Agency Identified (NGO/ Trust/ ULB) give name and details.   | Yet to be identified  |
| 11  | Please attached agreement with implementing agency  | --  |

### B. CER Activities Proposed: (please propose as per the suggested list given in table below)

| No. | Description   | Details   |
|-----|---|---|
| 1   | Any issues raised during the public hearing, social need assessment, R & R plan, EMP, etc.  | No  |
| 2   | If Yes Please give details  | Not Applicable  |
| 3   | CER activities proposed to be from suggested activities as infrastructure creation for drinking water supply, sanitation, health, education, skill development, roads, cross drains, electrification including solar power, solid waste management facilities, scientific support and awareness to local farmers to increase yield of crop and fodder, rain | 1. Healthcare initiatives<br>2. Education<br>3. Tree Plantation and Afforestation<br>4. Wild Life- Research & rescue activities |



| No. | Description  | Details  |
|-----|--|--|
|     | water harvesting, soil moisture conservation works, avenue plantation, plantation in community areas, community level sewage treatment plant, solid waste (composter or Biogas plants), air quality monitoring, research activities on environmental aspects, training programmes on waste management including skill development, studies related to environmental aspects for town/ city/ village, pilot projects on clean energy/ environment, etc. |  |
| 4   | Consent of implementing agency (NGO etc.) and local authority to accept the CER in case of environmental infrastructure project  | Process will be started as early as possible   |
| 5   | Year wise activity indicating the detail of plan and cost (as applicable for duration of the project) attach separate sheet with Gnat Chart which will be useful for monitoring.   |  |
|     | First Year   | Cost- 31 Lakhs<br>Activity-<br>Healthcare initiatives<br>Education<br>Tree Plantation and Afforestation<br>Wild Life- Research & rescue activities |
|     | Second Year  | Cost- 83 Lakhs<br>Activity-<br>Healthcare initiatives<br>Education<br>Tree Plantation and Afforestation<br>Wild Life- Research & rescue activities |
|     | Third Year   | Cost- 83 Lakhs<br>Activity-<br>Healthcare initiatives<br>Education<br>Tree Plantation and Afforestation<br>Wild Life- Research & rescue activities |

We undertake to complete the work with our CER commitment as per this plan.

For SHEETAL SAGAR BUILDERS AND DEVELOPERS PVT. LTD.



ABHAY MUTHA  
DIRECTOR



Place: Mumbai  
Date:


**ESSGEE**  
G R O U P

**SHEETAL SAGAR BUILDERS  
& DEVELOPERS PRIVATE LIMITED**

Date: 26/12/2019

 To,  
**The Municipal Commissioner,**  
 Municipal Corporation of Greater Mumbai (M.C.G.M.),  
 Mahapalika Marg, C.S.T.,  
 Mumbai 400001

**Subject : Contribution towards CER for Redevelopment project at F.P. No.580, Mahim Division at the Junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai, State: Maharashtra.**
**Reference : Office Memorandum regarding Corporate Environment Responsibility (CER) dt. 1<sup>st</sup> May 2018 by Ministry of Environment, Forest and Climate Change (MoEF & CC), New Delhi.**

Respected Sir,

With reference to above mentioned subject, we are developing a **Residential and Commercial development** at Sub Plot 'A' bearing F.P No. 580, T.P. Scheme IV of Mahim Division at the Junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai that is under process for Environmental Clearance NOC

As per the guidelines given by the MoEF & CC we are required to provide upto 0.75% of the Effective cost for CER Consideration towards CER activities.

We intend to spend (Rs. 1.97 Crores) as per MOEF norms on the CER activities

We have identified certain activities to be carried out in immediate neighborhood which when implemented shall be beneficial to the environment and the general public at large.

The activities are broadly classified under the following heads:

- Health Initiatives
- Education
- Tree Plantation and Afforestation
- Wildlife research and rescue activities

We request you to kindly evaluate the above plan and grant your consent to undertake these activities under CER

Thanking you,

 Yours Faithfully,  
**For SHEETAL SAGAR BUILDERS & DEVELOPERS PVT. LTD.**
  
**AUTHORIZED SIGNATORY**



## MUNICIPAL CORPORATION OF GREATER MUMBAI

No.EB/1054/GS/AL dt 15/6/15

निर्गमित

To,  
Chief Officer  
M.B.R & R Board  
Griha Nirman Bhavan,  
Bandra (E),  
Mumbai 400 051

Sub: Proposed amended layout / sub-division on property bearing F.P. No. 580 of TPS IV, Mahim (C.S.No. 1303 OF Lower Parel Division) situated at the Junction of Senapati Bapat Marg and Kakasaheb Gadgil Marg, Dadar, Mumbai..

Sir,

With reference to above subject matter, this is to inform you that the amended layout plan for the above mentioned proposal submitted by Architect Sunil Ambre and Associates are hereby approved subject to the following conditions:

- 1) That all the terms & conditions of earlier layout approved & registered under no.BBE-1-5565-2007 dated 23.5.2007 shall be complied with.
- 2) That all the conditions mentioned in earlier approved tenant building u/no.EB/4414/GN/A dated 27.4.2009 & amended approval letter dtd.07.11.2012 shall be complied with.
- 3) That the all the condition mentioned in earlier approved tenant + MHADA building u/no.EB/4413/GN/A dated 16.10.2014 shall be complied with.
- 4) That the all the condition mentioned in earlier approved free sale building u/No.EB/6890/GN/A dated 31.10.2014 shall be complied with.
- 5) That the conditions mentioned in letter issued by MHADA under no. जा.क्र./का.अ./शहर विभाग/मु.मं./५४८९/९४ दि.१८.११.२०१४ shall be complied with.
- 6) That the indemnity bond indemnifying M.C.G.M. & its officers for any litigations arising out of ownership / lease issue shall be submitted.
- 7) That the layout / sub divided / plots as per revised layout shall be duly got demarcated by the District Inspectors of Land Records before asking further C.C. for sale building.

- 8) That the separate P.R. cards for each sub divided plots (as per revised layout) shall be submitted.
- 9) That the all the sub divided plots will derive permanent access from internal roads as shown on the plan
- 10) That the temporary structure / structures standing on sub plot 'A' shall be removed before asking further C.C. for sale building or necessary phase-wise programme shall be got approved by this office.
- 11) That the existing structure proposed to be demolished as shown on the plan shall be demolished before asking C.C. for further development
- 12) That the Society shall hand over land admeasuring 2100 sq.mt. i.e. Sub-Plot 'C' to MHADA before asking O.C. for sale building.
- 13) That the amended layout plan showing the deductible 15% R.G. for sub plot 'E' shall be submitted.

A set of plan is returned herewith as a token of approval

*[Signature]*  
29.5.15  
S.E.B.P.C.

*[Signature]*  
29.5.15  
A.E.B.P.C.-VII

*[Signature]*  
04.06.15  
E.E.B.P.C.-III

Yours faithfully,

*[Signature]*  
09.6.15  
Dy. Chief Engineer  
(Building Proposal) City  
dt 15/6/15

No. EB/1054/GS/AL

Copy to : 1. Shri Sunil G. Ambre of  
M/s Sunil Ambre & Associates  
Ground floor, Aban House,  
25/31, Shree Sai Baba Marg,  
Behind Rhythm House,  
Kala Ghoda, Fort,  
Mumbai- 400 023

2. The Collector of Mumbai,  
Old Custom House,  
Mumbai-400 001.

**निर्गमित**

संप दारे निर्गमित

- [Signature]*  
13.6.15
3. Designated Officer 'G/S' Ward,  
Dy. A. & C. (City)  
5. E.E.(D.P.).  
6. A.E.W.W. G/S Ward.  
7. Ch.Eng.(S.P.)  
8. E.E.(T & C.)  
9. S.E.(Survey)  
10. A.O. (B.P.) City.

Received  
two Copy  
*[Signature]*  
15/06/15

*[Signature]*  
29.5.15  
S.E.B.P.C.

*[Signature]*  
29.5.15  
A.E.B.P.C.-VII

*[Signature]*  
10.6.15  
E.E.B.P.C.-III

*[Signature]*  
9.6.15  
Dy. Chief Engineer  
(Building Proposal) City



## AREA STATEMENT (EARLIER APPROVED)

| PLOT NO. | PLOT AREA | 15% RG (deductible) | RG AREA provided | NET PLOT | PERM. F.S.I. | PERM. BUA | EXIST / APPRVD. BUA | REMARKS                       |
|----------|-----------|---------------------|------------------|----------|--------------|-----------|---------------------|-------------------------------|
| PLOT A   | 9804.45   | -                   | 796.81           | 9804.45  | 3.00         | 2941.35   | 17936.14            | existing proposed bus         |
| PLOT B   | 2374.00   | 356.10              | 595.24           | 2017.90  | 1.33         | 2683.81   | 1440.04             | existing bus                  |
| PLOT C   | 2100.00   | 315.00              | 527.80           | 1785.00  | 1.33         | 2374.05   | nil                 | existing bus to be demolished |
| PLOT D   | 1564.25   | 234.64              | 498.22           | 1329.61  | 1.33         | 1768.38   | 1768.35             | proposed bus (EB/MB/1/05/X)   |
| PLOT E   | 315.00    | -                   | -                | 315.00   | 1.33         | 418.95    | 335.16              | existing bus                  |
| PLOT F   | 79.88     | -                   | -                | 79.88    | 1.33         | 106.24    | nil                 |                               |
| TOTAL    | 16237.58  | 905.74              | 2412.87          |          |              | 5676.48   | 21450.19            |                               |

## AREA STATEMENT (PROPOSED)

| PLOT NO. | PLOT AREA | 15% RG (deductible) | RG AREA provided | NET PLOT | PERM. F.S.I. | PERM. BUA | EXIST / APPRVD. BUA | REMARKS                       |
|----------|-----------|---------------------|------------------|----------|--------------|-----------|---------------------|-------------------------------|
| PLOT A   | 10038.40  | -                   | 1170.37          | 10038.40 | 3.00         | 30115.20  | 17906.64            | existing proposed bus         |
| PLOT B   | 2374.00   | 356.10              | 595.24           | 2017.90  | 1.33         | 2683.81   | 1440.04             | existing bus                  |
| PLOT C   | 2100.00   | 315.00              | 527.80           | 1785.00  | 1.33         | 2374.05   | nil                 | existing bus to be demolished |
| PLOT D   | 1330.30   | 199.55              | 333.00           | 1130.75  | 1.33         | 1503.90   | 1267.28             | existing bus                  |
| PLOT E   | 315.00    | -                   | -                | 315.00   | 1.33         | 418.95    | 335.16              | existing bus                  |
| PLOT F   | 79.88     | -                   | -                | 79.88    | 1.33         | 106.24    | nil                 |                               |
| TOTAL    | 16237.58  | 870.65              | 2626.41          |          |              | 37202.15  | 20949.12            |                               |

## PROFORMA - B

## CONTENTS OF SHEET

block plan, location plan

## STAMP OF DATE OF RECEIPT OF PLANS

APPROVED *Grounded Layout*  
 APPROVED Subject to the Conditions Mentioned in the  
 office EB/1057/G/1A/6/1 15/6/15 200  
 S.E.B.P. A.E.B.P. E.E.B.P. Dy. Chief Engineer  
 (C)XII (C)XII (C)XII (Bldg. Proposal) (City)  
 C/C

## STAMP OF APPROVAL OF PLANS



## CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 09.07.2004 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD.

SIGNATURE OF ARCHITECT

| REV. | DESCRIPTION | DATE | SIGN |
|------|-------------|------|------|
|      |             |      |      |
|      |             |      |      |
|      |             |      |      |

## DESCRIPTION OF PROPOSAL &amp; PROPERTY

PROPOSED SUB-DIVISION/AMALGAMATION OF PLOT BEARING F.P. NO. 580, T.P. SCHEME - IV OF T.P. SCHEME - IV OF MAHIM DIVISION AT THE JUNCTION OF SENAPATI BAPAT MARG & KAKASAHEB GADGIL MARG, MUMBAI.

## NAME OF OWNER

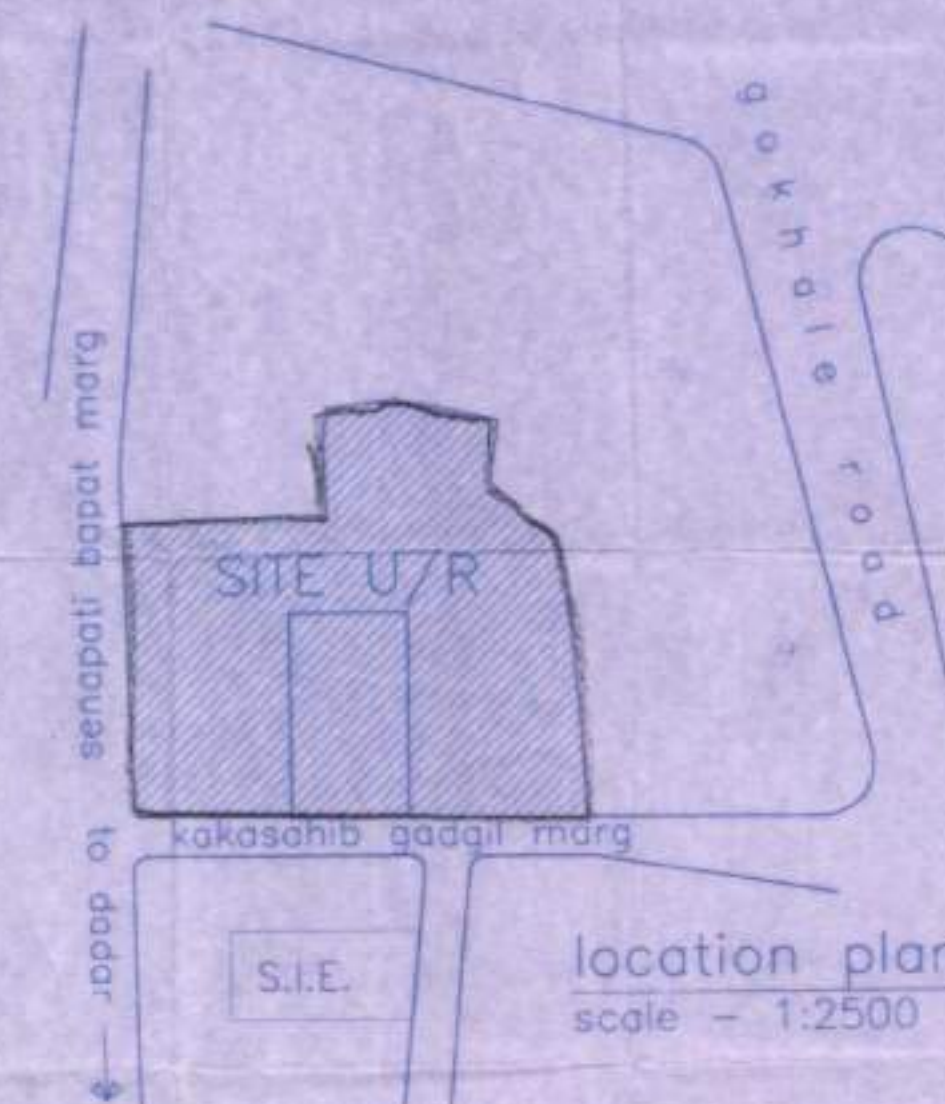
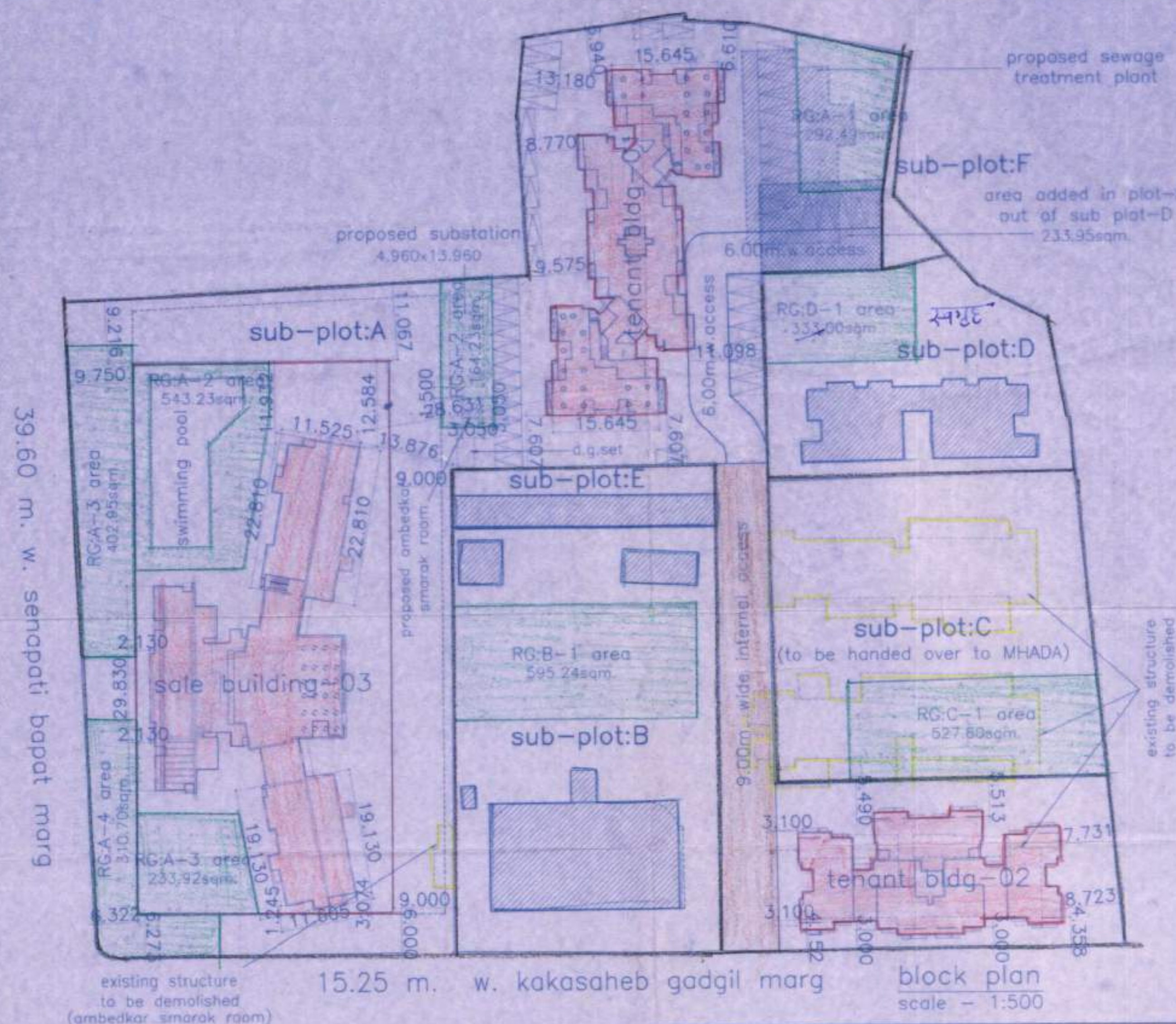
Executive Engineer (City)  
 M.H. & A.D. Board

CHIEF OFFICER, MUMBAI BOARD, MHADA, MUMBAI 400051  
 FOR LOKMANYA NAGAR PRIYADARSHINI CO-OP.HSC. SOC. LTD.

| JOB NO. | DATE | DWG NO. | SCALE | DRN BY | CHKD BY |
|---------|------|---------|-------|--------|---------|
|         |      | M-01    | 1:500 |        |         |



**SUNIL AMBRE & ASSOCIATES**  
 ARCHITECTS  
 GND FLR, ABAN HOUSE, 25/31, SHREE SAIBABA MARG,  
 BEHIND RHYTHM HOUSE, KALA GHODA, FORT, MUMBAI.  
 PIN-400 023, TEL. NO. 22024892, 22822067 / 2084



## NOTES

1. THE PERMISSIBLE F.S.I. @ 3 FOR THE ADDITIONAL AREA IN SUB PLOT-A (10038.40 - 9804.45 = 233.95) WILL BE GRANTED AFTER OBTAINING REVISED MHADA N.O.C.
2. ELIGIBILITY OF THE ENHANCED F.S.I. FOR SUB PLOTS OTHER THAN SUB-PLOT A IS SUBJECT TO MHADA N.O.C. FOR RESPECTIVE PLOTS.







**No.EB/6890/GN/A**Form 346  
88in replying please quote No.  
and date of this letter.**Intimation of Disapproval under Section 346 of the Mumbai  
Municipal Corporation Act, as amended up to date.****EB/6890/GN/A**

No. E.B./CE/

BS/A

of 20 - 20

**MEMORANDUM**M/s. Sheetal Sagar Builders &  
Developers Pvt. Ltd. C.A. to Lokmanya  
Nagar Priyadarshini CHS Ltd.  
51, Nariman Bhavan, Nariman Point,  
Mumbai - 400 021.Municipal Office,  
Mumbai 31/10/2014

With reference to your Notice, letter No. 1504 dated 08.04.2013 20 and delivered on 08.04.2013 20 and the plans, Sections Specifications and Description and further particulars and details of your buildings at F.P. No. 580 of T.P.S.-IV, Mahim Div., situated at Senapati Bapat Marg and Kakasaheb Gadgil Marg, Dadar (West), Mumbai furnished to me under your letter, dated 20 I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

**A) THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE  
COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL**

1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
3. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
4. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.




( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 31/10/14 day of 30/10/15 200 , but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

  
 22/10/14  
 22/10/14  
 22/10/14

  
 22/10/2019  
 Executive Engineer, Building Proposals,  
 Zone, City III Wards:

### SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

Every person who shall construct or erect any domestic building shall cause the same to be built so that every part of the building shall be constructed in accordance with the following conditions to be complied with:

(a) That the following conditions to be complied with:

(i) That the building shall be constructed in accordance with the following conditions to be complied with:

(ii) That the building shall be constructed in accordance with the following conditions to be complied with:

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permit before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



## NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The acces road to the full width shall be constructed in water bound macadam before commeneing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submtion of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from abjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 3 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvers should be provided as required by Bye-law No. 5 (b).  
 (b) The position of the louvers should be provided as required by Bye-law No. 5 (b).  
 (c) The position of the louvers should be provided as required by Bye-law No. 5 (b).  
 (d) The inspection chamber should be provided inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

22/10/14  
 311  
 568 PEX/1  
 22/10/14

O/C

Executive Engineer, Building Proposals  
 Zones ..... City-III ..... Wards.




Contd... (A).

5. That the specifications for layout/ D.O./or access roads will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate.
6. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him.
7. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
8. That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A.E.(Survey)/ E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.
9. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
10. That the Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
11. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
12. That the requirements of N.O.C. of C.F.O. / Tree authority /MHADA will not be obtained & the requisitions, if any, will not be complied with before occupation certificate / B.C.C.
13. That the basement will not comply with the Basement Rules and Regulation and Registered Undertaking for not misusing the basement will not be submitted before C.C.
14. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
15. That All Dues Clearance Certificate from A.E.W.W. G/N Ward shall not be submitted before issue of C.C.
16. That the premium/deposits as follows will not be paid -
  - a. Condonation of deficient open spaces.
  - b. Development charges as per M.R. & T.P.(Amendment) Act,1992
  - c. Insecticide charges.



- d. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'GN' Ward.
  - e. Labour Welfare Cess
17. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
  18. That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
  19. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
  20. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
  21. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work and owner / developer should submit revalidated Janata Insurance Policy from time to time.
  22. That the N.O.C. from B.E.S.T. for sub station shall not be submitted.
  23. That the fresh Tax Clearance Certificate from A.A. & C 'G/N' Ward shall not be submitted.
  24. That letter from M.B.R. & R. Board confirming the exact surplus area to be surrendered to M.B.R. & R. Board shall not be submitted & amended plans shall not be submitted & got approved accordingly.
  25. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
  26. That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
  27. That the remarks from H.E. Department shall not be submitted.
  28. That the debris shall not be dumped on the Municipal ground only.
  29. That the board displaying the details of development of the work shall not be displayed at site.
  30. That the necessary remarks for construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C.
  31. That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.

- 
32. That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
  33. That the betterment charges & any other charges will not be paid as per the requirement of A.E.T.P. & his clearance will not be obtained and submitted before C.C.
  34. That the copy of PAN card of the applicant shall not be submitted before C.C.
  35. That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
  36. That the fresh P.R Card in the name of owner shall not be submitted before C.C.
  37. That the N.O.C. from Collector of Mumbai for royalty of excavation shall not be submitted before C.C.
  38. That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
  39. That the N.O.C. from MHADA shall not be submitted before C.C.
  40. That the revised N.O.C. from E.E.T. & C. shall not be obtained for the parking before C.C.
  41. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
  42. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.
  43. That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
  44. That the precautionary measures to avoid nuisance due to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.
  45. That remarks from E.E. (M. & E.) for ventilation shall not be submitted.
  46. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.



47. No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
48. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
49. In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.
50. That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives u/No.TPB-4307/396/CR-124/2007/UD-11 dated 6<sup>th</sup> June 2007 shall not be submitted.
51. That the requisition of clause No. 45 and 46 of D.C. Regn. 91 shall not be complied with and records of quality of work, verification of report shall not be kept on site till completion of work.
52. That the feasibility of providing the basement from Geologist on the plot under reference shall not be submitted.
53. That the Regd. Undertaking shall not be submitted by the Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and to abide by the provisions of Maharashtra Ownership Flats (Regulation of the promotion of construction, sale management and transfer) Act (MOFA), amended up to date and the Indemnity Bond indemnifying the M.C.G.M. and its Officers from any legal complications arising due to MOFA will not be submitted.
54. That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.
55. That the N.O.C. holder will have to execute agreement with MHADA / M.B.R.& R.Board in respect of surrender surplus built up area in accordance to the provisions of D.C.Regn.33(7) as per 3<sup>rd</sup> schedule of MHADA Act 1976 within 30 days after approval of I.O.D. / plans by M.C.G.M. and prior issue of Commencement Certificate by M.C.G.M. on Rs.100/- stamp paper. The M.C.G.M. shall not grant Commencement Certificate or any further permission unless the agreement is duly executed between N.O.C. holder & MHADA / M.B.R.& R.Board and letter to that effect is issued by M.B.R.& R.Board
56. That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
57. That the Third party insurance shall not be submitted.
58. That the Extra Water Charges & Extra Sewerage Charges shall not be paid.
59. That the N.O.C. from High Rise Committee shall not be submitted.



60. That the Regd. Undertaking stating that the club house shall be for the Residential occupants only & no commercial use will be allowed shall not be submitted before plinth C.C.

**(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :**

1. That N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building before issue plans of building height beyond 152 .00 mt. before asking C.C.
2. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
3. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
4. That the design of road crust and construction of roads upto sub base level shall not be submitted.
5. That the construction of road including storm water drain and footpath shall not be constructed.
6. That the compliance of necessary remarks for construction of SWD will not be submitted before granting full C.C. for the said building.
7. That every year before onset of the monsoon / revalidation of C.C., structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.
8. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphar water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be submitted before granting further C.C. beyond plinth.
9. That the revised N.O.C. of M.O.E.F. shall not be submitted.
10. That the all the conditions mentioned in earlier approvals / & approved layouts / sub divisions shall not be compiled with.
11. That the each subdivided plot shall not be demarcated from CSLR & certificated of demarcation shall not be submitted.
12. That the C.C. shall not be restricted to the extend of additional parking area of till plans for full potential shall be got approved.



**(C) THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING O.C.C. TO ANY PART OF THE PROPOSED BUILDING :**

1. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and the drainage system or the residential part of the building will not be affected.
2. That some of the drains will not be laid internally with C.I. Pipes.
3. That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
4. That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
5. That 10'-0" wide paved pathway upto staircase will not be provided.
6. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
7. That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
8. That carriage entrance shall not be provided.
9. That the parking spaces shall not be provided as per D.C. Regulation No.36.
10. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
11. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
12. That the recirculation & filtration required equipment shall not be provided for purification internal water of swimming pool.
13. That the separate PR Card of each sub divided plots shall not be submitted before asking O.C.
14. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.
15. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
16. That final N.O.C. from MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.

17. That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
18. That the Fresh property card in the name of the owner shall not be submitted.
19. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
20. That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No. TPB-4307/396/CR-124/2007/UD-11 dated 6<sup>th</sup> June 2007 shall not be provided before applying for occupation permission.
21. That the recycling plant for waste water shall not be provided.
22. That the following documents shall not be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M.
- (a) Ownership documents.
  - (b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
  - (c) Copies of soil investigation reports.
  - (d) R.C.C. details and canvass mounted structural drawings.
  - (e) Structural Stability Certificate from Licensed Structural Engineer.
  - (f) Structural Audit Reports.
  - (g) All details of repairs carried out in the buildings.
  - (h) Supervision certificate issued by the Licensed Site Supervisor.
  - (i) Building Completion Certificate issued by Licensed Surveyor/ Architect.
  - (j) NOC and completion certificate issued by the C.F.O.
  - (k) Fire safety audit carried out as per the requirement of C.F.O.
23. The registered undertaking and indemnity bond shall not be submitted stating that the conditions mentioned at Sr.No.22 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.
24. That the compliance of N.O.C. for High Rise Committee shall not be made.
25. That the N.O.C. from MHADA for grant of occupation certificate shall not be submitted.



(D) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.:

1. That certificate under Section 270-A of M.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

3/K 22/10/14  
S.E.B.P.C.-XII  
A.E.B.P.C.-XII  
Executive Engineer  
Building Proposals (City)- III  
22/10/14

No.EB/ 6890/GN/A  
24/31/14

Copy to :- 1. M/s. Sunil Ambre & Associates,  
Architects,  
Aban House, Ground floor,  
25/31, Shri Sai Baba Marg,  
Kalaghoda, Fort, Mumbai.



2. Designated Officer, Asstt.Eng.(B & F) G/N Ward,  
3. A.E.W.W. G/N Ward,  
4. Dy.A.& C. City  
5. The Collector of Mumbai  
6. Dy. Ch.Eng.(P.I.Cell)  
7. Chief Officer, M.B.R. & R. Board

3/K 22/10/14  
S.E.B.P.C.-XII  
A.E.B.P.C.-XII  
Executive Engineer  
Building Proposals (City)-III  
22/10/14  
D/C

Received two copy

Rhachi.  
31/10/14

346  
Form  
88

in replying please quote No.  
and date of this letter.

**Intimation of Disapproval under Section 346 of the Mumbai  
Municipal Corporation Act, as amended up to date.**

--EB/4413/GWA--

No. E.B./CE/

BS/A

of 20

- 20

Ex. Eng. Bldg. Proposal (City) III  
'E' Ward Municipal Offices, 3rd Floor,  
10, S. K. Hafizuddin Marg, Byculla,  
Mumbai - 400 008.

**MEMORANDUM**

Lokmanya Nagar Priyadarshini C.H.S. Ltd.,  
7/1062, Lokmanya Nagar,  
Kakasaheb Gadgil Marg,  
Dadar, Mumbai 400 028

Municipal Office,  
Mumbai 16/10/2014

With reference to your Notice, letter No. 8054 dated 12.12.2008 20 and delivered on 12.12.2008 20 and the plans, Sections Specifications and Description and further particulars and details of your buildings at F.P. No.580 of T.P.S. IV, Mahim Division, Jn. of Senapati Bapat Marg and Kakasaheb Gadgil Marg, Dadar (West), Mumbai-400 028. furnished to me under your letter, dated 20. I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

**A) THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE  
COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.**

1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
3. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
4. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.



( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 16/10/14 day of 15/10/ 200/5, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

*P. Raghunath*  
16/10/14  
Executive Engineer, Building Proposals,  
Zone, City-III Wards.

### SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw No. 8 of the Commissioner has fixed the following levels:

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

"(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street."

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (1.60 cms.) of such building."

"(c) Not less than 92 ft. ( ) meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



- 2(a) -

No.EB/4413/GN/A.

Contd... (A).

5. That the specifications for layout/ D.O./or access roads will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate
6. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3) (ix)] will not be submitted by him.
7. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
8. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
9. That the Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the existing structure proposed to be demolished will not be demolished.
11. That the requirements of N.O.C. of C.F.O./ Tree Authority/ M.B.R. & R. Board will not be obtained & the requisitions, if any, will not be complied with before occupation certificate / B.C.C.
12. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
13. That All Dues Clearance Certificate from A.E.W.W. G/N Ward shall not be submitted before issue of C.C.
14. That the conditions of layout approved u/no. EB/1054/GN/AL dt. 28.5.2007 shall be complied with at various stages
15. That the premium/deposits as follows will not be paid -
  - a. Condonation of deficient open spaces.
  - b. Development charges as per M.R.& T.P.(Amendment) Act,1992
  - c. Insecticide charges.
  - d. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc to insecticide charges 'G/N' Ward.
  - e. Labour Welfare Cess
  - f. Additional Development Cess.



16. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
17. That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
18. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
19. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
20. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.
21. That the N.O.C. from B.E.S.T. for sub station shall not be submitted.
22. That the fresh Tax Clearance Certificate from A.A. & C 'G/N' Ward shall not be submitted.
23. That the letter from MHADA stating all tenants have given their irrevocable consent shall not be submitted.
24. That letter from M.B.R. & R. Board confirming the exact surplus area to be surrendered to M.B.R. & R. Board shall not be submitted and amended plans shall not be submitted and got approved accordingly.
25. That the Regd. U/T against misuse of part terrace / stilt shall not be submitted.
26. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
27. That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
28. That the remarks from H.E. Department shall not be submitted.
29. That the debris shall not be dumped on the Municipal ground only.
30. That the board displaying the details of development of the work shall not be displayed at site.
31. That the necessary remarks for construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C.
32. That the N.O.C. from Dy.Ch.E (S.P.) P&D for proposed sewer line shall not be submitted before C.C.



33. That the plot boundary shall not be got demarcated from C.S.I.R. and demarcation certificate shall not be submitted to this office.
34. That the copy of PAN card of the applicant shall not be submitted before C.C.
35. That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
36. That the N.O.C. from Collector of Mumbai for royalty for excavations shall not be submitted before C.C.
37. That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
38. That the N.O.C. from MHADA shall not be submitted before C.C.
39. That the existing tenants with their user as approved by M.B.R&R. Board will not be submitted before asking for C.C.
40. That the N.O.C. from E.E.T & C. shall not be obtained for the parking before C.C.
41. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
42. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.
43. That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
44. That the precautionary measures to avoid nuisance due to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.
45. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
46. No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
47. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.



48. In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/ of 2.2.2006.

49. That the remarks regarding formation level from Road Department shall not be submitted.

50. That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives u/No.TPB-4307/396/CR-124/2007/UD-11 dated 6<sup>th</sup> June 2007 shall not be submitted.

51. That the requisition of clause No. 45 and 46 of D.C. Regn. 91 shall not be complied with and records of quality of work, verification of report shall not be kept on site till completion of work.

52. That the Regd. Undertaking shall not be submitted by the Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and to abide by the provisions of Maharashtra Ownership Flats (Regulation of the promotion of construction, sale management and transfer) Act (MOFA), amended up to date and the Indemnity Bond indemnifying the M.C.G.M. and its Officers from any legal complications arising due to MOFA will not be submitted.

53. That the N.O.C. holder will have to execute agreement with MHADA / M.B.R.& R.Board in respect of surrender surplus built up area in accordance to the provisions of D.C.Regn.33(7) as per 3<sup>rd</sup> schedule of MHADA Act 1976 within 30 days after approval of I.O.D. / plans by M.C.G.M. and prior issue of Commencement Certificate by M.C.G.M. on Rs.100/- stamp paper. The M.C.G.M. shall not grant Commencement Certificate or any further permission unless the agreement is duly executed between N.O.C. holder & MHADA / M.B.R.& R.Board and letter to that effect is issued by M.B.R.& R.Board

54. That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.

55. That the Third party insurance shall not be submitted.

56. That the Extra Water Charges & Extra Sewerage Charges shall not be paid.

57. That the N.O.C. from M.O.E.F. shall not be submitted.

58. That the registered private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.

**(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :**

1. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.



2. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
3. That the design of road crust and construction of roads upto sub base level shall not be submitted.
4. That the construction of road including storm water drain and footpath shall not be constructed.
5. That the compliance of necessary remarks for construction of SWD will not be submitted before granting full C.C. for the said building.
6. That the additional development cess shall not be paid before further C.C.
7. The every year before one set of the monsoon / revalidation of C.C. structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by Owner / occupier / society.
8. That all the structural members below the ground shall be designed considering the effect of Chlorinated water, Sulphur Water, seepage water etc. & any other possible chemical effect & development care while constructing the same will be taken & completion cft. to that effect shall be insisted before granting further C.C. via Licensed Structural Engineer.

**(C) THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING O.C.C. TO ANY PART OF THE PROPOSED BUILDING :**

1. That some of the drains will not be laid internally with C.I. Pipes.
2. That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
3. That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
4. That 10'-0" wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
7. That carriage entrance shall not be provided.



8. That the parking spaces shall not be provided as per D.C. Regulation No.36.
9. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
10. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
11. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.
12. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
13. That final N.O.C. from MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.
14. That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
15. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
16. That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No. TPB-4307/396/CR-124/2007/UD-11 dated 6<sup>th</sup> June 2007 shall not be provided before applying for occupation permission.
17. That the additional development cess shall not be paid before O.C.
18. That the following documents shall not be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M.
  - (a) Ownership documents.
  - (b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.O.C. and corresponding canvass mounted plans.
  - (c) Copies of soil investigation reports.
  - (d) R.C.C. details and canvass mounted structural drawings.
  - (e) Structural Stability Certificate from Licensed Structural Engineer.
  - (f) Structural Audit Reports.
  - (g) All details of repairs carried out in the buildings.
  - (h) Supervision certificate issued by the Licensed Site Supervisor.
  - (i) Building Completion Certificate issued by Licensed Surveyor/ Architect.
  - (j) NOC and completion certificate issued by the C.F.O.
  - (k) Fire safety audit carried out as per the requirement of C.F.O.

19. The registered undertaking and indemnity bond shall not be submitted stating that the conditions mentioned at Sr.No.18 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.

(D) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.:

- 1 That certificate under Section 270-A of M.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

*sd-*

Executive Engineer  
Building Proposals (City)-III

No.EB/4413/GN/A *date 10/10/14*

Copy to :- ✓ 1. M/s. Sunil Ambre & Associates  
Architects,  
Ground floor, Aban House, 25/31,  
Shree Saibaba Marg  
Behind Rhythm House,  
Kala Ghoda, Fort,  
Mumbai - 400 023.

2. Asstt.Commissioner G/N Ward.  
3. A.E.W.W. G/N Ward.  
4. Dy.A & C. City  
5. Chief Officer, M.B.R. & R. Board

*Paregudha*  
10/10/14

Executive Engineer  
Building Proposals (City)-III



## NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalted lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the naharis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pripes of the ribbet pretressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvers should be provided as required by Bye-law No. 5 (b).  
 (b) Louvers should be provided over Door and Window opening.  
 (c) The drains should be laid as required under Section 294-I (a).  
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

*R. R. R.*  
 16/10/14  
 Executive Engineer, Building Proposals  
 Zones ..... City: III ..... Wards.





| P R O F O R M A – A                           |   |                     |              |              |
|---|---|---------------------|--------------|--------------|
| Sr.No.  | D E S C R I P T I O N   | OLD APPROVAL        | NEW PROPOSAL | AREA IN sqm. |
| 1.  | AREA OF PLOT  |                     |              | 10038.40     |
| 2.  | DEDUCTIONS FOR  |                     |              |              |
|   | a. ROAD SETBACK   |                     |              | 557.08       |
|   | b. PROPOSED D.P. ROAD   |                     |              | nil          |
|   | c. ANY RESERVATION  |                     |              | nil          |
|   | TOTAL (a+b+c)   |                     |              | 557.08       |
| 3.  | BALANCE AREA OF PLOT (1-2)  |                     |              | 9481.32      |
| 4.  | DEDUCTIONS FOR R.G. (8% physical provision)                                       |                     |              | 758.51       |
| 5.  | NET AREA OF PLOT (3-4)  |                     |              | 9481.32      |
| 6.  | ADDITIONS FOR F.S.I. PURPOSE  |                     |              |              |
|   | 2a 100%   |                     |              | 557.08       |
|   | 2b 100%   |                     |              | nil          |
| 7.  | TOTAL AREA (5+6 above)  |                     |              | 10038.40     |
| 8.  | F.S.I. PERMISSIBLE  |                     |              | 3.00         |
| 9.  | a. FSI CLAIMED OUT OF ADDITIONAL 0.33 FSI AS PER D.C.R.32 ON PAYMENT OF PREMIUM   |                     |              | n.a.         |
|   | b. F.S.I. CLAIMED IN LIEU OF ROAD/RESERVATION AREA RESTRICTING TO 47% OF NET AREA |                     |              | n.a.         |
|   | c. F.S.I. CLAIMED IN LIEU OF SLUM T.D.R. RESTRICTING TO MINIMUM 20% OF NET AREA   |                     |              | n.a.         |
| 10.   | PERMISSIBLE FLOOR AREA ((7X8)+9 above)  |                     |              | 30115.20     |
| 11.   | EXISTING FLOOR AREA   |                     |              | nil          |
| 12.   | PROPOSED FLOOR AREA   |                     |              | 30105.75     |
|   | a. tenant building no.1 (EB/4414/GN/A)  |                     | 8920.37      |              |
|   | b. tenant building no.2 (EB/4413/GN/A)  |                     | 6892.86      |              |
|   | c. sale building no.3 (EB/6890/GN/A)  |                     | 14292.52     |              |
|   | d. ambedkar smarak room   |                     | -            |              |
|   | e. total  |                     | 30105.75     |              |
| 13.   | EXCESS BALCONY AREA TAKEN IN F.S.I.   |                     |              | -            |
| 14.   | a. PURELY RESIDENTIAL BUILT-UP AREA   | 15760.78            |              | 15760.78     |
|   | b. REMAINING NON-RESIDENTIAL BUILT-UP AREA  | 14344.97            |              | 14344.97     |
|   | TOTAL BUILT-UP AREA PROPOSED (11+12+13 above)                                     |                     |              | 30105.75     |
| 15.   | F.S.I. CONSUMED (14/7 above)  |                     |              | 2.999        |
| B. DETAILS OF FSI AVAILED AS PER D.C.R. 35(4) |   |                     |              |              |
| 1.  | FUNGIBLE BUA COMPONENT PROPOSED FOR PURELY RESI. AREA (SAME OR <35% OF 14a ABOVE) |                     |              |              |
|   | a. tenant building no.1   | 3103.77             |              | 4037.34      |
|   | b. tenant building no.2   | 933.57              |              |              |
|   | c. sale building no.3   | -                   |              |              |
|   | d. total  | 4037.34             |              |              |
| 2.  | FUNGIBLE BUA COMPONENT PROPOSED FOR NON-RESI. AREA (SAME OR <20% OF 14b ABOVE)    |                     |              |              |
|   | a. tenant building no.1   | 10.49               |              | 10.49        |
|   | b. tenant building no.2   | 0.00                |              |              |
|   | c. sale building no.3   | to be claimed later |              |              |
|   | d. total  | 10.49               |              |              |
| 3.  | TOTAL FUNGIBLE BUA PROPOSED (B1+B2 above)   |                     |              | 4047.83      |
| 4.  | TOTAL gross BUA PROPOSED (A:14 + B:3 above)                                       |                     |              | 34153.58     |
| C. TENEMENT STATEMENT                         |   |                     |              |              |
| i   | PROPOSED AREA   |                     |              |              |
| ii  | TENEMENT DENSITY PERMISSIBLE PER HECTARE  |                     |              |              |
| iii   | TENEMENTS PERMISSIBLE ON THE PLOT   |                     |              |              |
| iv  | TENEMENTS PROPOSED  |                     |              |              |
| v   | TENEMENTS EXISTING  |                     |              |              |
| vi  | LESS ; NON-RESIDENTIAL TENEMENTS  |                     |              |              |
| vii   | TOTAL RESI. TENEMENTS ON THE PLOT (iv+v-vi)                                       |                     |              |              |
| D. PARKING STATEMENT                          |   |                     |              |              |
| i   | PARKING REQUIRED BY RULE (tenant bldg. no.2)                                      |                     |              |              |
|   | a. CARS   |                     |              | 45           |
|   | b. SCOOTER/MOTOR CYCLE  |                     |              |              |
|   | c. VISITORS   |                     |              |              |
|   | d. 25% ADDITIONAL PARKING   |                     |              |              |
| ii  | TOTAL PARKING PROVIDED  |                     |              | 46           |
| iii   | REQUIRED PARKING  |                     |              | 45           |
| E. LOADING/UNLOADING STATEMENT                |   |                     |              |              |
|   | LOADING/UNLOADING REQUIRED  |                     |              | -            |
|   | TOTAL LOADING/UNLOADING PROVIDED  |                     |              | -            |
| F. N O T E S :                                |   |                     |              |              |
| 1.  | BOUNDARY OF PLOT BOUNDED BLACK.....   |                     |              |              |
| 2.  | PROPOSED WORK SHOWN IN RED.....   |                     |              |              |
| 3.  | AREA UNDER SETBACK IF SHOWN DOTTED GREEN.....                                     |                     |              |              |
| 4.  | STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW DOTTED.....                           |                     |              |              |
| 5.  | RECREATION SHOWN IN GREEN.....  |                     |              |              |
| 6.  | AREA UNDER PROPOSED ROAD SHOWN IN BROWN.....                                      |                     |              |              |

FILE NO. EEBP/4413/GN/A

P R O F O R M A – B

CONTENTS OF SHEET

block plan, location plan

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

SEBPC-XII

AEBPC-VII

EEBPC-III

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 09.07.2004 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED TENANT + MHADA BUILDING NO.2 ON SUB-PLOT A ON BEARING F.P. NO. 580, T.P. SCHEME – IV OF MAHIM DIVISION AT THE JUNCTION OF SENAPATI BAPAT MARG & KAKASAHEB GADGIL MARG, MUMBAI.

NAME OF OWNER

LOKMANYA NAGAR PRIYADARSHINI CO-OPERATIVE HOUSING SOCIETY LTD.

JOB NO.

DATE

DWG NO.

SCALE

DRN BY

CHKD BY

NORTH

SUNIL AMBRE & ASSOCIATES

A R C H I T E C T S

GND FLR, ABAN HOUSE, 25/31,SHREE SAIBABA MARG, BEHIND RHYTHM HOUSE, KALA GHODA, FORT, MUMBAI. PIN-400 023, TEL NO. 22024892, 22822067 / 2084





MUNICIPAL CORPORATION OF GREATER MUMBAI

## Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. EB/4413/GN/A

MEMORANDUM

Municipal Office,  
Mumbai

To,

Lokmanya Nagar Priydarshni CHS. Ltd.

7/162, Lokmanya Nagar, Kakasaheb Gadgil Marg, Dadar, Mumbai - 400028.

With reference to your Notice 337 (New) , letter No. 6054 dated. 8/5/2017 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed redevelopment of building No. 2 (Tenant + MHADA) on property bearing F.P.No. 580 of TPS IV, Mahim Division Situated at the junction of Kakasaheb Gadgil Marg & Senapati Bapat Marg, Dadar, Mumbai., CTS NO.F. P. No. 580 furnished to me under your letter, dated 8/5/2017. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons thereof :-

### A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

- 1 That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work and owner / developer should submit revalidated Janata Insurance Policy from time to time.
- 2 That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 3 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 4 That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 5 That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.



- 6 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
- 7 That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.
- 8 That the specifications for layout/ D.O./ or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate.
- 9 That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him.
- 10 That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
- 11 That the drainage layout shall be revised and certified from licensed plumber & shall be submitted to this office as per EODB before carrying out further drainage work.
- 12 That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward officer before demanding C.C. and that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
- 13 That the Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 14 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 15 That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- 16 That All Dues Clearance Certificate from A.E.W.W.'GN' Ward shall not be submitted before issue of C.C.
- 17 That the all conditions of layout approved under No.EB/1054/GS/AL dt. 23.05.2007 and amended layout 15.06.2015 shall be complied with at various stages.
- 18 That the premium/deposits as follows will not be paid - a)Condonation of deficient open spaces. b)Development charges as per M.R.& T.P.(Amendment) Act,1992 c)Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'GN ' Ward. d) Premium towards staircase, lifts, lift lobby area of MHADA wing i.e. wing "B". e)Labour Welfare Cess f)Additional Development Cess. g)Premiums towards deficient area for artificial ventilation shaft. h) Betterment charges as per town planning dept.
- 19 That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
- 20 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
- 21 That the final Revised N.O.C. from B.E.S.T. for sub station shall not be submitted.



- 22 That the fresh Tax Clearance Certificate from A.A. & C 'GN' Ward shall not be submitted.
- 23 That the revised letter from M.B.R.& R. Board confirming the exact surplus area to be surrendered to M.B.R.& R. Board shall not be submitted and amended plans shall not be submitted and got approved accordingly.
- 24 That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
- 25 That the revised remarks from H.E. Department shall not be submitted.
- 26 That the necessary revised remarks for construction of SWD will not be obtained from Dy.Ch.Eng. (S.W.D.) City/ consultant before asking for plinth C.C. .
- 27 That the revised N.O.C. from Dy.Ch.E.(S.P.) P&D / consultant for proposed sewer line shall not be submitted before C.C.
- 28 That the revised NOC from MOEF shall be submitted before asking C.C. to sale building.
- 29 That the handing over / taking receipt of set back area from W.O. / A.E.(M) shall be submitted before asking C.C. as per policy.
- 30 That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
- 31 That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
- 32 That the NOC from Collector of Mumbai for royalty for excavations shall not be submitted before C.C.
- 33 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
- 34 That the N.O.C. from MHADA shall not be submitted before C.C.
- 35 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 not be duly observed.
- 36 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Officer and provision shall be made as and when required by Insecticide Officer for Inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall be complied with.
- 37 No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
- 38 All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 39 In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.
- 40 That the remarks regarding formation level from Road Department shall not be submitted.



- 41 That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives u/No. TPB – 4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be submitted.
- 42 That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.
- 43 That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
- 44 That the Third party insurance shall not be submitted.
- 45 That the Extra Water Charges & Extra Sewerage Charges shall not be paid.
- 46 That the Indemnity Bond indemnifying the M.C.G.M. against any litigation arising out of hardship to user in case of the failure of Mechanized car parking tower system shall not be submitted.
- 47 That the ammended layout approval shall not be insisted by incorporating the final location of Budhh Vihar..
- 48 That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.L.R.before applying for C.C.
- 49 That the basement will not comply with the Basement Rules and Regulation and Registered Undertaking for not misusing the basement will not be submitted before C.C.
- 50 That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
- 51 That the feasibility of providing the basement from Geologist on the plot under reference shall not be submitted.
- 52 That the registered UT shall not be submitted for - 1) In prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. before asking for C.C.2) For agreeing to pay the difference in premium paid and calculated as per revised land rates.3) Not to misuse of pocket terrace / part terrace / stilt .4) For minimum Nuisance during construction activity .5) For the balance portion of the plot not covered under this proposal as & when required by M.C.G.M. 6) The voids created due to planning constraint will not be misused.7 ) Traffic on adjoining road will be taken care by providing daily attendance shall not be submitted.8) For handing over the society office premises to the society / association. 9) That the owner shall not have any objection if the neighboring plot owner come for development with deficiency in open spaces. 10) The area reserved for the parking shall be used for parking shall not be submitted.
- 53 That the dry & wet waste garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by the residents / occupants of the building jurisdiction of MCGM. The necessary condition in the Sale Agreement to the effect shall not be incorporated by the Owner / Developer.

**B: FOR LABOUR CAMP / TEMPORARY SHED**

- 1 Not applicable.

**C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C**

- 1 That the plinth diamensions / height shall not be got checked by this office staff.
- 2 That set back land free of compensation and free of any encumbrance shall not be handed over to and possession receipt shall not be submitted from Assistant commissioner of the ward.



- 3 That the quarterly progress report of the work will not be submitted by the Architect.
- 4 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
- 5 That the additional development cess shall not be paid before further C.C.
- 6 That every year before onset of the monsoon / revalidation of C.C., structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.
- 7 That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be submitted before granting further C.C. beyond plinth.
- 8 That the N.O.C. from MHADA for C.C. above plinth shall not be submitted.
- 9 That N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
- 10 All the payments as intimated by various departments of MCGM shall not be paid.

**D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C**

- 1 That the dust bin will not be provided.
- 2 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 3 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 4 That final N.O.C. from concerned authorities / consultant as the case may be such as : a)S.W.D. b)Roads c)Sewerage d)Water Works e)Tree authority f)Hydraulic Engineer g)MHADA h) CFO shall not be submitted before occupation.
- 5 That Structural Engineer's final Stability Certificate including car parking tower / UG Tank along with upto date License copy and R.C.C. design plan shall not be submitted.
- 6 That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and that drainage system or the residential part of the building will not be affected if applicable .
- 7 That the construction of road and development of setback land will not be done including providing street lights and S.W.D.
- 8 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 9 That the surface drainage arrangement will not be made in consultation with E.E.(SWD) /consultant or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 10 That 10'-0" wide paved pathway upto staircase will not be provided.
- 11 That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or

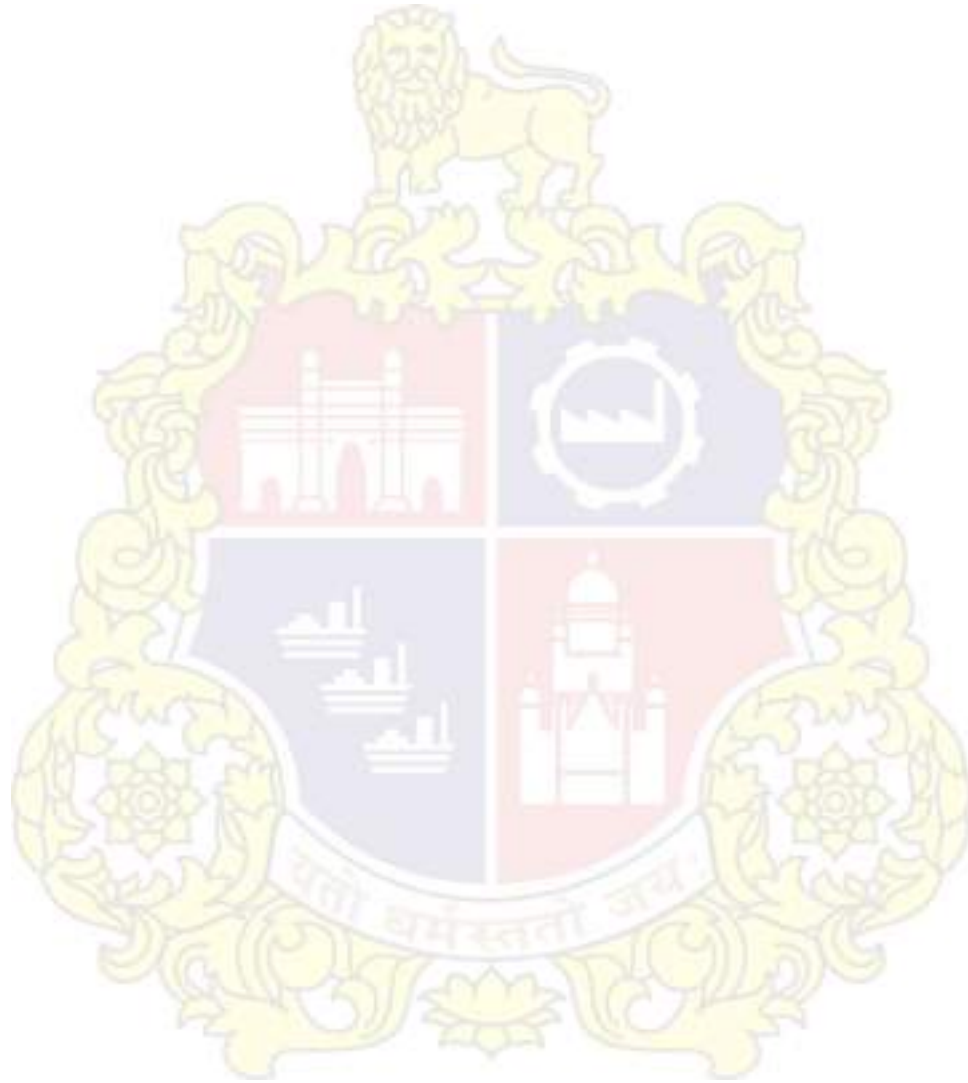


submitting the B.C.C. whichever is earlier.

- 12 That the parking spaces shall not be provided as per D.C. Regulation No.36.
- 13 That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
- 14 That the Drainage completion Certificate from licensed plumber & shall be submitted to this office as per EODB.
- 15 That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 16 That final N.O.C. from MHADA / CFO/ Tree Authority shall not be submitted before asking for occupation permission.
- 17 That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
- 18 That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
- 19 That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives u/No. TPB – 4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.
- 20 That the additional development cess shall not be paid before O.C.
- 21 That the following documents shall not be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M. 1.Ownership documents. 2.Copies of I.O.D., C.C.,subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans. 3.Copies of soil investigation reports. 4.R.C.C. details and canvass mounted structural drawings. 5.Structural Stability Certificate from Licensed Structural Engineer. 6.Structural Audit Reports. 7. All details of repairs carried out in the buildings. 8.Supervision certificate issued by the Licensed Site Supervisor. 9.Building Completion Certificate issued by Licensed Surveyor/ Architect. 10.NOC and completion certificate issued by the CFO. 11.Fire safety audit carried out as per the requirement of CFO.
- 22 The Registered Undertaking and Indemnity Bond shall not be submitted stating that the conditions mentioned at Sr.No.23 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.
- 23 That the supervision certificate shall be submitted periodically i.e. every 3 months from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C.Reg.5(3)(ix) regarding satisfactory construction on site.
- 24 That the NOC from Civil Aviation shall not be obtained as per the policy in force.
- 25 That the Fresh property card in the name of the owner shall not be submitted.
- 26 That Society Office permissible as per DCR before occupation for the building under reference shall not be constructed.
- 27 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.



28 That Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.





- ( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- ( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the \_\_\_\_\_ day of \_\_\_\_\_ but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

**Executive Engineer, Building Proposals,  
Zone, Wards.**

**SPECIAL INSTRUCTIONS**

**1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**

2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

- a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
- b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
- c) Not less than 92 ft. ([!TownHall]) above Town Hall Datum.

4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

5. Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

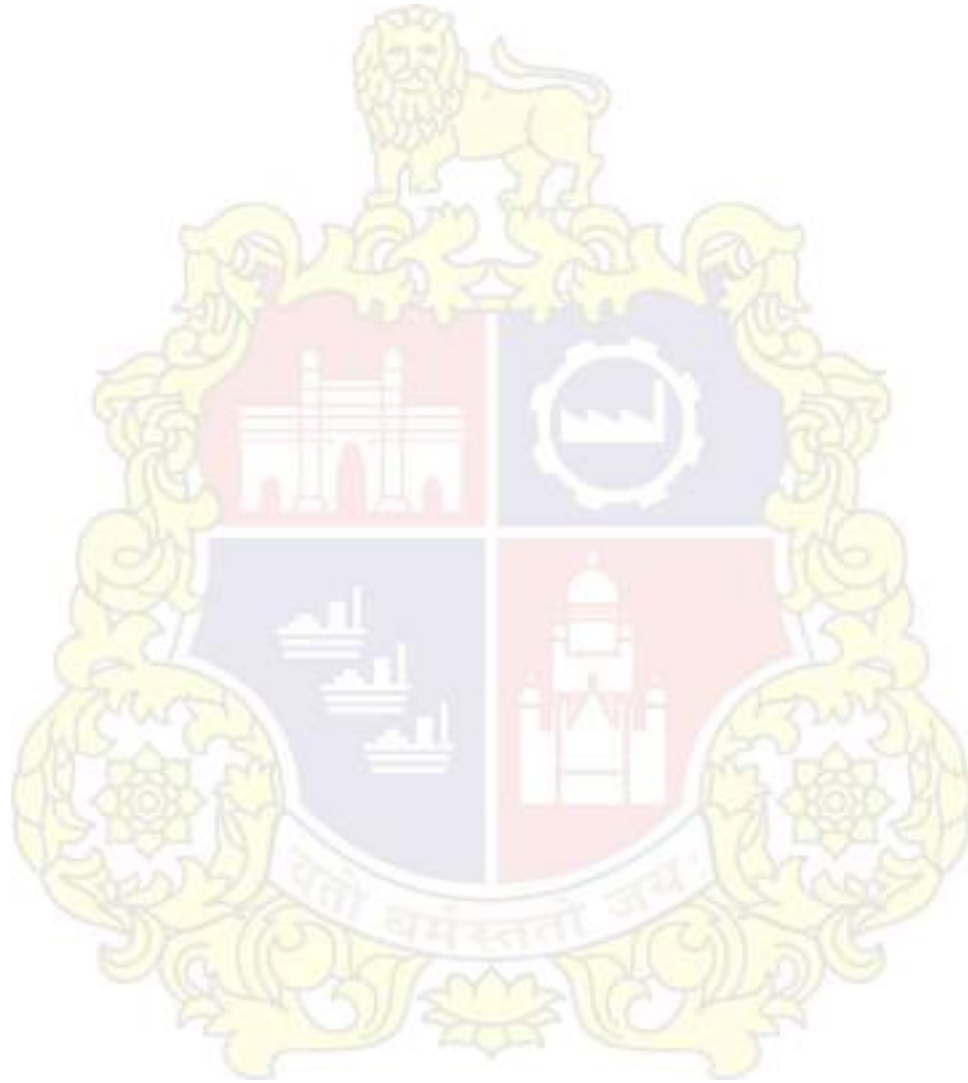
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector,



under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.





## NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.



- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.



- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening  
c The drains should be laid as require under Section 234-1(a)  
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.



**Executive Engineer, Building Proposals  
Zones ..... wards.**

**EB/4413/GN/A**

Copy To :- 1. SUNIL GAJANAN AMBRE

Aban House,Ground Floor,25/31, Shri Sai Baba Marg,Behind Rythem House,Kalaghoda,Fort

2. Asst. Commissioner G/North.
3. A.E.W.W. G/North,
4. Dy.A & C. City
5. Chief Officer, M.B.R. & R. Board G/North .
6. Designated Officer, Asstt. Engg. (B. & F.) G/North ,
7. The Collector of Mumbai



Name : Sanish Bhaskar Gite  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater  
Mumbai  
Date : 20-Dec-2017 19: 31:08



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

FORM 'A'

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.**

No. EEBPC/4414/4N 1A of 17/11/2011.

**COMMENCEMENT CERTIFICATE**

To,

Owner, Lokmanya Nagar  
Priyadarshani G.H.S.  
7/162, Lokmanya Nagar  
K.G. Marg, Mumbai - 400025

Ex. Eng. Bldg. Proposal (City) III  
'E' Ward Municipal Offices, 3rd Floor,  
10, S. K. Hafizuddin Marg, Byrulla,  
Mumbai - 400 008.

Sir,

With reference to your application No. Mun - 5885 dated 12/12/2008 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act., 1966, to carry out development for Proposed Bldg. No. 1, on F.P. No. 580, of TPSTV Mahim at Kakasahab Badgil Marg, Dadar (West) and building permission under section 346 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. 1 on Plot No./G.S.No./G.T.S. No. 580, Mahim Division/Village/Town Planning Scheme No. TPSTV, Mahim Situated at Road/Street Kakasahab Badgil Marg Ward 9N the Commencement Certificate/Building permit is granted on the following conditions :-

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

P.T.O.



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

8) The Municipal Commissioner has appointed Shri. C. P. Metkar  
Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 16/11/2012.

*9) This C.C. is issued upto plinth level only.*

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

Sd/-  
Assistant Engineer  
Building Proposals (City)/(R&R) VII

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/4414/GN/A Dt 17/11/11.

*Copy to:- Architect.*

Chopra  
17/11/11  
AE8205VII

EB/4414/GN/A Dt-11/12/12.

*This C.C. is endorsed and further extended upto 15<sup>th</sup> floor slab top of wing A and wing B of Bldg No. 1 as per amended plans dated 07/11/2012.*

EB/4414/GN/A Dt 23/07/2013.

Raigubha  
11/12/12  
AE8205VII

*This C.C. is further extended upto 19<sup>th</sup> floor slab top, i.e. full C.C. for entire work of wing A & wing B of building No. 1, as per amended plans dated 07/11/2012.*

Raigubha  
23/7/13  
AE8205VII



**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.

**FURTHER COMMENCEMENT CERTIFICATE**

No.MH/EE/(B.P.)/GM/MHADA-37/022/2018

DATE- 18 AUG 2018

To,  
Developer,

✓ M/s. Sheetal Sagar Builders & Developers Pvt. Ltd.  
C.A.to Lokmanya Nagar Priyadarshini CHS. Ltd.  
51, Nariman Bhavan, Nariman Point,  
Mumbai – 400 021.

**Sub.:-** Proposed building No.3 i.e. sale bldg. (Mall) on property bearing F.P. No. 580 of T.P.S – IV, Mahim division, situated at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Dadar (West), Mumbai.

- Ref: -**
1. MCGM/EB/6890/GN/A IOD Dated 31.10.2014
  2. MCGM/EB/6890/GN/A C.C. up to plinth dated 21.10.2015
  3. MCGM/EB/6890/GN/A Amended Plans Dated 13.04.2017
  4. MCGM/EB/6890/GN/A Re-endorsement of C.C. up to plinth dated 20.06.2017
  5. No.MH/EE/(B.P.)/GM/MHADA-37/022/2018 Amended Plans dated 02.07.2018
  6. Application Letter for approval of Further C.C. from Architect M/s. Sunil Ambre & Associates dated 23.07.2018

Sir,

With reference to your application dated 23.07.2018 submitted to this office for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act,

1/3



1966 to erect a **Proposed building No. 3 i.e. sale bldg. (Mall) on property bearing F.P. No. 580 of T.P.S – IV, Mahim division, situated at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Dadar, Mumbai.** The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IOD dated 31.10.2014, Subsequent Amended plans letters and following conditions.

1. That the area under setback land shall be handed over to MGCM free of cost & free of encroachment before asking Further C.C. above 6<sup>th</sup> floor & Separate P.R. Card in the Name of MGCM shall be obtained and submit to this office before asking O.C. to Building under reference or Proposed building No. 2.(Tenant + MHADA) whichever is earlier.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
5. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
  - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.
  - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title





through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

6. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
7. That the construction work of part portion of One Shop and Toilet Block at North-West corner of proposed building shall not be carried out on site, till the existing Ambedkar Smarak Room (Budha Vihar) is not demolished.

VP & CEO / MHADA have appointed Shri. Rajeev C. Sheth / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid up to 17.08.19


Remarks:

This CC is re-endorsed and further extended to top of 6<sup>th</sup> (pt) floor, as per last approved amended plans dated 02.07.2018.

  
**Executive Engineer/B.P./(GM)/MHADA**

Copy submitted in favor of information please.

- 1) Architect: Shri. Sunil G. Ambre.
- 2) A.E.W.W. G/North Ward.
- 3) Designated Officer, Asstt. Engg. (B.&F.) G/North Ward
- 4) Chief Officer/ M.B.R. & R. Board.

  
**Executive Engineer/B.P./(GM)/MHADA**



**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning Authority for MHADA layouts constituted as per Government regulation  
No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018. )

**COMMENCEMENT CERTIFICATE**

No.MH/EE/(B.P.)/GM/MHADA-37/012/2018

DATE- 26 JUN 2018

To

✓ Lokmanya Nagar Priyadarshini CHS Ltd.  
7/1062, Lokmanya Nagar,  
Kakasaheb Gadgil Marg, Dadar,  
Mumbai - 400 028.

**Sub:-** Proposed redevelopment of Building No.2 (Tenant + MHADA) on property bearing F.P.No.580 of TPS IV, Mahim Division Situated at the Junction of Kakasaheb Gadgil Marg and Senapati Bapat Marg, Dadar, Mumbai.400028.

**Ref:-** 1) EB/4413/GN/A IOD dated-20.12.2017 issued by MCGM.  
2) Letter from Architect dated- 11.06.2018.

Sir,

With reference to your application dated 10.03.2018 submitted to MCGM and 11.06.2018 submitted to this office for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a **proposed building no.2 (Rehab + MHADA) on property bearing F.P.No. 580 of TPS IV, Mahim Division Situated at the junction of Kakasaheb Gadgil Marg & Senapati Bapat Marg, Dadar, Mumbai.** The Commencement Certificate / Building Permit is



granted subject to compliance of mentioned in IOD dated 20.12.2017 and following conditions.

1. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
2. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
3. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
4. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
  - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.
  - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
5. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

Q




VP & CEO / MHADA have appointed Shri. Rajeev C. Sheth / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

**This CC is valid upto 25.06.2019**


Remarks:

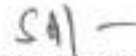
This CC is upto plinth level as per approved plans dated 20.12.2017.



**Executive Engineer/B.P./(GM)/MHADA**

Copy submitted in favor of information please.

- 1)  Architect: Shri. Sunil G. Ambre.
- 2) A.E.W.W. G/North Ward.
- 3) Designated Officer, Asstt. Engg. (B.&F.) G/North Ward
- 4) Chief Officer/M.B.R. & R. Board.



**Executive Engineer/B.P./(GM)/MHADA**





**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB- 4315/167/CR-51/2015/UD-11 dated.23 May, 2018).

**FURTHER COMMENCEMENT CERTIFICATE**

No.MH/EE/(B.P.)/GM/MHADA-37/022/2020

Dated- **18 FEB 2020**

**To**  
**Developer,**  
**M/s. Sheetal Sagar Builders & Developers Pvt. Ltd.**  
**C.A.to Lokmanya Nagar Priyadarshini CHS. Ltd.**  
**51, Nariman Bhavan, Nariman Point,**  
**Mumbai – 400 021.**

**Sub:-** Proposed building No.3 i.e. sale bldg. (Mall) on property bearing F.P. No. 580 of T.P.S – IV, Mahim division, situated at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Dadar (West), Mumbai.

- Ref:-**
1. MCGM/EB/6890/GN/A IOD Dated 31.10.2014.
  2. MCGM/EB/6890/GN/A first C.C. issued dated 21.10.2015.
  3. MCGM/EB/6890/GN/A amended plans issued dated 13.04.2017.
  4. MCGM/EB/6890/GN/A Re-endorsed C.C. issued on 20.06.2017 as per approved amended plans dt.13.04.2017.
  5. Application letter for approval Amended Plans from Architect Shri. Sunil G. Ambre dated 22.06.2018.
  6. Amended Plans issued under No. MH/EE/(B.P.)/GM/MHADA-37/022/2018 DATE- 02.07.2018
  7. Further C.C. up to 6<sup>th</sup> part floor issued under No. MH/EE/(B.P.)/GM/MHADA-37/022/2018 DATE- 16.08.2018
  8. Application letter for approval of amended plans from Architect M/s. Sunil Ambre & Associates dated 20.09.2019.
  9. Amended Plans issued under No. MH/EE/(B.P.)/GM/MHADA-37/ 022 /2018 DATE- 21.12.2019
  10. Application letter from Architect M/s. Sunil Ambre & Associates dated 27.01.2020 for Further C.C.

Dear Applicant,

With reference to your Architect's application dated 27.01.2020 for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building

1/3



permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a **Proposed building No.3 i.e. sale bldg. (Mall) on property bearing F.P. No. 580 of T.P.S – IV, Mahim division, situated at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Dadar (West), Mumbai.** The Commencement Certificate / Building Permit is granted subject to compliance of Conditions mentioned in Amended Plans Letter dated 21.12.2019 and following conditions.

1. That the C.C. shall not be asked for the restricted construction area admeasuring 745.64 sq. mtrs at North-West corner of proposed building from Ground floor to 8<sup>th</sup> floor, till the remaining setback land is not handed over to MCGM free of Cost & separate property card for entire setback land is not submitted and existing Ambedkar Smarak Room is not demolished.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
5. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
  - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.



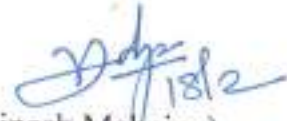
- c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
6. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA have appointed Shri. **Dinesh D. Mahajan** / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is valid upto... **17 FEB 2021**

Remarks:

This C.C. is further extended upto 8<sup>th</sup> floor including HOT & LMR i.e. further CC for proposed building No. 3 (excluding the restricted construction area admeasuring 745.64 sq. mtrs at North-West corner of proposed building no. 3 from Ground floor to 8<sup>th</sup> floor, as shown in brown color hatched portion on plan at Pg. C- 1353) as per last approved plans dated 21.12.2019.



(Dinesh Mahajan)

**Executive Engineer/ B.P.Cell/(GM)/MHADA**



Government of Maharashtra

File No.: SEAC 2010/CR.466/TC.2

Environment department,

Room No. 217, 2<sup>nd</sup> floor,

Mantralaya Annexe,

Mumbai 400 032

Date: 22<sup>nd</sup> September, 2011

To,  
M/s. Sheetal Sagar Builders & Developers Pvt. Ltd.  
51, Nariman Bhavan, Nariman Point, Mumbai - 400 021  
Telephone no. 22025720/21  
Email - [info@essgcegroup.com](mailto:info@essgcegroup.com)

**Subject: - Proposed Redevelopment of Lokmanya Nagar Priyadarshini Co. operative Housing Society Ltd. by M/s. Sheetal Sagar Builders & Developers Pvt. Ltd. - Environmental clearance regarding.**

Sir,

This has reference to your communication dated 10<sup>th</sup> November, 2009 on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 20<sup>th</sup> & 30<sup>th</sup> meeting and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 31<sup>st</sup> Meeting held on 26<sup>th</sup> November, 2010

2. It is noted that the proposal is for grant of Environmental Clearance for Proposed Redevelopment of Lokmanya Nagar Priyadarshini Co. operative Housing Society Ltd. by M/s. Sheetal Sagar Builders & Developers Pvt. Ltd. SEAC considered the project under screening category 8 (a) as per EIA Notification 2006.

**Brief Information of the project is summarized as below:-**

|                                      |   |  |
|--------------------------------------|---|--|
| <b>Name of the Project</b>           | : | Redevelopment of Lokmanya Nagar Priyadarshini Co. operative Housing Society Ltd.   |
| <b>Project Proponent</b>             | : | M/s. Sheetal Sagar Builders & Developers Pvt. Ltd.   |
| <b>Location of the project</b>       | : | F.P No. 580, T.P Scheme IV of Mahim Division at the Junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai  |
| <b>Type of Project</b>               | : | Construction Project   |
| <b>Total Plot area</b>               | : | 11,984.33 Sq. m.   |
| <b>built up area</b>                 | : | <ul style="list-style-type: none"><li>• Total built up area as per FSI: 47,937.22 sq. m.</li><li>• Non FSI area : 52887.64 sq. m.</li><li>• Total construction area: 1, 00,824.86 sq. m.</li></ul> |
| <b>Estimated cost of the project</b> | : | Rs. 250 Cr   |



|                         |   |  |
|-------------------------|---|--|
| <b>No. of Buildings</b> | : | Tenant Building + MHADA Building + Sale Building)        |
|                         |   | a. <u>Tenant Building:</u>                               |
|                         |   | • ST + 23 Floors (Part)                                  |
|                         |   | • No. of Flats: 262 Nos                                  |
|                         |   | b. <u>MHADA Building:</u>                                |
|                         |   | • 2 Basements + Ground + 1 Podium + 4 stilts + 28 Floors |
|                         |   | • No. of Flats: 523 Nos.                                 |
|                         |   | c. <u>Sale Building:</u>                                 |
|                         |   | • 2 Basements + Ground + 3 stilts + 54 (part) Floors     |
|                         |   | • No. of Flats: 228                                      |

**Water Requirement:** Fresh water: 499 m<sup>3</sup>/day; recycled water: 276 m<sup>3</sup>/day

Source: MCGM/ Recycled water

**Wastewater generated:** 724 m<sup>3</sup>/ day;

The wastewater generated from the proposed project will be treated in three nos. of Sewage Treatment Plants.

**Capacity of STP:** 652 m<sup>3</sup>/day

Treated water will be used for flushing & gardening within the project site. 310 m<sup>3</sup>/day Excess treated sewage will be disposed to municipal sewer line.

**Rain water Harvesting:**

- The rain water from the terraces of Tenant, MHADA & Sale Buildings will be taken down, grouped together and taken to a Recharge Pit through the storm water channel network.
- The Recharge pits will be constructed at various places adjacent to the proposed storm water network within the Plot. It shall have a filtration chamber as well as a bypass arrangement for drain of first wash.
- Rain harvest pit consists of 13 Nos. of 4m x 3m dia borehole for 4 m deep.
- Size of SWD : Internal SWD Capacity : 0.36 m<sup>3</sup>/sec

**Solid Waste Generation:**

**Construction Phase:** Construction debris, Waste concrete and broken bricks will be use for pavement; Excavation Quantity = 35,000 m<sup>3</sup>; Filling quantity shall be 10675 m<sup>3</sup>

Excavation soil will be use for backfilling, leveling & remaining to Authorized Contractor. Top soil shall be preserved and reused with in the site for landscaping.

**Operation Phase**

- Dry quantity :- 1218.24 kg/day
- Wet quantity :- 1827 kg/day
- STP sludge : 96.6 kg/day

**Disposal:**

- OWC shall be provided for converting bio-degradable waste to manure.
- Dewatered / dried sludge from STP will be used as manure.
- The inorganic wastes comprising recyclable materials, such as paper, plastic, glass etc. will be sold to prospective buyers.

**Energy:** Connected load: 5703KW; Maximum demand: 2663 KW

D. G. Set 250 KVA (Tenant), 250 KVA (MHADA), 725 KVA (Sale) & 2 nos. of transformers 2000 KVA

**Energy conservation Measures:**

- Checking all sealing/ closing of doors in A/C area. Energy saving about 0.5%.



- Insulating Roofs with 80 mm expanded polystyrene or equivalent insulation with U-factor of 0.409 W/m<sup>2</sup>\_0C; Energy saving about 0.5 %
- By monitoring of daily electricity consumption and recording of maximum demand: Energy saving about 1.00 %
- Using VRF (Variable Refrigerant Volume); Energy saving about 1.00 %
- By placing the variable capacitor banks, the power correction factor will be maintained above 0.9 : Energy saving about 0.65 %
- By reducing the lighting load in common areas such as passage staircase, lift, lobby, parking areas etc. during the non peak hours: Energy saving about 0.50 %
- With the help of automatic timer controller for parking and street lighting : Energy saving about 0.35 %
- Use of solar energy for landscape & common areas : Energy saving 0.5 %
- Use of CFL & T5 lamps: Energy saving about 0.75%
- Use of gas based heat pumps for the hot water generation for sale building: Energy saving about 0.75%

**Green Belt Development:** 2428.46 sq. mt.; Existing trees: 105 nos. 225 Nos. of new trees to be planted.

**Traffic Management:** Parking provided :360 Nos.

**Environmental Management Plan:**

Operation Phase: Total capital cost for EMP shall be 90.0 Lakhs and O & M for EMP shall be 9.0 lakhs

3. The proposal has been considered by SEIAA in its 31<sup>st</sup> meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- MHADA should generate or made arrangement for maintenance of Environmental Infrastructure.
- Occupation/Third Party Rights should not be created unless and until water supply is assured.
- The proposed height of the building requires NOC from High Rise Committee (HRC). If there is any change in the plans suggested by HRC, Project proponent should approach SEIAA with corrected building plans.
- This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. ULB should also ensure the zoning






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





reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- (xxv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2005. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxvi) Ready mixed concrete must be used in building construction.
- (xxvii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxviii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxix) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxx) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxxi) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxxii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxiii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxv) 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.
- (xxxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

3  


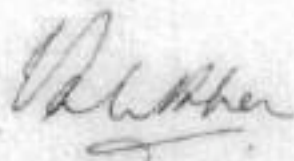


- (xi) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xiii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xvi) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xvii) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xviii) A complete set of all the documents submitted to Department should be forwarded to the MPCB.
- (xix) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xx) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (i) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (ii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://envis.maharashtra.gov.in>.
- (iii) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (iv) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (v) The proponent shall upload the status of compliance of the stipulated EC conditions including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely;



SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

- (iv) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
  - (vi) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
  5. This environmental clearance is issued as per EIA Notification, 2006. If any part of the plot is affected by CRZ then project proponent should obtain NOC from MCZMA as per FSI applicability. If there is change in building plan accordingly, project proponent should approach SEIAA with corrected plans.
  6. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
  7. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
  8. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
  9. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
  10. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.





11. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Delhi - 110 022; if preferred, within 60 days as prescribed under Section 35 of the National Green Tribunal Act, 2010.

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

**Copy to:**

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



F.No.21-14/2017-IA-III  
Government of India  
Ministry of Environment, Forest and Climate Change  
(IA.III Section)

Indira Paryavaran Bhawan,  
Jor Bagh Road, New Delhi - 3

Date: 6<sup>th</sup> November, 2017

To,

**The Director**  
**M/s Sheetal Sagar Builders & Developers Pvt Ltd**  
51, Nariman Bhavan, Nariman Point  
Mumbai - 400021 (Maharashtra)

Email: [info@essgeegroup.com](mailto:info@essgeegroup.com)

**Subject: Redevelopment of "Lokmanya Nagar Priyadarshani Co-Operative Housing Society Ltd." at Sub Plot A Bearing F. P. No. 580, T.P. Scheme- IV of Mahim Division at the Junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai by M/s Sheetal Sagar Builders & Developers Pvt Ltd - Environmental Clearance - reg.**

Sir,

This has reference to your online proposal No. IA/MH/MIS/61567/2017 dated 05.01.2017 submitting to this Ministry for grant of Environmental Clearance (EC) in term of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Redevelopment of "Lokmanya Nagar Priyadarshani Co-Operative Housing Society Ltd." at Sub Plot A Bearing F. P. No. 580, T.P. Scheme- IV of Mahim Division at the Junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai by M/s Sheetal Sagar Builders & Developers Pvt Ltd, was considered by the Expert Appraisal Committee (Infra-2) in its meetings held on 13-15 February, 2017 and 26-28 July, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- (i) The project is located at 19°00'52.11"N Latitude and 72°49'36.84"E Longitude.
- (ii) This is a redevelopment project. Earlier Environment Clearance was granted vide EC letter No: SEAC2010/CR.466/TC.2 dated 22<sup>nd</sup> September 2011 by SEIAA Maharashtra.
- (iii) Construction status: Total Constructed Area on site till date: 15,436.79 sqm.
- (iv) The plot area is 10,038.40 sqm, FSI area is 36,820.36 sqm (including fungible area) and total construction area of 53,319.01 sqm. The project will comprise of 3 buildings, out of which there are 2 Redevelopment Buildings and 1 Sale Building. Total 369 flats, retail mall, Society office, Store room and Ambedkar Smarak room shall be developed. Maximum height of the building up to terrace level is 64.40 mt.
- (v) During construction phase, total water requirement is expected to be 12 KLD for workers and 10-20 KLD for construction activity which will be met by M.C.G.M. and tanker respectively. During construction phase the waste water will be disposed to existing municipal sewer line. Temporary sanitary toilets will be provided during peak labor force.



- (vi) During operational phase, total water demand of the project is expected to be 316 KLD and the same will be met by the 127 KLD recycled water and 189 KLD fresh water from MCGM. Wastewater generated (276 KLD) will be treated in 2 STP of total 350 KL capacity. 127 KLD of treated wastewater will be recycled (124 KLD for flushing, 3 KLD for gardening). About 121 KLD from the whole project will be disposed in to municipal drain.
- (vii) About 1.52 TPD solid wastes will be generated in the project. The biodegradable waste (0.65 TPD) will be processed in OWC and the non-biodegradable waste generated (0.87 TPD) will be handed over to M.C.G. M.E-Waste (App. Quantity 1.82 TPD for the Retail mall i.e. Sale Building 3) shall be stored separately and recycled through authorized dealers.
- (viii) The total power requirement during construction phase is 100KW and will be met from MSEDCL and total power requirement during cooperation phase is 5734 KW and will be met from MSEDCL.
- (ix) Rooftop rainwater of buildings will be collected in 4 RWH tanks of total 164 KL capacity for harvesting after filtration.
- (x) Parking facility for 364 four wheelers, 43 two wheelers & 6 Transport vehicles is proposed to be provided against the requirement of 357, Nil & 6 respectively (according to local norms).
- (xi) Proposed energy saving measures would save about 22% of power.
- (xii) It is not located within 10 km of Eco Sensitive areas (National Park/Wildlife Sanctuary)
- (xiii) There is no court case pending against the project
- (xiv) Investment/ Cost of the project is Rs. 275.47 in Crores.
- (xv) **Employment Potential:** During construction phase: 150 Nos. and during operation phase: Retail Mall staff: 338 Nos. & other domestic household servants for apartments.
- (xvi) **Benefits of the project:** Redevelopment project.

4. The EAC, in its meeting held on 26-28 July, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Redevelopment of "Lokmanya Nagar Priyadarshani Co-Operative Housing Society Ltd." at Sub Plot A Bearing F. P. No. 580, T.P. Scheme- IV of Mahim Division at the Junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai by M/s Sheetal Sagar Builders & Developers Pvt Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

## **PART A – SPECIFIC CONDITIONS:**

### **Construction Phase**

- (i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.



- (ii) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- (iii) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- (iv) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- (v) Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- (vii) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- (viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- (ix) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.



- (x) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- (xi) Sewage shall be treated in the STP based on Moving Bed Biofilm Reactor (MBBR) Technology (with tertiary treatment i.e. Ultra Filtration). The treated effluent from STP shall be recycled/re-used for flushing & horticulture. Excess treated effluent shall be discharged in to Municipal sewer line as per CPCB norms.
- (xii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, 4 nos. of rain water harvesting tanks of total capacity of 164 m<sup>3</sup> shall be provided as per CGWB guidelines.
- (xiii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. 653 m<sup>2</sup> space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
- (xiv) Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.
- (xv) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xvi) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- (xvii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xviii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- (xix) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xx) As proposed, no ground water shall be used during construction/ operation phase of the project.
- (xxi) Approval of the CGWA require before any dewatering for basements.
- (xxii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.



- (xxiii) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xxiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- (xxv) Ambient noise levels shall conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- (xxvi) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.
- (xxvii) An assessment of the cumulative impact of all activities being carried out or proposed to be carried out by the project, shall be made for traffic densities and parking capabilities in a 05 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organisation of repute and specialising in Transport Planning shall be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.
- (xxviii) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - Traffic calming measures
  - Proper design of entry and exit points.
  - Parking norms as per local regulation

## **II. Operational Phase**

- (i) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.



- (ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- (iii) Fresh water requirement from Municipal Corporation of Greater Mumbai (MCGM) Water Supply shall not exceed 161m<sup>3</sup>/day.
- (iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (v) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (vi) No sewage or untreated effluent water would be discharged through storm water drains.
- (vii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
- (viii) The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, the Construction and Demolition Waste Management Rules, 2016 and the Plastics Waste Management Rules, 2016 shall be followed.
- (ix) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- (x) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- (xi) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (xii) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. As proposed adequate area shall be provided for green belt development.
- (xiii) An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined



functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

- (xiv) The company shall draw up and implement a corporate social Responsibility plan as per the Company's Act of 2013.

## **PART B - GENERAL CONDITIONS**

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, Nagpur 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&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Nagpur.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) 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 Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
- (vii) 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, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a



copy of the same shall be forwarded to the Regional Office of this Ministry at Nagpur.

- (ix) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, ZillaParisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.
- (xiii) This issues with the approval of the Competent Authority.



**(Kushal Vashist)**  
**Director**

**Copy to:**

- 1) The Principal Secretary, Environment Department, Government of Maharashtra, 15<sup>th</sup> Floor, New Administrative Building, Mantralaya, Mumbai - 400 032.
- 2) The APCCF (C), MoEF&CC, Regional Office (WCZ), Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur - 440001.
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
- 4) The Chairman, Maharashtra Pollution Control Board, Kalpataru Point, 3<sup>rd</sup> and 4<sup>th</sup> floor, Opp. Cine Planet, Sion Circle, Mumbai-400 022.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.



**(Kushal Vashist)**  
**Director**



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/123019/2019  
Environment Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya,  
Mumbai- 400032.  
Date: 31.01.2020.

To  
M/s. Sheetal sagar builders  
& developers pvt. Ltd.,  
F P No. 580, T P Scheme IV,  
Mahim Division at Junction  
of Senapati Bapat Marg &  
Kakasaheb Gadgil Marg,  
Mumbai

Subject : Environment Clearance for Residential and Commercial Development at F P No. 580, T P Scheme IV, Mahim Division at Junction of Senapati Bapat Marg & Kakasaheb Gadgil marg, Mumbai by M/s. Sheetal sagar builders & developers pvt. Ltd.

Reference : Application no. SIA/MH/MIS/123019/2019, dated 20.11.2019

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 123<sup>rd</sup> meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 184<sup>th</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

|                                     |   |
|-------------------------------------|---|
| Plot Area                           | 10038.40 Sq. mt.  |
| FSI Area                            | 38920.77 Sq. mt.  |
| Non FSI Area                        | 17581.14 Sq. mt.  |
| Total Built up Area (FSI & Non FSI) | 56501.91 Sq. mt.  |
| Building Configuration              | <ul style="list-style-type: none"><li>• Building 1: Ground + 19 Upper floors</li><li>• Building 2: Basement + Ground + 21 Upper floors</li><li>• Building 3: 2 Basement + Ground + 8 Upper floors</li></ul> |
| Total Population                    | 4915 nos. (including floating population)   |
| Water Requirement                   | 335 KLD   |
| Sewage generation                   | 291 KLD   |
| STP capacity and Technology         | <ul style="list-style-type: none"><li>• Building 1 &amp; 2: 1 STP of capacity 250 KL</li><li>• Building 3: 1 STP of capacity 120 KL</li></ul> <b>Technology: Moving Bed Bio Reactor ( MBBR)</b>             |
| STP location                        | <ul style="list-style-type: none"><li>• Building 1 &amp; 2: Below ground</li><li>• Building 3: Basement</li></ul>   |
| RG area required and Provided       | Required RG area: 758.51 Sq. mt.<br>Provided RG area: 881.85 Sq.mt.   |
| Energy requirement                  | <b>Connected Load: 6478 KW</b>  |



|   |   |
|---|---|
|   | <b>Maximum demand: 2878 KW</b>  |
| Total Energy Saving                       | 21%, by Solar-5%  |
| No. of DG sets and capacity               | 1 DG set of 500 KVA, 1 DG set of 320 KVA and 1 DG set of 500 KVA.   |
| Solid waste generation                    | Non-biodegradable waste: 850 Kg/day<br>Biodegradable waste: 455 Kg/day  |
| OWC Capacity                              | Area provision for solid waste management: 92.00 Sq. mt.  |
| Parking                                   | 2 Wheeler - 79 Nos, 4 Wheeler - 414 Nos.  |
| EMP Cost                                  | Construction Phase: Set up Cost: 31.11 Lacs<br>Operation Phase:<br>Set up Cost: 263.20 Lacs, O & M Cost: 32.79 Lacs/annum   |
| Rain water Harvesting                     | Provision of 4 RWH tanks of total capacity 164 KL.  |
| Details of UG tanks - Number and capacity | Domestic: 280 KL<br>Flushing : 190 KL<br>Fire tank : 600 KL   |
| CER                                       | CER plan as per the MoEF & CC circular dated 01/05/2018.<br>• Cost of Project: Rs. 297.64 Crores<br>• Cost of Part Completed Project: Rs. 34.90 Crores<br>• Effective Cost of project for CER Consideration: 262.74 Crores<br>• Cost for CER: Rs. 1.97 Crores (0.75%) |

3. The proposal has been considered by SEIAA in its 184<sup>th</sup> meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

- I. PP to ensure that, increased capacity of OWC should remain same as sanctioned in earlier EC.
- II. PP to provide vertical masonry duct above aeration tank for fresh air of the size of 0.8 m x 12 m and 5 m height. Fresh air side opening shall be 0.7m x 12 m. PP also to provide forced ventilation.
- III. PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
- IV. PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
- V. FSI-38920.77 m<sup>2</sup>, Non-FSI-17581.14 m<sup>2</sup> and Total BUA- 56501.91 m<sup>2</sup>. (Plan Approval no- MH/EE/(BP)/GM/MHADA/37/022/2018, Date-21.12.2019).

**General Conditions:**

- I. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- II. The Octupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- III. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- IV. PP has to abide by the conditions stipulated by SEAC& SEIAA.
- V. The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- VI. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of



any construction work at the site.

- VII. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- VIII. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- IX. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- X. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- XI. Arrangement shall be made that waste water and storm water do not get mixed.
- XII. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XIII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIV. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- XV. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XVI. Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- XVII. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- XVIII. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XIX. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- XX. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- XXI. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XXII. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- XXIII. Ready mixed concrete must be used in building construction.
- XXIV. Storm water control and its re-use as per CGWB and BIS standards for various applications.
- XXV. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- XXVI. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.<sup>3</sup>
- XXVII. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- XXVIII. Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- XXIX. Separation of grey and black water should be done by the use of dual plumbing line for separation of



grey and black water.

- XXX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- XXXI. Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- XXXII. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
- XXXIII. Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of /sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- XXXIV. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XXXV. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night-time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- XXXVI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- XXXVII. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
- XXXVIII. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- XXXIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- XL. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- XLI. Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- XLII. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- XLIII. Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- XLIV. Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- XLV. A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- XLVI. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- XLVII. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- XLVIII. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked



for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should be reported to the MPCB & this department.

- XLIX. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- I. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- LI. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- LII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- LIII. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- LIV. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

  
Anil Diggikar  
(Member Secretary, SEIAA)

Copy to:

1. Shri Johny Joseph, Chairman-SEIAA
2. Secretary, MoEF & CC
3. IA- Division MOEF & CC
4. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
5. Regional Office MoEF & CC, Nagpur
6. District Collector,
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



उप मुख्यालय अग्निशमन व फायर ब्रिगेड  
मुंबई अग्निशमन व फायर ब्रिगेड  
बलाजी हायरिजन केंद्र  
१ ला मजला, सेक्टर ११, एन.ए. रोड  
अंधाश्रम, मुंबई-४०० ०३७.

## **MUNICIPAL CORPORATION OF GREATER MUMBAI**

### **MUMBAI FIRE BRIGADE**

No: FB / HR / R-II / 191.

Date: 5/1/2016

**Sub:** Final NOC for Occupation for high-rise residential tenant building (Building no 1) on sub-plot A, property bearing F.P. No 580, Scheme IV of Mahim Division, at the junction of Senapati Bapat Marg and Kakasaheb Gadgil Marg, Mumbai, for Lokamanya Nagar Priyadarshani CHS Ltd.

**Ref:** i) Letter from M/s Sunil Ambre & Associates, Architect, Mumbai dated 01.12.2015.  
ii) MFB No: HR / R-II / 191 dated 17.12.2015.

#### **E.E.B.P.(City).**

In this case please refer to the N.O.C. issued by this office vide No. FBM/508/459 dated 30.01.2009 for construction of high rise residential rehab building comprising of two wings having stilt on ground and 23<sup>rd</sup> upper floors (23<sup>rd</sup> floor part) with total height of the building 69.75 metres from general ground level up to terrace level. The architect has proposed stilt on ground for stack car parking and all upper floors for residential flats. The architect has proposed common refuge area on 8<sup>th</sup> & 16<sup>th</sup> floor connected to both the wing staircase & lift lobby.

Further amendment N.O.C. issued by this office vide No. FB/HR/City/51 dated 10.05.2012 for construction of high rise residential rehab building comprising of two wings having ground floor on stilt and 1<sup>st</sup> to 19<sup>th</sup> upper floors with total height of the building 58.30 metres from general ground level up to terrace level.

Now, the Architect has informed about compliance of all the fire protection & fire fighting requirements of the said high-rise residential rehab building, stipulated vide this office N.O.C.s referred to above and as such, has requested occupation N.O.C. of the said high-rise residential building to confirm the compliance of the fire protection & fire fighting requirements stipulated vide this office N.O.C.s and to use and occupy the said high rise residential rehab building.

On receipt of the letter from the Architect, Divisional Fire Officer Shri S.Y. Manjrekar of this department visited the site / building on 31.12.2015 to verify and ensure the compliance of the fire protection & fire fighting requirements stipulated vide this office N.O.C.s for the said building.

During inspection it was observed that the party has completed the construction work of the said high-rise residential rehab building up to terrace floor level and complied with all the fire protection & fire fighting requirements stipulated vide this office N.O.C.s for the said high-rise residential building. The fire fighting requirements such as wet riser in lift lobby, fire pump, fire alarm, public address system, booster pump, sprinklers, etc. were tested with temporary water & electric supply and with D.G. set and found in good working order in the building. The Architect / party has submitted undertaking for Annual maintenance contract of fixed fire fighting installation and the certificate shall be submitted to C.F.O department in the month of January and July of every year and the party shall provided alternate electric supply from separate sub-station with appropriate change over



switch within 90 days. As per above referred N.O.C., party had provided over head water storage tank but Hydraulic Engineer requested to certify the capacity of overhead tank. The party had submitted the structural stability certificate, lift certificate, area certificate, and completion certificate about fixed fire fighting installations.

In view of the above, as far as this Department is concerned, there is no objection to occupy high rise residential tenant building comprising of two wings having ground floor on stilt and 1<sup>st</sup> to 19<sup>th</sup> upper residential floors from fire fighting installations point of view.

Earlier the party has paid the Scrutiny fees of Rs. 1,56,100/- vide receipt no 0467636 & SAP DOC No. 1000229921 dated 21.01.2009 on gross built up area of 15,610.00 sq. metres as certified by the Architect.

Further the architect has certified gross built up area as 15,610.00 sq. metres and the party has paid additional scrutiny fees of Rs. 1,51,100/- vide receipt no. 5877516 & SAP Doc No. 1001146187 dated 09.05.2012 as per revised rate.

Now, the architect has certified the total gross built up area as 15,360.00 sq. metres which is less; hence no additional scrutiny fee is required.

However, All the fire fighting requirement 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 fire fighting system in good working order from the next day of the inspection (Date of inspection 31.12.2015). 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.

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 law if any and as per the inspection report submitted by the inspecting officer.

  
Dy. Chief Fire Officer  
Mumbai Fire Brigade





# MUNICIPAL CORPORATION OF GREATER MUMBAI

## MUMBAI FIRE BRIGADE

Office of the Dy. Chief Fire Officer (Regional)  
Mumbai Fire Brigade  
Yashwantrao Chavan Center Building,  
1st Floor, Sheikh Jai Lal Darga Road,  
Ankesh Hill, Mumbai - 400 057

No: - FB / HR / R-II / 140.

Date: - 07/10/2016

Sub: - N.O.C stipulating fire protection and firefighting requirements for the amendment for the proposed construction of high-rise residential building No 2 on property bearing F.P. No 580, TPS IV of Mahim Division, at the junction of Senapati Bapat Marg and Kakasaheb Gadgil Marg, Mumbai.

Ref: i) Letter from M/s. Sunil Ambre & Associates, Architect, Mumbai dated 16.09.2016.

ii) MFB No: HR / R-II / 140 dated 16.09.2016

### E.E.B.P.(City)

In this case please refer to the N.O.C. issued by this office vide no. FB/HR/R-II/26 dated 22.05.2013 for the construction of high rise residential building comprising of two wings designated as wing A & wing B; wing A having ground floor on stilt partly for stack car parking & partly for car parking + 1<sup>st</sup> to 14<sup>th</sup> upper floors for residential with total height of 44.95 metres from general ground level up to the terrace level and wing B having ground floor on stilt partly for stack car parking & partly for car parking + 1<sup>st</sup> to 14<sup>th</sup> upper floors (14<sup>th</sup> floor part) for residential with total height of 44.95 metres from general ground level up to the terrace level.

Now the architect has submitted amended plans and proposed the following amendments:

1. Proposed part basement (-6.10 M) below wing B for services as shown on plan.
2. Deleted stack car parking on ground floor & proposed two separate automated mechanized car parking tower within the building line i.e. below wing A & B having height of 25.20 metres from ground level with separate staircase for emergency purpose and segregated by 4 hours fire resistant wall as shown in plan.
3. Proposed additional 7 floors i.e. 15<sup>th</sup> to 21<sup>st</sup> upper floors over earlier approved 14<sup>th</sup> floor in both wings i.e. wing A & B; in virtue of this the said high-rise residential building is now comprising of two wings i.e. wing A & B; both wings having common ground floor for horizontal car parking, thereafter building is divided in to two wings i.e. wing A & B; both wings having 1<sup>st</sup> to 21<sup>st</sup> upper residential floors with total height of 64.40 metres from general ground level up to the terrace level as shown on plan.
4. Proposed a room for Ambedkar smarak on ground floor in wing A as shown on plan.
5. Open space of building is revised due to road set back as shown on plan.
6. The lifts & fire lifts, fire duct, etc. will be remained same as approved earlier.

Due to above mentioned amendments, the said high-rise residential building is now having of two wings i.e. wing A & B; both wings having common ground floor for horizontal car parking, thereafter building is divided in to two wings i.e. wing A & B; both wings having 1<sup>st</sup> to 21<sup>st</sup> upper residential floors with total height of 64.40 metres from general ground level up to the terrace level with two nos of automated mechanized car parking towers within the building line i.e. below wing A & B having height of 25.20 metres from ground level with separate staircase for emergency purpose and segregated by 4 hours fire resistant wall as shown in plan.

*[Signature]*

*hile 07/10/16*



**Floor-wise users:**

| Floors   | Occupancy per floor  |                       |  |
|--|--|-----------------------|--|
|  | Wing A   | Wing B                |  |
| Basement (-6.10 M)   | U.G. Tank + Pump Room.   |                       |  |
| Ground floor   | Horizontal car parking + Two meter rooms + Room for Ambedkar Smarak. |                       | Two automated mechanized car parking towers. |
| 1 <sup>st</sup> to 7 <sup>th</sup> floor   | 3 flats on each floor  | 3 flats on each floor |  |
| 8 <sup>th</sup> floor  | 2 flats + refuge area  | 2 flats + refuge area |  |
| 9 <sup>th</sup> to 14 <sup>th</sup> & 16 <sup>th</sup> to 21 <sup>st</sup> floor | 4 flats on each floor  | 4 flats on each floor |  |
| 15 <sup>th</sup> Floor   | 3 flats + refuge area  | 3 flats + refuge area |  |

**Refuge area** has been provided as under:

| Refuge area has been provided as under,  |                           |          |          |          |   |
|--|---------------------------|----------|----------|----------|---|
| Refuge floor   | Refuge area in sq. metres |          |          |          | At height of refuge area from ground level. (In metres) |
|  | Wing A                    |          | Wing B   |          |   |
|  | Required                  | Proposed | Required | Proposed |   |
| 8 <sup>th</sup> floor  | 53.55                     | 53.56    | 53.55    | 53.56    | 23.80   |
| 15 <sup>th</sup> floor   | 55.60                     | 55.81    | 55.60    | 55.81    | 44.10   |
| In addition to that terrace above 21 <sup>st</sup> floor of wing A & B will be treated as refuge area. |                           |          |          |          |   |
| Refuge area beyond 4% shall be counted in F.S.I.   |                           |          |          |          |   |

The building abuts on 15.25 metres wide Kakasaheb Gadgil Marg on north-side and 9.00 metres wide internal road on east-side.

**Open spaces** has been provided as under.

| Sides | From building line to plot boundary                          |  |
|-------|--|--|
|       | Wing A   | Wing B   |
| North | 1.50 M + set back + 15.25 metres wide Kakasaheb Gadgil Marg. | 1.50 M + set back + 15.25 metres wide Kakasaheb Gadgil Marg. |
| South | 1.50 M.  | 1.50 M.  |
| East  | 3.00 M to 3.25 M + 9.00 metres wide internal road.           | Attached to A wing.  |
| West  | Attached to wing B   | 3.01 M to 4.22 M.  |

The details of **Staircase**:

| Staircase  | Width       | Nos of staircases |
|--|-------------|-------------------|
| Leading from ground to terrace above top floor.  | 1.50 meters | 01 No. for wing A |
| Leading from basement up to terrace above top floor.   | 1.50 meters | 01 No. for wing B |
| The proposed staircase as shown in plans is enclosed type and are externally located & adequately ventilated to outside air, diverted to the entry to the basement on ground floor with smoke check lobby for basement for wing B. |             |                   |

The details of **lifts**:

| Lift type  | Profile                                 | Nos of lifts                |
|--|---|-----------------------------|
| Passenger  | Leading from ground to top floor level. | 02 Nos. each for wing A & B |
| One passenger lift in each wing within the building will be converted in to fire lift.         |   |                             |
| The lift lobby at each floor level is directly ventilated to outside air as shown in the plan. |   |                             |



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

- i) This proposal comes u/s 33(7) of DCR 1991.
- ii) NOC for the proposal was already issued u/no. FB/HR/R-II/26 dated 22.05.2013.
- iii) The building abuts on 15.25 metres wide Kakasaheb Gadgil Marg on north-side and 9.00 metres wide internal road on east-side.
- iv) Automatic sprinkler system will be provided in the entire buildings including each flat, lift lobby and common passage at each floor level as well as in car parking areas on ground floor and automated car parking towers.
- v) The building and automated mechanized car parking tower is segregated by four hour fire resistance wall.
- vi) During construction stage and prior to final occupation party agreed to 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 above said amendments for the construction of proposed high-rise residential building comprising of two wings i.e. wing A & B; common ground floor for horizontal car parking, thereafter building is divided in to two wings i.e. wing A & B; both wings having 1<sup>st</sup> to 21<sup>st</sup> upper residential floors with total height of 64.40 metres from general ground level up to the terrace level with two nos of automated mechanized car parking towers within the building line having height of 25.20 metres from ground level with separate staircase for emergency purpose and segregated by 4 hours fire resistant wall as shown in plan, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following fire safety requirements:

- 1) All the fire safety requirements stipulated earlier vide NOC's no. FB/HR/R-II/26 dated 22.05.2013 shall be strictly adhered with following additional and modified fire safety requirements.
- 2) All the firefighting and fire protection installations including staircases, lifts etc. shall be applicable for both wings i.e. wing A & wing B up to terrace level.
- 3) Additional requirement:  
Terrace staircase door manner: (for wing A & B)  
The terrace door shall be provided in the following manners:
  - i) The top portion of the door shall be provided with louvers.
  - ii) The latch-lock shall be installed from the terrace side at the height of not more than 1 metres.
  - iii) The glass front of 6-inch diameter with the breakable glass shall be provided just above the latch-lock, so as to open the latch in case of an emergency by breaking glass.
  - iv) The door shall either be fitted with magnetic lock connected to console and detected system or shall be synchronized with fire detection and alarm system.
- 4) Additional requirement:  
basement: (-6.10 M) in wing B
  - i) The basement shall be ventilated naturally & mechanically. Vents with cross sectional area (Aggregate) not less than 2.5 percent of the floor area spread evenly around the perimeter of the basement shall be provided.
  - ii) The basements shall be used for designated purpose only as shown in the plan.
  - iii) The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
  - iv) The operating switches of the mechanical ventilation shall be located on ground floor with appropriate zonal indications.

*[Signature]*

*Link 07/11/16*



- v) Exhaust duct shall be provided to draw out exhaust at ground level of the basement.
- vi) Suitable signages shall be provided in the basement showing exit direction, way to exits etc.
- vii) One Dry Chemical Powder fire extinguisher ABC type of 10 kgs. Capacity each shall be kept for every 100 sq. metres area in basement.
- viii) Exhaust duct, mechanical ventilation duct should not pass through exit or entry.
- ix) The basement beyond building line shall be paved, suitably to bear the load of fire engines weighing up to 48 m. tones each with point load of 10 kgs. /sq. cms.

5) Additional requirement,

Automated Mechanized Car Parking Tower:

- i) All the structural steel members of the mechanized car parking block i.e. columns, beams, external cladding with coated steel sheets etc. shall be protected with the fire resisting / retardant materials and methods as stipulated under relevant I.S. specification. A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the chartered Structural Engineer.
- ii) The cars shall be separated by perfect partition of 4.5mm thick steel pallets between two Cars, to prevent spread of fire from one level to next level.
- iii) The car-parking block has door at the bottom and covered opening at the top to create natural drafts, to prevent spreading of fire.
- iv) The electrical cables used internally shall be fire retardant, and heat resistant of 105 degree centigrade.
- v) Emergency Stop switch shall be installed inside the auto parking system, at the top of the tower, near the driving unit, outside the tower on operation panel & on the main control panel for activation in case of any emergency, for the power cut off to the main motor and all operations to stop.
- vi) Car Detection Sensor – shall detect a car parked on the pallet.
- vii) Door Protection Device – is installed on the right of the pallet and when activated, shall prevent car door from opening during parking operation.
- viii) Door Guard Sensor – detect if the door protection device is activated. If not, the auto parking system should disable from operating.
- ix) Car Door Sensor – to detect if a car door is in open position. If detected, the system should not work at all.
- x) Automatic sprinkler system conforming to the standards lay down by T.A.C. and relevant I.S. specification shall be provided with sprinkler head at each level below each pallet on engine side.
- xi) The car engine shall be shut-off at ground level before parking at higher level.
- xii) Only trained operator certified by company installing car tower shall operate automatic car parking.
- xiii) Separate emergency staircases shall be provided for mechanized car parking tower having platform on each parking level. Also staircase for pit shall be provided as shown on the plans.
- xiv) The building and automated mechanized car parking tower is segregated by four hour fire resistance wall.

6) Amendment in requirement 8 of NOC No. FB/HR/R-II/26 dated 22.05.2013.

Automatic sprinkler system:- (for wing A & B)

1. Automatic sprinkler system will be provided in entire building including in each flat, in lift lobby & common corridor at each floor level as well as in automated mechanized car parking tower.
2. Automatic sprinkler system shall be installed as per the standard laid down by N.B.C. and relevant I.S. specification.



- 7) Additional requirement:  
Train Security Guards:  
The trained security / fire supervisor along with trained staff having basic knowledge of firefighting & fix firefighting installation shall be provided / posted in the building. They will be responsible for the following;
- Maintenance of all the first aid firefighting equipments, fixed installations & other firefighting equipments / appliance in good working condition at all times.
  - Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & kept them informed about the fire & other emergency evacuation procedures.
  - To liaise with the City Fire Brigade on regular & continual basis.
- 8) Additional requirement:  
Fire Service inlet: (for wing A & B)
- A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provide to connect the mobile pump of the fire service independently to the wet riser, sprinkler system for building & automated mechanized car parking tower.
  - Breeching connection inlet shall be provided to refill U.G. tank.
  - Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
- 9) Amendment in requirement 10 G of NOC No. FB/HR/R-II/26 dated 22.05.2013.  
Portable fire extinguishers: – (for wing A & B)
- A dry Chemical Powder (ABC) type fire extinguisher of 6 kgs. capacity having I.S.I. certification mark and two buckets filled with dry, clean sand shall be kept in each electric meter Room and lift Machine room.
  - A dry chemical powder (ABC) type fire extinguisher of 6 kgs capacity having I.S.I. certification mark shall be kept on each floor.
- 10) Additional requirement:  
Panel Board of Firefighting System: (for wing A & B)  
Fire alarm system, public address system, voice evacuation system, Integrated system, alternate supply, etc. panels shall be installed on ground floor & which shall be manned 24 hrs.
- 11) Additional requirement:  
Fire Drill/Evacuation Drills: –  
Fire Drills and evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade and log of the same shall be maintained.
- 12) Amendment in requirement 15 of NOC No. FB/HR/R-II/26 dated 22.05.2013.  
Refuge area: (For wing A & B)  
Refuge area-as shown on the plan shall be conformed all requirements stipulated earlier vide N.O.C. No. FB/HR/R-II/26 dated 22.05.2013.
- 13) No any other changes except mentioned above as shown on the plan shall be carried out at the building unless/until permitted by this department.

The party has paid Scrutiny fee of Rs. 2,07,620/- vide Receipt No. 207620 and SAP docket No. 1001436147 dated 15.05.2013 on the gross built up area of 7415.00 Sq. metres as certified by the Architect.



Now the architect has certified total gross built up area as 11675.00 sq. metres and paid additional scrutiny fee of Rs. 2,47,705/- vide receipt no 4065942 & SAP doc. No 1002696670 dated 28.09.2016 as per revised rate.

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

**Note:**

1. The firefighting installation shall be carried out by licensed approved agency.
2. The area calculation shown in the enclosed plan shall be checked by the E.E.B.P. (City).
3. The schematic drawings/plans of active fire safety measures recommended by this department in the NOC i.e. Sprinkler system, smoke detection System, Wet riser system, Public Address system etc. shall be submitted and got approved from CFO prior to installation.
4. E.E.B.P. (City) shall verify the proposal in context with Hon. M.C.'s circulars issued u/n. Ch.E/32545/DP-Gen dated 24/02/2015 & u/n Ch.E/34194/DP/Gen dated 10/03/2015 and verify the compliance as per the above said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.
5. E.E.B.P. (City) requested to scrutinized the plans as per amended DCR & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in sq. metres & floor occupancy of the building. E.E.B.P. (City) is also requested to verify 6.00 metres wide open space & R.G. as per the Directives of Hon. M.C.'s office order No. MGC/A/6647 dated 23.12.2013 & orders of Hon. Supreme Court. And if these plans, given open space & R.G. is not approvable then this NOC shall be treated as cancelled & refer back to this department for revised NOC also till then further process of issuing IOD & C.C. shall not be permitted.
6. This N.O.C. is issued from fire risk point of view only.

— s.f. —  
Dy. Chief Fire Officer  
Mumbai Fire Brigade

Copy to:-  
M/s. Sunil Ambre & Associates,  
Architect, Mumbai.

*Link*  
07/11/16  
Dy. Chief Fire Officer  
Mumbai Fire Brigade

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6/11/16



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## MUMBAI FIRE BRIGADE

No: - FB / HR / R-II / 141.

Date: - 01.10.2016

Sub: - N.O.C stipulating fire protection and firefighting requirements for the proposed high-rise commercial building no 3 (Mall) on sub-plot A, property bearing F.P. No 580, Scheme IV of Mahim Division, at the junction of Senapati Bapat Marg and Kakasaheb Gadgil Marg, Mumbai.

Ref: i) Letter from M/s. Sunil Ambre & Associates, Architect, Mumbai dated 16.09.2016.

ii) MFB No: HR / R-II / 141 dated 19.09.2016

### E.E.B.P.(City)

In this case please refer to the N.O.C. issued by this office vide no. FB/HRC/City/08 dated 22.05.2013 for the construction of high rise residential building having lower level basement for partly car parking & partly D.G. set room + upper basement for car parking + ground floor on silt for car parking & partly for electric sub-station + 1<sup>st</sup> to 3<sup>rd</sup> podium floors for car parking + 4<sup>th</sup> podium floor partly swimming pool & partly fitness center + 5<sup>th</sup> & 20<sup>th</sup> floor as service floor + 6<sup>th</sup> to 46<sup>th</sup> upper residential floors with total height of 163.65 metres from general ground level up to the terrace level.

Further revised NOC issued by this office u/no FB/HR/R-II/37 dated 17.05.2016 for the construction of the proposed high-rise commercial building no 3 (Mall) having two level basements (-8.40 M) for car parking accessible by 6.00 metres wide two-way ramp + ground floor & 1<sup>st</sup> to 6<sup>th</sup> upper floors (6<sup>th</sup> floor part) for commercial purposes (shops with loft) with a total height of 29.70 meters from general ground level to slab over 6<sup>th</sup> floor level.

Now the architect has submitted amended plans and proposed following amendments:

1. Deleted one shop each from 1<sup>st</sup> to 5<sup>th</sup> upper floors.
2. Due to increase in plinth level, height of building is slightly increase to 29.90 metres from 29.70 metres.
3. Open space of building is revised due to road set back.
4. Width of staircase from ground to lower basements has changed from 1.80 metres to 1.65 metres.
5. The lifts & fire lifts, fire duct, etc. will be remained same as approved earlier.

### Floor-wise users:

| Floors                                   | Occupancy per floor  |
|--|--|
| Lower basement<br>(-8.40 M)              | Horizontal, stack & puzzle car parking accessible by 6.00 meters wide two-way ramp + U.G. Tank + Pump Room + STP Room. |
| Upper basement<br>(-4.20 M)              | Horizontal, stack & puzzle car parking accessible by 6.00 meters wide two-way ramp + Two meter rooms + D.G set.        |
| Ground floor                             | 55 shops with loft + toilet blocks.  |
| 1 <sup>st</sup> floor                    | 60 shops with loft + toilet blocks.  |
| 2 <sup>nd</sup> to 5 <sup>th</sup> floor | 62 shops with loft + toilet blocks.  |
| 6 <sup>th</sup> Floor                    | Cafeteria + part terrace.  |

  
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Open spaces has been provided as under.

The building about on 39.60 meters wide Senapati Bapat Marg on east-side and 15.25 metres wide Kakasaheb Gadgil Marg on north-side.

Open spaces has been provided as under.

| Sides | From building line to plot boundary                                      |
|-------|--|
| North | 4.890 M to 5.817 M + set back + 15.25 metres wide Kakasaheb Gadgil Marg. |
| South | 8.026 M to 8.044 M   |
| East  | 4.932 M to 4.987 M + 39.60 meters wide Senapati Bapat Marg.              |
| West  | 7.550 M to 09 294 M.   |

The details of Staircase:

| Staircase   | Width       | Nos of staircases |
|---|-------------|-------------------|
| Leading from lower basement to ground floor level.  | 1.65 meters | 4 Nos.            |
| Leading from Ground to 5 <sup>th</sup> floor level.   | 1.80 meters | 3 No.             |
| Leading from ground to 6 <sup>th</sup> level  | 1.80 meters | 1 No.             |
| The proposed staircase as shown in plans is enclosed type and are externally located & adequately ventilated to outside air, diverted to the entry to the basement on ground floor with smoke check lobby for basement. All staircases are interconnected with 2.40 metres wide common passage at each floor level. |             |                   |

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

- 1) NOC for the proposal was already issued u/no. FB/HR/R-II/37 dated 17.05.2016.
- 2) The building about on 39.60 meters wide Senapati Bapat Marg on east-side and 15.25 metres wide Kakasaheb Gadgil Marg on north-side.
- 3) Automatic sprinkler system will be provided in the entire buildings including each commercial shops, lift lobby and common passage at each floor level as well as in car parking areas in both basements.
- 4) During construction stage and prior to final occupation party agreed to 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 proposed high-rise commercial building no 3 (Mall) having two level basements (-8.40 M) for car parking accessible by 6.00 metres wide two-way ramp + ground floor & 1<sup>st</sup> to 6<sup>th</sup> upper floors (6<sup>th</sup> floor part) for commercial purposes (shops with loft) with a total height of 29.90 meters from general ground level to slab over 6<sup>th</sup> floor level, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following fire safety requirements:

- 1) All the fire safety requirements stipulated earlier vide NOC's no. FB/HR/R-II/37 dated 17.05.2016 shall be strictly adhered to.
- 2) No any other changes except mentioned above as shown on the plan shall be carried out at the building unless/until permitted by this department.

The party has paid Scrutiny fee of Rs. 15,81,160/- vide Receipt No. 207620 and SAP docket No. 1001436131 dated 15.05.2013 on the gross built up area of 56470.00 Sq. metres as certified by the Architect.



Now the architect has certified total gross built up area as 25,825.00 sq. metres and scrutiny fee works out Rs. 10,07,175/- and party has already paid scrutiny fee of Rs. 15,81,160/- which is in excess, hence no additional scrutiny fee is levied.

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

**Note:**

1. The firefighting installation shall be carried out by licensed approved agency.
2. The area calculation shown in the enclosed plan shall be checked by the E.E.B.P. (City).
3. The schematic drawings/plans of active fire safety measures recommended by this department in the NOC i.e. Sprinkler system, smoke detection System, Wet riser system, Public Address system etc. shall be submitted and got approved from CFO prior to installation.
4. E.E.B.P. (City) shall verify the proposal in context with Hon. M.C.'s circulars issued u/n. Ch.E./32545/DP-Gen dated 24/02/2015 & u/n Ch.E./34194/DP/Gen dated 10/03/2015 and verify the compliance as per the above said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.
5. E.E.B.P. (City) requested to scrutinized the plans as per amended DCR & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in sq. metres & floor occupancy of the building. E.E.B.P. (City) is also requested to verify 6.00 metres wide open space & R.G. as per the Directives of Hon. M.C.'s office order No. MGC/A/6647 dated 23.12.2013 & orders of Hon. Supreme Court. And if these plans, given open space & R.G. is not approvable then this NOC shall be treated as cancelled & refer back to this department for revised NOC also till then further process of issuing IOD & C.C. shall not be permitted.
6. This N.O.C. is issued from fire risk point of view only.

— 4 —  
Dy. Chief Fire Officer  
Mumbai Fire Brigade

Copy to:-  
M/s. Sunil Ambre & Associates,  
Architect, Mumbai.

  
Dy. Chief Fire Officer  
Mumbai Fire Brigade

  
20/01/16



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. CHE/HRB-358/DPWS of

08 OCT 2013

OFFICE OF THE  
Chief Engineer (Development Plan)  
Brihanmumbai Mahanagarpalika,  
Municipal Head Office, 5th Floor,  
Annex Building, Mahapalika Marg,  
Fort, Mumbai-400 001.

✓ To,  
M/s. Sunil Ambre & Associates  
Architects & Interior Designers  
Ground Floor, Aban House,  
25/31, Shree Sai Baba Marg,  
Kala Ghoda, Fort, Mumbai-400 023.

**Sub:-** Proposed High Rise Sale Building No.3 on Sub Plot A, property bearing F.P.No.580, TPS-IV, of Mahim Division, at Junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai (For Dev.:-M/s.G.M.J.Builders & Developers).

**Architect:** M/s.Sunil Ambre & Associates  
**Str.Con:** Dr.V.S.Kelkar Designs Pvt.Ltd.  
**Developer:** M/s.G.M.J.Builders & Developers

**Ref:-** Your letter dtd.26.9.2012.

Gentleman,

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee as constituted by the Govt. in Urban Development Deptt. as per G.R.U/No.TPB-4303/49/CR-4/03/UD-11 dt.3.9.2010 has accepted your proposal for proposed High Rise Sale Building No.3 on Sub Plot A, property bearing F.P.No.580, TPS-IV, of Mahim Division, at Junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai (For Dev.:-M/s.G.M.J.Builders & Developers), subject to the terms & conditions as mentioned below:-

The proposal envisages construction of proposed high rise residential building having lower basement partly for car parking & partly for D.G. set room + upper basement for car parking + ground floor on still partly for car parking & partly for electric sub station + 1<sup>st</sup> to 3<sup>rd</sup> podium floors for car parking + 4<sup>th</sup> podium floor partly for swimming pool & partly for fitness centre + 5<sup>th</sup> to 46<sup>th</sup> upper floors with a height of 163.65 mt. from the general ground level to the terrace level.

**MANDATORY CONDITIONS:**

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

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2. As the site is located in an developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impacts on surrounding buildings and sites.
3. Jack hammers and other construction equipments tend to generate a lot of noise, it is therefore essential that noise protective equipments like ear muffs & ear plugs be provided to the operator of the machine. To reduce the noise from the equipment, silencer/ dampers should be attached to the equipment.
4. All Stationary machinery that create noise should be installed at points away from sensitive receptor area.
5. Noise prone activities should be restricted to the extent possible during night time, particularly during the period 6p.m. to 6.a.m.
6. During excavation and transportation over un-metalled roads near the project site, there is a scope for local dust emissions. Frequent water sprinkling in the vicinity of the construction activity should be done and it should be continued even after the completion of the excavation till construction is complete.
7. Excavation should be carried out in such a manner that it will not reduce slope stability. As much of the top soil and waste materials as possible should be used for landscaping and leveling activities in the surrounding area. As far as possible store the excavated soil (the amount that would be required later for leveling and landscaping) on site, so that the soil can be reused during landscaping.
8. A basic surface drainage system for the site should be worked out to avoid water runoff on to the surrounding properties and roads, especially during the monsoon months.
9. If during excavation, water accumulates in the excavated areas, then it should be pumped out and disposed off either in the municipal storm water drain or into recharge soak pits or bore wells.
10. Load and unload trucks with construction material on site and not on surrounding roadside.
11. The responsibility to carryout the work as per submissions made to the Committee solely rests with the project proponents.
12. If the project attracts the provisions of the MOEF Notification under SO No.114(E) dt.19.2.1991 and recent Notification dt.6.1.2011 and Notification dt.07-07-2004 & revised EIA Notification dt.14.9.2006, the clearance in this respect shall be obtained and all the conditions mentioned therein shall be complied with.
13. The sanction from appropriate authority shall be obtained for proposed work wherever concessions are required for features beyond the stipulated limits in D.C.Regn.,1991, for deficiency in open spaces, etc. before approval of plans.
14. The conditions as stated in the NOC from CFQ U/No.FB/HRC/CITY/08 dt.22.5.2013 shall be complied with. If the plans cleared by Committee, differ from the plans of CFQ NOC, revised CFQ NOC shall be submitted to the concerned Zonal Building Proposal Office.
15. That the NOC from Civil Aviation Authority for the height of the building under reference shall be obtained, if applicable, and all the conditions thereof shall be complied with.
16. The acceptance of proposal by High Rise Committee is not indicative of admissibility/approval of the proposal regarding D.C. Regulations,1991 other statutory compliances & the necessary building proposal shall be submitted to concerned Ex.Eng (Bldg.Proposal) for requisite approval. The aspect such as permissible FSI applicable DC.Rules & policies in force shall



be verified by the concerned Executive Engineer (Building Proposal) before approval of plans.

17. The Technical Committee for High Rise Buildings, however, reserves right to alter/ modify/ augment fire safety related provisions as well as disaster management related provisions, on the basis of decision to be taken in the upcoming meetings.
18. That the permission is granted based on the documents submitted by the Architect and if at any time are found fake/ fraudulent, then the permission issued shall be treated as revoked/ cancelled without further notice.
19. After the clearance given by HRC for a proposed building, not further changes of any kind shall be effected without permission of the HRC (Technical Committee for High Rise Buildings). If any changes made in the proposal without obtaining clearance from HRC, earlier clearance given by the HRC shall be treated as revoked/ invalid.
20. That the NOC from IMD shall be submitted before issue of any further permission in the proposal, if the proposal falls within 10 KM from Archana Building, Navy Nagar, Colaba where Doplar Radar is situated.
21. That the aspect regarding approval/ final NOC to the 33(24) component, if any, and its respective permission shall be scrutinized by Dy.Ch.Eng.(B.P.) as per the prevailing policy and the sanction from respective HPC shall be obtained.
22. The necessary other permissions from various other Departments/ Committees/ Authorities shall be obtained as per requirements.

#### Recommendatory Condition

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



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



27. Preferable minimum grade concrete in sub structure foundation can be M-40 grade and use of anti-corrosive treatment can be considered for M.S. reinforcements.
28. Ground Water in Mumbai is likely to be saline and further there is a possibility of sewage contamination in well water, as such, municipal water be used for construction.
29. Withdrawal of ground water should be restricted as it may cause sudden draw-down and subsidence of surrounding land/buildings.
30. The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.

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

Yours faithfully,

Acc:- A Set of Plan + EMP Book

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

**TRUE-COPY**

For SUNILAMBRE & ASSOCIATES

  
ARCHITECT



# MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24020781 / 24010437

Fax : 24024063 / 24044532

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Visit At : <http://mpcb.gov.in>



Kalpataru Point, 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floor,  
Opp. Cineplanet, Near Sion Circle,  
Sion (E), Mumbai-400022.

EIC No: MU-3072-11

Infrastructure Project/LSI

Consent No. MPCBHQ/ROHQ/Mumbai/CE/CC/260

Date: 31/03/2012

Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

CONSENT is hereby granted to,

**M/s. Sheetal Sagar Builder and Developers Pvt. Ltd,**  
Sub Plot A, C and F on bearing F.P. No. 580, T.P. Scheme IV of Mahim Division,  
Junction of Senapati Bapat Marg and Kakasaheb Gadgil Marg,  
Mumbai, Maharashtra.

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto 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 whichever is earlier.

For development of land/ plot as new construction activities for redevelopment project [Lokmanya Nagar Priyadarshini CHS] named M/s. Sheetal Sagar Builder and Developers Pvt. Ltd, Sub Plot A, C and F on bearing F.P. No. 580, T.P. Scheme IV of Mahim Division, Junction of Senapati Bapat Marg and Kakasaheb Gadgil Marg, Mumbai Mumbai city, Maharashtra on total plot area of 11,984.33 sq.mtr, Proposed BUA [As per FSI] of 47,937.22 sq.mtr & Total Construction BUA of 1,00,824.86 sq.mtr including utilities of redevelopment project [Lokmanya Nagar Priyadarshini CHS] as per construction commencement certificate issued by local body.

## 2. CONDITIONS UNDER WATER ACT:

- (i) The daily quantity of sewage effluent from construction project shall not exceed 724.00 MP.
- (ii) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality 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 degree C | Not to exceed | 100 mg/l.      |
| 4 | Fecal Coliform         | Not to exceed | 500/100/1 mg/l |
| 5 | Residual Chlorine      | Not to exceed | 01 mg/l.       |
| 6 | Detergent              | Not to exceed | 01 mg/l.       |
| 7 | Floating matters       | Not to exceed | 10 mg/l        |
| 8 | COD                    | Not to exceed | 50 mg/l        |

- (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 to Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

- (iv) **Non-Hazardous Solid Wastes:**

| Sr.No | Type of Segregated solid waste | Quantity/D | Treatment  | Disposal      |
|-------|--------------------------------|------------|------------|---------------|
| 1.    | Wet Garbage                    | 1827       | Composting | Use as Manure |
| 2.    | STP Sludge                     | 97         |            |               |
| 3.    | Dry Garbage                    | 1218       | -          | landfill site |

3. **Other Conditions (during Construction Phase):**

- 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.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- 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.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- 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.
- 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.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
- 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 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. 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 35% of the open space shall be developed.
17. E-Waste shall be disposed to authorized re processor.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under,

The daily water consumption for the following categories is as under:

|   |            |
|---|------------|
| (i) Domestic  | 775.00 CMD |
| (ii) Water gets Polluted & Pollutants are Biodegradable             | .. CMD     |
| (iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic | .. CMD     |
| (iv) Industrial Cooling, spraying                                   | .. CMD     |

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

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

- (i) The Applicant may install 3-nos. of diesel generating sets (DG Sets), of capacity 2 x 250 KVA & 725 KVA 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:





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 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.
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15. Ready-mixed concrete used in building construction should apply separately for consent from the Board.
16. 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.
17. E-Waste shall be disposed to authorized re processor.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under,

The daily water consumption for the following categories is as under:

|   |            |
|---|------------|
| (i) Domestic  | 775.00 CMD |
| (ii) Water gets Polluted & Pollutants are Biodegradable             | .. CMD     |
| (iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic | .. CMD     |
| (iv) Industrial Cooling, spraying                                   | .. CMD     |

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

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

- (i) The Applicant may install 3-nos. of diesel generating sets (DG Sets), of capacity 2 x 250 KVA & 725 KVA 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:





**a. Standards for Emissions of Air Pollutants:**

|                               |               |                        |
|-------------------------------|---------------|------------------------|
| (i) SPM/TPM                   | Not to exceed | 150 mg/Nm <sup>3</sup> |
| (ii) SO <sub>2</sub> (DG Set) | Not to exceed | 20 Kg/day              |

**(ii) The following measures shall be taken:**

- a. Adequate mitigation measures shall be taken to control emissions of SO<sub>2</sub>, NO<sub>x</sub>, SPM, and RSPM
  - b. Applicant shall achieve following Ambient Air Quality standards.
- |    |  |     |                    |
|----|--|-----|--------------------|
| 1. | SPM Not to Exceed (Annual Average)             | 140 | µg/ m <sup>3</sup> |
|    | Not to Exceed (24 hours)                       | 200 | µg/ m <sup>3</sup> |
| 2. | SO <sub>2</sub> Not to Exceed (Annual Average) | 60  | µg/ m <sup>3</sup> |
|    | Not to Exceed (24 hours)                       | 80  | µg/ m <sup>3</sup> |
| 3. | NO <sub>x</sub> Not to Exceed (Annual Average) | 60  | µg/ m <sup>3</sup> |
|    | Not to Exceed (24 hours)                       | 80  | µg/ m <sup>3</sup> |
| 4. | RSPM Not to Exceed (Annual Average)            | 60  | µg/ m <sup>3</sup> |
|    | Not to Exceed (24 hours)                       | 100 | µg/ m <sup>3</sup> |

**(iii) The applicant shall observe the following fuel pattern:-**

| Sr. No. | Type Of Fuel | Quantity   |
|---------|--------------|------------|
| 1       | Diesel       | 20 Ltrs/Hr |

**(iv) The applicant shall erect the chimney(s) of the following specifications:-**

| Sr. No. | Chimney Attached To    | Height above the roof of building in which it is installed |
|---------|------------------------|--|
| 1.      | DG Set (250 KVA) 2 Nos | 2.5 Mtrs each  |
| 2.      | DG Set (725 KVA) 1 Nos | 7.5 Mtrs   |

**(v) Conditions for D.G. Set**

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
3. The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
4. Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
7. D.G. Set shall be operated only in case of power failure.





8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

**(vi) Other Conditions:**

- a) The applicant shall provide ports in the chimney(s) 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 chimney(s) vents attached to various sources of emission shall be designated by numbers such 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 construction 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 HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDRY MOVEMENT) RULES, 2008:**

**(i)** The Industry shall handle hazardous wastes as specified below.

| Sr. No. | Type Of Waste | Quantity | UOM | Disposal |
|---------|---------------|----------|-----|----------|
|---------|---------------|----------|-----|----------|

The applicant shall not generate any type of Hazardous Waste.

7. 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. 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.
8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
9. The applicant shall adopt environment friendly technology in development of the project.
10. 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.
11. 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.
12. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.



13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
14. The applicant shall provide Environmental friendly road transportation by adopting mechanical type closed trucks for transportation of minerals & metals / construction debris with effect from 1/04/2012.
15. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2010/CR.466/TC.2, dt: 22/09/2011.
16. This is issued pursuant to the decision of Consent Committee of the Board in its meeting held on 14<sup>th</sup> March 2012 and approval of Hon'ble Chairperson of Board.
17. The applicant shall submit Bank Guarantee of Rs. 10.0 Lakhs towards the compliance of consent conditions at Regional Office, MPCB, Mumbai within 15-days.
18. The Capital investment of the project is Rs. 250.0 Cr.



*(Signature)*  
(Milind Mhaikar)  
Member Secretary

To,  
M/s. Sheetal Sagar Builder and Developers Pvt. Ltd.,  
Sub Plot A, C and F on bearing F.P. No. 580, T.P. Scheme IV of Mahim Division,  
Junction of Senapati Bapat Marg and Kakasaheb Gadgil Marg,  
Mumbai, Maharashtra.

Copy to-

1. Regional Officer, MPCB, Mumbai - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer, Mumbai-I, MPCB.
3. Chief Accounts Officer, Mumbai, MPCB.

Received consent fee of:-

| Sr. No. | Amount         | DD. No. | Date       | Drawn On |
|---------|----------------|---------|------------|----------|
| 1.      | Rs. 5,00,100/- | 841975  | 22/10/2011 | SBI      |

4. Cess Branch, MPCB, Mumbai.

5. Master file.



# MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781  
/24037124/24035273  
Fax : 24044532/24024068  
/24023516  
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Kalpitaru Point, 3rd & 4th floor,  
Sion- Matunga Scheme Road No. 8,  
Opp. Cine Planet Cinema,  
Near Sion Circle, Sion (E),  
Mumbai - 400022

## Infrastructure /Red/LSI

Consent No: Format1.0/BO/JD (WPC)/UAN No. 69265/CE/CC- 2005000347 Date- 06/05 /2020

To,  
M/s Sheetal Sagar Builders & Developers Pvt Ltd.,  
F.P.No. 580, T.P.Scheme IV of Mahim Division,  
At the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg,  
Mumbai.

Subject: Consent to Establish for redevelopment construction project in Red Category.

Ref : 1. Minutes of 15<sup>th</sup> Consent Committee meeting held on 20.03.2020.  
2. Minutes of 11<sup>th</sup> Consent Committee meeting held on 13.01.2020.  
3. Your application UAN No.00000069265 Dated: 26.03.2019.

For: Consent to Establish for redevelopment construction project in Red Category.

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 and Other Wastes (M & T M) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project or of 5 years or co terminus with the validity of Environmental Clearance dtd 06.11.2017, whichever is earlier.
2. The proposed capital investment of the project is Rs. 236.08 Crs. (As per undertaking submitted by project proponent).

Consent to Establish is valid for redevelopment construction project named as M/s Sheetal Sagar Builders & Developers Pvt Ltd., F.P.No. 580, T.P.Scheme IV of Mahim Division, At the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai on total plot area of 10038.40 Sqm and remaining construction BUA area of 37882.22 sq.mts out of total construction BUA of 63319.01 sq. mtr. as per EC dtd 06th Nov 2017 including utilities and services as per construction commencement Certificate issued by local body.

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

| Sr. No. | Description       | Permitted quantity of discharge (CMD) | Standards to be achieved | Disposal  |
|---------|-------------------|---------------------------------------|--------------------------|---|
| 1       | Trade effluent    | NIL                                   | NA                       | NA  |
| 2       | Domestic effluent | 147                                   | As per Schedule -I       | 60% should be reused & recycled and remaining should be discharged in municipal sewer |

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

| Sr. No. | Description of stack/ source | Capacity | Number Of Stack | Standards to be achieved |
|---------|------------------------------|----------|-----------------|--------------------------|
| 1       | DG Set                       | 500 KVA  | 01              | As per Schedule-II       |



5. Conditions under Solid Waste Management Rules, 2016:

| Sr. no. | Type Of Waste | Quantity & UoM | Treatment | Disposal  |
|---------|---------------|----------------|-----------|---|
| 1       | Wet garbage   | 302 Kg/Day     | OWC       | Used as Manure                                      |
| 2       | Dry garbage   | 721 Kg/Day     | —         | Segregate and Hand over to Local Body for recycling |
| 3       | STP Sludge    | 10 Kg/Day      | —         | Used as Manure                                      |

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for pH, TSS and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant shall comply with the conditions mentioned in Environmental Clearance vide No F.No.21-14/2017-IA-III dtd 06.11.2017.

For and on behalf of the  
Maharashtra Pollution Control Board

(E. Ravendiran IAS)  
Member Secretary

Received Consent fee of -

| Sr. No. | Amount (Rs.) | Transaction No.   | Date       |
|---------|--------------|-------------------|------------|
| 1       | 472160.0     | NEFT DRNo 5454183 | 13.09.2019 |

Copy to:

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



### Schedule-I

#### Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to install Sewage Treatment Plant (STP) with the design capacity of 150 CMD based on MBBR Technology.
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

| Sr No. | Parameters         | Standards prescribed by Board<br>Limiting Concentration |
|--------|--------------------|---|
| 1      | pH                 | 6.5 to 9.0  |
| 2      | BOD (3 days 27oC ) | 10 mg/l   |
| 3      | Suspended Solids   | 20 mg/l   |
| 4      | COD                | 50 mg/l   |
| 5      | Total Nitrogen     | 10 mg/l   |
| 6      | Ammonical Nitrogen | 5 mg/l  |
| 7      | Fecal Coliform     | 100 MPN/100ml   |

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

| Sr. no. | Purpose for water consumed | Water consumption quantity (CMD) |
|---------|----------------------------|----------------------------------|
| 1       | Domestic purpose           | 166                              |

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



## Schedule-II

### Terms & conditions for compliance of Air Pollution Control:

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

| Sr. No. | Stack Attached To | APC System         | Height in Mtrs.* | Type Of Fuel | Quantity | UOM     | S%  | SO <sub>2</sub> Kg/day |
|---------|-------------------|--------------------|------------------|--------------|----------|---------|-----|------------------------|
| 1       | DG Set-500 KVA    | Acoustic enclosure | 5.5              | HSD          | 44.4     | Lit/Day | 2.0 | 8.88                   |

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

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

|                    |               |                        |
|--------------------|---------------|------------------------|
| Particulate matter | Not to exceed | 150 mg/Nm <sup>3</sup> |
|--------------------|---------------|------------------------|

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



**Schedule-III**  
**Details of Bank Guarantees**

| Sr. No. | Consent (C to E/O/R) | Amt of BG Imposed | Submission Period | Purpose of BG   | Compliance Period                  | Validity Date     |
|---------|----------------------|-------------------|-------------------|---|------------------------------------|-------------------|
| 1       | Consent to Establish | Rs. 10 Lakhs      | 15 Days           | Towards Compliance of Environmental Clearance & Consent conditions. | Up to Commissioning of the project | COU or Five years |

  
**Maharashtra Pollution Control Board**



#### Schedule-IV

##### General Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - g) D.G. Set shall be operated only in case of power failure.
  - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method.
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



# BRIHANMUMBAI MAHANAGAR PALIKA

SOLID WASTE MANAGEMENT DEPARTMENT

Post: Ward Ganga 28th, D.E. Marine Road, Worli, Mumbai-400016, India. Tel: 23427561/661/671, Fax: 23427146

To,

M/s. Sheetal Sagar Builders & Developers Pvt. Ltd.  
5164B, Nariman Bhavan,  
5<sup>th</sup> Floor, Backbay Reclamation Road,  
Nariman Point, Mumbai- 400 021

2128  
12/17  
Valid upto 31.07.2017

Sub - Extension of permission for handling & transportation of waste generated under "Debris Management Plan" for proposed sale Bldg. No.3 on sub-plot 'A', properly bearing F. P. No.580, T. P. S - IV of Mahin Division, at the junction of Senapati Bapat Marg & Kakasaheb Gadge Marg, Dadar(W), in 'G/N' ward, Mumbai.

Ref - 1) Your letter dtd. 01.03.2017 recd. in this office on 03.07.2017  
2) EB/6890/GRA dtd. 31.10.2014  
3) This office earlier NOC dtd. 01.07.2017 at 14.09.15  
4) EE/SWM/1268/2-II dtd. 25.11.15

Sir,

With reference to your application along with the documents submitted, you are allowed to transport demolition debris/excavated earth & construction debris from designated point of generation to designated point of disposal as stated in "Debris Management Plan" submitted by you. This is only approval to transportation plan submitted by you and does not amount to permission to dispose off demolition debris / excavated earth & Construction debris at designated or any other site. As per document submitted, the proposed redevelopment, under reference along with all the conditions of JGU issued/amended plans approval letter issued by E.E.(BP)City-III, the debris management plan submitted by you has been approved & debris NOC is extended subject to fulfilment of following conditions.

1. As per the Debris Management plan submitted by the developer 10000 brass excavated earth will be transported to the unloading site. The generation of debris, arrangement for it's proper storage at the site, transportation plan & the agencies appointed for the same with registration nos. of vehicles to be deployed and the final destination where debris are to be unloaded by them shall be strictly as per the debris management plan submitted by you. Under any circumstances debris should not be unloaded at any dumping ground of M.C.G.M.
2. It is binding on Owner / Developers to barricade along the boundary of the plot to sufficient height (i.e. minimum 20 ft.) so as to avoid escape of fugitive dust particles into the atmosphere, as well as its deposits to spread on streets / footpaths / drains etc. emanating out from the plot area while carrying out all type of demolitions, excavations, construction, loading, unloading & transporting activities carried out during project implementation period.
3. Under no circumstances debris should keep in haphazard manner on site which will be liable for penal action as per the new Bye Laws - 2006 for Cleanliness of Greater Mumbai.
4. On many occasions, it is observed that the vehicles deployed carries dust, liquid slurry stuck up with the body & wheels of the transport vehicles, which is then spread on the streets. The Builder / Architect shall therefore ensure & make arrangement to clean / wash the vehicles before the vehicles move out on street. Water shall be sprinkled on earth filled vehicles to prevent dust while transporting.
5. The vehicles deployed shall be properly covered with tarpaulin or other suitable material firmly fixed on the vehicles to ensure that neither any dust escape nor any debris is allowed to fall on the roads during it's transportation.
6. You will transport the construction waste through only vehicles, details of which are furnished by you. Any changes in the same shall be intimated and got approved before implementation.
7. You will ensure that the transport agency appointed by you should follow the route map submitted by you for transporting the earth/debris from subject site to the unloading site.
8. Noise levels during construction activities shall be restricted within the permissible norms.



9. As per your documents you will dump 10000 brass excavated earth in "area reclamation and resettlement of Airport Project affected village in sector - 25 of Vahai, Ulwa Node, Navi Mumbai (M/s. P. D. Earthmovers).

10. Internal temporary storage spots shall remain the same as shown in site plan submitted by you.

11. Any changes in the Debris Management Plan submitted by you shall be intimated to the undersigned & fresh approval be obtained.

12. No building material used, unused, waste, all types of debris or its residues are permitted to be stored or allowed to be scattered on portion of footpath/roads outside the plot area.

13. The surrounding vicinity of the site shall be maintained clean especially abutting the roads.

14. It will be responsibility of the developer there should not be excess filling carried out on subject plot upto a reduced level upto 92 THD or 5" above adjoining road level shall be maintain to avoid flooding in the area.

15. This permission is not valid for the areas covered with mangroves. Contravention of this will clause will attract prosecution under the environmental protection Act & other relevant acts.

16. It is necessary to renew the permission if there will be amendment in New Bye-laws 2006 for Cleanliness of Greater Mumbai.

17. A copy of the approval received from Ex.Engr.(SWM)Z-B shall be kept with the drivers transporting the debris construction waste.

18. If Developer fails to observe the above conditions, he will be liable for the penal action as per the new Bye-Laws, 2006 for Cleanliness of Greater Mumbai.

19. The permission is granted presuming that the documents submitted by you are genuine one and violation of any condition stated above or submission of false documents will attract the penal action.

20. A copy of approved Debris Management site plan enclosed.

21. The various NOC's of state Govt. Authorities, Navi Mumbai Mun. Corpn. etc. & other formalities required in this regard have to be furnished by the developer & shall be in force during the work execution period.

22. It is compulsory to have excavation/royalty permission from Additional Collector of Mumbai City before starting excavation work.

23. You will transport the debris through your transport contractor M/s. Lilamauli Enterprises.

Vehicles nos. by which debris expected to be transported is as per given below

|             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|
| MH-04EY6953 | MH-04CU4787 | MH-04DD9387 | MH-04DD9188 | MH-04DD9288 |
| MH-04DD9387 | MH-04DD9388 | MH-04DD9488 | MH-04CU5187 | MH-04DK7415 |
| MH-04CP7367 | MH-04U1499  |             |             |             |

Yours faithfully,

  
Ex.Engr.(SWM)Z-B  
200



# BRIHANMUMBAI MAHANAGAR PALIKA

SOLID WASTE MANAGEMENT DEPARTMENT  
1<sup>st</sup> floor, Work Garage Bldg, Dr.E.Moses Road, Worli, Mumbai-400018. 24935687/88/89, Fax-24922166

To,

M/s. Sheetal Sagar Builders & Developers Pvt. Ltd.  
51/54B, Nariman Bhavan,  
5<sup>th</sup> Floor, Backbay Reclamation Road,  
Nariman Point, Mumbai- 400 021

कार्य. अविमोक्षा / वाक्य... 12.88 / परि  
25/11/16

Valid upto 28.02.2017

**Sub :-** Extension of permission for handling & transportation of waste generated under "Debris Management Plan" for proposed sale Bldg. No.3 on sub-plot 'A', property bearing F. P. No.580, T P S - IV of Mahim Division, at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Dadar(W), in 'G/N' ward, Mumbai.

**Ref :-** 1) Your letter dtd. 22.09.2016. recd. in this office on 23.09.2016  
2) EB/5890/GN/A dtd. 31.10.2014  
3) This office earlier NOC u/no. EE/SWM/1515/Z-II dt. 14.9.15

Sir,

With reference to your application along with the documents submitted, you are allowed to transport demolition debris/excavated earth & construction debris from designated point of generation to designated point of disposal as stated in "Debris Management Plan" submitted by you. This is only approval to transportation plan submitted by you and does not amount to permission to dispose off demolition debris / excavated earth & Construction debris at designated or any other site. As per document submitted, the proposed redevelopment, under reference along with all the conditions of IOD issued/amended plans approval letter issued by E.E.(BP)City-III, the debris management plan submitted by you has been approved & debris NOC is extended subject to fulfillment of following conditions.

1. As per the Debris Management plan submitted by the developer **11500 brass excavated earth** will be transported to the unloading site. The generation of debris, arrangement for it's proper storage at the site, transportation plan & the agencies appointed for the same with registration nos. of vehicles to be deployed and the final destination where debris are to be unloaded by them shall be strictly as per the debris management plan submitted by you. Under any circumstances debris should not be unloaded at any dumping ground of M.C.G.M.
2. It is binding on Owner / Developers to barricade along the boundary of the plot to sufficient height (i.e. minimum 20 ft.) so as to avoid escape of fugitive dust particles into the atmosphere, as well as its deposits to spread on streets / footpaths / drains etc. emanating out from the plot area while carrying out all type of demolitions, excavations, construction, loading, unloading & transporting activities carried out during project implementation period.
3. Under no circumstances debris should keep in haphazard manner on site which will be liable for penal action as per the new Bye Laws - 2006 for Cleanliness of Greater Mumbai.
4. On many occasions, it is observed that the vehicles deployed carries dust, liquid slurry stuck up with the body & wheels of the transport vehicles, which is then spread on the streets. The Builder / Architect shall therefore ensure & make arrangement to clean / wash the vehicles before the vehicles move out on street. Water shall be sprinkled on earth filled vehicles to prevent dust while transporting.
5. The vehicles deployed shall be properly covered with tarpaulin or other suitable material firmly fixed on the vehicles to ensure that neither any dust escape nor any debris is allowed to fall on the roads during it's transportation.
6. You will transport the construction waste through only vehicles, details of which are furnished by you. Any changes in the same shall be intimated and got approved before implementation.
7. You will ensure that the transport agency appointed by you should follow the route map submitted by you for transporting the earth/debris from subject site to the unloading site.
8. Noise levels during construction activities shall be restricted within the permissible norms.

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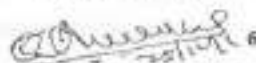


9. As per your documents you will dump 11500 brass excavated earth in "area reclamation and resettlement of Airport Project affected village in sector - 25 of Vahai, Ulwe Node, Navi Mumbai (M/s. P. D. Earthmovers).
10. Internal temporary storage spots shall remain the same as shown in site plan submitted by you.
11. Any changes in the Debris Management Plan submitted by you shall be intimated to the undersigned & fresh approval be obtained.
12. No building material used, unused, waste, all types of debris or its residues are permitted to be stored or allowed to be scattered on portion of footpath/roads outside the plot area.
13. The surrounding vicinity of the site shall be maintained clean especially abutting the roads.
14. It will be responsibility of the developer there should not be excess filling carried out on subject plot upto a reduced level upto 92 THD or 6" above adjoining road level shall be maintain to avoid flooding in the area.
15. This permission is not valid for the areas covered with mangroves. Contravention of this will clause will attract prosecution under the environmental protection Act & other relevant acts.
16. It is necessary to renew the permission if there will be amendment in New Bye-laws 2006 for Cleanliness of Greater Mumbai.
17. A copy of the approval received from Ex.Engr.(SWM)Z-II shall be kept with the drivers transporting the debris construction waste.
18. If Developer fails to observe the above conditions, he will be liable for the penal action as per the new Bye-Laws, 2006 for Cleanliness of Greater Mumbai.
19. The permission is granted presuming that the documents submitted by you are genuine one and violation of any condition stated above or submission of false documents will attract the penal action.
20. A copy of approved Debris Management site plan enclosed.
21. The various NOC's of state Govt. Authorities, Navi Mumbai Mun. Corpn. etc. & other formalities required in this regard have to be furnished by the developer & shall be in force during the work execution period.
22. It is compulsory to have excavation / royalty permission from Additional Collector of Mumbai City before starting excavation work.
23. You will transport the debris through your transport contractor M/s. Lilamauli Enterprises.

Vehicles nos. by which debris expected to be transported is as per given below.

|             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|
| MH-04EY6953 | MH-04CU4787 | MH-04DD9387 | MH-04DD9188 | MH-04DD9288 |
| MH-04DD9387 | MH-04DD9388 | MH-04DD9488 | MH-04CU5187 | MH-04DK7415 |
| MH-04CP7367 | MH-04U1499  |             |             |             |

Yours faithfully,



Ex.Engr.(SWM)Z-II



GDN AK 2/2/19 ②

# BRIHANMUMBAI MAHANAGAR PALIKA

SOLID WASTE MANAGEMENT DEPARTMENT

\* A/c, Post Office Bldg. On E. M. Road, West, Mumbai-400015, Tel: 24325573/33/33, Fax: 24322155

To,

M/s. Sheetal Sagar Builders & Developers Pvt. Ltd.  
51/54B, Nariman Bhavan,  
5<sup>th</sup> Floor, Backbay Reclamation Road,  
Nariman Point, Mumbai- 400 021

सं. अतिरिक्त / वसु 12-88  
26/03/2016

Valid upto 31.01.2017

(SWM) CI

**Sub -** Extension of permission for handling & transportation of waste generated under "Debris Management Plan" for proposed sale Bldg. No.3 on sub-plot 'A', property bearing F. P. No.580, T P S - IV of Mahim Division, at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Dadar(W), in 'G/N' ward, Mumbai.

Ref - 1) Your letter dtd. 22.09.2016, recd. in this office on 23.09.2016

2) E8/6880/QNA dtd. 31.10.2014

3) This office earlier NOC u/no. E8/SWM/1515/2-II dt. 14.9.15

Sr,

With reference to your application along with the documents submitted, you are allowed to transport demolition debris/excavated earth & construction debris from designated point of generation to designated point of disposal as stated in "Debris Management Plan" submitted by you. This is only approval to transportation plan submitted by you and does not amount to permission to dispose off demolition debris / excavated earth & Construction debris at designated or any other site. As per document submitted, the proposed redevelopment, under reference along with all the conditions of IOC issued/amended plans approval letter issued by E.E.(BP/City-III), the debris management plan submitted by you has been approved & debris NOC is extended subject to fulfillment of following conditions.

1. As per the Debris Management plan submitted by the developer **31752 cu. m. demolition debris** will be transported to the unloading site. The generation of debris, arrangement for it's proper storage at the site, transportation plan & the agencies appointed for the same with registration nos. of vehicles to be deployed and the final destination where debris are to be unloaded by them shall be strictly as per the debris management plan submitted by you. Under any circumstances debris should not be unloaded at any dumping ground of M.C.C.M.
2. It is binding on Owner / Developers to barricade along the boundary of the plot to sufficient height (i.e. minimum 20 ft.) so as to avoid escape of fugitive dust particles into the atmosphere, as well as its deposits to spread on streets / footpaths / drains etc. emanating out from the plot area while carrying out all type of demolitions, excavations, construction, loading, unloading & transporting activities carried out during project implementation period.
3. Under no circumstances debris should keep in haphazard manner on site which will be liable for penal action as per the new Bye Laws - 2009 for Cleanliness of Greater Mumbai.
4. On many occasions, it is observed that the vehicles deployed carries dust, liquid slurry stuck up with the body & wheels of the transport vehicles, which is then spread on the streets. The Builder / Architect shall therefore ensure & make arrangement to clean / wash the vehicles before the vehicles move out on street. Water shall be sprinkled on earth filled vehicles to prevent dust while transporting.
5. The vehicles deployed shall be properly covered with tarpaulin or other suitable material firmly fixed on the vehicles to ensure that neither any dust escape nor any debris is allowed to fall on the roads during it's transportation.
6. You will transport the construction waste through only vehicles, details of which are furnished by you. Any changes in the same shall be intimated and get approved before implementation.
7. You will ensure that the transport agency appointed by you should follow the route map submitted by you for transporting the earth/debris from subject site to the unloading site.
8. Noise levels during construction activities shall be restricted within the permissible norms.

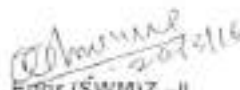


9. As per your documents you will dump 31752 cu. m. demolition debris in "area reclamation and resettlement of Airport Project affected village in sector - 25 of Vahal, Ulwe Node, Navi Mumbai (M/s. P. D. Earthmovers).
10. Internal temporary storage spots shall remain the same as shown in site plan submitted by you.
11. Any changes in the Debris Management Plan submitted by you shall be intimated to the undersigned & fresh approval be obtained.
12. No building material used, unused, waste, all types of debris or its residues are permitted to be stored or allowed to be scattered on portion of footpath/roads outside the plot area.
13. The surrounding vicinity of the site shall be maintained clean especially abutting the roads.
14. It will be responsibility of the developer there should not be excess filling carried out on subject plot upto a reduced level upto 92 THD or 6" above adjoining road level shall be maintain to avoid flooding in the area.
15. This permission is not valid for the areas covered with mangroves. Contravention of this will clause will attract prosecution under the environmental protection Act & other relevant acts.
16. It is necessary to renew the permission if there will be amendment in New Bye-laws 2006 for Cleanliness of Greater Mumbai.
17. A copy of the approval received from Ex.Engr.(SWM)Z-II shall be kept with the drivers transporting the debris construction waste.
18. If Developer fails to observe the above conditions, he will be liable for the penal action as per the new Bye-Laws, 2006 for Cleanliness of Greater Mumbai.
19. The permission is granted presuming that the documents submitted by you are genuine one and violation of any condition stated above or submission of false documents will attract the penal action.
20. A copy of approved Debris Management site plan enclosed.
21. The various NOC's of state Govt. Authorities, Navi Mumbai Mun. Corpn. etc. & other formalities required in this regard have to be furnished by the developer & shall be in force during the work execution period.
22. It is compulsory to have excavation / royalty permission from Additional Collector of Mumbai City before starting excavation work.
23. You will transport the debris through your transport contractor M/s. Lilamauli Enterprises.

Vehicles nos. by which debris expected to be transported is as per given below.

|             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|
| MH-04EY6953 | MH-04CJ4787 | MH-04DD9387 | MH-04DD9188 | MH-04DD9288 |
| MH-04DD9387 | MH-04DD9388 | MH-04DD9488 | MH-04CU5187 | MH-04DK7415 |
| MH-04CP7367 | MH-04U1499  |             |             |             |

Yours faithfully,

  
Ex. Engr.(SWM)Z -II



# BRIHANMUMBAI MAHANAGAR PALIKA

SOLID WASTE MANAGEMENT DEPARTMENT  
3001, Work Garage Bldg, Dr E Moses Road, Worli, Mumbai-400018, 24933667/88/93, Fax-24922166

To,

M/s. Sheetal Sagar Builders & Developers Pvt. Ltd.  
51/54B, Nariman Bhavan,  
5<sup>th</sup> Floor, Backbay Reclamation Road,  
Nariman Point, Mumbai- 400 021

कार्य.प्रतिपत्ति/संख्या/ 1515 / परि.2

14/9/15

Valid upto 31.01.2016

**Sub :-** Permission for handling & transportation of waste generated under "Debris Management Plan" for proposed sale Bldg. No.3 on sub-plot 'A', property bearing F. P. No.580, T P S - IV of Mahim Division, at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Dadar(W), in 'G/N' ward, Mumbai.

**Ref :-** 1) Your letter dtd. 08.08.2015, recd. in this office on 09.09.2015

2) EB/6890/GNA dtd. 31.10.2014

3) i) CIDCO letter u/no CIDCO/CE(NMIA)/2015/ACE(II)83 dtd 05.01.2015

ii) CIDCO letter u/no CIDCO/EE(AP-R/R-II)/2015/33 dtd 03.02.2015

iii) CIDCO letter u/no CIDCO/EE(AP-R/R-II)/2015/83 dtd 31.03.2015

4) Letter from M/s. Mishra Transport Service dtd.09.09.2015

5) Proforma "A" & "B"

Sir,

With reference to your application along with the documents submitted, you are allowed to transport demolition debris/excavated earth & construction debris from designated point of generation to designated point of disposal as stated in "Debris Management Plan" submitted by you. This is only approval to transportation plan submitted by you and does not amount to permission to dispose off demolition debris / excavated earth & Construction debris at designated or any other site. As per document submitted, the proposed redevelopment, under reference along with all the conditions of IOD issued/amended plans approval letter issued by E.E.(BP)City-III, the debris management plan submitted by you has been approved & debris NOC is issued subject to fulfillment of following conditions.

1. As per the Debris Management plan submitted by the developer **31752 cu. m. demolition debris** will be transported to the unloading site. The generation of debris, arrangement for it's proper storage at the site, transportation plan & the agencies appointed for the same with registration nos. of vehicles to be deployed and the final destination where debris are to be unloaded by them shall be strictly as per the debris management plan submitted by you. Under any circumstances debris should not be unloaded at any dumping ground of M.C.G.M.
2. It is binding on Owner / Developers to barricade along the boundary of the plot to sufficient height (i.e. minimum 20 ft.) so as to avoid escape of fugitive dust particles into the atmosphere, as well as its deposits to spread on streets / footpaths / drains etc. emanating out from the plot area while carrying out all type of demolitions, excavations, construction, loading, unloading & transporting activities carried out during project implementation period.
3. Under no circumstances debris should keep in haphazard manner on site which will be liable for penal action as per the new Bye Laws - 2006 for Cleanliness of Greater Mumbai.
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6. You will transport the construction waste through only vehicles, details of which are furnished by you. Any changes in the same shall be intimated and got approved before implementation.
7. You will ensure that the transport agency appointed by you should follow the route map submitted by you for transporting the earth/debris from subject site to the unloading site.



8. Noise levels during construction activities shall be restricted within the permissible norms.
  9. As per your documents you will dump 31752 cu. m. demolition debris in "area reclamation and resettlement of Airport Project affected village in sector - 25 of Vahal, Ulwe Node, Navi Mumbai (M/s. P. D. Earthmovers) within the period shown above & only in dry spell of Monsoon - 2015.
  10. Internal temporary storage spots shall remain the same as shown in site plan submitted by you.
  11. Any changes in the Debris Management Plan submitted by you shall be intimated to the undersigned & fresh approval be obtained.
  12. No building material used, unused, waste, all types of debris or its residues are permitted to be stored or allowed to be scattered on portion of footpath/roads outside the plot area.
  13. The surrounding vicinity of the site shall be maintained clean especially abutting the roads.
  14. It will be responsibility of the developer there should not be excess filling carried out on subject plot upto a reduced level upto 92 THD or 6" above adjoining road level shall be maintain to avoid flooding in the area.
  15. This permission is not valid for the areas covered with mangroves. Contravention of this will clause will attract prosecution under the environmental protection Act & other relevant acts.
  16. It is necessary to renew the permission if there will be amendment in New Bye-laws 2006 for Cleanliness of Greater Mumbai.
  17. A copy of the approval received from Ex.Engr. (Env.)Z-II shall be kept with the drivers transporting the debris construction waste.
  18. If Developer fails to observe the above conditions, he will be liable for the penal action as per the new Bye-Laws, 2006 for Cleanliness of Greater Mumbai.
  19. The permission is granted presuming that the documents submitted by you are genuine one and violation of any condition stated above or submission of false documents will attract the penal action.
  20. A copy of approved Debris Management site plan enclosed.
  21. The various NOC's of state Govt. Authorities, Navi Mumbai Mun. Corpn. etc. & other formalities required in this regard have to be furnished by the developer & shall be in force during the work execution period.
  22. It is compulsory to have excavation / royalty permission from Additional Collector of Mumbai City before starting excavation work.
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- |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|
| MH-04EY6953 | MH-04CU4787 | MH-04DD9387 | MH-04DD9188 | MH-04DD9288 |
| MH-04DD9387 | MH-04DD9388 | MH-04DD9488 | MH-04CU5187 | MH-04DK7415 |
| MH-04CP7367 | MH-04U1499  |             |             |             |

Yours faithfully,

  
Ex. Engr. (Env.) Z-II



Lab : Survey No. 93/A, Conformity Hissa No.2 G.V.Brothers Bldg., Beta Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.  
Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

## TEST REPORT

ISSUED TO: M/S. SHEETAL SAGAR BUILDERS & DEVELOPERS PVT. LTD. REPORT NO. : UT/ELS/REPORT/C-099/04-2022  
For Your Site : "Lokmanya Nagar Priyadarshani C.H.S. Ltd." ISSUE DATE : 30/04/2022  
F.P. No. 580, T.P Scheme IV Mahim Division, At junction of Senapati YOUR REF. : SSDL(S)/WO/331/21-22  
Bapat Marg & Kakasaheb Gadgil Marg, Mumbai, Maharashtra. REF. DATE : 01/10/2021

**SAMPLE PARTICULARS :**  
Sampling Plan Ref. No. : C-29/04-2022  
Sample Registration Date : 14/04/2022  
Date of Sampling : 12/04/2022  
Time of Sampling : 14:30 Hrs. to 22:30 Hrs.  
Analysis Starting Date : 14/04/2022  
Analysis Completion Date : 16/04/2022  
Sample Lab Code : UT/ELS/C-184/04-2022  
Ambient Air Temperature : 28.4°C to 33.4°C

**AMBIENT AIR QUALITY MONITORING**  
Location Code : 01  
Sample Location : Near Building No.6  
(08 Meter Off towards North West Direction)  
Collected By : ULTRA-TECH  
Height of Sampler : 1.0 Meter  
Sampling Duration : 08 Hours  
Relative Humidity : 52.0% to 64.0 %

| Sr. No. | Test Parameter                          | Test Method                               | Test Result | Unit              |
|---------|---|---|-------------|-------------------|
| 1.      | Sulphur Dioxide (SO <sub>2</sub> )      | IS 5182 (Part 02) : 2001                  | 15          | µg/m <sup>3</sup> |
| 2.      | Oxides of Nitrogen (NO <sub>x</sub> )   | IS 5182 (Part 06) : 2006                  | 25          | µg/m <sup>3</sup> |
| 3.      | Particulate Matter (PM <sub>10</sub> )  | EPA/625/R-96/010a Method 10-2.1           | 76          | µg/m <sup>3</sup> |
| 4.      | Particulate Matter (PM <sub>2.5</sub> ) | CPCB Guidelines, Vol-I, NAAQMS/36/2012-13 | 26          | µg/m <sup>3</sup> |
| 5.      | Carbon Monoxide (CO) †                  | IS 5182 (Part 10) : 1999                  | 1.3         | mg/m <sup>3</sup> |

†: Sampling Period 1 Hr.

**Opinions / Interpretations:** National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference.  
(Turnover to find Annexure).

| Sampling Equipment Details | Instrument Used         | Make & Model  | Calibration Status       |
|----------------------------|-------------------------|---|--------------------------|
|                            | Respirable Dust Sampler | Make - Politech; Model - PEM-RDS 8NL; Sr. No. 3313      | Valid up to - 04/10/2022 |
|                            | Fine Dust Sampler       | Make - Politech; Model - PEM ADS 2.5/10µ; Sr. No. 18213 | Valid up to - 05/01/2023 |

**Note:**  
1. This test report refers only to the sample tested.  
2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.  
3. This test report may not be reproduced in part, without the permission of this laboratory.  
4. Any correction invalidates this test report.  
5. Weather was Sunny & Clear during sampling period.

**- END OF REPORT -**



For ULTRA-TECH,

(Authorized Signatory)



## **ANNEXURE-I**

### **NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV**

**The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931**

| Sr. No. | Pollutants   | Time Weighted Average | National Ambient Air Quality Standards        |  |
|---------|--|-----------------------|---|--|
|         |  |                       | Industrial, Residential, Rural and Other Area | Ecological Sensitive Area (Notified by Central Government) |
| 01.     | Sulphur Dioxide (SO <sub>2</sub> ), µg/m <sup>3</sup>      | Annual*               | 50  | 20   |
|         |  | 24 Hours**            | 80  | 80   |
| 02.     | Oxides of Nitrogen (NO <sub>x</sub> ), µg/m <sup>3</sup>   | Annual*               | 40  | 30   |
|         |  | 24 Hours**            | 80  | 80   |
| 03.     | Particulate Matter (PM <sub>10</sub> ), µg/m <sup>3</sup>  | Annual*               | 60  | 60   |
|         |  | 24 Hours**            | 100   | 100  |
| 04.     | Particulate Matter (PM <sub>2.5</sub> ), µg/m <sup>3</sup> | Annual*               | 40  | 40   |
|         |  | 24 Hours**            | 60  | 60   |
| 05.     | Carbon Monoxide (CO), mg/m <sup>3</sup>                    | 08 Hours*             | 02  | 02   |
|         |  | 01 Hours**            | 04  | 04   |

\* Annual arithmetic mean of minimum 104 measurements in a year at a particular site taken twice a week 24 hourly at uniform intervals.

\*\* 24 hourly or 8 hourly or 1 hourly monitored values, as applicable, shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive days of monitoring.

**NOTE:** Whenever and wherever monitoring results on two consecutive days of monitoring exceed the limits specified above for the respective category, it shall be considered adequate reason to institute regular or continuous monitoring and further

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## TEST REPORT

ISSUED TO: M/S. SHEETAL SAGAR BUILDERS & DEVELOPERS PVT. LTD. REPORT NO. : UT/ELS/REPORT/C-100/04-2022  
For Your Site : "Lokmanya Nagar Priyadarshani C.H.S. Ltd." ISSUE DATE : 30/04/2022  
F.P. No. 580, T.P Scheme IV Mahim Division, At junction of Senapati YOUR REF. : SSDL(S)/WO/331/21-22  
Bapat Marg & Kakasaheb Gadgil Marg, Mumbai, Maharashtra. REF. DATE : 01/10/2021

**SAMPLE PARTICULARS :** **AMBIENT AIR QUALITY MONITORING**  
**Sampling Plan Ref. No.:** : C-29/04-2022 **Location Code** : 02  
**Sample Registration Date** : 14/04/2022 **Sample Location** : Near Tenant Building  
**Date of Sampling** : 12/04/2022 to 13/04/2022 (8 Meter Off towards North Direction)  
**Time of Sampling** : 23:00 Hrs. to 07:00 Hrs.  
**Analysis Starting Date** : 14/04/2022 **Collected By** : ULTRA-TECH  
**Analysis Completion Date** : 16/04/2022 **Height of Sampler** : 1.0 Meter  
**Sample Lab Code** : UT/ELS/C-185/04-2022 **Sampling Duration** : 08 Hours  
**Ambient Air Temperature** : 27.8°C to 32.9°C **Relative Humidity** : 53.0 % to 64.0 %

| Sr. No. | Test Parameter                          | Test Method                               | Test Result | Unit              |
|---------|---|---|-------------|-------------------|
| 1.      | Sulphur Dioxide (SO <sub>2</sub> )      | IS 5182 (Part 02) : 2001                  | 13          | µg/m <sup>3</sup> |
| 2.      | Oxides of Nitrogen (NO <sub>x</sub> )   | IS 5182 (Part 06) : 2006                  | 23          | µg/m <sup>3</sup> |
| 3.      | Particulate Matter (PM <sub>10</sub> )  | EPA/625/R-96/010a Method 10-2.1           | 72          | µg/m <sup>3</sup> |
| 4.      | Particulate Matter (PM <sub>2.5</sub> ) | CPCB Guidelines, Vol-I, NAAQMS/36/2012-13 | 25          | µg/m <sup>3</sup> |
| 5.      | Carbon Monoxide (CO) †                  | IS 5182 (Part 10): 1999                   | 1.1         | mg/m <sup>3</sup> |

† Sampling Period 1 Hr.

**Opinions / Interpretations:** National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference.  
(Turnover to find Annexure).

| Sampling Equipment Details | Instrument Used         | Make & Model  | Calibration Status       |
|----------------------------|-------------------------|---|--------------------------|
|                            | Respirable Dust Sampler | Make - Politech; Model - PEM-RDS 8NL; Sr. No. 3313      | Valid up to - 04/10/2022 |
|                            | Fine Dust Sampler       | Make - Politech; Model - PEM ADS 2.5/10µ; Sr. No. 18213 | Valid up to - 05/01/2023 |

**Note:** 1. This test report refers only to the sample tested.  
2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.  
3. This test report may not be reproduced in part, without the permission of this laboratory.  
4. Any correction invalidates this test report.  
5. Weather was Sunny & Clear during sampling period.



For ULTRA-TECH,

(Authorized Signatory)



## **ANNEXURE-I**

### **NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV**

**The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931**

| Sr. No. | Pollutants   | Time Weighted Average | National Ambient Air Quality Standards        |  |
|---------|--|-----------------------|---|--|
|         |  |                       | Industrial, Residential, Rural and Other Area | Ecological Sensitive Area (Notified by Central Government) |
| 01.     | Sulphur Dioxide (SO <sub>2</sub> ), µg/m <sup>3</sup>      | Annual*               | 50  | 20   |
|         |  | 24 Hours**            | 80  | 80   |
| 02.     | Oxides of Nitrogen (NO <sub>x</sub> ), µg/m <sup>3</sup>   | Annual*               | 40  | 30   |
|         |  | 24 Hours**            | 80  | 80   |
| 03.     | Particulate Matter (PM <sub>10</sub> ), µg/m <sup>3</sup>  | Annual*               | 60  | 60   |
|         |  | 24 Hours**            | 100   | 100  |
| 04.     | Particulate Matter (PM <sub>2.5</sub> ), µg/m <sup>3</sup> | Annual*               | 40  | 40   |
|         |  | 24 Hours**            | 60  | 60   |
| 05.     | Carbon Monoxide (CO), mg/m <sup>3</sup>                    | 08 Hours*             | 02  | 02   |
|         |  | 01 Hours**            | 04  | 04   |

\* Annual arithmetic mean of minimum 104 measurements in a year at a particular site taken twice a week 24 hourly at uniform intervals.

\*\* 24 hourly or 8 hourly or 1 hourly monitored values, as applicable, shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive days of monitoring.

**NOTE:** Whenever and wherever monitoring results on two consecutive days of monitoring exceed the limits specified above for the respective category, it shall be considered adequate reason to institute regular or continuous monitoring and further

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**TEST REPORT**

ISSUED TO: M/S. SHEETAL SAGAR BUILDERS & DEVELOPERS PVT. LTD. REPORT NO. : UT/ELS/REPORT/C-101/04-2022  
For Your Site : "Lokmanya Nagar Priyadarshani C.H.S. Ltd." ISSUE DATE : 30/04/2022  
F.P. No. 580, T.P Scheme IV Mahim Division, At junction of Senapati YOUR REF. : SSDL(S)/WO/331/21-22  
Bapat Marg & Kakasaheb Gadgil Marg, Mumbai, Maharashtra. REF. DATE : 01/10/2021

**SAMPLE PARTICULARS :** AMBIENT AIR QUALITY MONITORING  
**Sampling Plan Ref. No.:** C-29/04-2022 **Location Code :** 03  
**Sample Registration Date :** 14/04/2022 **Sample Location :** Near Site Office  
**Date of Sampling :** 13/04/2022 (12 meters off towards West Direction )  
**Time of Sampling :** 07:30 Hrs. to 15:30 Hrs.  
**Analysis Starting Date :** 14/04/2022 **Collected By :** ULTRA-TECH  
**Analysis Completion Date :** 16/04/2022 **Height of Sampler :** 1.0 Meter  
**Sample Lab Code :** UT/ELS/C-186/04-2022 **Sampling Duration :** 08 Hours  
**Ambient Air Temperature :** 28.5°C to 34.1°C **Relative Humidity :** 53.0% to 66.0%

| Sr. No. | Test Parameter                          | Test Method                               | Test Result | Unit              |
|---------|---|---|-------------|-------------------|
| 1.      | Sulphur Dioxide (SO <sub>2</sub> )      | IS 5182 (Part 02) : 2001                  | 11          | µg/m <sup>3</sup> |
| 2.      | Oxides of Nitrogen (NO <sub>x</sub> )   | IS 5182 (Part 06) : 2006                  | 22          | µg/m <sup>3</sup> |
| 3.      | Particulate Matter (PM <sub>10</sub> )  | EPA/625/R-96/010a Method 10-2.1           | 79          | µg/m <sup>3</sup> |
| 4.      | Particulate Matter (PM <sub>2.5</sub> ) | CPCB Guidelines, Vol-I, NAAQMS/36/2012-13 | 29          | µg/m <sup>3</sup> |
| 5.      | Carbon Monoxide (CO) †                  | IS 5182 (Part 10) : 1999                  | 1.2         | mg/m <sup>3</sup> |

†: Sampling Period 1 Hr.

**Opinions / Interpretations:** National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference.  
(Turnover to find Annexure).

| Sampling Equipment Details | Instrument Used         | Make & Model  | Calibration Status       |
|----------------------------|-------------------------|---|--------------------------|
|                            | Respirable Dust Sampler | Make - Polltech; Model - PEM-RDS BNL; Sr. No. 3313      | Valid up to - 04/10/2022 |
|                            | Fine Dust Sampler       | Make - Polltech; Model - PEM ADS 2.5/10µ; Sr. No. 18213 | Valid up to - 05/01/2023 |

**Note:** 1. This test report refers only to the sample tested.  
2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.  
3. This test report may not be reproduced in part, without the permission of this laboratory.  
4. Any correction invalidates this test report.  
5. Weather was Sunny during sampling period.

**- END OF REPORT -**

For ULTRA-TECH,

(Authorized Signatory)



## **ANNEXURE-I**

### **NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV**

**The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931**

| Sr. No. | Pollutants   | Time Weighted Average | National Ambient Air Quality Standards        |  |
|---------|--|-----------------------|---|--|
|         |  |                       | Industrial, Residential, Rural and Other Area | Ecological Sensitive Area (Notified by Central Government) |
| 01.     | Sulphur Dioxide (SO <sub>2</sub> ), µg/m <sup>3</sup>      | Annual*               | 50  | 20   |
|         |  | 24 Hours**            | 80  | 80   |
| 02.     | Oxides of Nitrogen (NO <sub>x</sub> ), µg/m <sup>3</sup>   | Annual*               | 40  | 30   |
|         |  | 24 Hours**            | 80  | 80   |
| 03.     | Particulate Matter (PM <sub>10</sub> ), µg/m <sup>3</sup>  | Annual*               | 60  | 60   |
|         |  | 24 Hours**            | 100   | 100  |
| 04.     | Particulate Matter (PM <sub>2.5</sub> ), µg/m <sup>3</sup> | Annual*               | 40  | 40   |
|         |  | 24 Hours**            | 60  | 60   |
| 05.     | Carbon Monoxide (CO), mg/m <sup>3</sup>                    | 08 Hours*             | 02  | 02   |
|         |  | 01 Hours**            | 04  | 04   |

\* Annual arithmetic mean of minimum 104 measurements in a year at a particular site taken twice a week 24 hourly at uniform intervals.

\*\* 24 hourly or 8 hourly or 1 hourly monitored values, as applicable, shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive days of monitoring.

**NOTE:** Whenever and wherever monitoring results on two consecutive days of monitoring exceed the limits specified above for the respective category, it shall be considered adequate reason to institute regular or continuous monitoring and further

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## TEST REPORT

**ISSUED TO:** M/S. SHEETAL SAGAR BUILDERS & DEVELOPERS PVT. LTD. **REPORT NO.** : UT/ELS/REPORT/C-102/04-2022  
**For Your Site :** "Lokmanya Nagar Priyadarshani C.H.S. Ltd."  
**ISSUE DATE** : 30/04/2022  
**F.P. No.** 580, T.P Scheme IV Mahim Division, At junction of Senapati **YOUR REF.** : SSBDL(S)/WO/331/21-22  
**BapatMarg&KakasahebGadgilMarg, Mumbai, Maharashtra.** **REF. DATE** : 01/10/2021

**SAMPLE PARTICULARS**

**Sampling Plan Ref. No.** : C-29/04-2022  
**Date of Monitoring** : 12/04/2022

**NOISE LEVEL QUALITY MONITORING**

**Sample Lab Code** : UT/ELS/C-187/04-2022  
**Survey Done By** : ULTRA-TECH

| Sr. No. | Location             | Noise Level Reading in dB(A) |           |                |             |
|---------|----------------------|------------------------------|-----------|----------------|-------------|
|         |                      | Time (Hrs)                   | Day dB(A) | Time (Hrs)     | Night dB(A) |
| 01.     | Near Building No.9   | 15:00 to 15:05               | 54.4      | 22:00 to 22:05 | 44.4        |
| 02.     | Near Tenant Building | 15:10 to 15:15               | 53.9      | 22:10 to 22:15 | 43.6        |
| 03.     | Near Project Site    | 15:20 to 15:25               | 52.8      | 22:20 to 22:25 | 42.7        |
| 04.     | Near STP Plant       | 15:30 to 15:35               | 53.1      | 22:30 to 22:35 | 43.9        |
| 05.     | Near Building No.6   | 15:40 to 15:45               | 52.9      | 22:40 to 22:45 | 42.8        |
| 06.     | Near Main Gate       | 15:50 to 15:55               | 53.4      | 22:50 to 22:55 | 41.7        |

**Opinions / Interpretations:** The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference.  
(Turnover to find Annexure).

**Note:** 1. Monitoring area coming under Residential Area.  
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

| Sampling Equipment Details | Instrument Used   | Make & Model                                      | Calibration Status       |
|----------------------------|-------------------|---|--------------------------|
|                            | Sound Level Meter | Make - Casella; Model - CEL-633C; Sr. no. 2382959 | Valid up to - 10/12/2022 |

**Note:** 1. This test report refers only to the monitoring conducted.  
2. This test report may not be reproduced in part, without the permission of this laboratory.  
3. Any correction invalidates this test report.

**- END OF REPORT -**



For ULTRA-TECH,

(Authorized Signatory)



## **ANNEXURE-II**

### **THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000**

*(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)*

#### **• SCHEDULE**

(See rule 3(1) and 4(1))

Ambient Air Quality Standards in respect of Noise

| Area Code | Category of Area / Zone | Limits in dB(A) Leq |            |
|-----------|-------------------------|---------------------|------------|
|           |                         | Day Time            | Night Time |
| A         | Industrial Area         | 75                  | 70         |
| B         | Commercial Area         | 65                  | 55         |
| C         | Residential Area        | 55                  | 45         |
| D         | Silence Zone            | 50                  | 40         |

- Note:
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
  2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
  3. Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority.
  4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

\* dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.

A "decibel" is a unit in which noise is measured.

"A", in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.

Leq: It is energy mean of the noise level over a specified period.

#### **• CONSTRUCTION ACTIVITIES**

The maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas.

#### **• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE**

(The Model Rules Of The Factories Act, 1948)

| Peak sound pressure level in dB | Permitted number of impulses or impact/day |
|---------------------------------|--|
| 140                             | 100  |
| 135                             | 315  |
| 130                             | 1000                                       |
| 125                             | 3160                                       |
| 120                             | 10000                                      |

- Notes:
1. No exposure in excess of 140 dB peak sound pressure level is permitted.
  2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

| Total time exposure (continuous or a number of short term exposures per day) in Hrs | Sound Pressure Level in dB(A) |
|---|-------------------------------|
| 8   | 90                            |
| 4   | 93                            |
| 2   | 96                            |
| 1   | 99                            |
| 1/2   | 102                           |
| 1/8   | 108                           |
| 1/16  | 111                           |
| 1/32 (2 minutes) or less  | 114                           |

- Notes:
1. No exposure in excess of 115 dB(A) is to be permitted.
  2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.

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 Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

## TEST REPORT

ISSUED TO: M/S. SHEETAL SAGAR BUILDERS & DEVELOPERS PVT. LTD.

For Your Site : "Lokmanya Nagar Priyadarshani C.H.S. Ltd."

F.P. No. 580, T.P Scheme IV Mahim Division, At Junction of Senapati,

BapatMarg&KakasahebGadgilMarg, Mumbai, Maharashtra.

REPORT NO. : UT/ELS/REPORT/C-103/04-2022

ISSUE DATE : 30/04/2022

YOUR REF. : SSBDL(S)/WO/331/21-22

REF. DATE : 01/10/2021

### SAMPLE PARTICULARS :

Sampling Plan Ref. No. : C-29/04-2022  
 Sample Registration Date : 14/04/2022  
 Date & Time of Sampling : 13/04/2022 at 11:00 Hrs  
 Analysis Starting Date : 14/04/2022  
 Analysis Completion Date : 21/04/2022  
 Sample Collected By : ULTRA TECH  
 Sample Lab Code : UT/ELS/C-188/04-2022

### WATER SAMPLE ANALYSIS

Sample Type : Ground Water  
 Sample Location : Bore well At Project Site  
 Sample Quantity & Packing Details : 2 L in Plastic Container and 100ml in Sterile Corning Bottle.

| Sr. No.                            | Test Parameter                                  | Test Method  | Test Result   | Unit       |
|------------------------------------|---|--|---------------|------------|
| <b>PHYSICAL PARAMETERS:-</b>       |   |  |               |            |
| 1.                                 | Turbidity                                       | IS 3025 (Part 10) 1984   | 2.1           | NTU        |
| <b>CHEMICAL PARAMETERS:-</b>       |   |  |               |            |
| 2.                                 | pH  | IS 3025 (Part 11) 1983   | 7.9           | -          |
| 3.                                 | Electrical Conductivity                         | IS 3025 (Part 14) 1984   | 691           | µS/cm      |
| 4.                                 | Total Dissolved Solids                          | IS 3025 (Part 16) 1984   | 472           | mg/L       |
| 5.                                 | Total Hardness as CaCO <sub>3</sub>             | IS 3025 (Part 21) 2009   | 258           | mg/L       |
| 6.                                 | Total Alkalinity as CaCO <sub>3</sub>           | IS 3025 (Part 23) 1986   | 242           | mg/L       |
| 7.                                 | Phenolphthalein Alkalinity as CaCO <sub>3</sub> | IS 3025 (Part 23) 1986   | BDL [DL=1]    | mg/L       |
| 8.                                 | Sulphate as SO <sub>4</sub> <sup>2-</sup>       | APHA 23 <sup>rd</sup> Ed. 4500-SO <sub>4</sub> <sup>2-</sup> E | 59            | mg/L       |
| 9.                                 | Phosphate as PO <sub>4</sub> <sup>3-</sup> -P   | APHA 23 <sup>rd</sup> Ed. 4500-P D E                           | BDL [DL=0.01] | mg/L       |
| 10.                                | Chlorides as Cl                                 | IS 3025 (Part 32) 1988   | 106           | mg/L       |
| 11.                                | Ammonical Nitrogen as NH <sub>3</sub> -N        | APHA 23 <sup>rd</sup> Ed. 4500-NH <sub>3</sub> -P              | BDL [DL=0.01] | mg/L       |
| 12.                                | Nitrates as NO <sub>3</sub> <sup>-</sup> -N     | IS 3025 (Part 34) 1988   | 1.0           | mg/L       |
| 13.                                | Calcium Hardness as CaCO <sub>3</sub>           | IS 3025 (Part 40) 1991   | 132           | mg/L       |
| 14.                                | Calcium as Ca                                   | IS 3025 (Part 40) 1991   | 53            | mg/L       |
| 15.                                | Potassium as K                                  | IS 3025 (Part 45) 1993   | 3.3           | mg/L       |
| 16.                                | Sodium as Na                                    | IS 3025 (Part 45) 1993   | 64            | mg/L       |
| 17.                                | Magnesium as Mg                                 | IS 3025 (Part 46) 1994   | 31            | mg/L       |
| 18.                                | Lead as Pb                                      | IS 3025 (Part 47) 1994   | BDL [DL=0.6]  | mg/L       |
| 19.                                | Iron as Fe                                      | IS 3025 (Part 53) 2003   | BDL [DL=0.06] | mg/L       |
| 20.                                | Fluoride as F                                   | APHA 23 <sup>rd</sup> Ed. 4500-F B.D                           | BDL [DL=0.2]  | mg/L       |
| <b>BACTERIOLOGICAL PARAMETERS:</b> |   |  |               |            |
| 21.                                | Total Coliform                                  | IS 1622 : 1981   | 9             | MPN/100 ml |
| 22.                                | F.Coli  | IS 1622 : 1981   | BDL [DL=2]    | MPN/100 ml |
| 23.                                | E.Coli  | IS 1622 : 1981   | Absent        | -          |

DL - Detection Limit

BDL - Below Detection Limit

Opinions / Interpretations: Nil

Note: 1. This test report refers only to the sample tested.  
 2. This test report may not be reproduced in part, without the permission of this laboratory.  
 3. Any correction invalidates this test report.

- END OF REPORT -



For ULTRA-TECH

(Authorized Signatory)





Lab : Survey No. 93/A, Conformity Hissa No.2 G.V.Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.  
Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

## TEST REPORT

ISSUED TO: M/S. SHEETAL SAGAR BUILDERS & DEVELOPERS PVT. LTD. REPORT NO. : UT/ELS/REPORT/C-104/04-2022  
For Your Site : "Lokmanya Nagar Priyadarshani C.H.S. Ltd."  
F.P. No. 580, T.P Scheme IV Mahim Division, At Junction of Senapati, ISSUE DATE : 30/04/2022  
BapatMarg&KakasahebGadgilMarg, Mumbai, Maharashtra. YOUR REF. : SSDL(S)/WO/331/21-22  
REF. DATE : 01/10/2021

| SAMPLE PARTICULARS :     |                           | WASTE WATER SAMPLE ANALYSIS       |   |
|--------------------------|---------------------------|-----------------------------------|---|
| Sampling Plan Ref. No.   | : C-29/04-2022            | Sample Type                       | : Untreated Sewage  |
| Sample Registration Date | : 14/04/2022              | Sample Location                   | : STP Inlet At Screen Chamber   |
| Date & Time of Sampling  | : 13/04/2022 at 11:30Hrs. |                                   |   |
| Analysis Starting Date   | : 14/04/2022              |                                   |   |
| Analysis Completion Date | : 21/04/2022              | Sample Quantity & Packing Details | : 1L in Wide Mouth Glass Bottle for Oil and Grease and 2L In Plastic Container for other parameters |
| Sample Collected By      | : ULTRA TECH              |                                   |   |
| Sample Lab Code          | : UT/ELS/C-189/04-2022    |                                   |   |

| Sr. No. | Test Parameter                          | Test Method              | Test Result | Unit |
|---------|---|--------------------------|-------------|------|
| 1.      | pH                                      | IS 3025 (Part 11) : 1983 | 6.7         | -    |
| 2.      | Total Suspended Solids                  | IS 3025 (Part 17) : 1984 | 68          | mg/L |
| 3.      | Oil & Grease                            | IS 3025 (Part 39) : 1991 | 12          | mg/L |
| 4.      | Biochemical Oxygen Demand (27°C, 3Days) | IS 3025 (Part 44) : 1993 | 135         | mg/L |
| 5.      | Chemical Oxygen Demand                  | IS 3025 (Part 58) : 2006 | 452         | mg/L |

Opinions / Interpretations: Nil

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3. Any correction invalidates this test report.

- END OF REPORT -

For ULTRA TECH



(Authorized Signatory)





Lab : Survey No. 93/A, Conformity Hissa No.2 G.V.Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.  
Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

## TEST REPORT

ISSUED TO: M/S. SHEETAL SAGAR BUILDERS & DEVELOPERS PVT. LTD. REPORT NO. : UT/ELS/REPORT/C-105/04-2022  
For Your Site : "Lokmanya Nagar Priyadarshani C.H.S. Ltd." ISSUE DATE : 30/04/2022  
F.P. No. 580, T.P Scheme IV Mahim Division, At Junction of Senapati, YOUR REF. : SSB DL(S)/WO/331/21-22  
Bapat Marg & Kakasaheb Gadgil Marg, Mumbai, Maharashtra. REF. DATE : 01/10/2021

| SAMPLE PARTICULARS :     |                            | WASTE WATER SAMPLE ANALYSIS       |   |
|--------------------------|----------------------------|-----------------------------------|---|
| Sampling Plan Ref. No.   | : C-29/04-2022             | Sample Type                       | : Treated Sewage  |
| Sample Registration Date | : 14/04/2022               | Sample Location                   | : STP Outlet After Carbon Filter  |
| Date & Time of Sampling  | : 13/04/2022 at 11:45 Hrs. |                                   |   |
| Analysis Starting Date   | : 14/04/2022               |                                   |   |
| Analysis Completion Date | : 21/04/2022               | Sample Quantity & Packing Details | : 1L in Wide Mouth Glass Bottle for Oil and Grease and 2L in Plastic Container for other parameters |
| Sample Collected By      | : ULTRA TECH               |                                   |   |
| Sample Lab Code          | : UT/ELS/C-190/04-2022     |                                   |   |

| Sr. No.              | Test Parameter                           | Test Method              | Test Result                 | Unit |
|----------------------|--|--------------------------|-----------------------------|------|
| 1.                   | pH                                       | IS 3025 (Part 11) : 1983 | 7.2                         | -    |
| 2.                   | Total Suspended Solids                   | IS 3025 (Part 17) : 1984 | 8                           | mg/L |
| 3.                   | Oil & Grease                             | IS 3025 (Part 39) : 1991 | BDL [DL-2]                  | mg/L |
| 4.                   | Biochemical Oxygen Demand (27°C, 3 Days) | IS 3025 (Part 44) : 1993 | 5.7                         | mg/L |
| 5.                   | Chemical Oxygen Demand                   | IS 3025 (Part 58) : 2006 | 20                          | mg/L |
| DL - Detection Limit |  |                          | BDL - Below Detection Limit |      |

Opinions / Interpretations: NIL

Note: 1. This test report refers only to the sample tested.  
2. This test report may not be reproduced in part, without the permission of this laboratory.  
3. Any correction invalidates this test report.

- END OF REPORT -

For ULTRA TECH

(Authorized Signatory)





Lab : Survey No. 93/A, Conformity Hissa No.2 G.V.Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.  
Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

**TEST REPORT**

ISSUED TO: M/S. SHEETAL SAGAR BUILDERS & DEVELOPERS PVT. LTD. REPORT NO. : UT/ELS/REPORT/C-106/04-2022  
For Your Site : "Lokmanya Nagar Priyadarshani C.H.S. Ltd." ISSUE DATE : 30/04/2022  
F.P. No. 580, T.P Scheme IV Mahim Division, At junction of Senapati YOUR REF. : SSBDL(S)/WO/331/21-22  
Bapat Marg & Kakasaheb Gadgil Marg, Mumbai, Maharashtra. REF. DATE : 01/10/2021

**SAMPLE PARTICULARS :**  
Sampling Plan Ref. No. : C-29/04-2022  
Sample Registration Date : 14/04/2022  
Date & Time of Sampling : 13/04/2022 at 12:00 Hrs.  
Analysis Starting Date : 14/04/2022  
Analysis Completion Date : 21/04/2022  
Sample Collected By : ULTRA-TECH  
Sample Lab Code : UT/ELS/C-191/04-2022

**SOIL QUALITY MONITORING**  
Sample Type : Surface Soil (at 15cm depth)  
Sample Location : Near Site Office  
Sample Quantity & Packing Details : 1kg In Plastic Bag Contained in Zip Lock Bag

| Sr. No. | Test Parameter  | Test Methods             | Test Result | Unit                    |
|---------|---|--------------------------|-------------|-------------------------|
| 1.      | Moisture Content  | IS:2720 (Part 2) : 1973  | 4.8         | %                       |
| 2.      | Bulk Density  | UT/LQMS/SOP/S03          | 1148        | kg/m <sup>3</sup>       |
| 3.      | Organic Matter  | IS:2720 (Part 22) : 1972 | 1.0         | %                       |
| 4.      | Total Organic Carbon  | IS:2720 (Part 22) : 1972 | 0.6         | %                       |
| 5.      | pH  | IS:2720 (Part 26) : 1987 | 8.0         | -                       |
| 6.      | Conductivity (1:2 soil:Water Extract)                         | IS:14767- 2000           | 0.998       | mS/cm                   |
| 7.      | Sodium as Na (Water Extractable)                              | UT/LQMS/SOP/S19          | 191         | mg/kg                   |
| 8.      | Magnesium as Mg (Water Extractable)                           | UT/LQMS/SOP/S22          | 111         | mg/kg                   |
| 9.      | Chlorides as Cl <sup>-</sup> (Water Extractable)              | UT/LQMS/SOP/S23          | 137         | mg/kg                   |
| 10.     | Sulphate as SO <sub>4</sub> <sup>2-</sup> (Water Extractable) | UT/LQMS/SOP/S24          | 245         | mg/kg                   |
| 11.     | Sodium Adsorption Ratio                                       | UT/LQMS/SOP/S26          | 1.0         | (meq/kg) <sup>1/2</sup> |
| 12.     | Cation Exchange Capacity                                      | UT/LQMS/SOP/S18          | 25.0        | meq/100g                |
| 13.     | Water Holding Capacity  | UT/LQMS/SOP/S12          | 54.8        | %                       |
| 14.     | Available Boron as B (Available)                              | UT/LQMS/SOP/S27          | 0.9         | mg/kg                   |
| 15.     | Phosphorous as P <sub>2</sub> O <sub>5</sub> (Available)      | UT/LQMS/SOP/S28          | 58          | kg/ha                   |
| 16.     | Potassium as K <sub>2</sub> O (Available)                     | UT/LQMS/SOP/S29          | 217         | kg/ha                   |
| 17.     | Nitrogen as N (Available)                                     | UT/LQMS/SOP/S30          | 166         | Kg/ha                   |
| 18.     | Iron as Fe  | UT/LQMS/SOP/S35&S37      | 49325       | mg/kg                   |
| 19.     | Zinc as Zn  | UT/LQMS/SOP/S35&S37      | 96          | mg/kg                   |

Opinions / Interpretations: NIL

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3. Any correction invalidates this test report.

**- END OF REPORT -**

For ULTRA-TECH,  
  
(Authorized Signatory)







# MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 3rd & 4th floor, Sion- Matunga  
Scheme Road No. 8, Opp. Cine Planet Cinema,  
Near Sion Circle, Sion (E),  
Mumbai - 400 022

## Infrastructure /RED/LSI

Consent order No: Format1.0/BO/RO-HQ/ UAN No.0000020206/CO/CC-

1707000329

Date- /06/2017

06/07/2017

To,  
M/s. Sheetal Sagar Builders & Developers Pvt. Ltd.,  
F.P No. 580, T.P. Scheme IV of Mahim Division,  
at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg,  
Mumbai.

Subject: Consent to 1<sup>st</sup> Operate (Part) for Building/Construction project  
ORANGE category.

Ref : Minutes of CC meeting held on 22/03/2017.

Your application no: 0000020206 Dated: 28/01/2017.

For: Consent to 1<sup>st</sup> Operate (Part) for Building/Construction project

under Section 26 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 and Other Wastes (M & T M) Rules  
2016 is considered and the consent is hereby granted subject to the following terms  
and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to 31/05/2018.
2. The capital investment of the project is Rs. 39.39 Crs. (As per C.A. Certificate submitted by the project proponent).

The Consent to 1<sup>st</sup> Operate (Part) is valid for operation of Residential Building Project under SRA Scheme named as M/s. Sheetal Sagar Builders & Developers Pvt. Ltd., F.P No. 580, T.P. Scheme IV of Mahim Division, at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai of on total plot area of 10,038.40 sq. mtrs, and construction built up area 15,436.79 sq. mtrs out of total construction built up area 1,00,824.86 sq.m including utilities and services as per completion certificate issued by architect.

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

| Sr. No. | Description       | Permitted quantity of discharge (CMD) | Standards to be achieved | Disposal   |
|---------|-------------------|---------------------------------------|--------------------------|--|
| 1.      | Trade effluent    | NIL                                   | NA                       | NA   |
| 2.      | Domestic effluent | 129.0                                 | As per Schedule -I       | 60% shall be reused & recycled and remaining shall be discharged in municipal sewer. |

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

| Sr. No. | Description of stack / source | Number of Stack | Standards to be achieved |
|---------|-------------------------------|-----------------|--------------------------|
| 1.      | DG set (500 KVA)              | 1               | As per Schedule -II      |



5. Conditions under Solid Waste Management Rules, 2016:

| Sr. no. | Type Of Waste     | Quantity     | Treatment | Disposal  |
|---------|-------------------|--------------|-----------|---|
| 1       | Biodegradable     | 348.0 kg/day | OWC       | Used as Manure                                      |
| 2       | Non-Biodegradable | 149.0 kg/day | ---       | Segregate and Hand over to Local Body for recycling |
| 3       | STP Sludge        | 20.0 kg/day  | ---       | Used as a Manure                                    |

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste:

| Sr. No. | Type Of Waste | Category | Quantity | UOM | Treatment | Disposal |
|---------|---------------|----------|----------|-----|-----------|----------|
| Nil     |               |          |          |     |           |          |

7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the part of built up area/building for which application for consent to 1<sup>st</sup> operate (part) is made and that the same is included in the Environmental Clearance accorded.
11. Project Proponent shall not carry out remaining work after expiry of the environment clearance and consent to establish.
12. This consent to 1<sup>st</sup> operate (part) issued on the basis of certificate issued your architect dtd. 14/04/2017 stated that M/s. Sheetal Sagar Builders & Developers Pvt. Ltd., F.P No. 580, T.P. Scheme IV of Mahim Division, at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai has completed part construction work.
13. Project Proponent shall provide online monitoring systems for BOD & SS
14. Project Proponent shall obtain occupancy certificate from competent authority before handover the flats to occupier.

For and on behalf of the  
Maharashtra Pollution Control Board

(Dr. P. Anbalagan, IAS)  
Member Secretary

Received Consent fee of -

| Sr. No. | Amount(Rs.) | Transaction. No. | Date       | Drawn On       |
|---------|-------------|------------------|------------|----------------|
| 1.      | 75000       | TXN1701003986    | 31/01/2017 | Online Payment |
| 2.      | 25000       | TXN1705001439    | 15/05/2017 | Online Payment |

Copy to:

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



### Schedule-I

#### Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your consent application, you have provided the sewage treatment system with the design capacity of 250 CMD.
- B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

|   |                        |               |           |
|---|------------------------|---------------|-----------|
| 1 | Suspended Solids       | Not to exceed | 50 mg/l.  |
| 2 | BOD 3 Days 27 degree C | Not to exceed | 10 mg/l.  |
| 3 | COD                    | Not to exceed | 100 mg/l. |

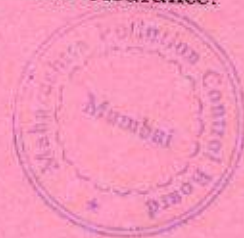
C] The treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
- 3) The firm shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

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

| Sr. no. | Purpose for water consumed | Water consumption quantity (CMD) |
|---------|----------------------------|----------------------------------|
| 1.      | Domestic purpose           | 150.0                            |

- 5) The firm shall provide Specific Water Pollution control system as per the conditions of EPAct,1986 and rule made there under from time to time/ Environmental Clearance.





## Schedule-II

### Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have erected following stack (s) and to observe the following fuel pattern-

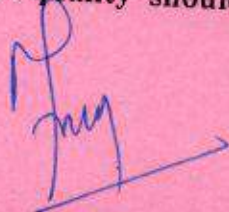
| Sr. No. | Stack Attached To | APC System         | Height in Mtrs. | Type of Fuel | Quantity & UoM |
|---------|-------------------|--------------------|-----------------|--------------|----------------|
| 01.     | DG set (500 KVA)  | Acoustic Enclosure | 5.0             | Diesel/LDO   | 82 Lit/Hr      |

\*Above roof of the building in which it is installed.  
# D.G. Set shall be operate only in case of power failure.

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

|                    |               |                          |
|--------------------|---------------|--------------------------|
| Particulate matter | Not to exceed | 150 mg/Nm <sup>3</sup> . |
|--------------------|---------------|--------------------------|

3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
5. Ambient noise levels should conform to prescribed standards both during day and night. The ambient air and noise quality should be closely monitored during construction phase





**Schedule-III**  
**Details of Bank Guarantees**

| Sr. No. | Consent (C to E/O/R) | Amt of BG Imposed | Submission Period | Purpose of BG   | Compliance Period | Validity Date |
|---------|----------------------|-------------------|-------------------|---|-------------------|---------------|
| 1       | Consent to Operate   | Rs. 5 lakh        | 15 Days           | Towards O & M of pollution control systems and compliance of consent conditions | 31/05/2018        | 31/10/2018    |

*[Handwritten signature]*



Maharashtra Pollution Control Board



#### Schedule-IV

##### General Conditions:

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

- 1) The applicant shall revalidate and comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2010/CR.466/TC-2 dtd.22/09/2011.
- 2) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 3) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rule 2016.
- 4) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 5) The applicant shall install a separate meter showing the consumption of energy for operation of sewage treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 6) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 7) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - g) D.G. Set shall be operated only in case of power failure.
  - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 8) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rule 2016.
- 9) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 10) The treated sewage shall be disinfected using suitable disinfection method.
- 11) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 12) The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.



# MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781  
/24037124/24035273  
Fax : 24044532/24024068  
/24023516  
Email : [jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)  
Visit At : <http://mpcb.gov.in>



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

Infrastructure /Orange/LSI

Consent order No: Format1.0/BO/JD(WPC)/UAN No.60597/R/CC- 1906001241

Date- 1/2019-

25/06/2019

To,  
M/s. Sheetal Sagar Builders & Developers Pvt Ltd.,  
F.P.No. 580, T.P.Scheme IV of Mahim Division,  
At the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg,  
Mumbai.

Subject: Renewal of Consent to Operate for Building/Construction Project Orange Category.

Ref : 1. Consent application submitted by Sub-Regional Officer, Mumbai-I  
2. Minutes of Consent Committee meeting held on 29/03/2019.

Your application: UAN No.0000060597 Dated: 17/11/2018.

For: Renewal of Consent to Operate for Building/Construction Project.

under Section 26 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 and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to 31/05/2021.
2. The capital investment of the project is Rs. 39.39 Crs. (As per C.A certificate submitted by project proponent)

Renewal of Consent to Operate is valid for construction of Building/Construction project named as M/s. Sheetal Sagar Builders & Developers Pvt Ltd., F.P.No. 580, T.P.Scheme IV of Mahim Division, At the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai. for Total plot area 10,038.40 Sq.m and Total construction BUA 15,436.79 Sq.m. out of 1,00,824.86 Sq.m (remaining construction built up area will be 85,388.07 Sq.m) including utilities and services as per Occupation certificate issued by local body.

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

| Sr. No. | Description       | Permitted quantity of discharge (CMD) | Standards to be achieved | Disposal  |
|---------|-------------------|---------------------------------------|--------------------------|---|
| 1       | Trade effluent    | NIL                                   | NA                       | NA  |
| 2       | Domestic effluent | 129.00                                | As per Schedule-I        | 60% should be reused & recycled and remaining should be discharged in municipal sewer |

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

| Sr. No. | Description of stack/ source | Capacity | Number Of Stack | Standards to be achieved |
|---------|------------------------------|----------|-----------------|--------------------------|
| 1       | D G Set                      | 500 KVA  | 1               | As per Schedule-II       |



5. Conditions under Solid Waste Management Rules, 2016:

| Sr. no. | Type Of Waste | Quantity & UoM | Treatment | Disposal  |
|---------|---------------|----------------|-----------|---|
| 1       | Wet garbage   | 348 Kg/day     | OWC       | Used as Manure                                      |
| 2       | Dry garbage   | 149 Kg/day     | —         | Segregate and Hand over to Local Body for recycling |
| 3       | STP Sludge    | 20 Kg/Day      | —         | Used as Manure                                      |

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- Project Proponent should properly and regularly operate and maintain the online monitoring system installed for the parameter BOD, SS and flow at the outlet of STP.
- Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding compliance of conditions of EC/ CRZ clearance and C to O.
- Project Proponent shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/Lit.
- Project Proponent shall obtain occupancy certificate from competent authority before handover the flats to occupier.
- The online monitoring system installed by Project Proponent for the parameters flow, BOD and TSS at the outlet of STP shall be connected to Board's Servers.
- The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2010/CR-466/TC-2 dtd. 22/09/2011.

For and on behalf of the  
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)  
Member Secretary

Received Consent fee of

| Sr. No. | Amount (Rs.) | D D No. | Date       | Drawn On            |
|---------|--------------|---------|------------|---------------------|
| 1       | 2,25,000     | 366607  | 04/01/2019 | State Bank of India |

Copy to:

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

### Schedule-I

#### Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have installed Sewage Treatment Plant (STP) with the design capacity of 250 CMD.
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

| Sr No. | Parameters         | Standards prescribed by Board<br>Limiting Concentration in mg/l, except for PH |
|--------|--------------------|--|
| 1      | BOD (3 days 27oC ) | 10   |
| 2      | Suspended Solids   | 20   |
| 3      | COD                | 50   |
| 4      | Residual Chlorine  | 1 ppm  |

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

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

| Sr. no. | Purpose for water consumed | Water consumption quantity (CMD) |
|---------|----------------------------|----------------------------------|
| 1       | Domestic purpose           | 150.00                           |



### Schedule-II

#### Terms & conditions for compliance of Air Pollution Control:

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

| Sr. No. | Stack Attached To | APC System         | Height in Mtrs. | Type Of Fuel | Quantity | UOM    | S%  | SO <sub>2</sub> Kg/day |
|---------|-------------------|--------------------|-----------------|--------------|----------|--------|-----|------------------------|
| 1       | DG Set            | Acoustic enclosure | 5*              | Diesel       | 82       | Lit/Hr | 1.8 | 70.8                   |

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

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

|                    |               |                          |
|--------------------|---------------|--------------------------|
| Particulate matter | Not to exceed | 150 mg/Nm <sup>3</sup> . |
|--------------------|---------------|--------------------------|

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

**Schedule-III**  
**Details of Bank Guarantees**

| Sr. No. | Consent (C to E/O/R)          | Amt of BG Imposed | Submission Period | Purpose of BG   | Compliance Period | Validity Date |
|---------|-------------------------------|-------------------|-------------------|---|-------------------|---------------|
| 1       | Renewal of Consent to Operate | Rs. 10 lakh       | 15 Days           | Towards compliance of Environmental Clearance and Consent conditions. | Continuous        | 30/09/2021    |

  
Maharashtra Pollution Control Board



#### Schedule-IV

##### General Conditions:

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

- 1) The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide No: SEAC-2010/CR-466/TC-2 dtd. 22/09/2011.
- 2) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 3) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 4) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 5) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 6) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m. to 6 a.m.
  - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - g) D.G. Set shall be operated only in case of power failure.
  - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 7) Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 8) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.**



Member Secretary



भारत सरकार  
केन्द्रीय भूमि जल प्राधिकरण  
जल संसाधन, नदी विकास  
और गंगा संरक्षण मंत्रालय

Government of India  
Central Ground Water Authority  
Ministry of Water Resources,  
River Development & Ganga Rejuvenation

Date: - 24 APR 2018

File No: - 21-4/1117/MH/INF/2017 - 746

NOC No: - CGWA/NOC/INF/ORIG/2018/3421

To ✓

M/s Sheetal Sagar Builder and Developers Pvt. Ltd.  
Lokmanya Nagar Priyadarshani Co Operative Housing Society Ltd.,  
51/54 B, Nariman Bhavan, 5th Floor, Backbay Reclamation Road,  
Nanman Point, Taluka & District Mumbai, Maharashtra - 400021

**Sub: - NOC for ground water withdrawal to M/s Sheetal Sagar Builder and Developers Pvt. Ltd. in respect of their proposed Residential township project "Lokmanya Nagar Priyadarshani Co Operative Housing Society Ltd." located at Plot A on Bearing F. P. No. 580, T. P. Scheme IV, of Mahim Division at The Junction Of Senapati Bapat Marg, and Kakasaheb Gadgil Marg, Town Greater Mumbai (M Corp.) Part 2, Taluka & District Mumbai, Maharashtra - reg.**

Refer to your application for grant of NOC for ground water withdrawal dated 31/05/2017. Based on recommendations of Regional Director, Central Ground Water Board, Central Region, Nagpur vide his letter dated 16/01/2018 and further deliberations on the subject, the NOC of Central Ground Water Authority for ground water withdrawal is hereby accorded to M/s Sheetal Sagar Builder and Developers Pvt. Ltd. in respect of their proposed Residential township project "Lokmanya Nagar Priyadarshani Co Operative Housing Society Ltd." located at Plot A on Bearing F. P. No. 580, T. P. Scheme IV, of Mahim Division at The Junction Of Senapati Bapat Marg, and Kakasaheb Gadgil Marg, Town Greater Mumbai (M Corp.) Part 2, Taluka & District Mumbai, Maharashtra. The NOC is valid from 27/03/2018 to 26/03/2020 and is subject to the following conditions: -

1. The firm may abstract 30 cu.m/day of saline/brackish ground water for 60 days (and not exceeding 1,800 cu.m/year), through two (2) proposed dug wells only. No additional ground water abstraction structures shall be constructed for this purpose without prior approval of the CGWA. The dug wells shall not be used for withdrawal of ground water after completion of dewatering and shall be covered and sealed.
2. Both the wells shall be fitted with digital water meter by the firm at its own cost and monthly ground water abstraction data shall be recorded in a log book. Compliance to this condition shall be reported within one month from the date of issue of this letter.
3. M/s Sheetal Sagar Builder and Developers Pvt. Ltd., Lokmanya Nagar Priyadarshani Co-Operative Housing Society Ltd., in consultation with the Regional Director, Central Ground Water Board, Central Region, Nagpur shall implement ground water recharge measures atleast to the tune of 17,825 cu.m/year as proposed, for augmenting the ground water resources of the areas where post monsoon water level is more than 5 meter below ground level. Firm shall report the

18/11, Jamnagar House, Mansingh Road, New Delhi-110011

Phone : (011) 23383561 Fax : 23382051, 23386743

Website: www.cgwa.noc.gov.in

स्वच्छ सुरक्षित जल - सुन्दर खुशहाल कल

CONSERVE WATER - SAVE LIFE



compliance within six months from the date of issuance of this letter. Firm shall also undertake periodic maintenance of recharge structures at its own cost.

4. The photographs of the recharge structures after completion of construction of the same shall be furnished immediately to the Regional Director, Central Ground Water Board, Central Region, Nagpur for verification under intimation to this office.

5. The firm, at its own cost, shall construct one (1) observation well (piezometer) at suitable location for monthly ground water level monitoring in consultation with the Regional Director, Central Ground Water Board, Central Region, Nagpur.

6. The ground water quality shall be monitored once in a year (during pre monsoon period).

7. The monitoring data in respect of S. No. 2, 5 & 6 shall be submitted to the Regional Director, Central Ground Water Board, Central Region, Nagpur on regular basis at least once in a year.

8. The firm shall ensure proper recycling and reuse of waste water after adequate treatment.

9. Action taken report in respect of S. No. 1 to 8 shall be submitted to CGWA within one year period.

10. This NOC is liable to be cancelled in case of non-compliance of any of the conditions as mentioned in S. No. 1 to 9.

11. This NOC is subject to prevailing Central/State Government rules/laws or Court orders related to construction of tubewell/ground water withdrawal/construction of recharge or conservation structure/discharge of effluents or any such matter as applicable.

12. The firm shall report self compliance online in the website ([www.cgwa-noc.gov.in](http://www.cgwa-noc.gov.in)) within one year from the date of issue of this NOC.

13. This NOC does not absolve the applicant / proponent of this obligation / requirement to obtain other statutory and administrative clearances from other statutory and administrative authorities.

14. The NOC does not imply that other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would consider the project on merits and be taking decisions independently of the NOC.



Member Secretary

Copy to:

1. The Regional Officer, Maharashtra Pollution Control Board, Jog Centre, 3<sup>rd</sup> Floor, Mumbai-Pune Road, Wakdewadi, Pune, Maharashtra-411003 with a request to ensure that the conditions mentioned in the NOC are complied by the firm in consultation with the District Collector & Magistrate, District Mumbai, Maharashtra.
2. The District Collector & Magistrate, District Mumbai, Maharashtra for necessary action.
3. The Regional Director, Central Ground Water Board, Central Region, Nagpur. This has reference to your recommendation dated 16/01/2018.
4. Guard File 2017-18.



Member Secretary



56. From Shri Sachin Padwal - Municipal Corporation of Greater Mumbai should prepare Ten



income distribution will be done / Dividend will be paid to those whose names appear in the Register of Unit holders maintained by the Ownership maintained by the Depositories, as applicable, under the Scheme on the Record Date (including investors whose valid proof received by the Fund till 3.00 p.m. in respect of the aforesaid Scheme to realization of cheques / demand drafts). However, in respect of one or more than Rs. 2 lakh (at Unit holders' PAN and holding pattern) be based on realization of funds as per the provisions of SEBI Circular September 13, 2012 and No. CIR/IMD/DF/19/2010 dated November from time to time, on uniform cut-off timings for applicability of NAV. With regard to Unit holders of the aforesaid Schemes / Plans who have



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

Office of the  
Chief Engineer (Development Plan)  
Municipal Head Office  
4th Floor, Extn. Building  
Mahapalika Marg, Fort  
Mumbai - 400 001

To, **M/S SUNIL AMBRE & ASSOCIATES**  
Gr. Floor, Aban House,  
Kalaghoda fort,  
Mumbai-23.

No: CHE/1115068282/DPCity/G/N

Date: **124 NOV 2015**

**Sub:** Sanctioned Revised Development Plan Remarks for the land bearing F.P.No 580 of TPS MAHIM No. IV

**Ref:** 1) Your Application u/no.16052 and payment of certifying charges made under Receipt no.1005068282 dated 21/11/2015.  
2) Dir (E.S. & P)'S approval under No. Dir./E.S. & P/3900/I dtd -31/01/2009.

**Sir/Madam,**

Sanctioned Revised Development Plan Remarks for the land shown bounded blue on the accompanying plan are as under: -

Description of the Land : F.P.No 580 of TPS MAHIM No. IV

Sanctioned Revised Development Plan referred to Ward : G/N

Reservations affecting the land [as shown on plan] : NIL

Reservations abutting the land [as shown on plan] : NIL

Designations affecting the land [as shown on plan] : NIL

Designations abutting the land [as shown on plan] : NIL

D.P. Roads affecting the land [as shown on plan] : NIL

Existing Roads [as shown on plan] : Present

Widening of the existing road to be confirmed from the office of the Executive Engineer (Traffic & Co-ordination)/Assistant Engineer (Survey)

Zone [as shown on plan] : RESIDENTIAL ZONE (R)

The Zonal line dividing the Residential Zone and Service Industrial Zone (I-1), General Industrial Zone (I-2) & Special Industrial zone (I-3) is shown in red line on the plan.

**Remarks from other Departments/Offices:**

The Separate remarks as per Draft Development Plan (2034) shall be obtained from the office of Town Planning Officer, Greater Mumbai whose office is situated at Kalpataru Residency, opp.Rupam Cinema, F/North Municipal Ward Chowky, 1st Floor, Sion (E), Mumbai - 400 022.



T.P. Scheme

: TPS MAHIM No. IV

Since the land is under T.P. Scheme, remarks from the Town Planning Section of this office should be obtained separately before any development.

The land under reference abuts the **pipe line** and hence, specific remarks from the H.E. (Deptt.) & Executive Engineer (S.W.D.) Authority should be obtained separately.

**Note:**

Since T.P. Plan is not submitted, boundaries of the plot under reference shall be got verified separately from S.L.R. & approval to amalgamation / sub-division / layout shall be got from competent authority.

If the land under reference is a part of amalgamation/sub-division/layout, then specific remarks shall be obtained from the concerned Building Proposal office and development thereof shall be as per the terms and conditions of the approved amalgamation/sub-division/layout.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The boundaries shown in the accompanying plan are as per the available records with this office. However the boundaries shown in the records of City Survey Office shall supercede those shown in the D. P. Remarks Plan.

This remark is valid for one year from the date of issue.

Yours Faithfully



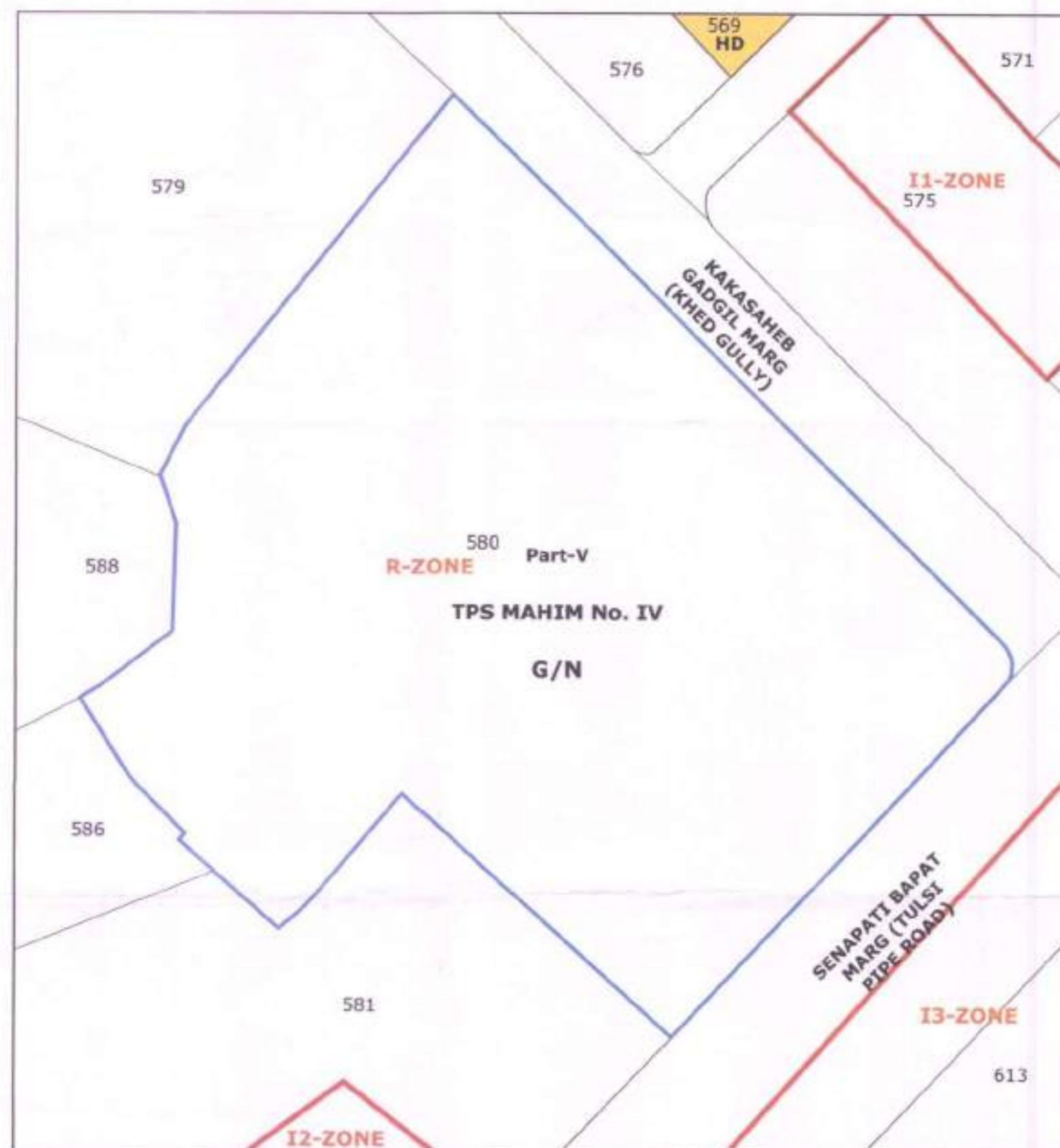
Assistant Engineer,  
Development Plan

(G/N Ward)

Acc~1 plan

F.P.No 580 of TPS MAHIM No. IV





## BLOCK PLAN

Scale 1:960

Land Bearing F.P.No.580 of TPS MAHIM No. IV in G/N Ward



## LOCATION PLAN

Scale 1:2500

### NOTE:

D.P. Remarks have been offered only from the zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under No.CHE/1115068282/DPCity/G/N Dated:

*[Signature]*  
24/11/16

Assistant Engineer (DP) G/N Ward



**MUNICIPAL CORPORATION OF GREATER MUMBAI (Development Plan Department)**

Office of the Chief Engineer (Development Plan),  
5th Floor, Annexe Building,  
Municipal Head Office,  
Mahapalika Marg, Fort, MUMBAI - 400 001.





Vasant S. Kelkar  
Madhura Manjrekar  
Ashish Bhangle

Email : [kentbom@gmail.com](mailto:kentbom@gmail.com)  
Website : [www.kelkar.com](http://www.kelkar.com)

610, Keshava  
Bandra - Kurla Complex  
Mumbai - 400 051  
Tel.: 2659 2277 / 78  
Fax: 2659 2279

June 04, 2009

**TO WHOM SOEVER IT MAY CONCERN**

Sub : Proposed Tenant Building (Bldg No. 1) on sub-plot 'A', property bearing E.P.No. 580, T.P. Scheme IV of Mahim Division, at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai. For Lokmanya Nagar Priyadarshini Co.op Housing Society Ltd.

Dear Sir,

This is to certify that the proposed R.C.C. Frame structure and the foundations for the above-referred building will be designed by us for

1. Seismic zone III as per IS Code 1893 & 4326
2. All horizontal projections like Cornices and balconies including columns projecting beyond the terrace and Overheads Water Storage Tank shall be designed for five times the design vertical co-efficient specified in clause 6.4.5 (i.e.  $10/3 A_h$ ) where  $A_h$  = horizontal seismic co-efficient.
3. Size of columns shall be as per IS Code and no main beams in RCC frame structure shall be less than 230mm

Thanking you, we remain,

Yours faithfully,  
For Dr Kelkar Designs Pvt. Ltd.

Madhura Manjrekar

Licence No : STR/M/99



February 04, 2015

**TO WHOMSOEVER IT MAY CONCERN**

Sub: Proposed Tenant + MHADA (Bldg. No. 2) on sub-plot 'A', Property bearing F.P. No. 580, T.P.S. IV of Mahim Division, at the junction of Senapati Bapat Marg & Kaka Saheb Gadgil Marg, Mumbai For Lokamanayanagar Priyadarshini Co-op Housing Society Ltd.

Dear Sir,

This is to certify that the proposed R.C.C. Frame structure and the foundation for the above - referred building will be designed by us for

1. Seismic zone III as per IS code 1993 & 2002.
2. All horizontal projection like Cornices and balconies including columns projecting beyond the terrace and Overheads Water Storage Tank shall be designed for five times the design verticals co-efficient specified in clause 6.4.5 (i.e.  $10/3 A_h$ ) where  $A_h$  = horizontal seismic co-efficient.
3. Size of columns shall be as per IS Code and no main beams in R.C.C. Frame structure shall be less than 230mm.

Thanking you,

Yours Faithfully,  
for Dr. Kelkar Designs Pvt. Ltd.

  
Madhura Manjrekar

Licence No.: STR/M/99





**DR. KELKAR DESIGNS PVT. LTD.**

Consulting Civil - Structural Engineers

610, Keshava,  
Bandra Kurla Complex,  
Mumbai 400051.

91 - 22 - 26592277/78/79  
kdpl@kelkardesigns.com  
www.kelkardesigns.com

CIN - U74900MH2008PTC179837

November 11, 2016

**TO WHOMSOEVER IT MAY CONCERN**

Sub.: Proposed Sale Building No. 3 on sub-plot 'A', property bearing F.P. No. 580, T.P. Scheme IV of Mahim Division, at the junction of Senapati Bapat Marg & Kakasaheb Gadgil Marg, Mumbai

Sir,

This is to certify that the proposed R. C. C. Frame structure and the foundations for the above-referred building will be designed by us for Two Basements + Ground + 5 Typical Floors + 2 Future Floors + Terrace.

We would also like to certify that the structural design will be done as per all relevant IS codes including IS code 1893-1984, IS 13920-1993 for earthquake resistant design of structure and ductile detailing of reinforced concrete structure subjected to seismic forces & IS: 4326-1993 for earthquake resistant design and construction of buildings.

Thanking you,

Yours faithfully,  
for Dr. Kelkar Designs Pvt. Ltd.,

  
Madhura Manjrekar

Licence No.: STR/M/99