

AVENTA PROPERTIES L L P

3A/B, Rajabhadur Mansion, 20, Ambalal Doshi Marg, Mumbai 400 023.
Tel. : 2263 3388 / 2269 1166 ♦ Fax : 6635 6677

Date: 18/10/2022

To,

The Principal Secretary, Environment Department,
Government of Maharashtra, 15th floor,
New Administrative Building, Mantralaya,
Madam Cama Road, Mumbai - 400 032.

Sub : Submission of six monthly compliance status report as per terms & conditions stipulated in Environmental clearance for proposed 'Redevelopment project at plot bearing F.P. no. 206 & 207, TPS III Mahim, L.J. Road, Mahim, Mumbai, Maharashtra.'

Ref. No. : Environment clearance no. SEAC-2014/CR-35/TC.1, dated: 01/12/2014.

Respected Sir,

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 laid down in environmental clearance file no. SEAC-2014/CR-35/TC.1, dated: 01/12/2014 along with the necessary annexure.

This compliance report is submitted for the period from April 2020 to September 2020.

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

Thanking you,

Yours Sincerely,

For Aventa Properties LLP

Authorised Secretary

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

Copy to Regional office, MoEF & CC, Nagpur.
Regional office, MPCB, Sion, Mumbai.

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Date: 18/10/2022

To,

Ministry of Environment and Forest,
Climate Change, Regional Offices (WCZ),
Ground Floor, East wing,
New Secretariat Building,
Civil Line, Nagpur - 440 001.

Sub : Submission of six monthly compliance status report as per terms & conditions stipulated in Environmental clearance for proposed 'Redevelopment project at plot bearing F.P. no: 206 & 207, TPS III Mahim, L.J. Road, Mahim, Mumbai, Maharashtra.'

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Datashets & Annexures.

Copy to Regional office, MPCB, Sion, Mumbai.
Department of Environment, Mantralaya, Mumbai.

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Tel. : 2263 3388 / 2269 1166 ♦ Fax : 6635 6677

Date: 18/10/2022

To,

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

Sub : Submission of six monthly compliance status report as per terms & conditions stipulated in Environmental clearance for proposed 'Redevelopment project at plot bearing F.P. no. 206 & 207, TPS III Mahim, L.J. Road, Mahim, Mumbai, Maharashtra.'

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

Copy to Regional office, MoEF & CC, Nagpur.
Department of Environment, Mantralaya, Mumbai.

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: PART A :

Current Status of Work

Current status of construction	:	<ul style="list-style-type: none">❖ Construction work completed as of September 2020 is as follows;❖ Excavation completed.❖ Basement and Plinth completed.❖ Total 212 Sq. Meter construction work is done at site.	
a.	Date of commencement	:	❖ February 2018 (Actual)
b.	Date of completion	:	❖ December 2024 (Planned)

: PART B :

Compliance status of conditions stipulated in Environmental clearance letter for the proposed 'Redevelopment project at plot bearing F.P. nos. 206 & 207 TPS III Mahim, Mumbai by SEIAA, Govt. of Maharashtra vide letter no. SEAC-2014/CR-35/TC-1, dated: 01/12/2014 are as follows;

Sl. No	Stipulated clearance condition	Compliance status
i	<p>This environmental clearance is issued subject to land use verification. Local authority/ planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. 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.</p>	<ul style="list-style-type: none"> ❖ MCGM issued Intimation of Disapproval (IOD) under Section 346 for the project vide letter no. EB/6939/GN/A, dated: 02/05/2014. ❖ Please refer Annexure – 1 for IOD. ❖ MCGM issued commencement certificate for the project vide letter no. EEBPC/6939/GN/A, dated: 03/08/2015. ❖ Please refer Annexure – 2 for commencement Certificate. ❖ MCGM issued Approved Layout Plan for the project vide letter no. EB/6939/GN/A, dated: 02/05/2014. ❖ Please refer Annexure – 3 for Layout Plan. ❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2014/CR-35/TC-1, dated: 01/12/2014. ❖ Please refer Annexure – 4 for Environmental Clearance letter. ❖ MHADA issued No Objection Certificate (NOC) for Redevelopment project vide letter no. R/NOC/F-2109/2349/MBRRB-13. ❖ Please refer Annexure – 5 for MHADA NOC. ❖ Chief Fire Officer, Mumbai Fire Brigade, MCGM granted Fire NOC for the project vide NOC no. FB/HRC/CITY/19, dated: 23/09/2013. ❖ Please refer Annexure – 6 for Fire NOC.
ii	<p>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 Wildlife 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.</p>	<ul style="list-style-type: none"> ❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC, u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.
iii	<p>This environmental clearance is issued subject to providing Shaft in basement for light & ventilation & car parking to be restricted to 92 as per the approved layout.</p>	<ul style="list-style-type: none"> ❖ Noted.

Sl. No	Stipulated clearance condition	Compliance status
iv	PP has to abide by the conditions stipulated by SEAC.	❖ Agreed to comply with.
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"> ❖ MCGM issued Intimation of Disapproval (IOD) under Section 346 for the project vide letter no. EB/6939/GN/A, dated: 02/05/2014. ❖ MCGM issued commencement certificate for the project vide letter no. EEBPC/6939/GN/A, dated: 03/08/2015. ❖ MCGM issued Approved Layout Plan for the project vide letter no. EB/6939/GN/A, dated: 02/05/2014. ❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2014/CR-35/TC-1, dated: 01/12/2014. ❖ MHADA issued No Objection Certificate (NOC) for Redevelopment project vide letter no. R/NOC/F-2109/2349/MBRRB-13. ❖ Chief Fire Officer, Mumbai Fire Brigade, MCGM granted Fire NOC for the project vide NOC no. FB/HRC/CITY/19, dated: 23/09/2013. ❖ MCGM issued Sanctioned Revised Development Plan Remarks for the project vide letter no. CHE/519/DPCity/G/N, dated: 14/11/2013 for plot no. 206 and vide letter no. CHE/520/DPCity/G/N, dated: 14/11/2013 for plot no. 207. ❖ As per DP Remarks project site is in Residential Zone (R). ❖ Please refer Annexure – 7 for DP Remarks.
vi	“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.	<ul style="list-style-type: none"> ❖ MPCB granted consent to establish for the project vides order no. Format 1.0/BO/RO-HQ/EIC-Mu-6107-14/CE/CC-9228, dated: 04/10/2014. ❖ Please refer Annexure – 8 for consent to Establish.
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"> ❖ All necessary facilities have been provided on site for construction workers. ❖ No labour camp at project site. ❖ 30 nos of non-residential workers are working on project site. ❖ Site sanitation like safe & adequate Municipal Water for drinking and tanker water for domestic purpose, provision of 2 nos of toilet, 1 no of bathroom, First Aid and periodical medical checkup facilities have been provided.

Sl. No	Stipulated clearance condition	Compliance status
		<ul style="list-style-type: none"> ❖ Proper housekeeping & regular pest control have been carried out. ❖ Municipal solid waste generated at the construction site is being handed over to Municipal solid waste collection vehicles. ❖ Please refer Annexure – 9 for Workers Medical Reports.
General conditions for 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.	<ul style="list-style-type: none"> ❖ All necessary facilities have been provided on site for construction workers. ❖ No labour camp at project site. ❖ 30 nos of non-residential workers are working on project site. ❖ Site sanitation like safe & adequate Municipal Water for drinking and tanker water for domestic purpose, provision of 2 nos of toilet, 1 no of bathroom, First Aid and periodical medical checkup facilities have been provided. ❖ Proper housekeeping & regular pest control have been carried out. ❖ Municipal solid waste generated at the construction site is being handed over to Municipal solid waste collection vehicles.
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.	<ul style="list-style-type: none"> ❖ All necessary facilities have been provided on site for construction workers. ❖ No labour camp at project site. ❖ 30 nos of non-residential workers are working on project site. ❖ Site sanitation like safe & adequate Municipal Water for drinking and tanker water for domestic purpose, provision of 2 nos of toilet, 1 no of bathroom, First Aid and periodical medical checkup facilities have been provided. ❖ Proper housekeeping & regular pest control have been carried out. ❖ Municipal solid waste generated at the construction site is being handed over to Municipal solid waste collection vehicles.
xi	The solid waste generated should be properly collected & 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"> ❖ Part of the debris generated due to demolition and Excavated material was partly reused on site for plot leveling and remaining was disposed to authorized landfill site with prior permission from MCGM vide letter no. 354, dated: 23/05/2016. ❖ Please refer Annexure – 10 for Debris NOC.

Sl. No	Stipulated clearance condition	Compliance status
xii	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.	<ul style="list-style-type: none"> ❖ Part of the debris generated due to demolition and Excavated material was partly reused on site for plot leveling and remaining was disposed to authorized landfill site with prior permission from MCGM vide letter no. 354, dated: 23/05/2016. ❖ Please refer Annexure – 10 for Debris NOC.
xiii	Arrangement shall be made that waste water and storm water do not get mixed.	<ul style="list-style-type: none"> ❖ The storm water collected through the storm water drains of adequate capacity will be discharged in to the Municipal SWD. ❖ Provision of STP of capacity 120 KLD for the project to treat waste water.
xiv	All the topsoil excavated during construction activities should be stored for use in landscape development within the project site.	<ul style="list-style-type: none"> ❖ This is redevelopment project under DC Rule, 37/7. Hence top soil is negligible.
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.	<ul style="list-style-type: none"> ❖ Part of the debris generated due to demolition and Excavated material was partly reused on site for plot leveling and remaining was disposed to authorized landfill site with prior permission from MCGM vide letter no. 354, dated: 23/05/2016.
xvi	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agricultural Dept.	<ul style="list-style-type: none"> ❖ Provision of RG area about 182.59 Sq. meters on ground and additional green cover area of 164.09 Sq. meters will be developed with plantation of 30 nos of different trees.
xvi ii	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.	<ul style="list-style-type: none"> ❖ Groundwater accumulation was monitored in boreholes during and after completion of drilling activities. Groundwater was observed at depths between 3.50 to 6.00 meters below ground level in the boreholes. Seasonal and annual fluctuations in ground water levels can be expected to occur. ❖ No extraction of ground water for construction purpose. ❖ Due to Nationwide lockdown in view of Covid-19 Pandemic, we have not conducted Environmental monitoring hence cannot provide Environmental monitoring reports for the period from April 2020 to September 2020.
xix	Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such materials must be secured so that they should not leach in to the ground water.	<ul style="list-style-type: none"> ❖ No generation of hazardous waste during construction.

Sl. No	Stipulated clearance condition	Compliance status
xx	Any hazardous waste generated during construction phase should be disposed off as per applicable rules & norms with necessary approvals of the MP Control Board.	❖ No generation of hazardous waste during construction.
xxi	The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	❖ No use of DG set during construction.
xxi i	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 set during construction.
xxi ii	Storm water control and its re-use as per CGWB and BIS standards for various applications.	<ul style="list-style-type: none"> ❖ The storm water collected through the storm water drains of adequate capacity will be discharged in to the Municipal SWD. ❖ Separate drains will be provided for the storm water. ❖ RWH tank of capacity 42 KL will be provided.
xxi v	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"> ❖ Vehicles with valid PUC are allowed during Construction to enter the site. Vehicles are operated only during non-peak hours. ❖ Please refer Annexure – 11 for PUC Certificates.
xxv	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.	❖ Due to Nationwide lockdown in view of Covid-19 Pandemic, we have not conducted Environmental monitoring hence cannot provide Environmental monitoring reports for the period from April 2020 to September 2020.
xxv 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 27 th August, 2003. (The above condition is applicable only if the project sites located within the 100 Km of Thermal Power Stations).	❖ Fly Ash is being used in Ready Mixed Concrete by design mix in building construction.
xxv ii	Ready mixed concrete must be used in building construction.	❖ Pre-mixed concrete, curing agents is being used for building construction.
xxv iii	Water demand during construction should be reduced by use of pre mixed concrete, curing agents and other best practices referred.	❖ Pre-mixed concrete, curing agents is being used for building construction.

Sl. No	Stipulated clearance condition	Compliance status
xxix	The approval of the 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.	<p>Fire NOC;</p> <ul style="list-style-type: none"> ❖ Chief Fire Officer, Mumbai Fire Brigade, MCGM granted Fire NOC for the project vide NOC no. FB/HRC/CITY/19, dated: 23/09/2013. <p>Structural Stability Certificate;</p> <ul style="list-style-type: none"> ❖ M/s. JCV Structural Consultants, certify the Structural stability of the building vide letter dated: 16/05/2014. ❖ Please refer Annexure – 12 for structural Stability certificate.
xxx	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<ul style="list-style-type: none"> ❖ Groundwater accumulation was monitored in boreholes during and after completion of drilling activities. Groundwater was observed at depths between 3.50 to 6.00 meters below ground level in the boreholes. Seasonal and annual fluctuations in ground water levels can be expected to occur. ❖ No extraction of ground water for construction purpose. ❖ Due to Nationwide lockdown in view of Covid-19 Pandemic, we have not conducted Environmental monitoring hence cannot provide Environmental monitoring reports for the period from April 2020 to September 2020.
xxx i	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. 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"> ❖ Provision of STP of capacity 120 KLD for the project to treat waste water. ❖ The treated sewage will be re-used for flushing and gardening to reduce fresh water demand.
xxx iii	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.	<ul style="list-style-type: none"> ❖ No extraction of ground water for construction and in operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.
xxx iv	Use of glass may be reduced 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.	<ul style="list-style-type: none"> ❖ Glass will be used only for windows.

Sl. No	Stipulated clearance condition	Compliance status
xxx v	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	❖ Dual plumbing system will be provided for buildings for using the treated wastewater for flushing and gardening.
xxx vi	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.	❖ Low flow fixtures will be provided.
xxx vii	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	❖ The roof shall be insulated so that there will not be direct heat gain due to sunlight.
xxx viii	Energy conservation measures like installation of CFLs/TFLs for lighting the area 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 heater system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy as source as a source of energy.	<p>Following energy conservation measures are proposed;</p> <ul style="list-style-type: none"> ❖ All common areas of the buildings like lift lobby, staircase & stilt areas can provided with LED lighting & T5 lighting as energy efficient fixtures. ❖ It is proposed to provide few external lighting (30 % of external lighting load) on solar power & 70 % of external lighting load normal timer based D.B. so that energy can be saved. ❖ All pumps utilized in the building will be provided with VFD (variable frequency drive) to save 20-30 % of energy. ❖ It is proposed to provide capacitor bank in common area panels so that P.F. of the system can be maintain to 0.99 or close to unity to get the incentives in electricity bills from electricity board.
xxx ix	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 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 DG sets may be decided with in consultation with MP Control Board.	❖ Provision of CPCB approved DG sets as source of backup power for elevators and common area illumination during operation phase.
xl	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"> ❖ Provision of RG area about 182.59 Sq. meters on ground and additional green cover area of 164.09 Sq. meters will be developed with plantation of 30 nos of different trees. ❖ Also proposed DG set will be acoustic enclosed type.

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xli	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"> ❖ Public road and public areas are not being used for project activity purpose and are free for smooth traffic movement. ❖ Provisions have been made for adequate parking facilities within the project complex for construction vehicles.
xlii	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.	<ul style="list-style-type: none"> ❖ Noted.
xlii i	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	<ul style="list-style-type: none"> ❖ There is only one building in this project.
xli v	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.	<ul style="list-style-type: none"> ❖ Regular supervision of the above measures is being monitored by Project Manager and Safety Officer.
xlv	Under the provision of the Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining environmental clearance.	<ul style="list-style-type: none"> ❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2014/CR-35/TC-1, dated: 01/12/2014.
xlv i	Six monthly monitoring reports should be submitted to the regional office MoEF, Bhopal with copy to the department & MPCB.	<ul style="list-style-type: none"> ❖ Six monthly compliance status reports are being submitted.
General conditions for post-construction/operation phase;		
i.	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.	<ul style="list-style-type: none"> ❖ Provision of STP of capacity 120 KLD for the project to treat waste water. ❖ The treated sewage will be re-used for flushing and gardening to reduce fresh water demand. ❖ Biodegradable waste will be treated in an Organic Waste Converter (OWC) and the non-biodegradable waste will be handed over to local body on daily basis. ❖ Compost will be re-used in gardening as manure.
ii.	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"> ❖ Biodegradable waste will be treated in an Organic Waste Converter (OWC) and the non-biodegradable waste will be handed over to local body on daily basis. ❖ Compost will be re-used in gardening as manure

Sl. No	Stipulated clearance condition	Compliance status
iii.	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"> ❖ Provision of STP of capacity 120 KLD for the project to treat waste water. ❖ The treated sewage will be re-used for flushing and gardening to reduce fresh water demand. ❖ Biodegradable waste will be treated in an Organic Waste Convertor (OWC) and the non-biodegradable waste will be handed over to local body on daily basis. ❖ Compost will be re-used in gardening as manure.
iv.	A complete set of all documents submitted to Department should be forwarded to Local authority and MPCB.	❖ A complete set of all the documents has been submitted to MPCB along with consent application.
v.	In case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	❖ Noted.
vi.	A separate environment management cell with qualified staff shall be set up for implementation of stipulated environment safeguards.	<ul style="list-style-type: none"> ❖ A Separate Environment Management Cell has been established under contractor. ❖ Environmental quality is being monitored through external MoEF & CC approved laboratory.
vii.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with time-wise break-ups. 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 purpose and year-wise expenditure should reported to the MPCB & this department.	<p>Separate funds have been allocated for Implementation of Environmental Protection Measures;</p> <p>During construction phase;</p> <ul style="list-style-type: none"> ❖ Rs. 59.07 Lakhs have been allocated for the entire construction period. <p>During operation phase;</p> <ul style="list-style-type: none"> ❖ Capital cost: Rs. 88.45 Lakhs and ❖ Recurring cost: Rs. 24.92 Lakhs / Annum.
viii.	The project management shall advertise at least two local newspapers widely circulated in the region around the project, one of which shall be in 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 MPC Board and may also be seen at Website at http://ec.maharashtra.gov.in	❖ Noted.
ix.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	<ul style="list-style-type: none"> ❖ Six monthly compliance reports submitted to; ❖ RO, MPCB, Sion, Mumbai. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya. ❖ RO, CPCB, Vadodara.

Sl. No	Stipulated clearance condition	Compliance status
x.	A copy of the clearance letter shall be sent by the proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggested/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.
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, the respective Zonal office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (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.	❖ Noted.
xii.	The project proponent shall also submit six monthly reports on the status of the 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 & SPCB.	<ul style="list-style-type: none"> ❖ Six monthly compliance reports submitted to; ❖ RO, MPCB, Sion, Mumbai. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya. ❖ RO, CPCB, Vadodara.
xiii.	The environmental statement of each financial year ending with 31 st 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 submitted for the FY 2018-19 on MPCB Web portal.
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	❖ Noted.

Sl. No	Stipulated clearance condition	Compliance status
	proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any initiated under EP Act.	
5	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 EPA, 1986.	❖ Noted.
6	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.	❖ Noted.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 5 years.	❖ Noted.
8	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.	❖ Noted.
9	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.	❖ Noted.
10	Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Delhi – 110022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	❖ Noted.
11	This Environment Clearance is issued for proposed redevelopment project at plot bearing F.P. No.206& 207TPS III Mahim, L.J. Road, Mahim, Mumbai by M/s Aventa Properties LLP.	❖ Noted.

Compliance as per
Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forests & Climate Change
Regional Office (WCZ), Nagpur

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project.
2.	Name of the project	:	Proposed Redevelopment Project
3.	Clearance letter (s) / OM No. and Date	:	Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2014/CR-35/TC-1, dated: 01/12/2014.
4.	Location		
	a. District (s)	:	Mahim, Mumbai.
	b. State (s)	:	Maharashtra.
	c. Latitude/ Longitude	:	Latitude : 19°01'51.74" N Longitude : 72°50'32.57" E
5.	Address for correspondence		
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	Mr. C. V. Khobrekar Aventa Properties LLP 3A/B, Rajabhadur Mansion, 20, Ambalal Doshi Marg, Mumbai - 400 023.
	b. Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers)	:	Mr. Rajesh Farde Aventa Properties LLP Redevelopment project at plot bearing F.P. no. 206 & 207 TPS III Mahim, Mumbai.
6.	Salient features		
	a. of the project	:	Proposed Redevelopment Project with One building; 2 Basements + Ground + 10 Parking Floors + 32 Upper Floors. 1 Exiting Temple.
	b. of the environmental management plans	:	Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 59.07 Lakhs have been allocated for the entire construction period.

			<p>During operation phase;</p> <ul style="list-style-type: none"> ❖ Capital cost: Rs. 88.45 Lakhs and ❖ Recurring cost: Rs. 24.92 Lakhs / Annum.
7.	Breakup of the project area;		
	a.	submergence area forest & non-forest	: Not Applicable.
	b.	Others	: <ul style="list-style-type: none"> ❖ FSI area: 9,662.19 Sq. meters ❖ Non-FSI area: 16,471.77 Sq. meters ❖ Total BUA: 26,133.96 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 laborer's/artisan		: Not Applicable.
	a.	SC, ST/Adivasis	: Not Applicable.
	b.	Others (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 : Total cost of the project.	: Rs. 59.70 Crores
	b.	Allocation made for environ-mental management plans with item wise and year wise Break-up.	: Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 59.07 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 88.45 Lakhs and ❖ Recurring cost: Rs. 24.92 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.	: Rs. 53.00 Cr.
	f.	Actual expenditure incurred on the environmental management plans so far.	: Rs. 4.24 Lakhs
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;	:	❖ Construction work completed as of September 2020 is as follows; ❖ Excavation completed. ❖ Basement and Plinth completed. ❖ Total 212 Sq. Meter construction work is done at site.
	a.	Date of commencement (Actual and/or planned)	:	❖ February 2018 (Actual)
	b.	Date of completion (Actual and/or planned)	:	❖ December 2024 (Planned)
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.	:	--
	b.	Date of site visit for this monitoring report.	:	--
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. (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.)	:	--

346
Form -----
88

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

Ex. Eng. Bldg. Proposal (City) 114
'E' Ward Municipal Offices, 3rd Floor,
10, S. K. Hafizuddin Marg, Byculla,
Mumbai - 400 008.

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

EB/6939/GN/A

No. EB./CE/ BS/A of 20 - 20

MEMORANDUM

M/S. Avenida Properties L.L.P.
Farshid Cooper
F.P. No. 206, 207,
T.P.S. III, Mahim,
Mumbai

Municipal Office,
Mumbai 02/05/2014

5807

14.5.2013

With reference to your Notice, letter No. dated 20 and delivered on
27.09.2013 20 and the plans, Sections Specifications and Description and further particulars and
details of your buildings at Proposed redevelopment on plot bearing F.P. No. 206, 207 T.P.S. III
Mahim, L.J. Road, 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.**

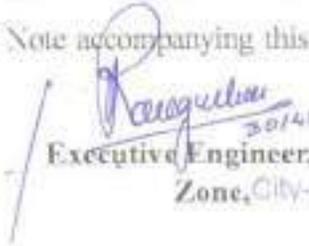
1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements 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 01st day of May 2015 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.


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 a 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 then 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 9/2 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 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 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.

02/05/14

Contd... (A).

5. 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.
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 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. (alongwith plot affected by C.R.Z.).
11. That the Agreement with the existing tenant non-cessed with detail list along with the plans will not be submitted before C.C.
12. That the grant of I.O.D. shall not be used as tool to evict non-cess tenants. Registered Undertaking & indemnity bond indemnifying M.C.G.M. & its office from any disputes between tenants shall not be submitted.
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 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.
16. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
17. That All Dues Clearance Certificate from A.E.W.W. 'G/N' Ward shall not be submitted before issue of C.C.
18. That the premium/deposits as follows will not be paid -
 - a. Condonation of deficient open spaces.
 - b. Staircase / Lift area benefit.
 - c. Deposit for basement
 - d. Development charges as per M.R. & T.P. (Amendment) Act, 1992
 - e. Insecticide charges.
 - f. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'G/N' Ward.
 - g. Labour Welfare Cess
 - h. Additional Development Cess.
19. 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.
20. That the work will not be carried out strictly as per approved plan and in conformity with the D.C. Regulations in force.
21. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
22. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
23. 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.
24. That the N.O.C. from B.E.S.T. for sub station shall not be submitted.
25. That the fresh Tax Clearance Certificate from A.A. & C. 'G/N' Ward shall not be submitted.
26. That the letter from MHADA stating all tenants have given their irrevocable consent shall not be submitted.

27. 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.
28. That the Regd. U/T against misuse of pocket terrace / part terrace / stilt shall not be submitted.
29. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
30. That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
31. That the registered Power of Attorney shall not be submitted.
32. That the remarks from H.E. Department shall not be submitted.
33. That the debris shall not be dumped on the Municipal ground only.
34. That the board displaying the details of development of the work shall not be displayed at site.
35. 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.
36. That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
37. That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
38. 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.
39. That small part portion plot is affected by C.R.Z., of which F.S.I. benefit is not proposed to avail though road is to be handed over to M.C.G.M., the concurrence from M.C.Z.M.A. shall not be submitted.
40. That the copy of PAN card of the applicant shall not be submitted before C.C.
41. 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.
42. That the fresh P.R.Card in the name of owner shall not be submitted before C.C.

43. That the N.O.C. from Collector of Mumbai shall not be submitted before C.C.
44. 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.
45. That the N.O.C. from MHADA shall not be submitted before C.C.
46. That the existing tenants with their user as approved by M.B.R&R. Board will not be submitted before asking for C.C.
47. That the N.O.C. from E.E.T. & C. shall not be obtained for the parking before C.C.
48. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
49. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.
50. 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.
51. That the precautionary measures to avoid nuisance duct to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.
52. That remarks from E.E. (M. & E.) for ventilation shall not be submitted.
53. 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.
54. 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.
55. 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.
56. 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.

57. That the remarks regarding formation level from Road Department shall not be submitted.
58. That Regd. U/T for handing over setback area for the balance portion of the plot not covered under this proposal as & when required by M.C.G.M. shall not be submitted.
59. 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.
60. 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.
61. That the feasibility of providing the basement from Geologist on the plot under reference shall not be submitted.
62. 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.
63. That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.
64. 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 3rd 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
65. That all the conditions of M.H.A.D.A. N.O.C. shall not be complied before further C.C.
66. That all the conditions of E.E.(T.&C.) N.O.C. shall not be complied before plinth C.C.
67. That all the conditions of C.F.O. N.O.C. shall not be complied before plinth C.C.

68. That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
69. That the proposal for change in ownership as per latest P. R. Card shall not be submitted to E.E.(T.P.) of M.C.G.M. before C.C.
70. That the Extra Water Charges & Extra Sewerage Charges shall not be paid.

(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 elevation treatment plan shall not be submitted & got approved.
4. That the construction of road including storm water drain and footpath shall not be constructed.
5. That the compliance of necessary remarks for training of nalla / 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. 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, 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.

(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 26.06.1978.

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 Asstt.Commissioner(Estates)/ MHADA/ C.F.O./ Tree Authority/ M.H.C.C. 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 6th 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.
- Ownership documents;
 - Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
 - Copies of soil investigation reports.
 - R.C.C. details and canvass mounted structural drawings.
 - Structural Stability Certificate from Licensed Structural Engineer.
 - Structural Audit Reports.
 - All details of repairs carried out in the buildings.
 - Supervision certificate issued by the Licensed Site Supervisor.
 - Building Completion Certificate issued by Licensed Surveyor/ Architect.
 - NOC and completion certificate issued by the C.F.O.
 - Fire safety audit carried out as per the requirement of C.F.O.
28. That the certified copy of sale agreement incorporating the following conditions shall not be submitted to this office
- That the prospective society / end user shall not preserve and maintain the documents / plans received from Owner / Developer / Architect and subsequently carry out necessary repairs / structural audit/ fire audit at regular interval and also present periodical structural audit reports and repair history, similarly to check and to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M.

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

- 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.


Executive Engineer
Building Proposals (City)-III

No.EB/6939/GNA 02/05/14

Copy to : 1. Shri S.L. Jadhav,
Spaceage Consultants,
Architect,
B-106, Natraj Building, Sristi Complex,
Mulund (West), Mumbai 400 080

- Designated Officer 'G/N' Ward,
- A.E.W.W. G/N Ward,
- Dy.A.& C. City
- The Collector of Mumbai
- Chief Officer, M.B.R.& R. Board


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 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 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 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:-
- Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - 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.
 - 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 tightly serving the purpose of a lock and the warning pipes of the ribbet prefessed 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 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) Lintels or Arches should be provided over Door and Window 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 at your own risk.


 30/12/14
 Executive Engineer, Building Proposals
 Zones City Wards.

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. EEBPC/6939 14N/A of 03/8/15

COMMENCEMENT CERTIFICATE

To,

M/s. Aventa Properties L.P.
Farshid Cooper
F.P. NO. 206, 207
TPC III, Mahan Mumbai

Ex. Eng. Bldg. Proposal (City) III
Municipal Building, C. S. No. 355 B,
Walmiki Chowk, Vidyalankar Marg,
Lawrence Road,
Ward 91N, Wadala (East),
Mumbai - 400 037.

Sir,

With reference to your application No. 7591 dated 14/5/2013 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 Redevelopment on plot bearing F.P. No. 206, 207 TPC III L.J. Road Mumbai and building permission under section 34B of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. — on Plot No./C.S.No./G.T.S. No. 206, 207 Division/Village/Town Planning Scheme No. TPC III Situated at Road/Street L.J. Road Ward 91N 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. smt. M.P. Vaidya 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 02/8/16

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

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

M.P. Vaidya
31/11/15
Assistant Engineer
Building Proposals (City)/(R&R) VII

For MUNICIPAL COMMISSIOINER, FOR GREATER MUMBAI.

Government of Maharashtra

SEAC-2014/CR-35/TC-1
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annex, Mumbai- 400 032.
 Dated: 1st December, 2014

To,
 M/s. Aventa Properties LLP
 3 A/B, Rajabhadur Mansion,
 20, Amhalal Doshi Marg,
 Mumbai 400 023

Subject: Environment clearance for proposed redevelopment project at plot bearing F.P. No. 206 & 207 TPS III Mahim, L.J. Road, Mahim, Mumbai by M/s Aventa Properties LLP.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 27th meeting and 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 73rd meeting.

2. It is noted that the proposal is for grant of Environment Clearance for proposed redevelopment project at plot bearing F.P. No. 206 & 207 TPS III Mahim, L.J. Road, Mahim, Mumbai. SEAC-II considered the project under screening category 8(b) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as-

Name of Project	"Proposed Redevelopment Project" at Mahim, Mumbai
Project Proponent	M/s. Aventa Properties LLP
Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
Type of project	Redevelopment project
Location of the project	F.P.NO. 206 & 207 TPS III Mahim, L.J Road, Mahim, Mumbai
Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)
Applicability of the DCR	33 (7) & 33/15
Note on the initiated work (if applicable)	Total constructed work (FSI+ Non FSI): Not Applicable Date and area details in the necessary approvals issued by the competent authority (attach scan copies): Received MHADA NOC dated 7.7.2012 Received EOD dated 2.05.2014
LOI / NOC from MHADA /	Date and construction area details mentioned in the

Other approvals (If applicable)	approved letter: Received MHADA NOC dated 7.7.2012 Received IOD dated 2.05 2014
Total Plot Area (sq. m.)	2,415.98 Sq.mt.
Deductions	172.41 Sq.mt.
Net Plot area	2,243.57 Sq.mt.
Permissible FSI (including TDR etc.)	9663.92 Sq. mt.
Proposed Built-up Area (FSI & Non-FSI)	•FSI area (sq. m.): 9,662.19 Sq. mt. •Non FSI area (sq. m.): 16,471.77 Sq. mt. •Total BUA area (sq. m): 26,133.96 Sq. mt
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	1050.21 (46.8 %)
Estimated cost of the project	Rs. 59.70 Cr.
No. of building & its configuration(s)	1 Building: 2 Basements + Ground + 10 Parking floors + 32 upper floors 1 Existing Temple to be retained
Number of tenants and shops	Flats: 179 Nos. Commercial built-up area: 934.01 Sq. Mt.
Number of expected residents / users	997
Tenant density per hectar	797/ha
Height of the building(s)	105.65 mt.
Right of way (Width of the road from the nearest fire station to the proposed building(s))	27.43 mt. wide existing road
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	6 mt.
Existing structure(s)	There are total 4 Buildings on site which will be demolished Two Cessed bldg of Category A i.e. Gr + 2 floors and Category B i.e. Gr + 1 floors Two NON cessed Bldgs of Gr + 4 floors & Gr + 2 floors
Details of the demolition with disposal (If applicable)	The debris generated due to part demolition shall be partly reused on site and shall be partly disposed off to Authorized Landfill sites with permission from M.C.G.M.
Total Water Requirement	Dry season: •Fresh water (CMD): 22 (Domestic: From M.C.G.M.) •Recycled water (CMD): 44 (STP Treated sewage) Flushing = 43 Gardening = 1 •Total Water Requirement (CMD) : 126 •Swimming pool make up (CMD): Not Applicable •Fire fighting (CMD): One Time Requirement Rehabilitation & Sale : 405 Cum (for each building)

	<p>Wet Season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 82 (Domestic: From M.C.G.M. = 61+ From RWH tank = 21) • Recycled water (CMD): 43 (STP Treated sewage) Flushing = 43 • Total Water Requirement (CMD): 125 • Swimming pool make up (Cum): Not Applicable • Fire fighting (Cum): One Time Requirement • Rehabilitation & Sale: 405 Cum (for each building)
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> • Level of the Ground water table: 3.50 mt. – 6.00 mt. below ground level • Size and no of RWH tank(s) and Quantity: 1 RWH tanks of total capacity 42 KL. • Location of the RWH tank(s): Ground level • Size, no of recharge pits and Quantity: Nil • Budgetary allocation (Capital cost and O&M cost). Capital cost: Rs. 4.20 Lacs O & M cost: Rs. 0.21 Lacs/annum
UGT tanks	<ul style="list-style-type: none"> • Location(s) of the UGT tank(s): Underground
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern The storm water collected through the storm water drains of adequate capacity will be discharged in to the municipal SWD. • quantity of storm water: 0.05 m³/sec • Size of SWD: 450 mm width and 300 mm depth with the slope of 1:300
Sewage and Waste water	<ul style="list-style-type: none"> • Sewage generation (CMD): 108 • STP technology: MBBR (Moving Bed Bio Reactor) • Capacity of STP (CMD): 120 KL • Location of the STP: Basement level • DG sets (during emergency): For essential backup 1 DG set of 300 KVA capacity • Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 38.10 Lacs O & M cost: Rs. 10.74 Lacs/annum
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation. Excavated material shall be partly reused on site for backfilling and partly disposed to the authorized sites with permission from M.C.G.M. • Quantity of the top soil to be preserved: Nil • Disposal of the construction waste debris: The construction waste shall be partly reused on site and shall be partly disposed to authorized site through authorized contractors with permission from M.C.G.M. <p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> Dry waste (Kg/day): 129 Wet waste (Kg/day): 284 E – waste (Kg/month): 4 • STP Sludge (Dry sludge) (Kg/day): 16

	<p>Mode of Disposal of waste: •Dry waste: Non recyclable To M C G.M Recyclable: To recyclers •Wet waste: Organic Waste Converters (OWC) •E - waste: Shall be stored separately and disposed of to the recyclers authorized by MPCB •STP Sludge (Dry sludge): As manure Area requirement: Location(s) and total area provided for the storage and treatment of the solid waste: Location: 1st Basement Area: 57 Sq. mt. Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 9.00 Lacs (Cost for treatment of biodegradable garbage in OWC) O & M cost: Rs. 1.90 Lacs (Cost for treatment of biodegradable garbage in OWC)</p>																		
Green Belt Development:	<p>Total RG area: RG area under green belt: • RG on the ground (sq. m.): 182.59 Sq. mt. • RG on the podium (sq. m.): Not applicable Addition green cover area: 164.09 Sq. Mt. Plantation: • Number and list of trees species to be planted in the ground RG: 30 Nos.</p> <table border="1" data-bbox="630 1189 1273 1666"> <thead> <tr> <th>Botanical Name</th> <th>Common Name</th> </tr> </thead> <tbody> <tr> <td><i>Albizia lebbek</i></td> <td>Slurish</td> </tr> <tr> <td><i>Saraca asoka</i></td> <td>Sita Ashoka</td> </tr> <tr> <td><i>Alstonia Scholaris</i></td> <td>Satvin</td> </tr> <tr> <td><i>Azadiracta Indica</i></td> <td>Neem</td> </tr> <tr> <td><i>Albanthus Excelsa</i></td> <td>Malarulch</td> </tr> <tr> <td><i>Ficus Retusa</i></td> <td>Maractae</td> </tr> <tr> <td><i>Millettia Pinnata</i></td> <td>Karunj</td> </tr> <tr> <td><i>Anthocephalus castamba</i></td> <td>Kacamb</td> </tr> </tbody> </table> <p>NOC for the Tree cutting / transplantation/ compensatory plantation, if any: Existing trees: 17 Nos. Trees to cut: 4 Nos. Trees to transplant: 13 Nos.</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 0.90 Lacs O & M cost: Rs. 0.10 Lacs/annum</p>	Botanical Name	Common Name	<i>Albizia lebbek</i>	Slurish	<i>Saraca asoka</i>	Sita Ashoka	<i>Alstonia Scholaris</i>	Satvin	<i>Azadiracta Indica</i>	Neem	<i>Albanthus Excelsa</i>	Malarulch	<i>Ficus Retusa</i>	Maractae	<i>Millettia Pinnata</i>	Karunj	<i>Anthocephalus castamba</i>	Kacamb
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Energy	Power supply:																		

	<p>•Maximum demand: 1105 KW -Connected load: 2794 KW -Source: Local authority</p> <p>Energy saving by non-conventional method: Energy savings measures:</p> <p>All common areas of the buildings like lift lobby, staircase, areas & stilt areas can provided with led lighting & T5 lighting as energy efficient fixtures It is proposed to provide few external lighting (30% of External lighting load) on solar power & 70% of external Lighting load normal timer based D.B., so that energy can be Saved. All pumps utilized in the building are provided with VFD (variable frequency drive) to save 20 to 30% of energy. It is proposed to provide capacitor bank in common area Panels so that P.F. of the system can be maintain to 0.99 or Close to unity to get the incentives in electricity bills from Electricity board.</p> <p>•Detail calculations & % of saving: 17.70 %</p> <p>•Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form): --</p> <p>• Capital cost: 36.25 lacs (Solar cost) O & M cost: 0.73 lacs/annum (Solar cost)</p> <p>DG Set: •Number and capacity of the DG sets to be used 1 DG set of 300 kVA capacity</p> <p>•Type of fuel used: Diesel</p>														
<p>Environmental Management plan Budgetary Allocation</p>	<p>Construction phase (with Break-up): -Capital cost -O & M cost (Please ensure manpower and other details) Total cost incurred for EMP</p> <table border="1" data-bbox="638 1590 1340 1993"> <thead> <tr> <th>Sr. No</th> <th>Component</th> <th>Description</th> <th>Total Cost (Rs. In Lacs)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">1</td> <td rowspan="2">Air Environment</td> <td>Water for Dust Suppression</td> <td>6.48</td> </tr> <tr> <td>Air & Noise monitoring</td> <td>0.36</td> </tr> <tr> <td>2</td> <td>Water Environment</td> <td>Tanker water for construction.</td> <td>12.15</td> </tr> </tbody> </table>	Sr. No	Component	Description	Total Cost (Rs. In Lacs)	1	Air Environment	Water for Dust Suppression	6.48	Air & Noise monitoring	0.36	2	Water Environment	Tanker water for construction.	12.15
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		Water and wastewater monitoring	0.54
3	Land Environment	Site Sanitation	5.00
4	Biological Environment	Gardening	0.10
2	Socio-Economic Environment	Disinfection- Pest Control	3.60
		First Aid Facilities	0.09
		Health Check Up	27.00
		Personal protective equipment	3.75
4	Total Cost		59.07

Operation Phase (with Break-up)-

•Capital cost

•O&M cost (Please ensure manpower and other data(s))

Sr. No.	Component	Description	Capital cost (Rs. In Lacs.)	Operational and Maintenance cost (Rs. in Lacs./yr)	
1	Air Environment	Gardening	0.90	0.16	
		Ambient Air quality & Noise Level	--	0.12	
		Exhaust from DG Set	--	0.06	
2	Water Environment	Waste water treatment	STP cost of (1 STPs of capacity 120 KL)	38.10	10.74
		Waste water monitoring	--	--	7.30
		Rain Water Harvesting	Rain Water Harvesting tanks(1 tank of total capacity 42	4.20	0.21

			(KL)		
			Rain Water harvesting monitoring	--	1.35
3	Land Environment (Solid Waste Management)		Cost for Treatment of biodegradable garbage in OWC	9.00	1.90
			OWC manure	--	0.20
4	Energy Conservation		Solar panels for water heating	9.25	0.19
6	Other maintenance cost		Other maintenance cost (FOR SWM, Water tanks, DG etc.)	--	2.15
	Costing (Solar panels for common area lighting)			27.00 lacs	0.54 lacs/annum
Total Cost				88.45	24.92
<p>•Quantum and generation of Corpus fund and Commitment: Project proponent shall operate and maintain EMF for 3 years after giving possession and shall also generate corpus fund during Rs 74.76 Lacs (i.e 24.92 X 3 years)</p> <p>•Responsibility for further O &M: While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of EMF.</p>					
Traffic Management	Nos. of the junction to the main road & design of confluence: 1 Entry & 1 Exit for building Parking details: •Number and area of basement: 2 Basements •Number and area of podia: 10 Parking Floors •Total Parking area: 6202.96 Sq mt. •4-Wheeler: 92 Nos. •Public Transport: Not Applicable •Width of all internal roads (at): Minimum 6.00 mt.				

3. The proposal has been considered by SEIAA in its 71st 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 :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. 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.
- (ii) 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.
- (iii) This environment clearance is issued subject to providing shaft in basement for light & ventilation. & car parking to be restricted to 92 as per the approved layout.
- (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) "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.

General Conditions for Construction Phase-

- (i) 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.
- (ii) 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.

- (iii) 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.
- (iv) 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.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) 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.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) 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.
- (x) 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.
- (xi) 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.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken
- (xiv) 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.
- (xv) 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.
- (xvi) 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).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) 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 lightning.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications

- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) 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% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) 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.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) 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.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) 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.
- (xxix) 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.
- (xxx) 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.
- (xxxi) 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.
- (xxxii) 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.

- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) 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.
- (ii) 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.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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.
- (viii) 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://ec.maharashtra.gov.in>
- (ix) 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.
- (x) 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.
- (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, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely;

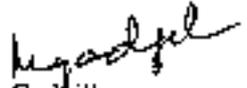
SPM, RSPM, SO₂, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

- (xii) 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.
- (xiii) 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.

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. 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.
6. 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.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
8. 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.
9. 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
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D- Wing,

Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

11. This Environment Clearance is issued for proposed redevelopment project at plot bearing F.P. No. 206 & 207 TPS III Mahim, L.J. Road, Mahim, Mumbai by M/s Aventa Properties LLP


(Medha Gadgil)
Additional Chief Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. H. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai Desai road, Breach Candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Coopersgate, M.K Road, Mumbai 400021
3. Additional Secretary, MOEF, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
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
8. Commissioner, Municipal Corporation Greater, Mumbai
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 5/12/14)

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ

(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND
RECONSTRUCTION BOARD
(A MHADA UNIT)



NO OBJECTION CERTIFICATE

No.R/NOC/F-2109/ 2349 /MBRRB-13

Dated:-

07.07.2012

To,

M/s Aventa Properties LLP,
3A/B, Rajabhadur Mansion,
Ambalal Doshi Marg, Mumbai-23.

Sub :- Redevelopment of property at F.P.No.206 and 207 of TPS-III Mahim Divn., Building Nos.169-169D and 171, bearing cess No.GN/4057(1A), GN/4057(1B), situated at Lady Jamshedji Road, Mahim, Mumbai-400 016, known as "Gopi Tank Bhavan" and "Trimbak Bhavan".

Ref :- Your letter dated 07.07.2012 addressed to the Executive Engineer "G/North" Divn/MBRRB.

With reference to the above subject matter and letter under reference "No Objection Certificate" is hereby granted for redevelopment of captioned property with FSI 3.00 or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI, whichever is higher, in accordance with the modified D.C. Regulation 33(7) and Appendix - III of this Regulation sanctioned by the Govt. in Urban Development Department Mantralaya vide Notification published in Govt. Gazette dated 25th January 1999, Notification No. TPB 4308/ 3224/ CR-268/08/UD-11 dated 02nd March 2009 and Notification No.TPB 4308/ 3224/CR-268/2008/A/UD-11 dated 21 May 2011, on the following terms and conditions :

- 1) All the occupants of the old building shall be reaccommodated in the redeveloped building. Each occupant shall be rehabilitated and given the equivalent carpet area as occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.88 sq.mt. (300 sq.ft. fixed) and/or maximum carpet area 70 sq.mt. (753 sq.ft.) as provided in the MH&AD Act, 1976. In case of non-residential occupier, the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Provided that if carpet area for residential purpose exceeds 70.00 sq.mt. (753 sq.ft.) the cost of construction shall be paid by tenant/occupant to the developer. The cost of construction shall be as per Ready Reckoner rate of that year. However, the carpet area exceeding 70.00 sq.mt. (753 sq.ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI. Accordingly the plans be got approved from M.C.G.M. as per the clause 16 of Appendix-III of the Notification dated 02nd March 2009.

गृहनिर्माण भवन, वांद्रे (पूर्व), मुंबई-४०००५१,
दूरध्वनी क्रमांक : २६५९०४७२, ५६४०५३९८
फॅक्स : (०२२) २६५९ ९३९७ / २०५८, पत्रपेटी क्रमांक : ८९३८

Griha Nirman Bhavan, Bandra (East), Mumbai 400 051.
Phone : 26590472, 56405318, Fax : (022) 2659 1397 / 2058
Post Box : 8135

- 2) The tenements in the reconstructed building shall be allotted by the landlords / occupants' co-operative housing society to the occupiers as per the list certified by the Mumbai Building Repairs & Reconstruction Board.
- 3) There shall not be any discrimination in providing rehab area to all occupants. The minimum & maximum area shall be as per rules & no clubbing of areas is allowed.
- 4) After issue of this NOC & till giving possession of tenements to the original occupiers in the new building, sale/transfer of tenancy rights by any of the original occupiers to any one shall not be allowed under any circumstances. Rehab tenements shall not be transferred for a period of Ten years from the date of occupation. Restriction on transfer of tenements shall be governed by provision of Rent Control Act till Coop. Society is formed and after that the same shall be governed by the provision of Maharashtra Co-op. Society's Act.
- 5) The NOC holder will have to pay an expenditure, amounting to ₹4,15,087/- incurred by the Board towards structural repairs/propping / demolition, processing of reconstruction scheme/land acquisition etc. at the office of the Asstt. Accounts Officer (Zone-IV) /MBRRB & produce certified xerox copy of receipt of payment to this office before issue of Commencement Certificate above plinth by MCGM. In future, if additional expenditure over & above ₹4,15,087/- found incurred by the Board, the same will also have to repaid to the Board as & when Board demands.
- 6) The plans of the proposed building shall be submitted to MCGM within six months from the date of issue of this NOC positively for its approval, failing which right is reserved by this office to cancel the NOC. As far as possible provision of tenements of 300.00 sq.ft. to 350.00 sq.ft. carpet area shall be made in the proposed building plans for handing over to this office on account of surplus Built Up Area to be surrendered to the Board as per condition No.11 of this NOC.
 - a) Prior approval for this shall be obtained before plans are submitted for approval to MCGM.
 - b) After issue of IOD and approval to plans by MCGM.
 - i) Plans showing the tenements to be surrendered to MBRRB shall be shown prominently and copy of the same shall be submitted to MBRRB.
 - ii) The tenements to be surrendered shall be mortgaged in the name of MBRRB by way of registered deed within 15 days from issue of IOD by MCGM.

This shall be clearly shown in the proposed / approved building plans, otherwise permission for obtaining occupation certificate will not be granted.
- 7) The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme in a prescribed proforma by every month till completion of scheme to the Executive Engineer, "G/North" Divn/

(h)
C.O. 188

MBRRB under intimation to this office. The Executive Engineer, "G/North" Divn./MBRRB shall supervise the construction work for rehab portion of existing tenants & surplus tenement made available to the Board as per the norms of building bye laws & DCR 33(7). He shall also ensure that the condition No.6 should be strictly adhered to.

- 8) Recovery of cess shall be discontinued from the date of issue of Commencement Certificate by MCGM. The NOC holder will have to furnish the certificate from the concerned Officer of MCGM to the effect that the repair cess is paid upto that date, before demanding occupation certificate to the newly constructed building.
- 9) During the period of reconstruction, the NOC holder have to provide temporary transit accommodation to the occupiers of old building. Such Transit Camps if constructed on the same plot should be demolished within one month from the date of Occupation Certificate granted by M.C.G.M. for the reconstructed building.
- 10) If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.
- 11) The NOC holder has to surrender a surplus built up area as per III rd Schedule of MHAD Act-1976.
The exact surplus built up area if any as provided in the IIIrd Schedule of MHAD Act-1976, shall be communicated to you after you submit to this office the plans of proposed buildings with permissible FSI, duly approved by MCGM. The surplus area required to be surrendered to the Board will have to be made available to the Board at an amount as may be decided by the Board. However if the new building is constructed for mixed use i.e. residential and commercial use, then surplus area to be surrendered to MBRRB as per Table-I of 3rd Schedule of MHAD Act-1976 will be 5% of surplus built up area i.e. 123.94 m².
- 12) The NOC holder will have to execute Agreement with MHADA/ MBRRB in respect of surrendering surplus Built up Area in accordance to the provisions of DCR 33(7), as per 3rd schedule of MHAD Act 1976 within 30 days after approval of IOD/ plans by MCGM and prior to issue of Commencement Certificate by MCGM on ₹ 100/- Stamp Paper. The MCGM shall not grant Commencement Certificate or any further permission unless the Agreement is duly executed between NOC holder and MHADA/ MBRRB and letter to that effect is issued by MBRRB.
- 13) The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office from time to time.
- 14) After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap/collapse occurs, the entire

responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap/collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.

It shall be your sole responsibility henceforth to carry out repairs to the old cess building at your risk and cost, whenever such repairs are deemed to be necessary as decided by the M.B.R.& R. Board.

- 15) The proposal of issue of NOC for obtaining occupation certificate from MCGM to the newly constructed building will have to be submitted in the office of the Executive Engineer, "G/North" Divn/MBRRB alongwith the following documents / information.
 - a) Copy of approved plan alongwith copy of IOD & C.C. from M.C.G.M. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan alongwith carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area & proposed allotted area.
 - b) The concerned Architect & NOC Holder/Developer should give certificate that the newly constructed building is in accordance with the plans approved by MCGM & the tenements constructed for rehabilitation of the occupiers of cessed building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
 - c) Certified copies of agreements executed between the occupiers & NOC Holder/Developer.
 - d) Photographs of the newly constructed building taken from various angles. 
- 16) NOC for full and final Occupation Certificate for any free sale building/ component will be given only after all the old occupants, as certified by the Executive Engineer, "G/North" Divn/MBRRB including those who may be staying in the Board's transit camps, have been re-housed in the newly constructed building (s) by complying with the requirements as stated in Sr. No. 15 (a) to (d) above and only after surrendering surplus built- up area as per IIIrd Schedule of MH&AD Act, 1976, if any.
- 17) If it is subsequently found that the documents/information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences/losses, if any thereof if arises in future. If authenticity of no. of occupants prior to 13.06.1996 as per list found fake or bogus the surplus area will be worked out accordingly & the same will be binding on NOC holder. In such cases the NOC holder have to make good the losses if any to the Board.
- 18) In case of mix of the structures i.e. cessed & non cessed structures and if the area of non cessed structures existing prior to 30.09.1969, area of land component under non-cessed structure works out upto a limit of 25% of plot area, then FSI shall be considered on total plot area. If this area exceeds 25% of the total area, then area above 25% shall be

deducted from plot area. FSI for deducted area shall be as per regulation 32 and the remaining plot area shall be as per 33(7).

- 19) The Board will not be held responsible for certifying the Built up area of non-cessed structures if any on the said property. The same shall be certified by your licensed architect, as this does not fall within the purview of the Board. The Built up area of non-cessed structures on the captioned property, if any shall be verified by MCGM prior to issue of IOD
- 20) Necessary trial pits/trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. consultant/structural Engineer, registered with MCGM.
- 21) As far as possible separate building for rehabilitation of existing tenants & for the purpose of free sale, taking into account the plot area of the captioned property shall be constructed. The NOC holder has to form the independent Co.Op.Hsg. Society for rehab building of tenants as well as for free sale component after giving possession to the existing tenants & prospective buyers.
- 22) If any tenant/occupant of existing building is staying in MBRR Board's Transit Camp then it shall be binding on the NOC holder to shift them from Transit Camp and provide them suitable alternate accommodation from the date of issue of NOC till rehabilitating them in newly constructed building at his risk and cost. The rent for tenant / occupant staying in Transit Camp shall be paid as per the prevailing policy of MHADA during intervening period.
- 23) The NOC holder shall execute Agreement with all the tenants / occupants stating therein the rehabilitation area agreed to be provided apart from other terms & conditions. The copy of such agreement shall be submitted to MHADA / MCGM before issue of Commencement Certificate by MCGM.
- 24) If the NOC holder proposes to construct separate buildings for rehab and free sale, then the Commencement Certificate for free sale buildings shall be issued only after the work of all rehab buildings reached above plinth.
- 25) A corpus fund will have to be created by the developer which will take care of the maintenance of the new building for a period of 10 years.
- 26) The updated Property Register Card in the name of the owner / NOC holder shall be submitted before issue of Commencement Certificate by MCGM and before demolition of building.
- 27) As per the D.P. Remarks issued by Assistant Engineer, Development Plans "G/North" MCGM vide No.CHE/1516/DPC/GN dated 10.12.2010 from Asstt. Engr. / D.P. /GN the captioned property / land falls under

CRZ. However the applicant has submitted the report of Institute of Remote Sensing Anna University, Chennai. As per their report and plan the captioned property falls beyond 500 mts. and outside the CRZ line. Hence this office is issuing NOC with FSI 3.00 as per the provisions of amended DCR 33(7) dated 21.05.2011. The MCGM shall verify the said facts prior to approval of IOD/ plans.

- 28) The NOC holder shall get both the plots i.e. F.P.No.206 & 207 of TPS-III Mahim Divn amalgamated from the competent authority of the MCGM. As there are no cess structures on Plot No.207 the permissible FSI shall be 1.33 only.

Encl.: List of certified tenants.


Chief Officer,
M.B.R.& R.Board, Mumbai.

**MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE**

No.: *FD/HRC/CITY/19*
Date: *23/09/2013*

SUB: N.O.C. stipulating Fire Safety and Fire Protection measures for the proposed high rise residential building under Redevelopment Scheme 33 (7) of DCR 1991 on plot bearing F.P. No. 206 & 207, T.P.S - II, L.J. Road Mahim, Mumbai.

REF: Letter No. EB/6939/GN/A dated 02/07/2013
M.F.B. No. HRC/CITY/19 dated 03/07/2013.

Ch.Eng. (D.P.)

This is a proposal of redevelopment Scheme under 33(7) DCR 1991 for construction of High Rise Residential Building having Lower Basement (-6.05 mtrs) and Upper Basement (-3.05 mtrs)+ ground and first floor for Commercial + 2nd To 7th podium floor (+ 21.25 mtrs)+ 8th to 25th part upper residential floor with a total height of 78.15 mtrs. from general ground level to terrace level. Fire Check Floor provided at the height of 69.75 mtrs. on 23rd floor.

THE DETAILS OF OCCUPANCIES ARE AS UNDER:

Floors	Floor wise uses
Lower Basement	Car Parking & Service Area
Upper Basement	Service Area, Electric Meter Room.
Ground	4 Nos. Rehab Shops / 1 Restaurant, Bank, Lift Lobby
1 st	Restaurant / Clinic / Bank
2 nd To 7 th Podium	Car Parking
8 th	Service Floor
9 th	6 Nos. Rehab Flats and Part Refuge
10 th To 12 th Typical	8 Nos. Rehab Flats
13 th	Service Floor
14 th	4 Nos. Rehab Flats
15 th & 16 th	4 Nos. Rehab / Sale Flats
17 th	3 Nos. Rehab / Sale Flats + Part Refuge
18 th To 22 nd Typical	4 Nos. Sale Flats
23 rd	Fire Check Floor
24 th	4 Nos. Flats
25 th	2 Nos. Flats + Part Terrace

THE OPEN SPACES AROUND THE BUILDING AS UNDER

Side	From podium to plot boundary	From building line to plot boundary	From building line to podium line
North	6.00 mtrs (between temple) to 21.41 mtrs + 27.43 mtrs road	6.80 mtrs to 23.44 mtrs + 27.43 mtrs road	2.11 mtrs
South	1.72 mtrs to 2.26 mtrs	6.20 mtrs to 7.74 mtrs	0.00 mtrs to 5.80 mtrs
East	2.12 mtrs to 2.92 mtrs	2.12 mtrs to 2.92 mtrs	Flushed
West	4.12 mtrs to 4.17 mtrs + 27.43 mtrs Lady Jamshedji Road.	4.12 mtrs to 4.17 mtrs + 27.43 mtrs Lady Jamshedji Road.	Flushed

TRUE COPY

S.Y.
23/09/2013

OF SPACEAGE CONSULTANTS

THE REFUGE AREAS PROVIDED ARE AS UNDER;

Refuge Floor	Refuge area (Required)	Refuge area (proposed)	At the height of refuge area from ground level
9 th Floor	108.64 Sq. mtrs	113.23 Sq. mtrs	26.15 mtrs
17 th Floor	120.15 Sq. mtrs	121.95 Sq. mtrs	50.55 mtrs
In addition to that, terrace of the building will be treated as refuge area.			
Excess refuge area beyond 4% shall be counted in FSI.			
Fire Check Floor at the height of 69.75 mtrs. on 23 rd floor			

The building has been provided with a total two numbers of enclosed type's staircase having flight width of 2.00 mtrs, which are externally located and are adequately ventilated to outside air. Both the staircases are leading from basement to 25th floor. Two internal enclosed staircases are provided to each for clinic and restaurant from ground to 1st floor level having flight width of 1.20 mtrs, and one enclosed spiral staircase for bank having flight width of 0.90 mtrs. All above staircases are leading from ground to first floor level.

The Architect has provided three nos. of passenger lifts leading from lower basement to top floor. Out of three one passenger lift shall be converted in to fire lift as per norms. Also Architect has provided four car Lifts leading from lower basement to 7th podium floor. As per the revised D.C.R. Architect has provided Fire Chute. The lift lobby and common corridor at each floor level are ventilated to outside air as shown on the plan.

Ch. Eng. (D.P.) requested to scrutinize 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. mtrs. & floor occupancy of building. If any changes in the plans other than mentioned above then E.E.B.P. (City) shall refer back the proposal to this department for revised NOC till then further process shall not be permitted.

The proposal has been considered favorably in view of the facts that:

- A) The proposed development is a Redevelopment scheme under 33(7) of DCR 1991.
- B) The building abuts on 27.43 mtrs wide kataria road on north side and 27.43 mtrs Lady Jamshethji Road on West Side of the plot.
- C) As the size of the plot is very small to accommodate parking requirement's, the podiums are served by four car lifts instead of ramp same is considered subject to Hon. M.C. approval.
- D) Provided natural ventilation to staircase, Lift Lobby & Common Corridor at each floor.
- E) Provided Automatic sprinkler system in entire building including each flat, lift lobby, common corridor at each floor and still and basement level, Shops, Bank, Clinic & Restaurant etc.
- F) Automatic smoke detection shall be provided at electric rooms, lift machine room, lift lobby, common corridor, at each floor level shops, bank, clinic & restaurant etc.
- G) A Set of fire pump, sprinkler pump and jockey pumps shall be kept stand by pump or diesel stand by fire pump combine for all pumps shall be provided as per N.B.C.

- H) The building will be protected with advance in built fire fighting system such as wet riser, hydrant system, fire alarm & fire detection system & sprinkler, integrated system, voice evacuation system, public address system, BMS system etc.
- I) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors as per N.B.C. provisions.
- J) Efficient P.A. system is recommended with standard Building Management System.
- K) During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any in future.
- L) This N.O.C. is subject to approval by High Rise Technical Committee.
- M) As per D.C.R the next refuge floor should be on 24th floor but there is only part floor i.e 25th floor architect request for not to insist refuge area on 24th floor has been considered subject to approval of E.E.SRA.

In view of above, as far as this department is concerned there would be no objection for the construction of High Rise Residential Building having Lower basement (-6.05 mtrs) and Upper Basement (-3.05 mtrs) + ground and first floor for commercial + 2nd To 7th podium floor (+ 21.25 mtrs) + 8th to 25th upper residential floor with a total height of 78.15 mtrs. from general ground level to terrace level. Fire Check Floor is provided at the height of 69.75 mtrs. on 23rd floor.

1. ACCESS:

- i) All access & fire tender access should be free of encumbrances.
- ii) There should be no compound wall facing road.

2. ROTECTION TO STRUCTURAL STEEL:

- i) All the structural steel members i.e. columns, beams etc., shall be protected with the 02 hours fire resisting materials and methods as stipulated under IS 1942-1960 as application for residential building.
- ii) A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the Structural Engineer as the time of application for occupying the building.

3. COURTYARDS :

- i) The available courtyards/ open space, on all the sides of the building shall be paved, suitably to bear the load of fire engines weighing upto 48 m. tones each with point load of 10 kgs./sq. cms.
- ii) All the courtyards shall be in one plane.
- iii) The courtyards shall be kept free from obstruction at all times.

5. STAIRCASE :

- i) The flight width of staircases shall be maintained as shown in the enclosed plans.
- ii) The layout of staircases shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level at least two hours fire resistant self closing door (45 mm. thickness) placed in the enclosed wall of the staircase.
- iii) Permanent vent at the top equal to 5% of the cross sectional area of the staircase shall be provided.
- iv) Open able sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
- v) No combustible material shall be kept or stored in staircase / passage

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- vi) Internal staircases shall be of noncombustible material.

6. CORRIDOR / LIFT LOBBY :

- i) Corridor / lift lobby at each floor level shall be naturally ventilated.
ii) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
iii) Proper signages for way to staircase, escape routes, staircase, floor nos. etc. shall be provided at each floor of building.
iv) Portable lights / insta lights shall be provided at strategic locations in the staircase and lift lobby

7. A) FLAT ENTRANCE, KITCHEN DOORS & EXIT & ENTRANCE STAIRCASE

- i) Flat entrance and kitchen doors if any shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.)
ii) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors as per N.B.C. provisions.

8. STAIRCASE AND CORRIDOR LIGHTINGS:

- i) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
ii) Staircase and corridor lighting shall also be connected to alternate supply.
iii) Double throw switches should be installed to ensure that lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand-by-supply.
iv) Emergency lights shall be provided in the staircases/corridors of each wing.

9. ELECTRIC CABLE SHAFTS AND ELECTRIC METER ROOM :

- i) Electric cable shafts shall be exclusively used for electric cables and should not open in staircase enclosure.
ii) Inspection doors for shafts shall have two hours fire resistance.
iii) Electric shafts shall be sealed at each floor level with non combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
iv) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.
vi) Electric meter room shall be provided at upper basement & shall be adequately ventilated & easily accessible. Emergency electric switch shall be provided at ground floor level.
vii) Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire bldg., with the provision of ELCB/MCB.

10. FALSE CEILING (if provided):

- False ceiling if provided in the building shall be of non combustible material. Similarly, the suspenders of the false ceiling shall be of no combustible materials.

11. LIFTS:

A. PASSENGER LIFT :

- i) Walls enclosing lift shaft shall have a fire resistance of not less than two hour.
- ii) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
- iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.
- iv) One of the lift shall be converted into fire lift and shall be as per specifications laid down under the regulations, a toggle switch shall be provided to this lift for the use of Firemen.

B. CAR LIFT :

- i) All the structural steel members of the car lift well i.e. columns, beams etc shall be protected with the fire resisting/ retardant materials and methods as stipulated under relevant IS specification. A certificate to that effect shall be furnished from chartered structural Engineer.
- ii) The electrical cables used internally shall be fire retardant and heat resistant of capacity 105 degree centigrade.
- iii) Emergency stop switch shall be installed inside the auto parking system at the top of the car lift, near the driving unit and 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.
- iv) Blue & Red display lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car. When the red lamp is on, car should not enter into the tower.

C. FIRE LIFT:

- i) Walls enclosing lift shafts shall have two hours fire resistance.
- ii) The shafts shall have permanent vent equal 0.2 sq.mtr. clear area under the Lift Machine room.
- iii) Landing doors and lift car doors shall be of steel shuttered type with one hour fire resistance. No collapsible shutters shall be provided.
- iv) To enable fire services personnel to reach the upper floor with the minimum delay, one fire lift shall be provided and shall be available for the exclusive use of the firemen in an emergency and the directly accessible to every dwelling of each floor.
- v) The lift shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. It shall have loading capacity of not less than 545 k.g. (8persons lift) with automatic closing doors.
- vi) There shall be an alternate electric supply of an adequate capacity apart from the normal electric supply the building and the cables run in a route safe from fire, i.e. within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply.
- vii) The operation of fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- viii) The words 'Fire lift' shall be conspicuously displayed in florescent paint on the lift landing door at each floor level & Threshold of non combustible material shall be provided at the entrance of each landing door
- ix) Collapsible gates shall not be permitted for lifts, the lifts shall have solid doors

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- with fire resistance of at least one hour.
- x) Except Service Lifts, other lifts shall be converted into Fire Lifts conforming to relevant regulations.
 - xi) The lift lobbies in the basement shall be enclosed and shall be pressurized with positive air pressure of 5mm W.G.
 - xii) The lift lobbies at upper floor levels shall also be enclosed and shall be pressurized (if not naturally ventilated) with pressure as per the rules.

12. CAR PARKING:

- i) Car parking shall be permitted in the designated area.
- ii) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.
- ii) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
- iii) The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time. Dwelling use of naked light/flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
- iv) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- v) The drive way shall be properly marked & maintained unobstructed
- vi) The Automatic Sprinkler System provided to the entire car parking area.

PODIUM /CAR PARKING FLOORS

- i) All the sides of the stilted / covered car parking shall be kept open except parapet walls of not more than 0.75 meters height.
- ii) Automatic sprinkler and drencher system shall be provided to the entire parking floor.
- iii) The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route, ramps etc at prominent location.

13. BASEMENT:

- i) Each basement shall be separately ventilated. 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 in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and outlets may be terminated at ground level with stall boards or pavement lights as before but ducts to convey fresh air to the basement floor level shall have to be laid. Stall boards and pavement lights should be in position easily accessible to the fire Brigade personal and rescue teams and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.
- ii) The basements shall be used for designated purpose only as shown in the plan.
- iii) The staircases of the basement shall be of enclosed type and entry to basement areas shall be through two hours fire resistance self-closing door provided in the enclosed wall of the staircase and through smoke check / cut off lobby. The smoke check/ cut off lobby shall be mechanically pressurized.
- iv) Mechanical ventilation shall be provided to the basement with 15 air changes

- per hour with an arrangement to accelerate the rate of air changes to 30 per hour in the event of a fire emergency.
- v) The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
 - vi) Basement area shall be divided in compartments as per rule.
 - vii) The operating switches of the mechanical ventilation shall be located in the fire control room with appropriate zonal indications.
 - viii) Exhaust duct shall be provided to draw out exhaust at ground level of the basement.
 - ix) Suitable signage's shall be provided in the basement showing exit direction, way to exits etc.
 - x) Automatic sprinkler system shall be provided in basement area. These systems shall be installed as per the standard laid down by T.A.C. and relevant I.S. specifications
 - xi) Smoke cut off / check lobby, Staircases, common passages & escape routes of the entire building shall be painted with fire retardant paint.
 - xii) One Dry Chemical Powder fire extinguisher ABC type of 10 kgs. Capacity each shall be kept for every 100 sq. mtrs. area in each basement.
 - xiii) Staircase and lift lobby shall have illuminated by inverter operated exits signs with IP 54 enclosure. Luminance of the signages shall be such that they are visible from a distance of 12 to 16 meters.
 - xiv) The staircase of the basement & the associated lift lobbies shall be pressurized in the event of fire. The pressure in this enclosed staircase and enclosed lift lobbies shall be maintained not less than 5m.m. W.G. & 2.5 mm W.G. for lift lobbies.
 - xv) CO Detector with audible alarm system shall be provided to all the basement areas and the circuit of the same shall be given / connected to mechanical ventilation system to start automatically on actuation of CO detector and the other detectors provided in the basement.
 - xvi) Ventilation system shall start automatically on actuation of detector provided in the basement area.
 - xvii) Exhaust duct, mechanical ventilation duct should not pass through exit or entry.

14. FIRE FIGHTING REQUIREMENTS :

A) UNDERGROUND WATER STORAGE TANKS :

An underground water storage tank of 4,00,000 liters capacity shall be provided at lower level basement as per design specified in the rules with baffle wall and fire brigade collecting breaching. The layout of which shall be got approved from H.E.'s department prior to erection. The tanks shall be connected to sprinkler system.

B) OVERHEAD WATER STORAGE TANK :

A tank of 50,000 liters capacity shall be provided at the terrace level of each wing. The design shall be got approved form H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non return valve and gate valve.

C) WET RISER:

Wet riser of internal dia. of 15 cms. of G.I. 'C' Class pipe shall be provided in the duct adjoining the staircase of each wing with double hydrant outlet & hose reel at each floor of each wing in such a way as not to reduce the width of the common corridor. Pressure reducing discs or orifices shall be provided at lower level, so as not to exceed the pressure of 5.5 kgs. per sq. cms. A fire service inlet

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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 to the wet riser. Fire service inlet shall be provided to refilled U.G. tank, to feed riser system by passing the fire pump & to feed sprinkler system. The wet risers shall be extended from lower basement up to terrace level. Wet riser outlet and hose reel at a distance of 100 ft. shall be provided on periphery of all podium floors.

D) FIRE SERVICE INLET

- i) Fire service inlet shall be provided to refilled U.G. tank, to feed riser system by passing the fire pump & to feed sprinkler system.
- ii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

E) AUTOMATIC SPRINKLERS SYSTEM :

Automatic sprinkler system shall be provided in entire building including each flat ,lift lobby, common corridor at each floor level, as per the standards laid down by TAC or relevant IS specification.

F) DRENCHER SYSTEM: (for all podiums floors and fire check floors)

Drencher system should be provided on the periphery of the top of the each podium & Fire check floor of the building and should be connected to the main sprinkler pump as per the standard laid down in relevant I.S. Specifications.

G) AUTOMATIC SMOKE DETECTION SYSTEM :

Automatic smoke detection shall be provided at electric rooms, lift machine room, lift lobby, common corridor , shops, bank , clinic & restaurant etc.

H) RATE OF RISE DETECTORS:

Rate of rise detectors shall be installed in the hot areas i.e. kitchen, pantry, etc. and same shall be connected to main console at ground floor level.

I) FIRE PUMP, BOOSTER PUMP, SPRINKLER PUMP AND JOCKEY PUMP:

- (i) Wet-riser shall be connected to a fire pump at ground level of capacity of not less than 2800 liters/min. capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant.
- (ii) Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs./ sq. cms. at the top most hydrant out let of the wet-riser shall be provided at the terrace level.
- (iii) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- (iv) Electric supply (normal) to these pumps shall be independent circuit.
- (v) Separate jockey pump shall be provided to Wet riser system to keep system pressurized.
- (vi) Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies on each floor.
- (vii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

J) STAND BY PUMP :

A set of fire pump, sprinkler pump and jockey pumps shall be kept as stand by pump or diesel stand by fire pump combine for all pumps shall be provided as per N.B.C.

K) EXTERNAL HYDRANTS.

Courtyard hydrants shall be provided at distance of 30.00 mtrs each within the confines of the site of the wet riser-cum-down comer.

L) ALTERNATE SOURCE OF POWER SUPPLY.

An alternate source of LV/HV supply from a separate substation as well as from a Diesel generator with appropriate changeover over switch shall be provided for fire pumps, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system, detection system, public address system, voice evacuation system etc. It shall be housed in separate cabin.

M) PORTABLE FIRE EXTINGUISHERS :

- (i) One dry chemical powder type fire extinguisher of 10 kgs. capacity having I.S. certification mark and two bucket filled with dry clean sand shall be kept in electric meter room as well as in lift machine room of each wing.
- (ii) Five dry chemical powder type fire extinguisher of 5 kgs capacity having I.S.I. certification mark and ten buckets filled with dry clean sand shall be kept at ground, basements & each level of podium.
- (iii) One dry chemical powder type fire extinguisher of 5 kgs. capacity having I.S. certification mark shall be kept on each floor level & refuge area of each wing.

N) FIRE ALARM SYSTEM / FIRE DETECTION SYSTEM :

- a) The building shall be provided with intelligent analog addressable fire alarm system with microprocessor based main control panel at ground floor level and addressable call points and hooters at each floor level. The design of fire alarm system shall be in accordance with I.S. specification and based on NFPA 72 guidelines (as per 2010 edition).
- b) The addressable fire alarm system shall be equipped with the latest evacuation features such as digital voice evacuation capabilities; fire fighters telephone system, directional sounders etc. The main entry / exit points shall be provided with fire fighters interactive interface to enable viewing of critical information in event of fire.
- c) All basements, podiums shall be provided with intelligent multi sensor detectors connected to the main fire alarm panel. This is to avoid nuisance alarm caused due to smoke emission from the vehicles of the car parking.
- d) Appropriate fire detection system shall be installed in kitchen area.
- e) Access control system, close circuit cameras shall be installed in the entire building & connected to B.M.S. control at reception.

O) PUBLIC ADDRESS SYSTEM:

The entire building shall be provided with the public address system in common areas as per the with main control operator at console panel at ground floor reception area.

P) SIGNAGES:

Self glowing/fluorescent exit signs in green color shall be provided showing the means of escape for entire building.

Q) BREATHING APPARATUS SETS:

Two Self contained Compressed Air Breathing Apparatus sets of 45 minutes duration each shall be kept in the fire control room & two Self contained Compressed Air Breathing Apparatus sets of same capacity shall be kept in refuge area of each wing in consultation with C.F.O.

Handwritten signature and date:
CFO 23/11/2013

R) VOICE EVACUATION SYSTEM:

The voice evacuation system shall be integrated to Fire Alarm system so as to facilitate the co-ordination activities in case of fire emergencies. The actuation of the fire alarm control panel shall automatically activate the Voice Evacuation system. A pre-recorded message shall be broadcast on the affected floor, one floor below & two floors above the affected floor.

S) INTEGRATED SYSTEM:

The entire fire fighting system shall be of the type "Integrated Building Automation System" combining all the systems. Flasher light shall be installed at the top of the building which will be switched on in case of incident of fire in that building to indicate involvement of building in fire. It will also help the incoming fire brigade appliances to reach the spot in time without delay.

T) DETECTOR SYSTEM:

L.P.G. / C.N.G. detector system shall be installed in basement area.

U) BUILDING MANAGEMENT SYSTEM WITH COMPUTER CONTROL:

- i) The entire building should be provided with intelligent, properly designed / programmed building management system having its main control at near reception on ground floor.
- ii) Addressable wireless stand alone system with connectivity to nearby fire station shall be provided.

V) FIRE DRILLS / 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.

15. SERVICE DUCT:

- a) All service ducts shall have 2 hr. fire resistance.
- b) Inspection door of the service ducts shall have 2 hr. fire resistance.
- c) Duct for water service, refuse, drainage line, shall be separate from that of electrical cable duct.

16. FIRE ESCAPE CHUTE:

- i. Fire escape chute shall be provided from top floor to ground floor level without any obstruction having opening on alternative floor level which can make evacuation.
- ii. Walls of the shaft shall have 4 hours fire resistance.
- iii. One side of the shaft shall be at external face of the building with proper ventilation.
- iv. The dimension of the shaft shall not be less than 2.5 m X 1.5m.
- v. The access to the fire escape chute's shaft shall be made at alternate floor level from staircase mid-landing with self-closing door having fire resistance of at least one hour.
- vi. The fire chute shall be of staggered type with landing of each section at the vertical height of not more than 21 m.

17. FIRE CHECK FLOOR :

- a. Fire check floor shall be provided at every 70.00 mtrs. height of the building.
- b. Fire check floor shall be open on all sides which serves as fire separation floor.
- c. Fire check floor shall be properly accessible from common areas.

- d. Fire check floor shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner / occupier to maintain the same clean and free of encumbrances and encroachments at all times.
- e. Height of the fire check floor shall not be more than 1.8 mtrs.
- f. Periphery of the Fire Check floor shall not be enclosed.
- g. Fire Drenchers shall be provided at the periphery of the each fire check floor externally.

18. TRAINED OFFICER / SECURITY GUARDS:

- 1. A qualified full time fire officer with experience of not less than 3 years shall be appointed who will be available on the premises at all times. Alternative full time qualified fire officers working in shift duty system shall be placed round the clock on the premises who will be responsible for the following.
- 2. The trained security / fire supervisor along with trained staff having basic knowledge of fire fighting & fix fire fighting installation shall be provided / posted in the building. They will be responsible for the following:
- 3. Maintenance of all the first aid fire fighting equipments, fixed installations & other fire fighting equipments / appliance in good working condition at all times.
- 4. 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.
- 5. To liaise with the City Fire Brigade on regular & continual basis.

19. FIRE CONTROL ROOM :

- a) Separate Fire Control room with well qualified man power shall be established on ground floor.
- b) Plan of each floors indicating means of egress as well escape shall be maintained.
- c) Control panel of fire safety system shall be located in the control room.

20. REFUGE AREA:

(A) Refuge area provided as shown in plan & shall be conforming to the following requirements:

- i) Manner of refuge area
 - a) The refuge area shall be so located that it shall preferably face the wider open space on the side of the building perpendicular to the main access road.
 - b) The refuge area shall be provided with railing/ fire rated glass / parapet of 1.20 mt.
 - c) The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGEAREA"
 - d) The lift/s shall not be permitted to open into the refuge areas.
 - e) The refuge area provided within building line shall be accessible from common passage/ staircase.
- ii) Use of refuge area :
 - a. The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
 - b. The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
- iii) Facilities to be provided at refuge area
 - Adequate emergency lighting facility shall be provided.

- iv) Terrace floor as a refuge floor:
- The necessary facilities such as emergency lighting, drinking water etc shall be provided.
 - The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA".
- v) Excess refuge area (above 4%) shall be counted in FSI.

Architect vide his letter dated 02/07/2013 has certified the gross built-up area as 20,490.00 Sq.mtrs. and the party has paid scrutiny fee of Rs.5,73,720/- vide receipt no. 2452485 . under SAP docket No.1001498599 dated 29/07/2013.

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.

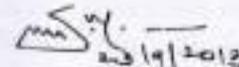
Note:

- The schematic drawings/plans of Sprinkler system, smoke detection System, Rate of rise detection system, Wet riser system, Public Address system etc. shall be got approved from CFO prior to installation.
- The fire fighting installation shall be carried out by licensed approved agency.
- Excess refuge area (above 4%) shall be counted in FSI.
- Separate NOC shall be obtained for shops, Bank, Clinic & Restaurant from concerned department & M.C.G.M.'s/C.F.O.'s department.
- No any changes except as stated above and as shown on the plans shall be carried out on the premises unless permitted by this department.
- This N.O.C. is subject to approval by High Rise Technical Committee.

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CHIEF FIRE OFFICER
MUMBAI FIRE BRIGADE.

Copy To:

- E.E.B.P. (City)
- Spaceage Consultants, L.S. Mumbai


23/07/2013
CHIEF FIRE OFFICER
MUMBAI FIRE BRIGADE.

TRUE COPY


For SPACEAGE CONSULTANTS



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. SPACEAGE CONSULTANTS.
B/106, Natraj Bldg, Shivsruhti Complex,
M.G.Link Rd, Mulund (W),
Mumbai - 400 080.

No: CHE/519/DPCity/G/N

Date: 14 NOV 2013

Sub: Sanctioned Revised Development Plan Remarks for the land bearing F.P.No 206 of TPS MAHIM No. III

Ref: 1)Your Application u/no. 0009538 and payment of certifying charges made under Receipt no. 1001552135 dated 26/09/13
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 206 of TPS MAHIM No. III
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]	:	MARKETING OFFICES STAFF QUARTERS & HOUSING FOR DISHOUSED, PARKING LOT and RECREATION GROUND
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)

Remarks from other Departments/Offices:

The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.2.1991 as amended upto date.

The HTL indicated in the D.P.Remark is subjected to confirmation of the same by MCZMA or the Appropriate Authority.

Demarcation: The boundaries of the abutting reservations are subject to the actual demarcation on site by this office staff along with the representative of A.E.Survey. (CITY.), E.E. (Tr. Pl.) and S.L.R.

T.P. Scheme : TPS MAHIM No. III

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 MMRDA Authorities under No. T&C/MMLine-3/SO/2012/550 dtd. 29/01/2013 have conveyed that, it is necessary to insist NOC from MMRDA for the development of the lands situated within a distance not exceeding 50.00 mt. on either sides of the center line of the tentative proposed alignment of the Metro Line-3 (Colaba-Bandra). As the land u/r. falls within the stipulated distance, NOC from MMRDA shall be obtain before any development.

Incidentally, it may be mentioned that as per the Government resolution under No. DCR/1090/3197/RDP/UD-11 dt. 20.2.91, the State Govt. in Urban Development Deptt. had published an amendment to the Development Control Regulations 1991, thereby proposing to add draft D.C. Regulation No. 67 in respect of the preservation of Historical Monumental precincts & had also published a list of Buildings/conservation areas etc, along with the aforesaid notification and sanctioned the modified list vide Resolution No. DCR/1090/3197/RDP/UD-11 dt. 21.4.1995.

Further, it may be mentioned that vide Notice published by M.C.G.M. dtd.31st July 2012 for inviting suggestions and objections from public for the 'Review of existing heritage list and 'a draft new heritage list' from City, W.S. & E.S. and as per circular u/no CHE/DP/13 (13-14) / No.CHE/15115/DP/Gen dt.14.08.2013 the cognizance of the 'Published Heritage List' needs to be taken before granting any permission for redevelopment/demolition/repairs, etc. as per provisions of DCR-67.

The site under reference is included in the said draft new heritage list' from City, at Sr. no.20 as Grade- III for conservation purpose. Hence clearance from Heritage Conservation Committee would be required.

Note:

Since true extract 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.

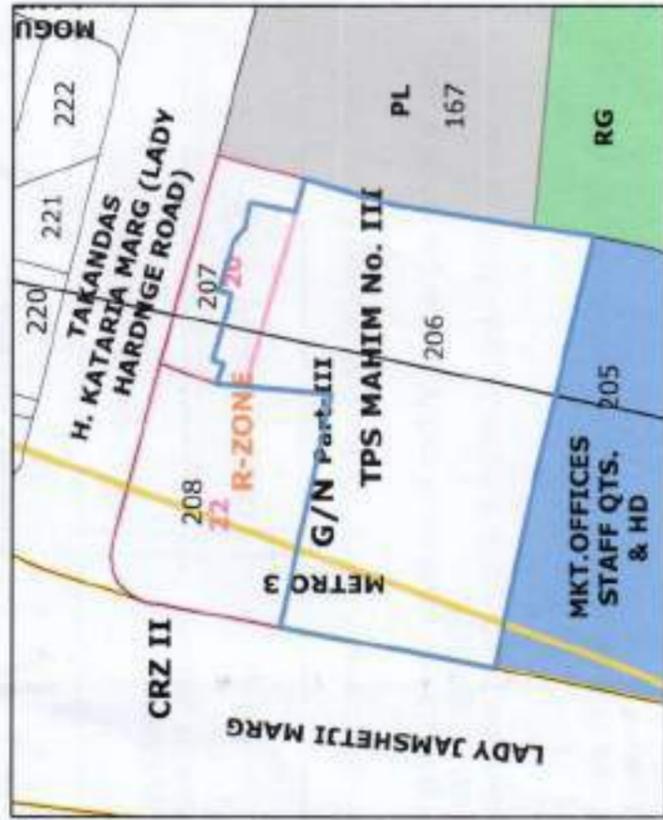
This remark is valid for one year from the date of issue.

Acc~1 plan

F.P.No 206 of TPS MAHIM No. III

Yours Faithfully


Assistant Engineer,
Development Plan
(G/N Ward)



BLOCK PLAN



Scale 1:960

Land Bearing F.P.No(s) 206 of TPS MAHIM No. III in G/N Wa-
rd



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/519/DP/City/G/N Dated: 14 NOV 2013

15-11-13

Assistant Engineer (DP) G/N Ward



MUNICIPAL CORPORATION OF GREATER MUMBAI (Development Plan Department)

Office of the Chief Engineer (Development Plan),
4th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.



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. SPACEAGE CONSULTANTS.

B/106, Natraj Bldg, Shivsruhti Complex,
M.G.Link Rd, Mulund (W),
Mumbai - 400 080.

No: CHE/520/DPCity/G/N

Date:

14 NOV 2013

Sub: Sanctioned Revised Development Plan Remarks for the land bearing F.P.No 207 of TPS MAHIM No. III

Ref: 1) Your Application u/no. 0010917 and payment of certifying charges made under Receipt no. 1001552131 dated 26/09/13
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 207 of TPS MAHIM No. III
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]	:	PARKING LOT
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)

Remarks from other Departments/Offices:

Demarcation: The boundaries of the abutting reservations are subject to the actual demarcation on site by this office staff along with the representative of A.E.Survey. (CITY.), E.E. (Tr. Pl.) and S.L.R.

T.P. Scheme

: TPS MAHIM No. III

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 MMRDA Authorities under No. T&C/MMLine-3/SO/2012/550 dtd. 29/01/2013 have conveyed that, it is necessary to insist NOC from MMRDA for the development of the lands situated within a distance not exceeding 50.00 mt. on either sides of the center line of the tentative proposed alignment of the Metro Line-3 (Colaba-Bandra). As the land u/r. falls within the stipulated distance, NOC from MMRDA shall be obtain before any development.

Incidentally, it may be mentioned that as per the Government resolution under No. DCR/1090/3197/RDP/UD-11 dt. 20.2.91, the State Govt. in Urban Development Deptt. had published an amendment to the Development Control Regulations 1991, thereby proposing to add draft D.C. Regulation No. 67 in respect of the preservation of Historical Monumental precincts & had also published a list of Buildings/conservation areas etc. along with the aforesaid notification and sanctioned the modified list vide Resolution No. DCR/1090/3197/RDP/UD-11 dt. 21.4.1995.

Further, it may be mentioned that vide Notice published by M.C.G.M. dtd.31st July 2012 for inviting suggestions and objections from public for the 'Review of existing heritage list and 'a draft new heritage list' from City, W.S. & E.S. and as per circular u/no CHE/DP/13 (13-14) / No.CHE/15115/DP/Gen dt.14.08.2013 the cognizance of the 'Published Heritage List' needs to be taken before granting any permission for redevelopment/demolition/repairs, etc. as per provisions of DCR-67.

The site under reference is included in the said draft new heritage list' from City, at Sr. no.20 as Grade- III for conservation purpose. Hence clearance from Heritage Conservation Committee would be required.

Note:

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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.

Acc~1 plan

F.P.No 207 of TPS MAHIM No. III

Yours Faithfully


Assistant Engineer,
Development Plan
(G/N Ward)



BLOCK PLAN



Scale 1:960

Land Bearing F.P.No(s) 207 of TPS MAHIM No. III 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/520/DPOty/G/N Dated:

14 NOV 2013

(Handwritten signature)

Assistant Engineer (DP) G/N Ward



MUNICIPAL CORPORATION OF GREATER MUMBAI (Development Plan Department)

Office of the Chief Engineer (Development Plan),
4th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4036273
Fax : 24044532/4024068 /4023516
Email : enquiry@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpatearu 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/RO-HQ/EIC-Mu-6107-14/CE/CC- 9228 Date- 04/10/2014

To,
M/s. Aventa Properties L.P.,
Plot bearing F.P.No.206 &207,
TPS III, L. J. Marg road,
Mahim, Mumbai

Subject: Consent to Establish for Building/Construction project Orange category.
Ref : Minutes of Consent Committee meeting held on 24th September, 2014

Your application CE1408000462
Dated: 17th July, 2014.

For: Consent to Establish for Building/Construction project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule 1, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 59.70 Cr. (As per CA Certificate submitted by project proponent)

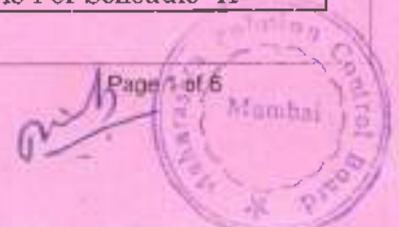
The Consent to Establish is valid for construction of residential redevelopment project named as M/s. Aventa Properties LLP., Plot No.206 & 207,TPS III, L. J. Marg road, Mahim, Mumbai for total plot area of 2,415.98 Sq. Mtrs and total construction built up area 26,133.96 Sq. Mtrs including utilities and services as per Construction commencement certificate issued by local body.

2. 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	0.00	NA	
2.	Domestic effluent	100	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	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	300 KVA	1	As Per Schedule -II



6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	284 Kg/Day	will be treated in Organic Waste Converter	Used as Manure
2	Non Biodegradable	129 Kg/Day	Will be segregate & hand over to authorized party	---
3	STP Sludge	16 Kg/Day	--	Used as Manure

6. Conditions under Hazardous Waste (MH & TM) Rules, 2008 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 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. Applicant shall submit an affidavit in Board's prescribed format within 15 days regarding the Compliance of conditions stipulated in Environmental Clearance /CRZ clearance and Consent to Establish.

10. The project proponent shall not take any effective steps in CRZ Affected area.

11. The applicant shall not take any effective steps for Implementation of Project before obtaining Environmental Clearance as per EIA Notification, 2006 and amendment thereto.

As per Para 2 of EIA Notification dated 14/9/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum No. J-1103/41/2006-IA.II(I); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as effective steps.

12. This consent is issued as per office note approved by the Member Secretary of the Board dated 24.9.2014

For and on behalf of the
Maharashtra Pollution Control Board



Mirash
27/9/14

(P. K. Mirashe)
Assistant Secretary (Technical)

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	Rs. 1,00,100/-	675632	7/7/2014	Central Bank of India

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 updation purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to install Sewage Treatment Plants (STP) with the design capacity of 109 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
		Limiting Concentration in mg/l, except for Ph
01	BOD (3 days 27oC)	30
02	Suspended Solids	50
03	COD	100
04	Residual Chlorine	1ppm

- 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.
- 2) 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 shall 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.
 - 3) The industry 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)
I.	Domestic purpose	125



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 ₂	SO ₂
1	DG Set(300 KVA)	Acoustic enclosure	5.0	LDO	60	Ltr/Hr	-	-

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

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 ³ .
--------------------	---------------	--------------------------

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.

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).

4. Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
B	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
C	Noise generating activity shall be carried out during day time only.



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. 5 lakh	15 Days	Towards compliance of consent conditions	Upto Commissioning of the project	Five years
		Rs. 5 lakh	15 Days	PP shall not take any effective steps in CRZ Affected area	Continuous	--



Mush

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 Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 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) 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.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) 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 Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 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 industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 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.



बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



विभाग G/NORTH

सांकेतिक क्र.

कंप्युटरवाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. ACC INDIA. PVT. LTD

FP 823 THE PALETTE OPP. S.K BOLE A
DAOPA MUM - 28

पगाराचे नाव RAJKESHOR PRASAD (APMPL
(TOWER CRANE OPERATOR)

39 पुरुष / ~~स्त्री~~

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. SURAJ ESTATE DEV.

PVT. LTD. FP 823 THE PALETTE OPP.

S.K BOLE ROAD DAOPA (W) MUM-28

आरोग्य विषयक हत्तर सूचना

- वेळोवेळी तसेच रोजी स्वच्छता आखाण साफपणे हात स्वच्छ धुवता.
- बाहेरून आल्यावर हात, पाय आणि चेहरा स्वच्छ पाण्याने स्वच्छ धुवता.
- रस्त्यावर विनास्पर्श ठेवलेले उपाकरणावरचे जत्रपदार्थ व काचलेली फळी खाऊ नयेत.
- उपकरणा आल्यावर पृथी बांधणी.
- खाणावर जखम झाल्यास स्वच्छतेसाठी बांधणीत येऊ नये टाळणे, सेप्टोसमून स्वच्छता वाचवा.
- तंबाखू, धुम्रपान व नश्यातून टाळावे.
- विद्युत्पट्टी ६.५ मिमी पेक्षा स्वच्छ आकाराच्या फळ्यास लावावता.
- (खप) व (खप) संपर्क टाळण्यासाठी झोपतात नश्यावरचा खप वाचवा.
- वेळोवेळी डॉक्टरांनी मरुस्थाने औषधोपचार करावे. स्वच्छता औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळोवेळी घ्यावा.



For
Health Officer, Mumbai
आरोग्य अधिकारी, मुंबई व विभाग

बृहन्मुंबई महानगरपालिका
सार्वजनिक आरोग्य खात्याद्वारे विक्रीत
मुद्रक, आरोग्य विभाग मुंबई-४०००२८

वेळेत निदान, चाचणी घ्या

क्र.सं.	दिनांक	स्थान व परिचय	सामान्य वर्गीकृत/वैज्ञानिक वर्गीकृत	श्रेणी
1	25		J54	
2	6		J54	
7	12		J54	
7	20		J54	
7	27		J54	
8	3		J54	
8	10		J54	
8	17		J54	
8	24		J54	
8	31		J54	
9	7		J54	
9	14		J54	
9	21		J54	
9	28		J54	
10	5		J54	
10	12		J54	
10	19		J54	
10	25		J54	
11	2		J54	
11	9		J54	
11	16		J54	
11	23	Tinea Bicolor	J54	
11	30		J54	
12	6		J54	
12	14		J54	
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बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



विभाग **G/NORTH**

संकेतिक क्र.

कंत्राटकाराचे नाव / कार्यास्थळ पत्ता / संपर्क क्र.

ACC INDIA PVT. LTD.

FP 823, THE PALETTE, S.K. BOLE ROAD, DADAR MUMBAI, 400028

आमगाराचे नाव

**RAJESHOR PRASAD (MUMBAI)
(TOWER ONE OPERATOR)**

वय **39** पुरुष / स्त्री.

विकासकाराचे नाव / कार्यास्थळ पत्ता / संपर्क क्र.

SURAJ ESTATE PVT. LTD.

FP 823, THE PALETTE, S.K. BOLE ROAD, DADAR (WEST), MUMBAI - 400028

आरोग्य विषयक हतर सूचना

- वेळोवेळी शरीर तपासून आरोग्य राखण्याचे उपाय घ्यावे.
- खोटे स्वप्न, अस्वस्थता, शरीर वजन कमी होणे यांचे कारण शोधून घ्यावे.
- रक्तचाप नियंत्रित ठेवण्यासाठी उपाय घ्यावे. अस्वस्थता पडल्यास डॉक्टरांना संपर्क घ्यावा.
- उपाय घ्यावे. अस्वस्थता कमी होणे.
- डॉक्टरांच्या सल्ल्यावर चिकित्सा घ्यावी. वेळोवेळी डॉक्टरांना संपर्क घ्यावा.
- तंबाखू, धुमपान व मद्यपान टाळावे.
- शिजवण्यास १.५ मिनिटे वेळ घ्यावा. अस्वस्थता कमी होणे. अस्वस्थता कमी होणे. अस्वस्थता कमी होणे.
- डॉक्टरांनी दिलेल्या औषधांचा उपयोग योग्य प्रकारे करावा. अस्वस्थता कमी होणे.



For **Dr**

वेळोवेळी आरोग्य तपासून, शरीर राखणे

बृहन्मुंबई महानगरपालिका
सार्वजनिक आरोग्य खात्याद्वारे वितरित
मुद्रण, प्रकाशन: १९९५ पुणे, मुंबई-४०० ०११

वेळोवेळी निदान, वाचवी प्राण

बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



विभाग E/NORTH

सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

ACC INDIA PVT. LTD.

FP 823, THE PALETTE, S.K. BOLE ROAD, DADAR, MUMBAI - 400028.

कामगाराचे नाव

GANESH THAPA (FOREMAN-VIKAS) SINGH

वय 45 पुरुष / स्त्री

विभागासाठीचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

SURAJ ESTATE DEV. PVT LTD.

FP 823, THE PALETTE, S.K. BOLE ROAD, DADAR (WEST), MUMBAI - 400028

आरोग्य विषयक इतर सूचना

- वेळोवेळी शरीर तपासणी करून घ्यावी.
- खोटेला उच्चदाब हाय, धाव आणि योगा यांच्या मदतीने तपास घ्यावी.
- तसतसर शिष्टाचार ठेकठेके उच्चदाबाने आरोग्यार्थी व कामगारी करी घ्यावे.
- उच्चदाब नसतानाही खोटेला.
- खाण्यात उच्चदाब हाताने कावतोना फळपदार्थ घेणे-उच्चदाबने टाळावे. वेदोपासून स्वतःला वाचवावे.
- योग्य, पुष्कळ व स्वच्छ टाळावे.
- शिष्टाचारात १.५ मिनिटे वेळ घ्यावे. उच्चदाबने टाळावे. उच्चदाबने, मज्जुता व डांबांधा संपर्क टाळण्यासाठी शोचनेला मज्जुतावाचून निवडित कर घ्यावे.
- वेळोवेळी स्वच्छतेने औषधोपचार करावे. स्वच्छतेने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळोवेळ घ्यावा.



For IT
आरोग्य विभाग
बीरवा विभाग
दोस्ताने उच्चदाब तपासणी करी घ्यावे.

बृहन्मुंबई महानगरपालिका
सांकेतिक आरोग्य साहाय्यदारे विरहित
मुद्रक: महानगरपालिका मुद्रकालय मुंबई-४०० ०२८

वेळोवेळी निदान, वाचवी प्राण

बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



विभाग G/No.PTH सांकेतिक क्र. _____
 कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. ACC TNDTA PVT.LTD
FP 823, THE PALETTE, OPP S.K BOLE
ROAD DADAR
 कामगाराचे नाव MOHA M. MOM
(SR. CIVIL SUPERVISOR-ARMP)
 वय 45 पुरुष / स्त्री
 विकासकरचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. SURAJ ESTATE DEV
PVT. LTD. FP 823, THE PALETTE, OPP. S.K
BOLE ROAD, DADAR (WEST), MUMBAI-400028

आरोग्य विषयक इतर सूचना

- रोजक्यापूर्वी तसेच एोडबंदरुन आस्पावर साळ्याने हात स्वच्छ धुवावेत.
- वाढलेल्या आस्पावर हात, बाप आणि दोस्त प्रत्येकी स्वच्छ घुवावे.
- तस्पावर विकण्यास ठेवलेले उपकरणे व साधने व कापलेली फळे खाऊ नयेत
- उपकरणे जखम्यांवर पण्टी बांधावी
- पाचकर जखम झाल्यास साळ्याने त्या पत्र्यातून ये-जा करणे टाळावे, तेलोपामून स्वच्छता वाचवावी
- रंगापु, घुमणान व मजकान टाळावे.
- विद्युत्क्यांन ६.५ मिमी पेक्षा लहान अक्षय्याच्या जखमा टाळाव्यात.
- गळ्यातून व डोक्यातून संपर्क टाळाव्यासाठी झोपवताना भेटणारांपासून दुरीत राहणे वाचवा
- वेळोवेळ डॉक्टरांनी सल्ल्याने औषधे घ्यावेत व गरजेची औषधे घ्यावेत
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा



For
 Health Officer
 Health Officer
 Health Officer

बृहन्मुंबई महानगरपालिका
 सार्वजनिक आरोग्य खात्याद्वारे विक्री
 मुद्रक: अक्षय-कल्प मना मुद्रणालय, मुंबई-४००००२

वेळेत मिदान, याथवी प्राण

3 7
3 14

JSD
JSD,

दिना	प्रकार की दिनांक	विषय व विवरण	आरोप्य कार्यवाही / वैधानिक कार्यवाही की	वेरा
7	6		JSD	
7	12		JSD	
7	20	(1) Shoulder pain	JSD	
7	27		JSD	
8	3		JSD	
8	10		JSD	
8	17		JSD	
8	24	(2) ^{as it given} Shoulder pain for blunt trauma	JSD	
8	31		JSD	
9	21	BP check.	JSD	
9	28		JSD	
10	5		JSD	
10	19	Cough.	JSD	
11	2		JSD	
11	9		JSD	
11	16		JSD	
11	23		JSD	
11	30		JSD	
12	6		JSD	
12	14		JSD	
12	21		JSD	
2	1		JSD	
2	8		JSD	

2 15
2 22

JSD
JSD..

बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



विभाग SE/NORTH साकेतिक क्र. _____

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. ACC INDIA PVT. LTD
FP 823, THE PALETTE OPP. S.K BOLE
ROAD

कामगाराचे नाव MR. SUBHASH KUMAR
(CONCRETE PUMP OPERATOR - APMP)
35 पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. SURAT ESTATE DEV. AT
LTD, FP 823, THE PALETTE OPP SK
BOLE ROAD, DABAR (WEST) MUMBAI 400028

आरोग्य विषयक इतर सूचना

- वेळोवेळी तसेच दौषिबलन आरोग्यकार साक्षराने हात स्वच्छ घ्यावेत.
- बाहेरून उतरल्यान हात, पाय आणि चेहरा घास्वताने स्वच्छ घ्यावा.
- तसेचकर विरुध्दत ठेवलेली उपकरणेवाचे अत्रमार्थ व कापलेली फर्क झाडू नयेत.
- उपकरणा जखमांवर बघी बांधणी.
- घाघार जखम झाल्यास साक्षराल्या घाघारतून ये-जा करणे टाळावे.
सेप्टोपासून स्वच्छता कायवावे
- तंबाखू, पुरुषान व स्त्रियान टाळावे.
- शिशुवर्षका १.५ मिमी पेक्षा लहान आकाराच्या प्याळला स्वच्छता.
- मजगतीच व कुडीचा संपर्क टाळाव्यासली होपताना मच्छरदाखणीचा
वेत कापर करावा.
- केवळ डॉक्टरी सल्ल्याने औषधांचाचार करावा. स्वमर्जीने औषधांचाचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



For: [Signature]
[Stamp]
बृहन्मुंबई आरोग्य अधिकारी, मुंबई ४ विभाग

बृहन्मुंबई महानगरपालिका
सार्वजनिक आरोग्य खात्याद्वारे वितरित
मुद्रण, आरोग्यकार मंत्रालय, मुंबई-४०००२८

वेळेत निदान, याचवी प्राण

क्र.सं.	समय/दिनांक	विषय व अधिका	साक्षरता परीक्षा / वैयक्तिक क्षमता परीक्षा	श्रेणी
7	6		J54	
7	12		J54	
7	20		J54	
7	27		J54	
8	3		J54	
8	10		J54	
8	17		J54	
8	24		J54	
8	31		J54	
9	7		J54	
9	14		J54	
9	21		J54	
9	28		J54	
10	5		J54	
10	12		J54	
10	19		J54	
11	30		J54	
12	6		J54	
12	14		J54	
1	25		J54	

बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



विभाग G/NORTH

सांकेतिक क्र. ACC INDIA PVT. LTD.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. FP 823, THE PALETTE, OPP. S.K. SOLE ROAD, DADAR MUMBAI-400028.

कामगाराचे नाव ABHIRAM TARAI (PLUMBER)

वय 38 पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. SURAJ ESTATE DEV. PVT. LTD., FP 823, THE PALETTE, OPP. S.K. SOLE ROAD, DADAR (WEST), MUMBAI-400028

आरोग्य विषयक इतर सूचना

- केवळबांधणी तसेच खोबावरून आस्वाकार साळ्याने झालेले स्वच्छ धुवावेत.
- बरेचसे आस्वाकार झाले पाव आढीत येत असल्याने स्वच्छ धुवावे.
- रस्त्यावर विकण्यासाठी ठेवलेले उपखाद्यदराचे आस्वाकार व कापलेली फळे खाऊ नयेत.
- उपखाद्य पान्यावर बांधणी बांधणी.
- खाद्यदरात नसलेले भाजलेल्या पाण्यातून ये-जा करणे टाळावे. संप्लेबांधून स्वच्छतेत सावधाने.
- तेंपळ, धुवातून व नसलेल्या टाळावे.
- पिण्याच्या १.५ लिटरचे वेळा लहान असल्याने भाजलेल्या साळ्याने.
- घा - ग व हातांच्या संपर्क टाळाण्यासाठी संप्लेबांधणे नसलेल्या संप्लेबांधणे.
- वेळोवेळी बांधणी संप्लेबांधणे औषधीपान्यातून स्वच्छतेत औषधीपान्यातून करू नये.
- बांधणीबांधणी संप्लेबांधणे संप्लेबांधणे संप्लेबांधणे संप्लेबांधणे.



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बृहन्मुंबई महानगरपालिका
सांकेतिक अभियान संप्लेबांधणे विभाग
मुंबई, वारंवारिक संप्लेबांधणे, मुंबई-४०००२८

वेळेत निदान, नाचवी प्राण

महिना	तपासणी दिनांक	निदान व अभिप्राय	आरोग्य कार्यवाही / वैद्यकीय अभिप्राय	रोज
12	24		JSSC	
1	5		JSSC	
1	12		JSSC	
1	19		JSSC	
2	2	chr. bacitracin	JSSC	
2	13	" for FU	JSSC	
2	14		JSSC	
2	23		JSSC	
3	2		JSSC	
7	6		JSSC	
7	12		JSSC	
7	20		JSSC	
7	27		JSSC	
8	3		JSSC	
8	10		JSSC	
8	17		JSSC	
8	24	BP check	JSSC	
8	31		JSSC	
9	7		JSSC	
9	14		JSSC	
9	21		JSSC	
9	28		JSSC	
10	5	BP check	JSSC	
10	12		JSSC	

BRIHANMUMBAI MAHANAGAR PALIKA

SOLID WASTE MANAGEMENT DEPARTMENT

4th floor, Worli Garage Bldg, Dr.E.Moses Road, Worli, Mumbai-400018. 24935687/88/93, Fax-24922166

To,

M/s. Aventa Properties L L P
3A/B, Rajabhadur Mansion,
20, Ambalal Doshi Marg,
Mumbai - 400 023

Valid upto 15.12.2016

Sub :- Permission for handling & transportation of waste generated under "Debris Management Plan" for proposed redevelopment on Plot bearing F. P. No.206, 207, T P S - III of Mahim Division, situated at L. J. Road, in 'G/N' ward, Mumbai.

Ref :- 1) Your letter dtd. 16.05.2016, recd. in this office on 23.05.2016
2) EB/6939/GN/A dtd. 02.05.2014 Rect No.1002540886 dtd.02.05.2016
3) i) JNPT Letter u/no.JNP/Estate/Mgr/Filling-SEZ/P-I/T-1/2015/729 dtd. 09.06.15
ii) Letter from JNPT u/no A/E/SEZ/filling/2016/208 dtd 24.02.2016
iii) Letter from M/s. Swastik Infra-Logic(India) Pvt. Ltd. u/no STEM/JNPT/SL-15-01/15/017 dtd 17.11.2015
4) Letter from M/s. Mishra Transport Service dtd.23.05.2016
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 **2200 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.

8. Noise levels during construction activities shall be restricted within the permissible norms.
9. As per your documents you will dump **2200 brass excavated earth** in "filling work for north side pocket of proposed SEZ Phase-I area at J. N. Port."
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 a 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, Navl 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. Mishra Transport Service**. Vehicles nos. by which debris expected to be transported is as per given below.
 - 1)MHO4-FU5346 2)MHO4-EY9764 3)MHO4-FD1391 4)MHO4-FD4870 5)MHO4-HD1998
 - 6)MHO4-EY1755 7)MH46-F801 8)MH43-U5194 9)MHO4-FD2712 10)MHO4-AM627
 - 11)MH04-FU4469 12)MH04-FD9695 13)MH04-EL7595 14)MH04-EY6986 15)MH04-FD0196

कार्य. अभियंता / सहायक 359 / परि
23/12/16

Yours faithfully,

Sd
Ex. Engr.(SWM) Z-II

Copy to,

1. Asst. Engr.(SWM) "G/N" ward
2. Ex. Engr. (BP) City - III
3. Dy. Ch. Engr. (Environment) Civil

POLLUTION UNDER CONTROL CERTIFICATE

Issued By: BORNALI

Authorised by Motor Vehicles Department, Maharashtra



TEST RESULT : PASS
VALID TILL: 02/May/2020

PETROL/CNG/LPG DRIVEN VEHICLES

Certified that the vehicle conforms to the standards prescribed under rule 115(2) of CMV Rules 1989

CO Level at idling (% Volume) (PPM)

HC Level at idling (PPM)

FUEL	Prescribed Standard CO	Measured Value	Prescribed Standard HC	Measured Value
PETROL	3.5	0.87	4500.0	480.0

Certificate No.: MH04700120003895
Registration No.: MH03BV6866
Chassis No.: ME4JC36PAF7107264
Engine No.: JC36E73928987
Class of Vehicle: M-Cycle/Scooter
Make: HONDA CARS INDIA
Model: LTD
Year: CB SHINE DISC SELF 410
Vehicle Category: TWO WHEELER(NT)
Engine Stroke/Cyl: 4 Stroke
Date of Registration: 02/Feb/2015
Emission Norms: BHAHAT STAGE III
Fuel: PETROL
Date of Testing: 03/May/2019

Time of Testing: 12:29:25
Fee Charged: Rs.35.0

Auto Emission Testing Centre Code: MH0470012

Testing Centre Name: OM SAI

AUTOMOBILES PUC CENTRE

Centre Address: ...

PETROLIUM

Test Conducted By: JEEVAN CHAVARE



TEST RESULT FOR PETROL/CNG/LPG VEHICLE

	MEASURED VALUE	UNIT
CO	0.87	%
CO-CORRECTED	0.87	%
HC	480.0	PPM
CO2	3.2	%
O2	15.89	%
RPM	0.0	
OIL TEMP	0.0	DEGREE CENTIGRADE

This is a computer generated certificate and does not require signature
Fuel Norms entered by PUC center MH0470012. Please verify RTD and correct norms

WENT

POLLUTION UNDER CONTROL CERTIFICATE
Issued By: MUMBAI (EAST)
Authorized by Motor Vehicles Department, Maharashtra



TEST RESULT : PASS
VALID TILL: 27/Mar/2021

LS

DIESEL DRIVEN VEHICLES

Certified that the vehicle conforms to the standards prescribed under rule 115(2) of CMV Rules 1989

Certificate St No.: MH00301810000060
Registration No.: MH03BW0929
Chassis No.: MAT446228FEB01411
Engine No.: 3-DCR4010UY604117
Class of Vehicle: Motor Car
Make: TATA MOTORS LTD
Model: TATA SUNO GOLD EX7
SEATER BSIV
Vehicle Category: LIGHT MOTOR VEHICLE
Date of Registration: 19/Mar/2015
Emission Norms: BHARAT STAGE [II]
DIESEL
Date of Testing: 28/Sep/2020

FUEL	Light Absorption Coefficient (Permissible Limit)	Measured Value
DIESEL	2.45	1.58667

Time of Testing: 14:11:50
Fee Charged: Rs 110.0
Fee Charged:
(one hundred ten rupees only)

Auto Emission Testing Centre Code: MH0030181
Testing Centre Name: POOMAM AUTO SERVICE
Centre Address: SION TROMBAY RD, INDIAN OIL PETROL PUMP, CHEMBUR MUMBAI, 400071
Test Conducted By: PANKAJ CHHEDA



TEST RESULT FOR DIESEL VEHICLE

	IDLE RPM	MAX RPM	K VALUE	OIL TEMP
TEST 1	800.0	1920.0	0.67	39.0
TEST 2	800.0	1650.0	3.33	38.0
TEST 3	800.0	1690.0	0.76	38.0
AVG	800.0	1753.33334	1.58667	38.33334

This is a computer generated certificate and does not require signature
Final Norms entered by PUC center MH0030138 manually, Please visit RTD and correct norms



B-106, Natraj Building, Shiv Shrushti Complex, Mulund-Goregaon Link Road,
Near Indira Steel Yard, Mulund (W), Mumbai : 400 080. Ph : 2591 1607, 2560 8550
Fax : 2590 6167 E-mail : jcv@bom5.vsnl.net.in E-mail : jcvspace@yahoo.co.in

Date : 16/05/2014

TO WHOMSOEVER IT MAY CONCERN

Sub : Proposed redevelopment on plot bearing F.P. No. 206 & 207 TPS – III, Mahim, L.J. Road, Mumbai.

Sir,

This is to certify that the building under reference is being designed considering safety & earthquake for cess as per the provision of relevant IS Code.

For M/s. JCV Structural Consultants

A handwritten signature in black ink, appearing to read 'Shashikant L. Jadhav', is written over a circular stamp or seal.

Mr. Shashikant L. Jadhav
Lic. No. STR/J/60