



Date: 04/03/2024

To,

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

Sub : Submission of six-monthly compliance status report as per terms & conditions stipulated in Environmental Clearance letter for the proposed 'Residential with partly commercial for existing tenants known as 'Suraj Vitalis' located at F.P. no. 107 of TPS-II of Mahim division, G/N Ward. Mumbai. Maharashtra.

Ref. No. : Environmental Clearance no. SIA/MH/MIS/209170/2021, dated: 29/10/2021.

Respected Sir / Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of construction work and point-wise compliance status to various stipulations laid down by the Ministry in its clearance letter no. SIA/MH/MIS/209170/2021, dated: 29/10/2021 along with the necessary annexure.

This compliance report is submitted for the period from October 2022 to March 2023.

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

Thanking You,

For, Suraj Estate Developers Ltd.

Authorized Signatory

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

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

SURAJ ESTATE DEVELOPERS LIMITED

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CIN no. U99999MH1986PLC040873

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: Part A:

Current Status of Work

Status of construction work	:	Total construction work done till March 2023 is 1870.39 Sq.mt.
Date of commencement (Actual and/or planned)	:	16/12/2022 (Actual)
Date of completion (Actual and/or planned)	:	December 2026 (Planned).

: PART B:

Compliance status of conditions stipulated in Environmental clearance letter for the Proposed residential with partly commercial for existing tenants known as "Vitalis" located at F.P. No. 107 of TPS-II of Mahim Division, G/North Ward, Mumbai, Maharashtra granted by SEIAA, Govt. of India vide EC no. SIA/MH/MIS/209170/2021, dated: 29/10/2021 are as follows;

Sl. No.	Stipulated Clearance Conditions	Compliance Status
SPECIFIC CONDITIONS :-		
PART A: SEAC CONDITION :-		
i	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	<ul style="list-style-type: none"> ❖ Municipal Corporation of Greater Mumbai has issued Amended plan approval letter for project vide letter no. P-5545/2020/G/North/FP/337/1/Amend, dated: 19/08/2021. ❖ Please refer Annexure – 1 for Amended plan approval. ❖ MCGM issued Intimation of Disapproval (IOD) for project vide letter no. P-5545/2020/G/North/FP/IOD/1/New, dated: 27/01/2021. ❖ Please refer Annexure – 2 for IOD letter ❖ MCGM issued commencement certificate for project upto 31st floor, vide letter no. P-5545/2020/G/North/FP/FCC/1/New, dated: 13/10/2021, 19/05/2023. ❖ Please refer Annexure - 3 for Commencement certificate.
ii	PP to obtain following NOCs & remarks: a) CFO NOC for 119.97 mtrs b) SWD remark.	<p><u>CFO NOC :</u></p> <ul style="list-style-type: none"> ❖ MCGM issued CFO NOC for project vide letter no. P-5545/2020/G/North/FP-CFO/1/New, dated: 17/10/2020. ❖ Please refer Annexure - 4 for CFO NOC <p><u>SWD NOC:</u></p> <ul style="list-style-type: none"> ❖ Storm Water Drain remarks are issued by Authorized Plumbing Consultant, dated: 05/03/2021. ❖ Please refer Annexure - 5 for SWD remark under EODB consultant.
iii	PP to reduce the discharge of treated sewage up to 35%.	<ul style="list-style-type: none"> ❖ Agreed to comply with.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
iv	PP to submit area calculations of curing racks in proposed OWC.	❖ Noted.
v	PP to introduce condition in sale deed for commercial property owners to become members of the cooperative society to share in the costs of maintenance etc., of the common services like the STP, DG sets, street lighting etc. as levied by the society to avoid any conflict in the operational stage. PP to submit an undertaking for the same.	❖ Noted.
PART B: SEIAA CONDITION		
1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	❖ Noted.
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	❖ Noted.
3.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA. III dt.04.01.2019.	❖ Noted.
4.	SEIAA after deliberation decided to grant EC for FSI - 14,316.48 m ² , Non-FSI – 19,997.06 m ² , Total BUA- 34,313.54 m ² (Plan approval no. P-5545/2020)/G/North/FP/337/1/New, dated – 15/01/2021.	❖ Noted.
GENERAL CONDITION		
A	Construction Phase:	
i.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	❖ Demolition debris has been disposed as per Construction & Demolition waste (Management & Disposal) rules 2016. ❖ Excavation material partly reused on site for back filling and plot leveling & remaining disposed to authorized landfill site with the permission from M.C.G.M. ❖ Please refer Annexure - 6 for SWM NOC
ii.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse	❖ Demolition debris has been disposed as per Construction & Demolition waste (Management & Disposal) rules 2016.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	<ul style="list-style-type: none"> ❖ Excavation material partly reused on site for back filling and plot leveling & remaining disposed to authorized landfill site with the permission from M.C.G.M. ❖ Please refer Annexure - 6 for SWM NOC
iii.	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.	<ul style="list-style-type: none"> ❖ No generation of hazardous waste during construction.
iv.	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"> ❖ 14 nos of temporary accommodation have been provided to 40 nos of residential workers on project site. ❖ Site sanitation like safe & adequate Municipal water for drinking and Tanker water for domestic purpose, 4 nos of toilets, 3 nos of bathrooms, 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 labour camp has been handed over to local body on daily basis. ❖ Please refer Annexure - 7 for Workers health report.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	<ul style="list-style-type: none"> ❖ Storm water collected through the storm water drains of adequate capacity will be discharge into the external SWD. ❖ Proper maintenance of storm water drainage to avoid choking of drains and flooding on site. ❖ STP capacity of 130 KLD will be provided for treatment of waste water.
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	<ul style="list-style-type: none"> ❖ Ready mixed concrete is being used in building construction.
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<ul style="list-style-type: none"> ❖ Chemical analysis of ground water done at the time of geotechnical investigation. ❖ No extraction of ground water for any purpose.
viii.	Permission to draw ground water for 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/operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		CGWA is not applicable.
ix.	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 for the showers and toilet flushing.
x.	The Energy Conservation Building code shall be strictly adhered to.	❖ Agreed to comply with.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	❖ This is redevelopment project hence top soil was negligible.
xii.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	❖ Excavation material partly reused on site for back filling and plot leveling & remaining disposed to authorized landfill site with the permission from M.C.G.M.
xiii.	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.	❖ Chemical analysis of ground water done at the time of geotechnical investigation. ❖ No extraction of ground water for any purpose. ❖ Soil quality is being monitored. ❖ Please refer Annexure - 8 for Monitoring reports.
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	❖ Noted.
xv.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	❖ No use of DG set during construction phase.
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	❖ Vehicles with valid PUC are allowed during construction to enter the site. Vehicles are operated only during non-peak hours. ❖ No permission for uncovered/overloaded vehicles carrying construction material. ❖ Please refer Annexure - 9 for PUC certificate.
xvii.	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	❖ Ambient air and Noise level monitoring is being carried out. ❖ Green belt will be developed over an area 300.26 sq.mt with plantation of different trees to mitigate excess air & noise levels. Total 12 no of trees have been planted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	There are 7 nos of existing trees on site. ❖ Please refer Annexure - 8 for Monitoring reports.
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	❖ No use of DG set during construction phase.
xix.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	❖ Regular supervision of the above measures is being monitored by Project Manager.
B	Operation Phase :	
i.	a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	❖ Proper segregation of biodegradable and Non-biodegradable waste on site during operation phase. ❖ Biodegradable waste will be treated in organic waste converter. ❖ Non-biodegradable waste will be handed over to authorized recycler. ❖ Treated waste (manure) will be utilized in the existing premises for gardening. ❖ Provision of adequate space for solid waste management.
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	❖ Noted.
iii.	The installation of 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. Treated effluent emanating from STP shall be recycled / reused to maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from SIP. b) PP to give 100	❖ STP capacity of 130 KLD will be provided for treatment of waste water with MBBR technology during operation phase. ❖ Treated sewage will be re-used for flushing and gardening.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	% treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	
iv.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	<ul style="list-style-type: none"> ❖ STP capacity of 130 KLD will be provided for treatment of waste water with MBBR technology during operation phase. ❖ Treated sewage will be re-used for flushing and gardening. ❖ Organic Waste Converter (OWC) will be provided for the treatment of biodegradable waste. ❖ Non-biodegradable waste will be handed over to authorized recycler. ❖ Green belt will be developed over an area 300.26 sq.mt with plantation of different trees to mitigate excess air & noise levels. Total 12 no of trees have been planted. There are 7 nos of existing trees on site.
v.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	<ul style="list-style-type: none"> ❖ Occupancy certificate will be provided once received. ❖ MCGM issued Water NOC for project vide letter no. HE/000774/2021/G/N/CTY, dated: 18/03/2021. ❖ Please refer Annexure – 10 for Water NOC. ❖ MCGM has issued sewerage remark for project vide letter no. 4536/REM/2018/SP/515, dated: 18/03/2021. ❖ Please refer Annexure – 11 for Sewerage remark.
vi.	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. ❖ Provision will be made for adequate parking facilities within the project site.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	❖ Noted.
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.	❖ Green belt will be developed over an area 300.26 sq.mt with plantation of different trees to mitigate excess air & noise levels. Total 12 no of trees have been planted. There are 7 nos of existing trees on site
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	<ul style="list-style-type: none"> ❖ A separate environment management cell has been established under project head. ❖ Environmental quality is being monitored

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		through external MoEF & CC approved laboratory.
x.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Separate funds have been allocated for Implementation of Environmental Protection Measures; During Construction Phase; ❖ Rs. 22.26 Lakhs have been allocated for the entire construction phase. During Operation Phase; ❖ Rs. 186.75 Lakhs have been allocated for the Operation phase.
xi.	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 parivesh.nic.in	❖ After getting Environmental clearance from SEIAA, Govt. of India vide letter no. SIA/MH/MIS/209170/2021, dated: 29/10/2021. We published public notice in two local newspaper mymahanagar (Marathi) & Free press journal (English). ❖ Please refer Annexure – 12 for Advertisement copy.
xii.	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.	❖ We will submit six monthly compliance reports to : ❖ RO, MPCB, Sion, Mumbai ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environmental Department, Mantralaya.
xiii.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	❖ Environmental clearance copy submitted to MCGM.
xiv.	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	❖ Agreed to comply with.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	location near the main gate of the company in the public domain.	
C	General EC Condition :	
i.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	❖ Noted.
ii.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	❖ Maharashtra Pollution Control Board (MPCB) issued Consent to Establish for project vide letter no. Format1.0/CC/UAN No. 0000137043/CE/2212001119, dated: 15/12/2022. ❖ Please refer Annexure – 13 for Consent to establish.
iii.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	❖ Obtained Environmental clearance from SEIAA, Govt. of India vide letter no. SIA/MH/MIS/209170/2021, dated: 29/10/2021. ❖ Please refer Annexure – 14 for Environment clearance copy.
iv.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We will submit six monthly compliance reports to : ❖ RO, MPCB, Sion, Mumbai ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environmental Department, Mantralaya.
v.	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.	❖ Environment Statement has been submitted on MPCB web portal for financial year 2022-23.
vi.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	protection measures required, if any.	
vii.	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.	❖ 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.
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.	❖ Noted.
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	❖ Noted.
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	❖ Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification 2006, amended from time to time.	❖ Noted.
8.	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.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	❖ 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 residential with partly commercial for existing tenants known as "Vitalis" located at F.P. No. 107 of TPS-II of Mahim Division, G/North Ward, Mumbai.				
3.	Clearance letter (s) / OM No. and date	:	Obtained Environmental clearance from SEIAA, Govt. of India vide EC no. SIA/MH/MIS/209170/2021, dated: 29/10/2021.				
4.	Location						
	a.	District (s)	: Mumbai				
	b.	State (s)	: Maharashtra.				
	c.	Latitude/ Longitude	: Latitude: 19°02' 009"N Longitude: 72°50' 30.74"E				
5.	Address for correspondence						
	a.	Address of Concerned Project Chief Engineer (With pin code & Telephone / telex / fax numbers)	: Name : Mr. Ganesh Vaidyanathan Add : F.P. No. 107 OF TPS-11 of Mahim Division, G/North Ward, Mumbai Contact no : 9821427775				
	b.	Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:				
6.	Salient features						
	a.	of the project	: <table border="1" style="margin-left: 20px;"> <tr> <th colspan="2">Building Configuration</th> </tr> <tr> <td>One Building</td> <td>1 B + Gr+ 1st to 7thPodium/ + 8th to 38th Floor</td> </tr> </table>	Building Configuration		One Building	1 B + Gr+ 1 st to 7 th Podium/ + 8 th to 38 th Floor
Building Configuration							
One Building	1 B + Gr+ 1 st to 7 th Podium/ + 8 th to 38 th Floor						
	b.	of the environmental management plans	: Separate funds have been allocated for Implementation of Environmental Protection Measures;				

				During Construction Phase; ❖ Rs. 22.26 Lakhs have been allocated for the entire construction phase. During Operation Phase; ❖ Rs. 186.75 Lakhs have been allocated for the Operation phase.
7.	Breakup of the project area			
	a.	Submergence area forest & non-forest.	:	Not Applicable.
	b.	Others	:	FSI Area:14,316.48 Sq. mt Non FSI Area: 19,997.06 Sq. mt Total BUA Area: 34,313.54 Sq. mt
8.	Breakup of the project affected Population with enumeration of that losing houses/dwelling unit's Only agricultural land only, 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, it 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. 250 Cr.
	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. 22.26 Lakhs have been allocated for the entire construction phase. During Operation Phase; ❖ Rs. 186.75 Lakhs have been allocated for the Operation phase.
	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. 3.77 Cr.

	f.	Actual expenditure incurred on the Environmental Management plans so far.	:	Rs. 8.00 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, if 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.		:	Nil
12.	Status of construction		:	Total construction work done till March 2023 is 1870.39 Sq.mt.
	a.	Date of commencement (Actual and/or planned)	:	16/12/2022 (Actual)
	b.	Date of completion (Actual and/of planned)	:	December 2026 (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.)		:	--



MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. P-5545/2020)/G/North/FP/337/1/Amend dated 19.08.2021

To,
UDAY SHANKAR WARTY
4//, LAVANYA ART, OFF AGASHE
PATH, DADAR(W) 30/A, BHAGYA
APARTMENT, OFF CHITALE PATH,
DADAR(W)

CC (Owner),
Suraj Estate Developers Pvt. Ltd.
15/B, Mahim Mata Building, Mari
Nagar Colony, Mahim (West),
Mumbai.

Subject : PROPOSED REDEVELOPMENT OF THE PLOT BEARING F. P. No. 107, OF T.P.S.- II, MAHIM DIVISION IN G/N WARD L. J. ROAD, MAHIM, MUMBAI.

Reference : Online submission of plans dated 16.08.2021

Dear Applicant/ Owner/ Developer,

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

- 1) That all the conditions of I.O.D. under even No. P-5545 / 2020) / G / North / FP / 337 / 1 / New Dt 27.01.2021 shall be complied with.
- 2) That the revised structural design/calculations/details/drawings shall be submitted before C.C.
- 3) That the C.C. shall be got endorsed as per the amended plan.
- 4) That the work shall be carried out strictly as per approved plan.
- 5) That premium for additional area towards a) Deficient open space, b) Development Charges, c) Additional Development cess, d) Labour Welfare Cess, e) Extra Water Sewerage Charges shall be paid.
- 6) That all the Guidelines/ Requisite conditions as applicable or will be applicable in lieu of claiming 50% Premium for Fungible FSI shall be complied with
- 7) That the Undertaking from the developer stating that in case additional FSI is not utilized in near future excess parking will be handed-over to MCGM shall be submitted.



Name : Rajesh Santoshkumar
Dholay
Designation : Executive
Engineer
Organization : Personal
Date : 19-Aug-2021 17: 07:50

For and on behalf of Local Authority

Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

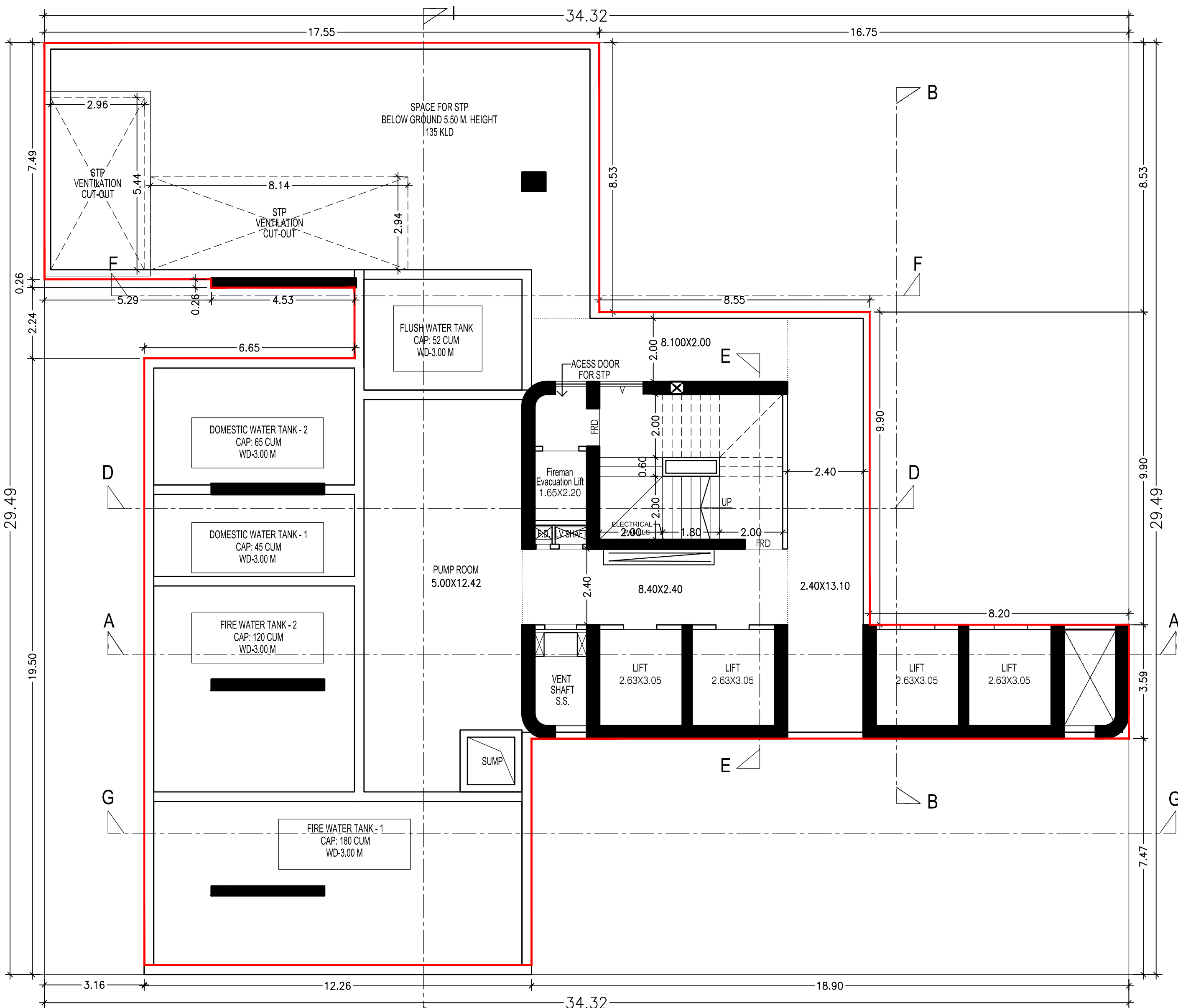
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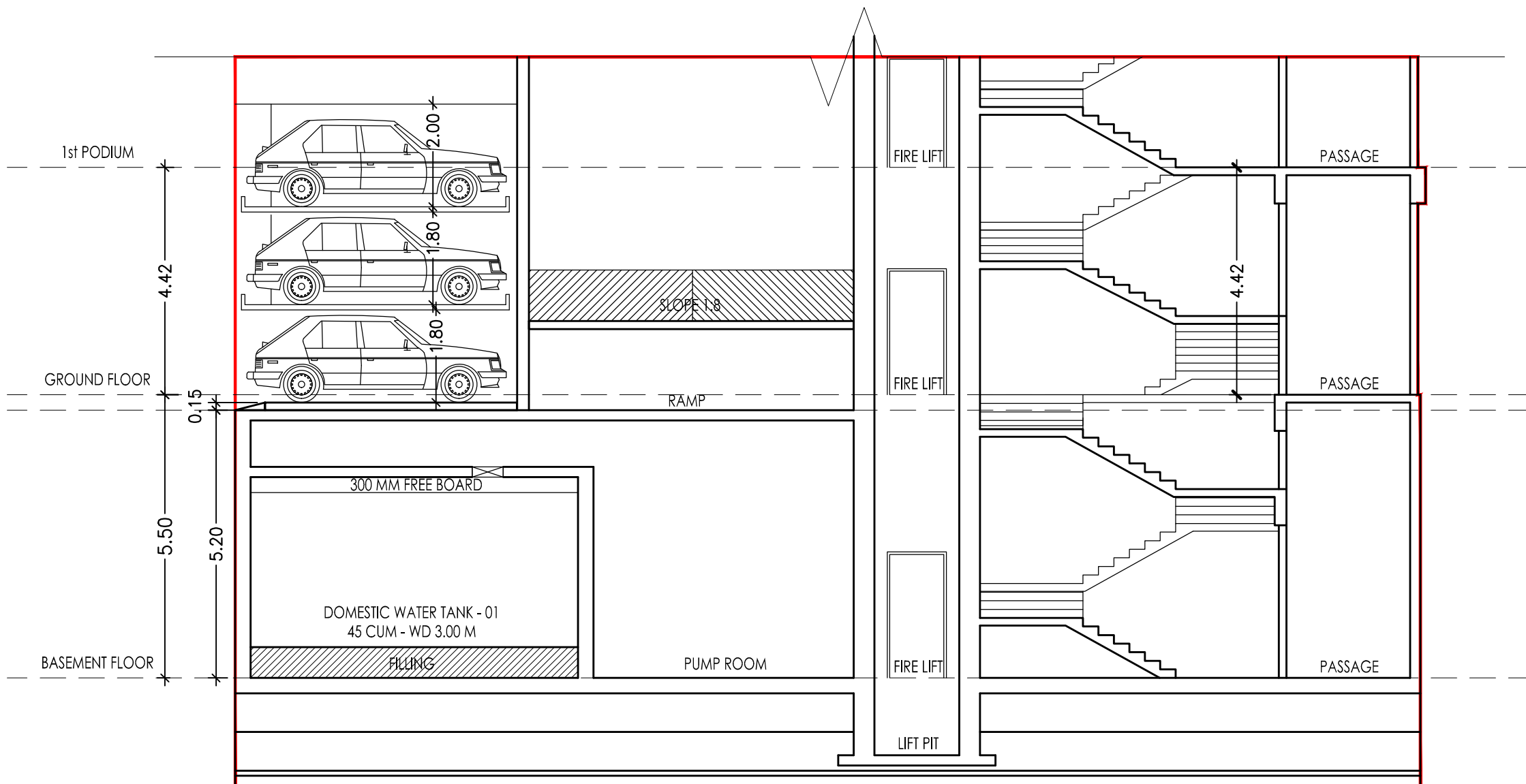
- 1) Assistant Commissioner, G/North
- 2) A.E.W.W., G/North
- 3) D.O. G/North

- Forwarded for information please.



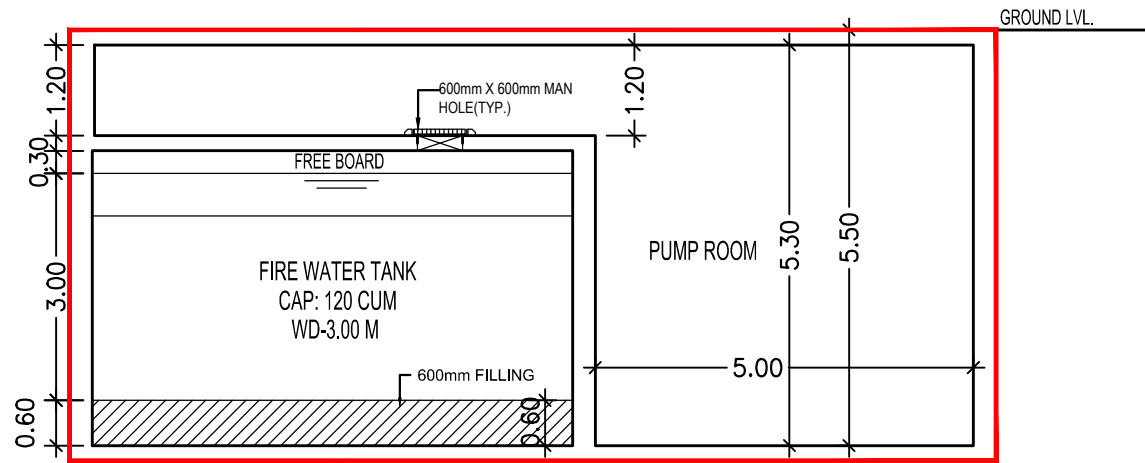


BASEMENT FLOOR PLAN 1:100

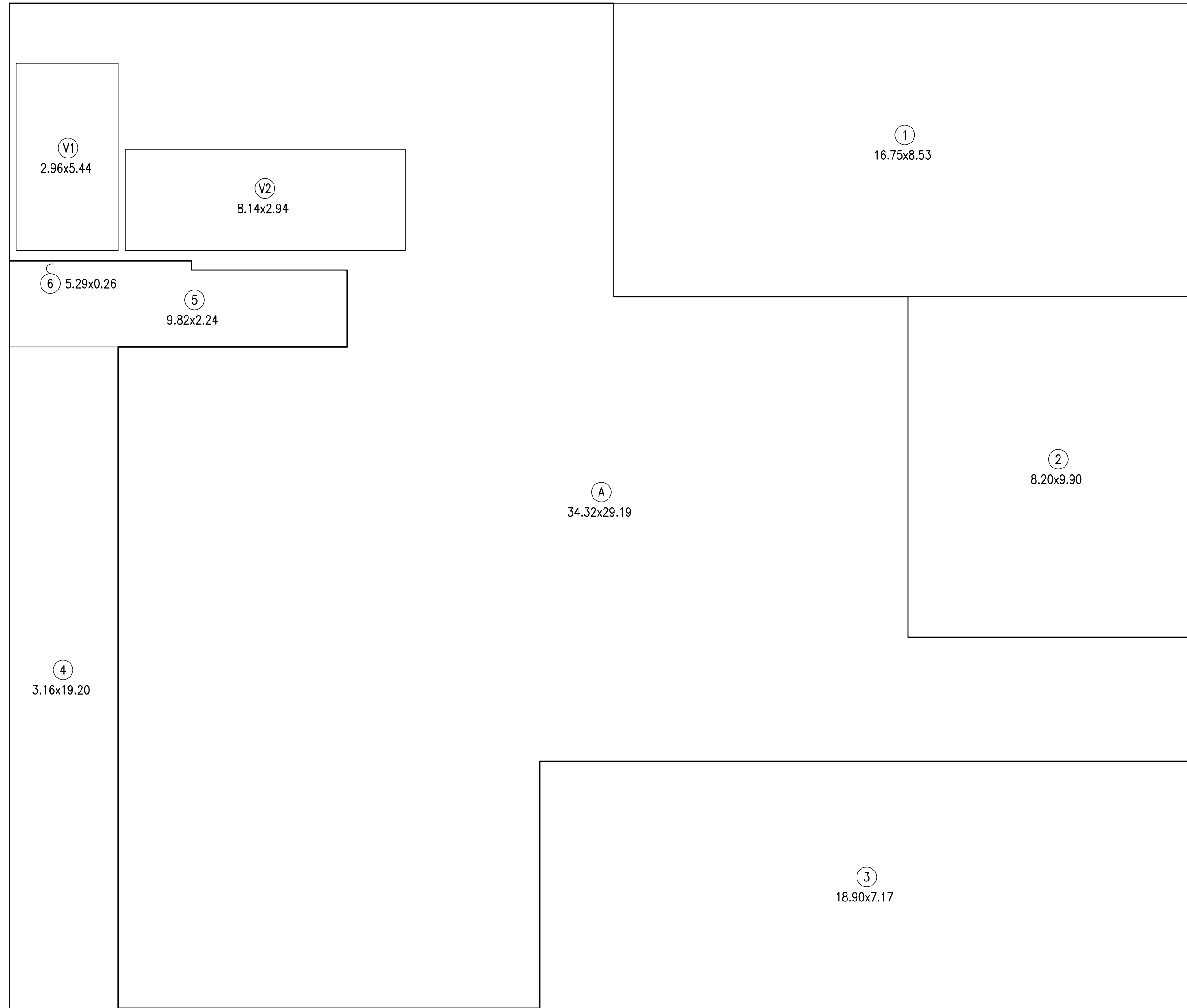


BASEMENT TO FIRST PODIUM 1:100

SECTION - DD



SECTION 1-1
PUMP ROOM & UG TANK 1:100

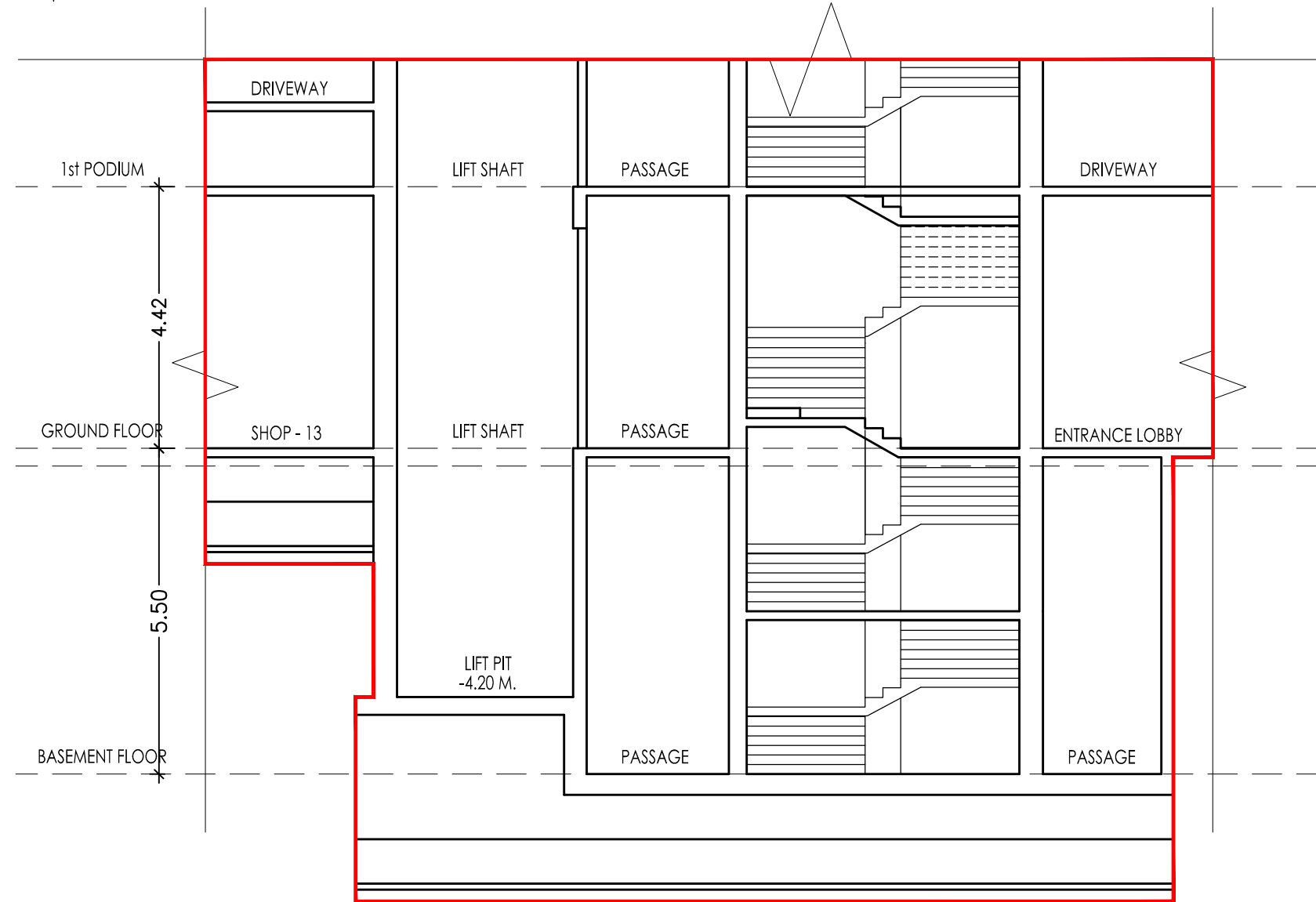


BUILT UP AREA DIAGRAM
BASEMENT FLOOR 1:100

PUMP SUMMARY

	DESCRIPTION
FP1	HYDRANT JOCKEY PUMP
FP2	MAIN HYDRANT PUMP
FP3	DIESEL DRIVEN PUMP
FP4	MAIN SPRINKLER PUMP
FP5	SPRINKLER JOCKEY PUMP

AREA CALCULATIONS BASEMENT FLOOR BUILT UP AREA			
A.	34.32	x	29.19 = 1001.80 sqm.
TOTAL			1001.80 sqm. A
DEDUCTION :			
1.	16.75	x	8.53 = 142.88 sqm.
2.	8.20	x	9.90 = 81.18 sqm.
3.	18.90	x	7.17 = 135.51 sqm.
4.	3.16	x	19.20 = 60.67 sqm.
5.	9.82	x	2.24 = 22.00 sqm.
6.	5.29	x	0.26 = 1.38 sqm.
TOTAL			443.62 sqm. B
TOTAL			558.18 sqm.
PERMISSIBLE BASEMENT VENTILATION 2.5% ON BASEMENT FLOOR BUA = 558.18 sqm. (558.18 x 2.5%)			
REQUIRED BASEMENT VENT. BUA = 13.95 sqm.			
PROPOSED BASEMENT VENT. BUA = 40.03 sqm.			
BASEMENT VENTILATION CALCULATION AREA			
V1.	2.96	x	5.44 = 16.10 sqm.
V2.	8.14	x	2.94 = 23.93 sqm.
TOTAL			40.03 sqm.



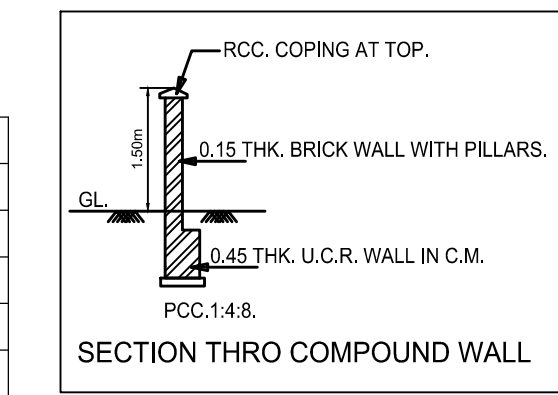
BASEMENT TO FIRST PODIUM 1:100

SECTION - EE

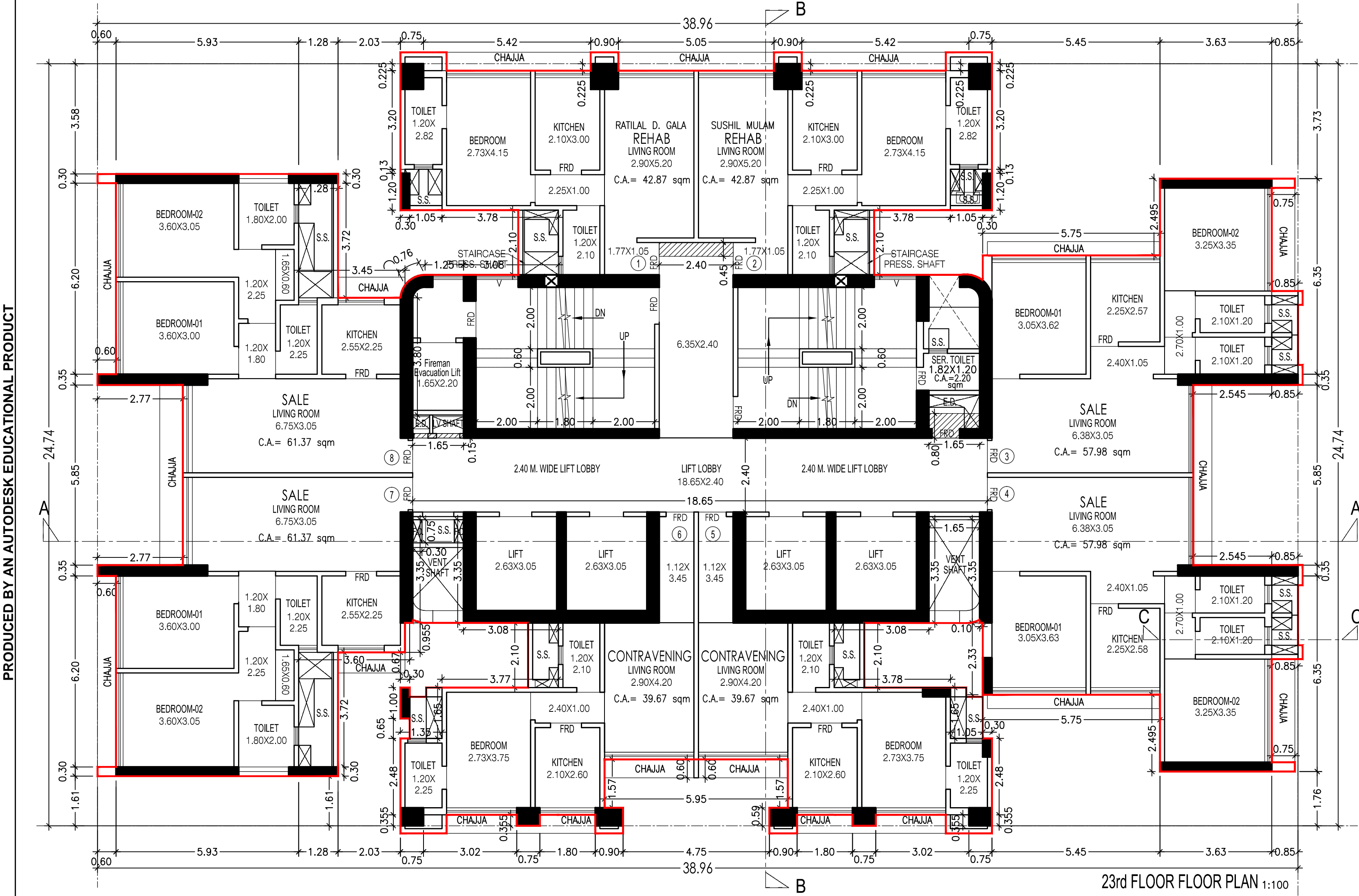
FORM I			DESCRIPTION OF PROPOSAL AND PROPERTY				
CONTENTS OF SHEET			PROPOSED REDEVELOPMENT OF THE PLOT BEARING F. P. No. 107, OF T.P.S.- II, MAHIM DIVISION IN G/N WARD L. J. ROAD, MAHIM, MUMBAI				
PLANS, AREA DIAGRAM, AREA CALCULATIONS,			NAME OF OWNER				
P-5545/2020/G/North/FP/337/1/New			ADDRESS OF OWNER				
THIS PLAN IS DIGITALLY SIGNED & ISSUED.			NAME OF DEVELOPER				
			ADDRESS OF DEVELOPER				
			Aman chambers, 3rd floor, Opp. Bengal Chemicals, Veer Savarkar Marg, Prabhadevi, Mumbai 400025.				
			MIS SURAJ ESTATE DEVELOPERS PVT. LTD.				
JOB NO.		DRG. NO. 1 of 33		ARCHVISION ARCHITECTS 4/5, 'LAVANYA', OFF AGASHE PATH, DADAR (West), MUMBAI-400 028			
SCALE 1:100		CHECKED BY					
NORTH LINE		DRN. BY					
S.E.B.P. (CITY)-XI		A.E.B.P. (CITY)-VII		E.E.B.P. (CITY)-III			
			NAME & SIGNATURE OF ARCHITECT UDAY SHANKAR WARTY REG. No. CA/77/4047				



A.	14.68	X	2.11	X	0.50	=	15.49	sqm
B.	60.43	X	14.50	X	0.50	=	438.12	sqm
C.	75.60	X	27.31	X	0.50	=	1032.32	sqm
D.	75.60	X	33.51	X	0.50	=	1266.68	sqm
TOTAL AREA OF PLOT :							=	2752.61 sqm
AS PER P.R. CARD							=	2750.85 sqm

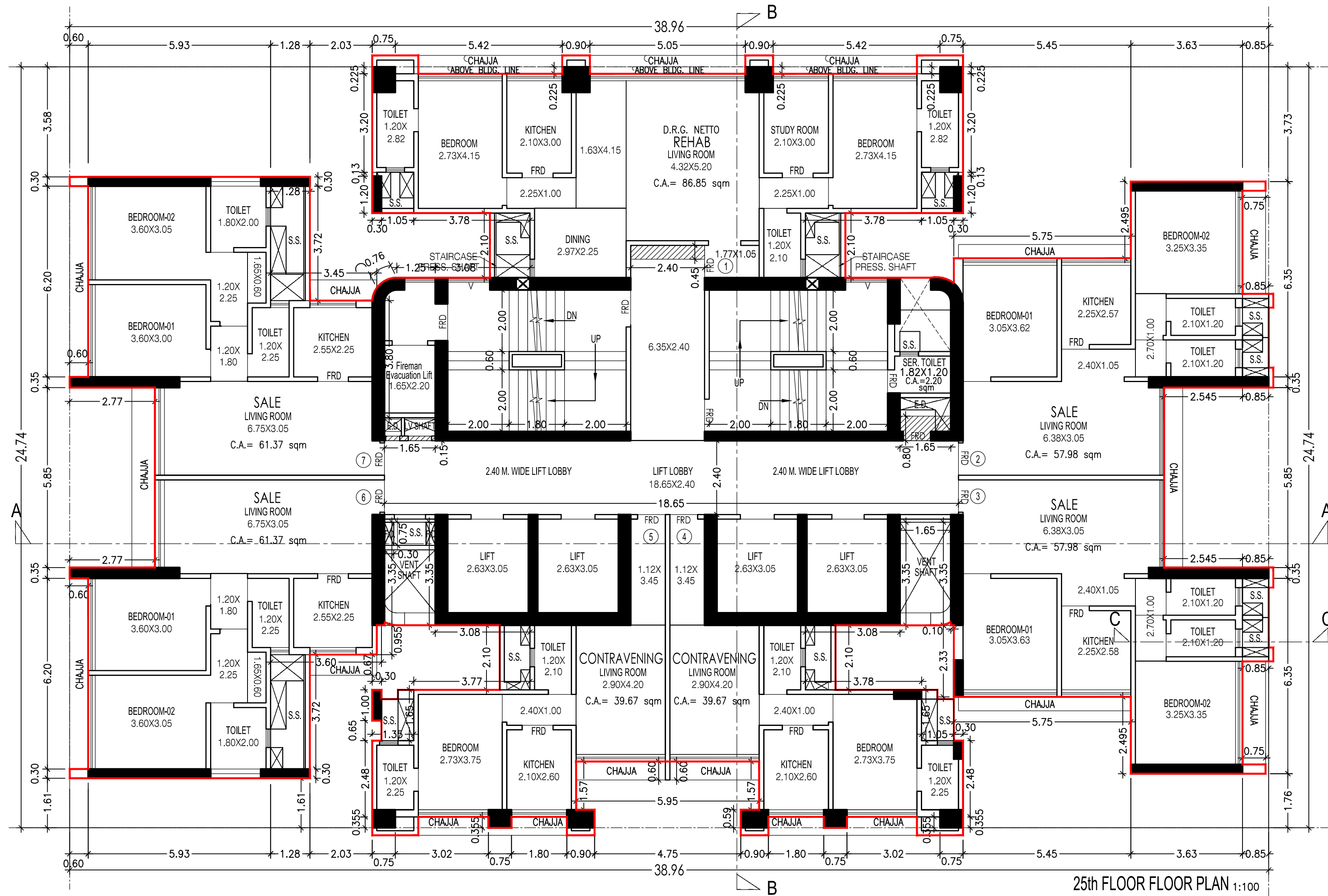
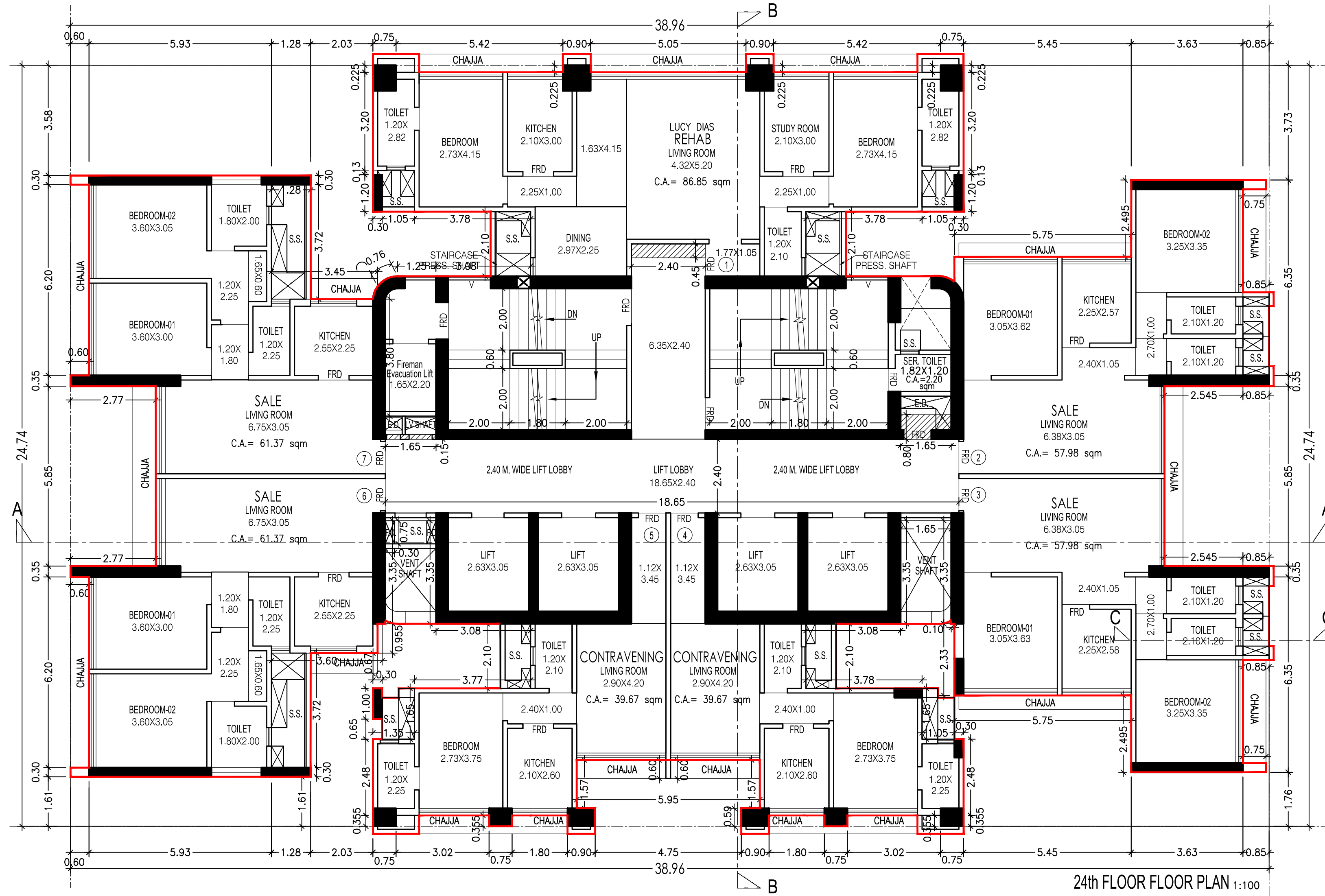


1	AREA STATEMENT										SQ. MTRS.
1	Area of plot :										2750.89
	a) Area of any reservation										—
	b) Area of Road Set back										—
	c) Area of D.P. Road										—
2	Deductions For :										—
	(A) For Reservation / Road Area										—
	a) Road set-back area to be handed over (100%) (Regulation No. 16)										—
	b) Proposed D.P. road to be handed over (100%) (Regulation No. 16)										—
	c) Reservation area to be handed over (100%) (Regulation No. 17)										—
	(B) Reservation area to be handed over as per AR (100%) (Regulation No. 17)										—
	(B) For Amenity area										—
	a) Area of amenity plot/plots to be handed over as per DCPR 2034										—
	b) Area of amenity plot/plots to be handed over as per DCPR 2034										—
	c) Area of amenity plot/plots to be handed over as per DCPR 2034										—
	(C) Deductions for Existing BUA to be retained if any/Land component of Existing BUA as per Regulation under which the development was allowed.										—
	(D) Existing Shrine to be retained										—
3	Total deductions: [2(A) + 2(B) + 2(C) as and when applicable.]										2750.89
4	Balance area of plot (1-3)										2750.89
5	Plot area										2750.89
6	Zonal (basic) FSI (1.33)										1.33
6a	Permissible FSI for 33(7) (3.00 + 1.00 Contravening or Rehab+incentive whichever is higher)										4.00
7	Built up Area as per Zonal (basic) FSI (5 + 6)										11003.40
	(i) In case of 1st/1st Permissible BUA (Net in elevation)										—
	a) Built up equal to area of land handed over as per Regulation 30(a)										—
	(i) As per 2(a) and 2(B) except 2(A)(c) (i) above with in cap of "Admissible TDR" as column 6 of table-12 on remaining/balance plot.)										—
	(ii) In case of 2(A)(c) (i) permissible over and above permissible BUA on remaining/balance plot.										—
9	Built up Area in lieu of cost of construction of built up amenity to be handed over within the limit										—
10	Built up Area due to "Additional FSI on Payment of Premium" as per table No. 12 of Regulation No. 30(a) on remaining/balance plot.										—
11	Built up Area due to admissible "TDR" as per table No. 12 Regulation No. 30(a) and 32 on remaining/balance plot.										—
12	Permissible Built up Area (as the case may be with/without BUA as per 2(a) and 32 on remaining/balance plot.										—
13	Proposed BUA (as the case may be with/without BUA as per 2(c))										10993.50
					PERMISSIBLE						
					CESED REHAB NR	=	341.48 sqm		341.48 sqm		
					CESED REHAB R	=	2245.52 sqm		2245.52 sqm		
					NONCESSED REHAB NR AT PAR WITH CESED	=	33.46 sqm		33.46 sqm		
					NONCESSED REHAB R AT PAR WITH CESED	=	696.12 sqm		696.12 sqm		
					CONTRAVENING NR	=	1239.92 sqm		1239.92 sqm		
					MHADA	=	8603.01 sqm		8603.01 sqm		
					SALE R	=	2087.14 sqm		2087.14 sqm		
					TOTAL	=	10993.50 sqm		10993.50 sqm		
14	TDR generated if any as per Regulation 30 (a) and 32.										—
15	Fungible Compensatory Area as per Regulation No. 31(3)										2087.22
					PERMISSIBLE FUNGIBLE BUA						
					CESED NR	=	119.52 sqm		119.52 sqm		
					CESED R	=	765.88 sqm		765.88 sqm		
					NONCESSED NR	=	11.71 sqm		11.71 sqm		
					NONCESSED R	=	263.54 sqm		263.54 sqm		
					CONTRAVENING	=	668.97 sqm		668.97 sqm		
					MHADA	=	297.50 sqm		297.50 sqm		
					TOTAL	=	2087.22 sqm		2087.22 sqm		
					PROPOSED FUNGIBLE BUA						
					CESED NR	=	51.79 sqm		51.79 sqm		
					CESED R	=	51.79 sqm		51.79 sqm		
					CESED R	=	544.42 sqm		544.42 sqm		
					NONCESSED NR	=	6.57 sqm		6.57 sqm		
					NONCESSED R	=	210.08 sqm		210.08 sqm		
					CONTRAVENING	=	668.97 sqm		668.97 sqm		
					MHADA	=	120.65 sqm		120.65 sqm		
					TOTAL	=	1542.48 sqm		1542.48 sqm		
					b) i) Permissible Fungible Compensatory area by charging premium.				1780.50		
					ii) Permissible Fungible Compensatory area availed on payment of premium				1780.50		
16	Total Built up Area Proposed including Fungible Compensatory Area (13+15+16)(i)+(ii)+15(10)(v)										14316.41
17	FSI consumed on Net Plot [13/14]										4.00
II	Other Requirements										—
A	Reservation/Designation										—
	a) Name of Reservation										—
	b) Area of Reservation affecting the plot										—
	c) Area of Reservation land to be handed/handed over as per Regulation No.17										—
	d) Built up Area of Amenity to be handed over as per Regulation No. 17										—
	e) Area/Built up Area of Designation										—
	(A) Reservation/Designation										—
B	Plot area/Built up Amenity to be Handed Over as per Regulation No.										—
	i) 14(A)										—
	ii) 14(B)										—
	15										—
C	Requirement of Recreational Open Space in Layout/Plots per Regulation No. 27										2750.89
D	Tenement Statement										—
	i) Proposed built up area (13 above)										10993.50
	ii) Less deduction of Non-residential area (Shop etc.)										376.48
	iii) Area available for tenements (0.00 minsq/ft)										10916.59
	iv) Tenements permissible (Density of tenements 650/hectare) (10618.56/10000x450)										477.77
	v) Total number of Tenements proposed on the plot										225.00
E	Parking Statement										—
	i) Parking required by Regulation for –										—
	Car										134.40
	Scooter/Motor										—
	Outsiders (visitors)										8.00
	ii) Covered garage permissible										—
	iii) Covered garages proposed										169.00
	Car										169.00
	Scooter/Motor Cycle										8.00
	Outsiders (visitors)										197.00
	Total parking provided										—
F	Transport Vehicles Parking										—
	i) Spaces for transport vehicles parking required by Regulations										—
	ii) Total No. of transport vehicles parking spaces provided										—
TOTAL FUNGIBLE BUILT UP AREA											
[A]	PERM. %	PERMISSIBLE FUNGIBLE AREA	PERMISSIBLE INCREASING FUNGIBLE AREA	[B]	PROCP. %	[A] + [B]	DEFICI				
AS PER TABLE 1											
341.48 sqm	35.00%	119.52 sqm (WITHOUT CHARGING PREMIUM)	461.00 sqm	51.79 sqm	15.17%	393.27 sqm	67.73 sqm				
2245.37 sqm	35.00%	785.88 sqm (WITHOUT CHARGING PREMIUM)	3031.25 sqm	544.42 sqm	24.25%	2789.79 sqm	241.46 sqm				
33.46 sqm	35.00%	11.71 sqm (WITHOUT CHARGING PREMIUM)	45.17 sqm	6.57 sqm	19.64%	40.03 sqm	5.14 sqm				
696.12 sqm	35.00%	243.64 sqm (WITHOUT CHARGING PREMIUM)	939.76 sqm	210.08 sqm	30.18%	906.20 sqm	33.56 sqm				
1739.92 sqm	35.00%	608.97 sqm (WITHOUT CHARGING PREMIUM)	2348.89 sqm	608.97 sqm	35.00%	2348.89 sqm	—				
850.01 sqm	35.00%	297.50 sqm (WITHOUT CHARGING PREMIUM)	1147.51 sqm	120.65 sqm	14.19%	970.66 sqm	176.85 sqm				
50587.14 sqm	35.00%	1780.50 sqm (BY CHARGING PREMIUM)	6667.64 sqm	1633.98 sqm	35.00%	6721.12 sqm	—				
						EXCESS AREA IN CESED R REHAB	0.03 sqm				
						EXCESS AREA IN CESED R REHAB	8.72 sqm				
						EXCESS AREA IN NONCESSED R REHAB	3.18 sqm				
						EXCESS AREA IN CONTRAVENING	134.59 sqm				
10993.50 sqm			14861.22 sqm	TOTAL		14316.48 sqm	—				
DESCRIPTION OF PROPOSAL AND PROPERTY											
PROPOSED REDEVELOPMENT OF THE PLOT BEARING F.P. NO. 107, OF T.P.S.-18 MAHIM DIVISION IN GN WARD L. J. ROAD, MAHIM, MUMBAI											
	NAME OF OWNER	ADDRESS OF OWNER	NAME OF DEVELOPER	ADDRESS OF DEVELOPER							
				Aman chandras, 3rd floor Opp. Bengal Chemicals, Veer Savarkar Marg, Prashadpur, Mumbai 4000							
M/S SURAJ ESTATE DEVELOPERS PVT. LTD.											
JOB NO.	DRG. NO. 2 of 33										
SCALE	1:100 CHECKED BY ARCHIVISION										
NORTH LINE	DRN. BY	4/5, 'LAVANIA', OFF AGACHE PHASE, DADAR (West), MUMBAI-400 028				NAME & SIGNATURE OF ARCHITECT (U) SHANKAR WADY					

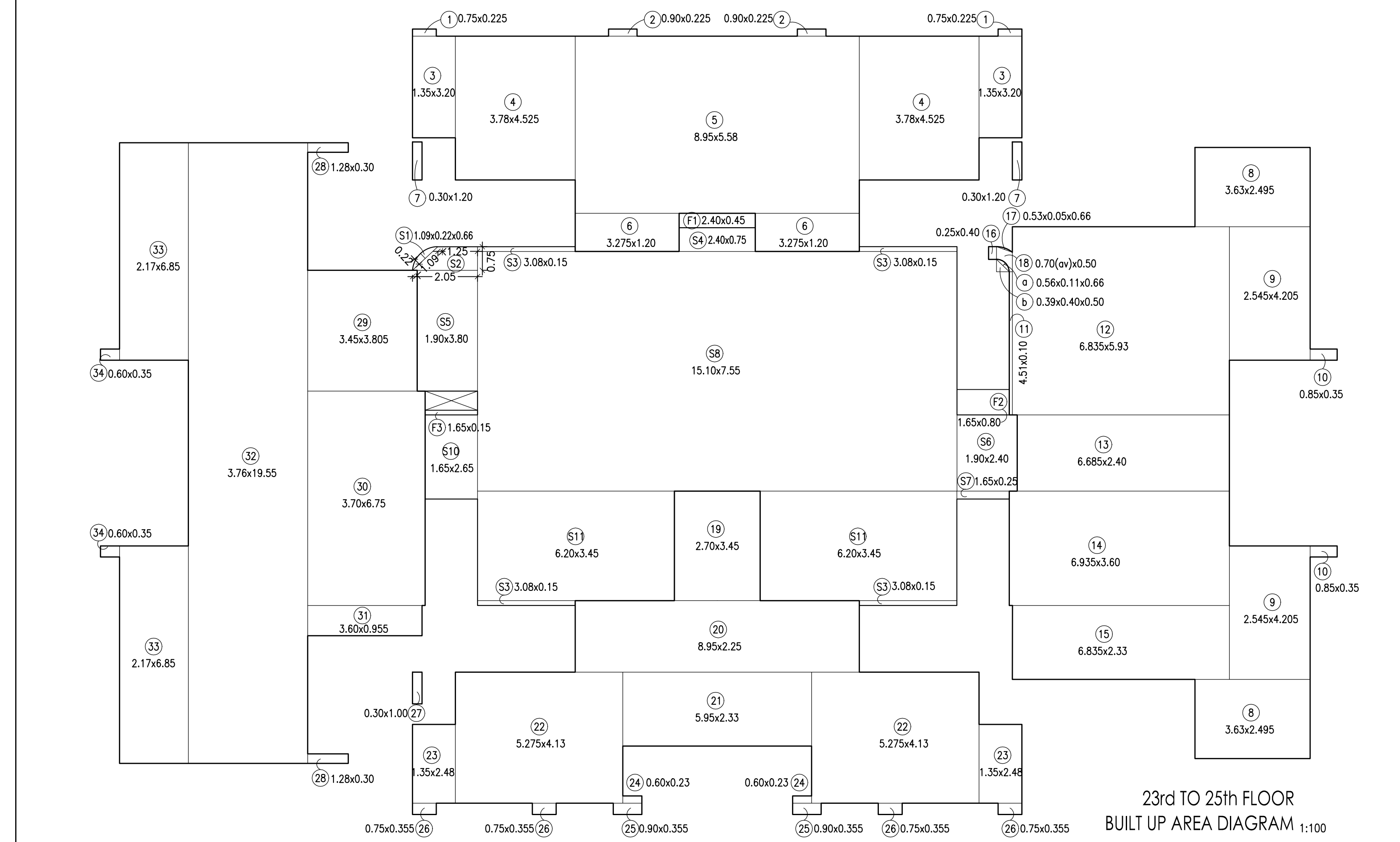


BUILT UP AREA CALCULATION		
23rd to 25th FLOOR		
1	0.75 X 0.225 X 2 nos.	= 0.34 SQ.MT.
2	0.90 X 0.225 X 2 nos.	= 0.41 SQ.MT.
3	1.35 X 3.20 X 2 nos.	= 8.64 SQ.MT.
4	3.78 X 4.525 X 2 nos.	= 34.21 SQ.MT.
5	8.95 X 5.58	= 49.94 SQ.MT.
6	3.275 X 1.20 X 2 nos.	= 7.86 SQ.MT.
7	0.30 X 1.20 X 2 nos.	= 0.72 SQ.MT.
8	3.63 X 2.495 X 2 nos.	= 18.11 SQ.MT.
9	2.545 X 4.205 X 2 nos.	= 21.40 SQ.MT.
10	0.85 X 0.35 X 2 nos.	= 0.60 SQ.MT.
11	4.51 X 0.10	= 0.45 SQ.MT.
12	6.835 X 5.93	= 40.53 SQ.MT.
13	6.685 X 2.40	= 16.04 SQ.MT.
14	6.935 X 3.60	= 24.97 SQ.MT.
15	6.835 X 2.33	= 15.93 SQ.MT.
16	0.25 X 0.40	= 0.10 SQ.MT.
17	0.53 X 0.05 X 0.66	= 0.01 SQ.MT.
18	0.70 (av) X 0.50	= 0.35 SQ.MT.
19	2.70 X 3.45	= 9.31 SQ.MT.
20	8.95 X 2.25	= 20.14 SQ.MT.
21	5.95 X 2.33	= 13.86 SQ.MT.
22	5.275 X 4.13 X 2 nos.	= 43.57 SQ.MT.
23	1.35 X 2.48 X 2 nos.	= 6.70 SQ.MT.
24	0.60 X 0.23 X 2 nos.	= 0.27 SQ.MT.
25	0.90 X 0.355 X 2 nos.	= 0.64 SQ.MT.
26	0.75 X 0.355 X 4 nos.	= 1.07 SQ.MT.
27	0.30 X 1.00	= 0.30 SQ.MT.
28	1.28 X 0.30 X 2 nos.	= 0.77 SQ.MT.
29	3.45 X 3.805	= 13.13 SQ.MT.
30	3.70 X 6.75	= 24.97 SQ.MT.
31	3.60 X 0.955	= 3.44 SQ.MT.
32	3.78 X 19.55	= 73.51 SQ.MT.
33	2.17 X 6.85 X 2 nos.	= 29.73 SQ.MT.
34	0.60 X 0.35 X 2 nos.	= 0.42 SQ.MT.
TOTAL		= 482.44 SQ.MT. X
LESS:		
a	0.56 X 0.11 X 0.66	= 0.04 SQ.MT.
b	0.39 X 0.40 X 0.50	= 0.08 SQ.MT.
TOTAL DEDUCTION		= 0.12 SQ.MT. Y
TOTAL BUILT UP AREA [X - Y]		= 482.32 SQ.MT. X1
F1	2.40 X 0.45	= 1.08 SQ.MT.
F2	1.65 X 0.80	= 1.32 SQ.MT.
F3	1.65 X 0.15	= 0.25 SQ.MT.
TOTAL		= 2.65 SQ.MT. X2
NET BUILT UP AREA [X1 - X2]		= 484.97 SQ.MT.

BUILT UP AREA CALCULATION		
23rd to 25th FLOOR		
S1	1.09 X 0.22 X 0.66	= 0.16 SQ.MT.
S2	1.65(AV) X 0.75	= 1.24 SQ.MT.
S3	3.08 X 0.15 X 4 nos.	= 1.85 SQ.MT.
S4	2.40 X 0.75	= 1.80 SQ.MT.
S5	1.90 X 3.80	= 7.22 SQ.MT.
S6	1.90 X 2.40	= 4.56 SQ.MT.
S7	1.65 X 0.25	= 0.41 SQ.MT.
S8	15.10 X 7.55	= 114.01 SQ.MT.
S9	6.20 X 3.45 X 2 nos.	= 42.78 SQ.MT.
S10	1.65 X 2.65	= 4.37 SQ.MT.
TOTAL		= 178.40 SQ.MT.



- * FLAT NO. 1 & 2 ON 23RD FLOOR ALLOWED FOR REHAB
- * FLAT NO. 5 & 6 ON 23RD FLOOR ALLOWED FOR CONTRAVENING
- * FLAT NO. 1 ON 24TH & 25TH FLOOR ALLOWED FOR REHAB
- * FLAT NO. 4 & 5 ON 24TH & 25TH FLOOR ALLOWED FOR CONTRAVENING



FORM I			DESCRIPTION OF PROPOSAL AND PROPERTY	
CONTENTS OF SHEET			PROPOSED REDEVELOPMENT OF THE PLOT BEARING F.P. No. 107, OF T.P.S.-II MAHIM DIVISION IN G/N WARD L. J. ROAD, MAHIM, MUMBAI	
PLANS, AREA DIAGRAM, AREA CALCULATIONS,			NAME OF OWNER	
P-5545/2020/G/Noth/FP/337/1/New			ADDRESS OF OWNER	
THIS PLAN IS DIGITALLY SIGNED & ISSUED.			NAME OF DEVELOPER	
			ADDRESS OF DEVELOPER	
			Aman chambers, 3rd floor, Opp. Bengal Chemicals, Viceroy Sarovar Marg, Prabhadevi, Mumbai 400025.	
			MIS SURAT ESTATE DEVELOPERS PVT. LTD.	
			JOB NO.	
			DRG. NO. 19 of 33	
			SCALE 1:100	
			CHECKED BY	
			ARCHIVISION	
			4/5, 'LAVANYA', OFF AGACHE PATH, DADAR (West), MUMBAI-400 028	
			NORTH LINE	
			DRN. BY	
			NAME & SIGNATURE OF ARCHITECT	
			UDAY SHANKAR WARTY	
			REG. NO. CA/77/4047	
S.E.B.P. (CITY)-XI			A.E.B.P. (CITY)-VII	
			E.E.B.P. (CITY)-III	

26th To 28th, 30th, 31st FLOOR STAIRCASE, LIFT, LIFT LOBBY & PASSAGE								
S1	1.09	X	0.22	X	0.66	=	0.16	SQ.MT.
S2	1.65(AV.)	X	0.75			=	1.24	SQ.MT.
S3	3.08	X	0.15	X	4 nos.	=	1.85	SQ.MT.
S4	2.40	X	0.75			=	1.80	SQ.MT.
S5	1.90	X	3.80			=	7.22	SQ.MT.
S6	1.90	X	2.40			=	4.56	SQ.MT.
S7	1.65	X	0.25			=	0.41	SQ.MT.
S8	15.10	X	7.55			=	114.01	SQ.MT.
S9	6.20	X	3.45	X	2 nos.	=	42.78	SQ.MT.
S10	1.65	X	2.65			=	4.37	SQ.MT.
TOTAL						=	178.40	SQ.MT.

26th TO 28th, 30th, 31st FLOOR
BUILT UP AREA DIAGRAM 1:100

FORM I			DESCRIPTION OF PROPOSAL AND PROPERTY				
CONTENTS OF SHEET			PROPOSED REDEVELOPMENT OF THE PLOT BEARING F. P. No. 107, OF T.P.S.- II, MAHIM DIVISION IN G/N WARD L. J. ROAD, MAHIM, MUMBAI				
PLANS, AREA DIAGRAM, AREA CALCULATIONS,			NAME OF OWNER		ADDRESS OF OWNER	NAME OF DEVELOPER	ADDRESS OF DEVELOPER
P-5545/2020/G/North/FP/337/1/New							Aman chambers, 3rd floor, Opp. Bengal Chemicals, Veer Savarkar Marg, Prabhadevi, Mumbai 400025
THIS PLAN IS DIGITALLY SIGNED & ISSUED.							
			JOB NO.		DRG. NO. 20 of 33		ARCHVISION ARCHITECTS 4/5, 'LAVANYA', OFF AGASHE PATH, DADAR (West), MUMBAI-400 028
			SCALE 1:100		CHECKED BY		
			NORTH LINE		DRN. BY		
			S.E.B.P. (CITY)-XI		A.E.B.P. (CITY)-VII		
							NAME & SIGNATURE OF ARCHITECT UDAY SHANKAR WARTY REG. No. CA/77/4047



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. P-5545/2020)/G/North/FP/IOD/1/New

MEMORANDUM

Municipal Office,
Mumbai

To,

M/S SURAJ ESTATE DEVELOPERS Pvt. Ltd.

Aman chambers, 3rd floor, Opp. Bengal Chemicals, Veer Savarkar Marg, Prabhadevi, Mumbai
400025.

With reference to your Notice 337 (New) , letter No. 5146 dated. 7/9/2020 and the plans, Sections Specifications and description and further particulars and details of your buildings at PROPOSED REDEVELOPMENT OF THE PLOT BEARING F. P. No. 107, OF T.P.S.- II, MAHIM DIVISION IN G/N WARD L. J. ROAD, MAHIM, MUMBAI107 furnished to me under your letter, dated 7/9/2020. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 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 all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15.03.2018 in Dumping Ground Case will not be complied with before starting demolition of structures and / or starting any construction work.
- 4 That adequate safeguards are not employed in the consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall not be deposited in specific sites inspected and approved by MCGM.
- 5 That the debris shall not be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful

compliance of Waste / Debris Management Plan shall not be furnished before starting demolition of existing structures or construction work.

- 6 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
- 7 That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.
- 8 That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him.
- 9 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 along with bearing capacity of the soil strata will not be submitted before C.C.
- 10 That the slab of the underground tank & slab to cover existing well if any, along with drive way shall not be designed to bear the vehicular load / fire engine load & the stability certificate to that effect shall not be submitted.
- 11 That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
- 12 That the following Regd. Undertaking shall not be submitted that: (a) That the RUT indemnifying MCGM against any litigations arising out of hardship to user in case of failure of Mechanized System / nuisance due to mechanical system to the building under reference shall not be submitted. (b) That the RUT stating that standby arrangement of generator / alternate electric power supply of requisite capacity for lifts & mechanical parking system in case of failure of electric supply will not be made. (c) That the RUT that the Mechanized parking system will be equipped with electric sensor devices and also proper precautions & safety measures will be taken to avoid any mishap & the damages occurred due to flooding in pit if any & maintenance of Mechanized parking system will be done regularly will not be submitted. (d) That the RUT stating that the area reserved for parking will be used for parking purpose only shall not be submitted. (e) That the Part Terrace formed at 38th floor due to full consumption of FSI will not be misused. (f) Registered Undertaking that the owner shall not have any objection if the neighboring plot owner come for development with deficiency in open spaces.(g) Registered Undertaking that the condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open space deficiency.
- 13 (h) That the Registered Undertaking for agreeing to pay the difference in premium paid and calculated as per revised land rates. (i) That the Registered Undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. (j) That the Registered Undertaking for minimum Nuisance during construction activity. (k) That the Regd. U/T 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) / (RERA), 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 / RERA. (l) That the Regd. U/T to comply with the conditions mentioned in NOC from M.B.R. & R. Board. (m) Registered undertaking agreeing to use the fitness center area only for the purpose meant & to not to misuse the same. n) that the reg. u/t will not be submitted to agree to hand over excess parking to MCGM or to condone by charging premium if full potential not consumed.

- 14 Following Indemnity Bonds shall not be submitted: (a) That the Indemnity Bond Indemnifying M.C.G.M against any litigations arising out of hardships caused to users in case of failure of mechanical parking. (b) 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. (c) That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
- 15 That the N.O.C / Remarks from following shall not be submitted before asking for plinth C.C. a) NOC from Tree authority shall not be submitted. b) NOC from Electric Supply Company for substation shall not be submitted. c) NOC from Dy.Ch.Eng (S.P.) P & D for proposed sewer line shall not be submitted shall not be submitted. d) Necessary Remarks for training of nalla / construction of SWD from Dy.Ch.Eng (S.W.D) shall not be submitted. e) NOC from MHADA shall not be submitted. f) Letter from MHADA mentioning exact surplus area to be surrendered shall not be submitted. g) Remarks from E.E. (M & E) / MEP Consultant for greater height of Basement, NR on ground floor with depth more than 12m & artificial ventilation of WC's for NR's shall not be submitted. h) Remarks from H.E. Department for relocation of well shall not be submitted. i) Status of Road in respect of road abutting to the property, obtained from A.E.(Maintenance) shall not be submitted. j) NOC from CRZ shall not be submitted. k) NOC from MOEF shall not be submitted. l) NOC from MMRDA shall not be submitted.
- 16 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.
- 17 That the feasibility of providing basement from geologist on plot under reference shall not be submitted.
- 18 That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- 19 That No Dues Certificate from A.E.W.W. 'GN' Ward shall not be submitted before issue of C.C.
- 20 That the premium/deposits as follows will not be paid – a) Condonation of deficient open spaces, b) Development charges, c)Dev Cess, d)PCO Charges, e)Labour Welfare, f) Debris Deposit, g) IOD Deposit, h) Extra Water & Sewerage Charges, i) Fungible Area, j) Common Staircase, Lift, Lift Lobby, ED / FD beyond 0.45m, Fire Lift & Lobby, k) T.P. Charges l) Condonation of deficient visitor parking
- 21 That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
- 22 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.
- 23 That the third-party insurance shall not be submitted.
- 24 That the fresh Tax Clearance Certificate from A.A. & C 'GN' Ward shall not be submitted.
- 25 That the remarks from H.E. Department for relocation of existing well shall not be submitted.
- 26 That the board shall not be displayed showing details of the proposed work, name of Owner, Developer, Architect, R.C.C consultant
- 27 That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
- 28 That the P.R.Card in the name of owner shall not be submitted.

- 29 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.
- 30 That the work shall not be carried out between 6.00 A.M. to 10.00 P.M. and the provision of notification issued by Ministry of Environment & Forest department dated 14.02.2000 & Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 31 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.
- 32 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.
- 33 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.
- 34 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.
- 35 That the requisition of clause No. 49 of D.C.P R.2034 shall not be complied with and records of quality of work, verification of report shall not be kept on site till completion of work.
- 36 That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall not be appointed.
- 37 That the services of Safety Officer to take care of all safeties during on construction site and around shall not be hired.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

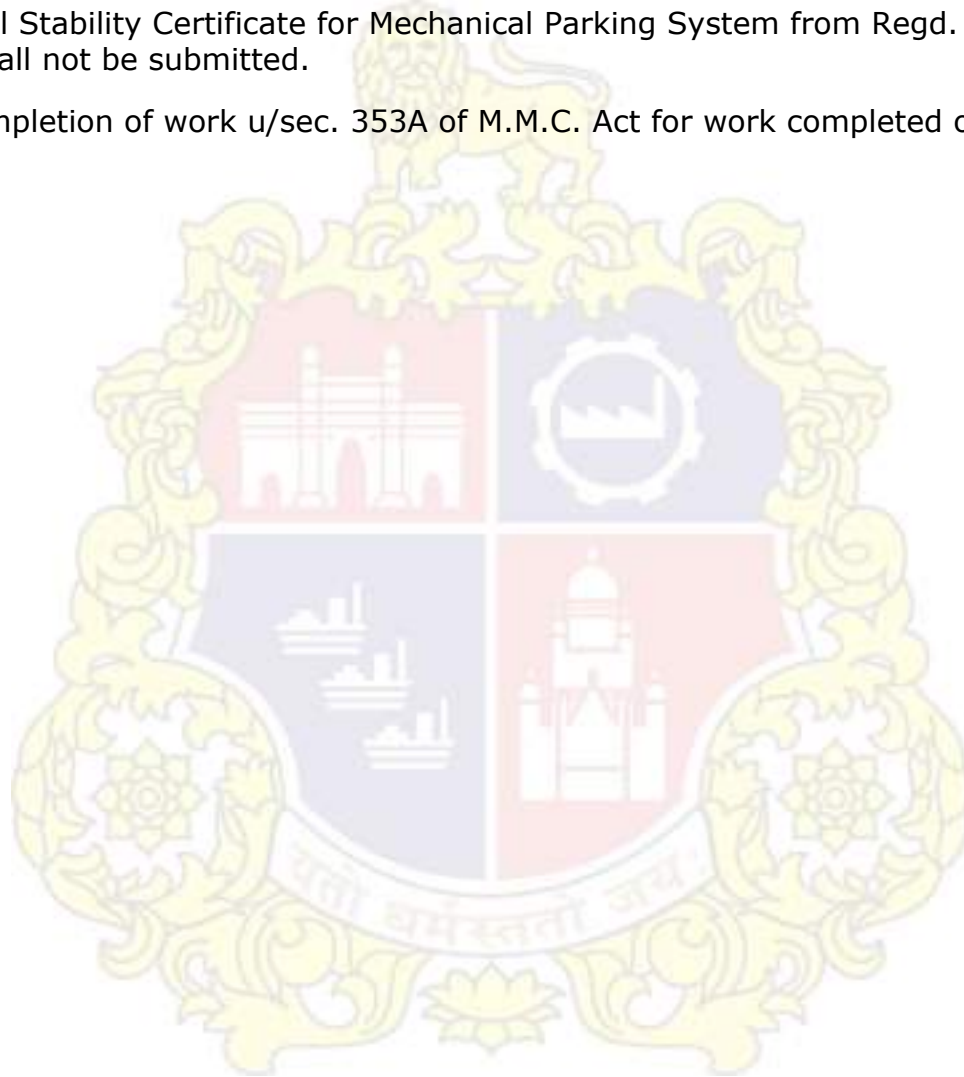
- 1 That the plinth dimensions / stilt height shall not be got checked by this office staff.
- 2 That the Remarks of concerned authorities / empaneled consultants if required for the approved plan, if differing from the plans submitted for remarks, shall not be submitted for : a) NOC from MHADA for Further CC, b) NOC from MHADA for Rehab NR proposed as R, c) NOC from Asst. Commissioner 'G/N' Ward for Contravening Tenements, d) NOC from Civil Aviation before asking for C.C. beyond 121.64m
- 3 That the consent from the tenants for NR proposed as R shall not be submitted.
- 4 That the Material testing report shall not be submitted.
- 5 That the yearly progress report of the work shall not be submitted.
- 6 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.
- 7 That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be submitted before granting further C.C. beyond plinth.
- 8 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the final N.O.C. from concerned authorities / Remarks from a) MHADA, b) CFO, c) Tax Clearance from A.A. & C 'GN' Ward, d) No dues A.E.W.W, e) NOC from Lift Inspector, PWD, Maharashtra, f) Drainage Completion Certificate from S.P. (P & D), g) S.W.D. Remarks & Completion Certificate from E.E.(SWD) h) H.E. NOC i) Tree NOC shall not be submitted.
- 2 That the some of the drains shall not be laid in C.I. Pipes.
- 3 That the dry and wet garbage shall not be separated and wet garbage generated in the building shall not be treated separately on the same plot by residents / occupants of the building in the jurisdiction of MCGM and the necessary conditions in the sale agreement to that effect shall not be incorporated by the developer / owner.
- 4 That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
- 5 That 10'-0" wide paved pathway upto staircase will not be provided.
- 6 That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
- 7 That the carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 8 That the parking spaces shall not be provided as per DCPR 2034, Regn 44.
- 9 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.
- 10 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.
- 11 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.
- 12 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 13 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 14 That the following documents shall not be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M. 1) Ownership documents; 2) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans. 3) Copies of soil investigation reports. 4) R.C.C. details and canvass mounted structural drawings. 5) Structural Stability Certificate from Licensed Structural Engineer. 6) Structural Audit Reports. 7) All details of repairs carried out in the buildings. 8) Supervision certificate issued by the Licensed Site Supervisor. 9) Building Completion Certificate issued by Licensed Surveyor/ Architect. 10) NOC and completion certificate issued by the C.F.O. 11) Fire safety audit carried out as per the requirement of C.F.O. submitting the B.C.C. whichever is

earlier.

- 15 That the certified copy of sale agreement incorporating the following conditions shall not be submitted to this office 1. 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.
- 16 The registered undertaking and indemnity bond shall not be submitted stating that the conditions mentioned at Sr.No.14 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.
- 17 That the Structural Stability Certificate for Mechanical Parking System from Regd. Structural Engineer / System Vendor shall not be submitted.
- 18 That Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site shall not be submitted.



- () 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 26 January day of 2022 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

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

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

SPECIAL INSTRUCTIONS

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

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

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

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

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

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

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

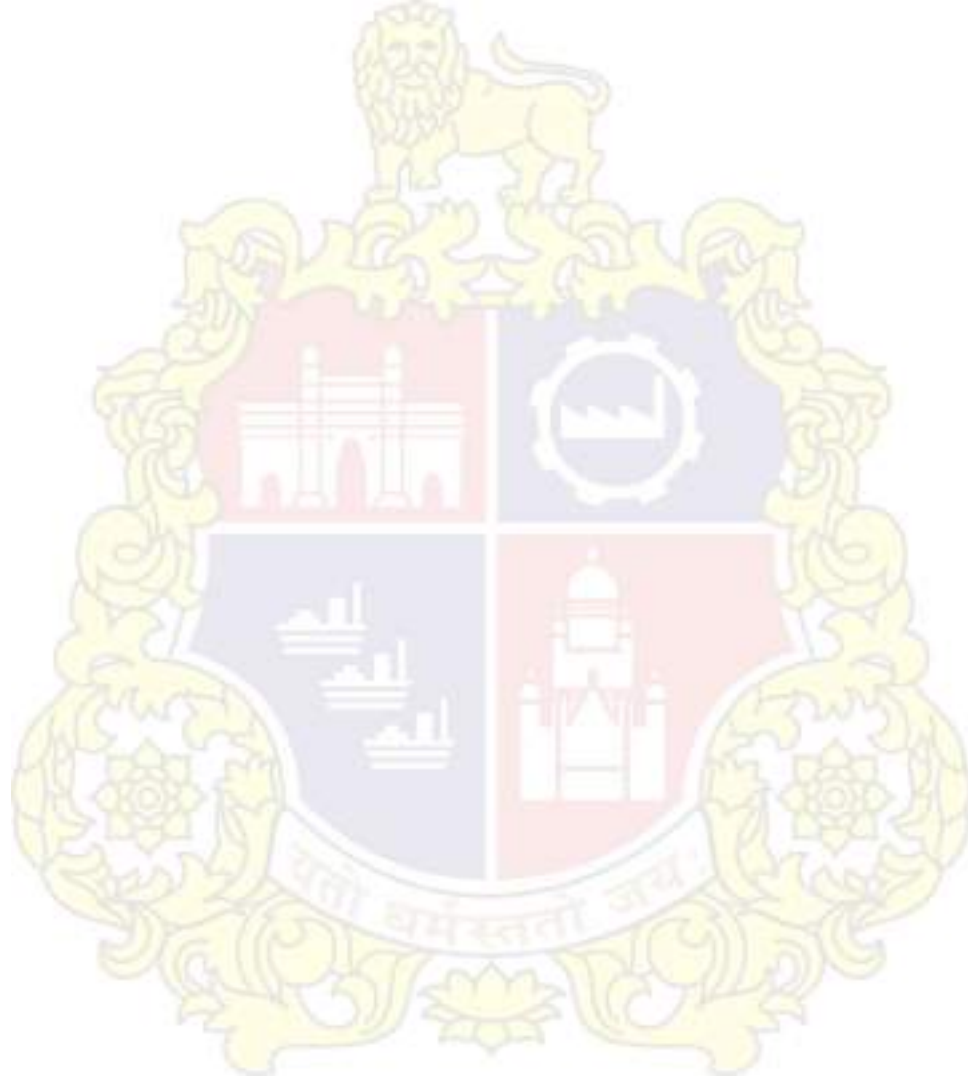
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

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

8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District

before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

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



No. EB/CE/

/BS

/A/

NOTES

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

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

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

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

P-5545/2020)/G/North/FP/IOD/1/New

Copy To :- 1. UDAY SHANKAR WARTY
4//, LAVANYA ART, OFF AGASHE PATH, DADAR(W) 30/A, BHAGYA APARTMENT, OFF CHITALE
PATH, DADAR(W)

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



Name : Rajesh Santoshkumar
Dholay
Designation : Executive
Engineer
Organization : Personal
Date : 27-Jan-2021 14: 41:44



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-5545/2020)/G/North/FP/FCC/1/New

COMMENCEMENT CERTIFICATE

To,
M/S SURAJ ESTATE DEVELOPERS Pvt. Ltd.
Aman chambers, 3rd floor, Opp. Bengal Chemicals,
Veer Savarkar Marg, Prabhadevi, Mumbai 400025.

Sir,

With reference to your application No. **P-5545/2020)/G/North/FP/FCC/1/New** Dated. **07 Sep 2020** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no -- dated **07 Sep 2020** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **107** C.T.S. No. **107** Division / Village / Town Planning Scheme No. **-1** situated at **LADY JAMSETJI MARG** Road / Street in **G/North** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and 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 sanctioned 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 of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Sandipkumar Wagh (AEBP) CITY-VII** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 12/10/2022

Issue On : 13 Oct 2021

Valid Upto : 12 Oct 2022

Application Number : P-5545/2020)/G/North/FP/CC/1/New

Remark :

This CC is granted up to Plinth Level as per amended plans dtd. 19.08.2021.

Approved By

Executive Engineer (Rajesh Dholay)

Executive Engineer

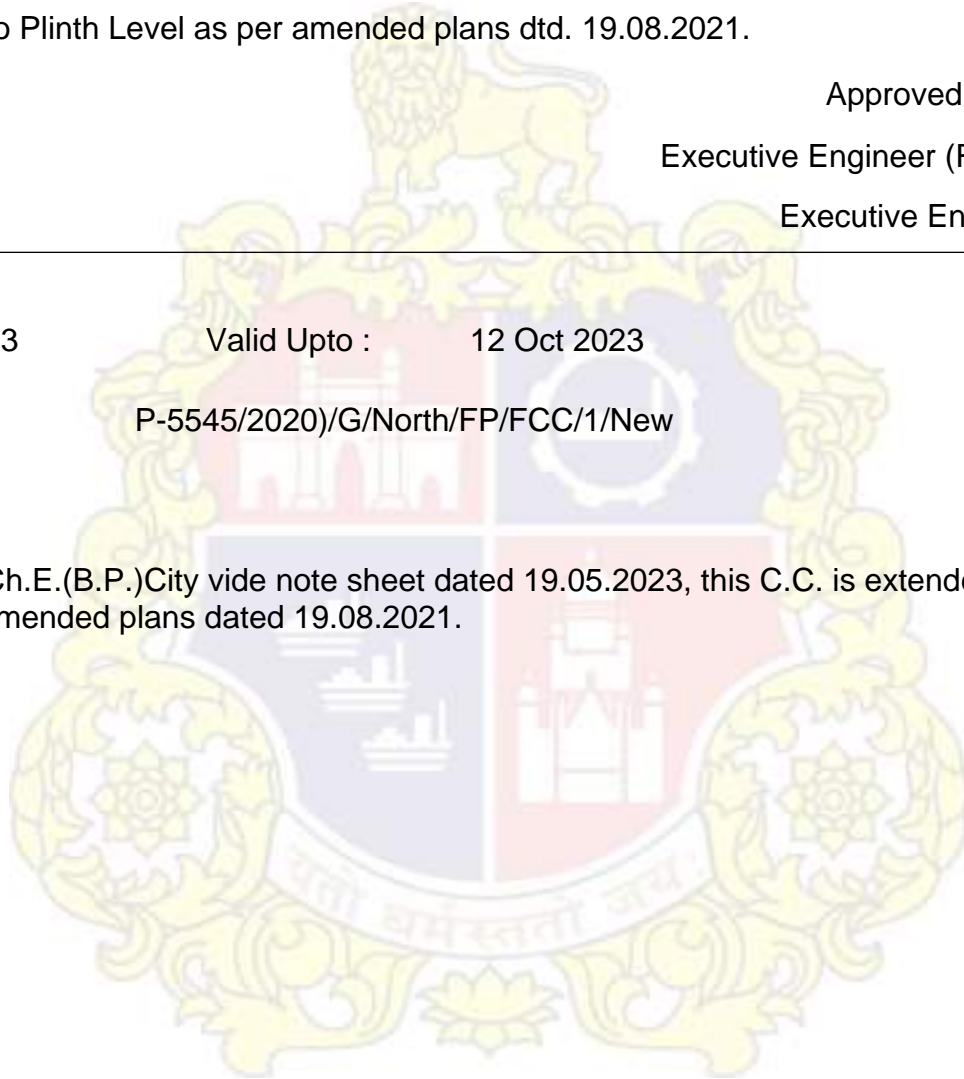
Issue On : 19 May 2023

Valid Upto : 12 Oct 2023

Application Number : P-5545/2020)/G/North/FP/FCC/1/New

Remark :

As per approval of Dy.Ch.E.(B.P.)City vide note sheet dated 19.05.2023, this C.C. is extended up to top of 31st floor as per approved amended plans dated 19.08.2021.





Digitally signed by SANDIPKUMAR ARVIND WAGH
Date: 19 May 2023 17:58:28
Organization : Brihanmumbai Municipal Corporation
Designation : Assistant Engineer (BP)

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

Assistant Engineer . Building Proposal
City G/North Ward



MUNICIPAL CORPORATION OF GREATER MUMBAI

MUMBAI FIRE BRIGADE

Office of the Dy. Chief Fire Officer (R-II), Wadala Fire Station, Shaikh Mistry Dargah road, C.G.S. Colony, Opp. Mhada Colony, Antop Hill, Wadala, Mumbai-400 037. Telephone No. 24132058 Fax No. 24153027

Sub- Fire protection & fire-fighting requirements for proposed construction of High-rise Residential cum Commercial building on plot bearing F.P. No. 107, of T.P.S.-II, Mahim Division in G/N Ward L.J. Road, Mumbai

Ref: i) Online Application No.- P-5545/2020)/G/North/FP-CFO/1/New

E.E.B.P (City):

This is a proposal for the construction of a high-rise residential cum commercial building having part basement (-05.5 mtrs) for Pump room, Water tanks and Electrical meter room + ground floor part on stilt for stack car parking, and part for 15 Nos. of shops , Fire control room , space for Electrical substation & space for D.G. Set + 1st to 7th Podium floor for stack car parking by using ramp + 8th amenity floor + 9th to 38th upper residential floors with a total height of 118.80 mtrs. from general ground level up to terrace level as shown on the plan.

Floor wise users of the building are as under:

Floors	Users
Part Basement (-05.5 mtrs)	For Pump room + Water tanks + Electrical meter room.
Ground floor part on stilt	stack car parking + 15 Nos. of shops+ Fire control room + space for Electrical substation + space for D.G. Set
1 st to 7 th Podium floors	space for two-wheeler parking + Stack car parking accessible by 06.00 mtrs wide ramp.
8 th amenity floor	02 nos. of fitness center + kids play area + refuge area.
9 th floor	07 nos. of residential flats
10 th floor	06 nos. of residential flats
11 th floor	07 nos. of residential flats
12 th to 14 th floors	08 nos. of residential flats on each floor.
15 th floor	06 nos. of residential flats + Refuge area.
16 th to 21 st floors	08 nos. of residential flats on each floor.
22 nd floor	06 nos. of residential flats + Refuge area.
23 rd floor	08 nos. of residential flats
24 th & 25 th floors	07 nos. of residential flats on each floor.
26 th to 28 th floors	08 nos. of residential flats on each floor.
29 th floor	06 nos. of residential flats + Refuge area.
30 th to 32 nd floors	08 nos. of residential flats on each floor.
33 rd floor	07 nos. of residential flats
34 th & 35 th floors	08 nos. of residential flats on each floor
36 th floor	07 nos. of residential flats + Refuge area.
37 th floor	08 nos. of residential flats
38 th floor	07 nos. of residential flats
Terrace floor	Open to sky (treated as refuge area)

OPEN SPACE:

The site abuts on 27.44 mtrs. wide Lady Jamshedji Marg on East side, as shown on the plan.

The side open spaces around the rehab & sale building are as under.

<u>Sides</u>	<u>From Building line to Plot boundary</u>	<u>From Building line to Podium line</u>	<u>From Podium line to Plot boundary</u>
North	12.87 mtrs. to 16.45 mtrs.	03.87 mtrs. To 7.45 mtrs	09.00 mtrs.
South	09.00 mtrs to 12.57 mtrs.	Flushed	09.00 mtrs. to 12.57 mtrs.
East	04.69 mtrs. to 05.59 mtrs + 27.44 mtrs. wide Lady Jamshedji Marg	0.16 mtrs to 01.72 mtrs.	04.53 mtrs to 03.87 mtrs. 27.44 mtrs. wide Lady Jamshedji Marg
West	10.26 mtrs. to 11.09 mtrs. including R.G.	02.72 mtrs. to 2.75 mtrs	07.54 mtrs. to 08.34 mtrs. including R.G.

THE DETAILS OF STAIRCASE:

<u>S.R. No.</u>	<u>Profile</u>	<u>Type of staircase</u>	<u>Width of staircase</u>	<u>Nos. of staircase</u>
01	Leading from ground floor to terrace level	Enclosed type	2.00 mtrs.	01 No.
02	Leading from Basement to terrace level (terminated at ground floor)	Enclosed type	2.00 mtrs.	01 No.
The proposed staircases are externally located & adequately ventilated to outside air, as shown on plans.				

THE DETAILS OF LIFTS:

<u>S.R. No.</u>	<u>Lifts Type</u>	<u>Profile</u>	<u>Nos. of lifts</u>
01	Passenger lift	Leading from Ground floor to top floor.	04 Nos.
02	Fireman Evacuation lift	Leading from ground floor to top floor.	01 No.
One of the lift (excluding fireman evacuation lift) in each lift bank of building shall be converted into fire lift as per norms. The lift lobby and common corridors at each floor level is adequately ventilated to outside air, as shown in the plan.			

REFUGE AREA:**Refuge area provided for the building as under:**

<u>Floor</u>	<u>Refuge area in Sq. mtrs. (Required)</u>	<u>Refuge area in Sq. mtrs. (Proposed)</u>	<u>At the height of Refuge levels from ground level in mtrs.</u>
8 th floor	112.32 sq. mtrs.	113.82 sq. mtrs.	25.80 mtrs.
15 th floor	127.68 sq. mtrs.	131.64 sq. mtrs.	46.80 mtrs.
22 nd floor	131.03 sq. mtrs.	138.37 sq. mtrs.	67.80 mtrs.
29 th floor	130.44 sq. mtrs.	138.37 sq. mtrs.	88.80 mtrs.
36 th floor	53.86 sq. mtrs.	54.90 sq. mtrs.	109.80 mtrs.
In addition to above, terrace will be treated as Refuge area. shall be verify E.E.B.P.(City) the refuge area calculation. Excess Refuge area if any, shall be counted in F.S.I. as per DCPR-2034.			

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

- The site abuts on 27.44 mtrs. wide Lady Jamshedji Marg on East side as shown on the plan.
- There shall be no compound wall at 27.44 mtrs. wide Lady Jamshedji Marg on East side of the building.
- The Building will be protected with advance in-built fixed firefighting system, such as wet riser system, automatic sprinkler system, voice evacuation system, Fire alarm & detection system, fireman evacuation lifts etc.
- This fire protection & firefighting requirements issued subject to necessary approval from. High Rise Technical committee.
- 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.

In view of the above, as far as this department is concerned, there is no objection for the proposed construction of a high-rise residential cum commercial building having part basement (-05.5 mtrs) for Pump room, Water tanks and Electrical meter room + ground floor part on stilt for stack car parking, and part for 15 Nos. of shops , Fire control room , space for Electrical substation & space for D.G. Set + 1st to 7th Podium floor for stack car parking by using ramp + 8th amenity floor + 9th to 38th upper residential floors with a total height of 118.80 mtrs. from general ground level up to terrace level as shown on plans, signed in token of approval subject to compliances of the following requirements.

1) ACCESS:

- There shall be no compound wall at Road side i.e. at east side. However removable bollards with chain link may be permitted.
- All access & fire tender access should be free of encumbrances.
- Courtyards shall be flushed with the road levels.

2) COURTYARDS/OPEN SPACES

- a) The entire open spaces shall be sufficiently hardened to bear the weight of fire engine weighing up to 48 M.T. each with a point load of 10 kgs/sq. cm.
- b) All the courtyards shall be in one plane and mandatory open space shall be clear of any obstructions including tree.
- c) Courtyards around the building shall be maintained free from encumbrances / encroachments.

3) PROTECTION TO STRUCTURAL STEEL:

- a) All the structural steel members i.e. columns, beams etc., shall be protected with 02 hours fire resisting materials and methods as stipulated under IS 1942-1960 as application for residential building.
- b) 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.

4) STAIRCASE:-

- a) The flight width of each main staircase leading from ground to terrace level shall be maintained not less than 2.00 mtrs. as shown in the enclosed plans.
- b) The layout of each staircase shall be of 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 (as per NBC provisions) placed in the enclosed wall of the staircase.
- c) Staircases shall be externally located & adequately ventilated to outside air.
- d) 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.
- e) No combustible material shall be kept or stored in staircase / passage.

The staircase door at terrace level shall be provided in the manner as follows:

- a) The top of portion of the doors shall be provided with louvers.
- b) The single latch lock shall be installed from the terrace side at the height of not more than one mtr.
- c) The glass front of 6-inch diameter with the breakable glass shall be provided just above the single latch lock, so as to open the latch in case of an emergency by breaking glass.
- d) The door shall either be fitted with magnetic lock or shall be synchronize with fire detection and alarm system.

5) PART BASEMENT (- 5.5 mtrs):

- a) The part basement shall be used for designated purpose only as shown in the plan.
- b) The basement shall be provided with natural / Mechanical ventilations through cut outs as shown in the plan.
- c) Dry Chemical Powder fire extinguisher ABC type of 06 kgs. Capacity each shall be kept in part basement for every 100 sq.mtrs area.

6) CORRIDOR / LIFT LOBBY :

- a) Corridor / lift lobby at each floor level shall be naturally ventilated.
- b) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- c) Self-glowing/fluorescent exit signs in green color shall be provided showing the means of escape.
- d) Portable lights / instant lights or Battery/UPS operated lights shall be provided at strategic locations in the staircase and lift lobby of each floor of the building.

7) STAIRCASE AND CORRIDOR LIGHTINGS:

- a) 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 firefighting staff at any time irrespective of the position of the individual control of the light points.
- b) Staircase and corridor lighting shall also be connected to alternate supply.
- c) 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.

8) ENTRANCE & KITCHEN DOORS:

All entrance doors & kitchen doors shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors shall be as per N.B.C. provisions. Rolling shutter for shop shall have fire resistance of not less than one hour.

9) ELECTRIC CABLE/ DUCT, SERVICES & METER ROOM:

- a) Electric cable duct shall be exclusively used for electric cables and should not open in staircase enclosure.
- b) Inspection doors for duct shall have two hours fire resistance.
- c) Electric ducts 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.
- d) Electric wiring/ cable shall be non-toxic, non-flammable, fire retardant, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.
- e) Electric meter room shall be provided at location marked on the plan. It shall be adequately ventilated & easily accessible.
- f) Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits;
- g) Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables; use of bus bar/solid rising mains instead of cables is preferred".
- h) Separate circuits for firefighting pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil.
- i) Automatic smoke detector system shall be provided in each electric shaft on each floor along with response indicator which shall be connected to main console panel board on ground floor level and each floor level.
- j) Master switches controlling essential service circuits shall be clearly labeled in building.

10) FALSE CEILING (if provided) :-

False ceiling if provided in the building shall be of noncombustible material. Similarly, the suspenders of the false ceiling shall be of noncombustible materials.

11) MATERIALS FOR INTERIOR DECORATION/FURNISHING:

The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.

12) PASSENGER LIFT:

- a) Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
- b) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
- c) 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.
- d) One of the lift (excluding fireman evacuation lift) in each lift bank 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.

13) FIRE LIFT: -

- a) To enable fire services personnel to reach the upper floor with the minimum delay, one fire lift in each lift bank 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.
- b) Walls enclosing lift shafts shall have two hours fire resistance.
- c) The shafts shall have permanent vent equal 0.2 sq.mtrs. clear area under the Lift Machine room.
- d) Landing doors and lift car doors shall be of steel shuttered type with one hour fire resistance. No collapsible shutters shall be provided.
- e) 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 kg. (8persons lift) with automatic closing doors.
- f) 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 normal electric supply, it shall automatically trip over to alternate supply.
- g) 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.
- h) The words 'Fire lift' shall be conspicuously displayed in florescent paint on the lift landing door at each floor level.

14) FIREMAN EVACUATION LIFT:

- a) Capacity of Fireman Evacuation Lift shall be of 845 to 1000 kgs. /8 to 15 persons and it shall be terminated on ground floor or podium/parking floor where facility of assembly or evacuation is available in case of emergency.
- b) Fireman Evacuation Lift shall be housed in a separate core having smoke check lobby with opening on each floor and shall be attached with one of the staircases and required access to the staircase on each landing through fire resistance of two hours rating. Alternatively, firemen evacuation lift shall be provided on every mid-landing of one of the enclosed staircases of the building and the staircase shall be protected with smoke check lobby by means of fire resistance door/ fire curtain or fire resistance glass having two hours rating.
- c) All the requirements pertaining to civil and electrical aspects mentioned in NBC for Fire Lift shall be applicable for Fireman Evacuation Lift.
- d) Fireman Evacuation Lift car doors and landing doors shall have two hours fire resistance and shall have provision of glass vision for both doors of minimum 1 ft. X 2 ft. And the glass shall also have two hours fire resistance.
- e) Fireman Evacuation Lift shall have emergency operation switch which will be only

operated by fire brigade personnel. On actuation of the switch the Fireman Evacuation Lift will operate from inside and the lift car door shall not open automatically but shall have control from inside to open it. The emergency operation switch shall also be provided in the ground floor lobby.

- f) The backup electric supply shall be through UPS for at least 30 min and it shall be supported online by another regular and alternate emergency supply.
- g) Two-way communication systems shall be provided in Fireman Evacuation Lift car as well as at every landing level including lobby at ground floor.
- h) All the electrical cable shall be fire retardant with low smoke hazard complying relevant BIS standards.
- i) Fireman Evacuation Lift car shall be of made of non-combustible material including interior having minimum two hours resistance.
- j) Lift maintenance shall be carried out only by Lift Manufacturing or Installation Company.
- k) Fireman Evacuation Lift and the staircase attached to it shall be clearly marked mentioning FIRE ESCAPE LIFT/STAIRCASE at each landing door at each floor level.
- l) The smoke check lobby with evacuation lift shall have positive level difference of minimum 75 mm with respect to staircase landing or mid landing level to avoid ingress of water in fireman lift shaft.

15) STACK CAR PARKING:

- a) The designated parking shall be used for stack car parking only.
- b) The drainage of the car parking areas shall be separate from that of the building and shall be provided with catch with fire trap before connecting to Municipal Sewer.
- c) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- d) The parking area shall not be used for dwelling purpose and repairing / maintenance of vehicles, storage, trade activity etc, at any time and use of naked light / flame shall be strictly prohibited.
- e) Vertical deck separation shall be provided between the upper & lower decks of stack parking by using the non-perforated and non-combustible materials. (structural steel plate) This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
- f) Each car parking deck shall have 1 hr. fire resistance.
- g) Automatic sprinkler system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided with sprinkler head at each level below each pallet on engine side.
- h) The car engine shall be shut off at ground level before parking at higher level.
- i) Only trained operator certified by company installing stack car parking shall operate.

16) FIRE FIGHTING REQUIREMENTS

A) UNDERGROUND WATER STORAGE TANKS:

Each underground water storage tanks each of 3,00,000 liters capacity shall be as per the 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.

B) OVERHEAD WATER STORAGE TANK:

Each tank of 50,000 liters capacity shall be provided on each staircase shaft at the terrace level of the building. The design shall be got approved from H.E. 's department prior to erection. The tank shall be connected to the wet riser / down comer through a booster pump through a non-return valve and gate valve.

C) WET RISER CUM DOWN COMER:

Wet riser cum down comer of internal dia. of 15 cms of G.I. 'C' Class pipe shall be provided with double hydrant outlet & hose reel at each floor as shown on the plan. 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. The wet risers shall be extended from ground to terrace level of each building.

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 a) wet riser, b) sprinkler system & c) water spray projector 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 car parking areas on ground floor and in all podium floors, in Fire control room, in each shop, in each Fitness center, in each habitable room of each residential flat on each floor and in lift lobby/common corridor of each floor as per relevant I.S. standards laid down

F) AUTOMATIC SMOKE DETECTION SYSTEM:

Automatic smoke detection system shall be provided in car parking areas on ground floor and in all podium floors, in Fire control room, in each shop, in each Fitness center,, lift machine room, common corridor at each floor level & in electric shaft at each floor level with response indicator & same should be connected to main console panel in fire control room on ground floor level, as per IS specification

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

- a) Wet-risers 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. The fire pump shall be coupled with jockey pump of sufficient capacity. Separate jockey pump shall be provided to keep Wet riser system pressurized.
- b) 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 of building.
- c) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- d) Electric supply (normal) to these pumps shall be independent circuit.
- e) Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies on each floor of building at easily accessible place.
- f) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground level.
- g) All above pumps should be surface mounted or vertical turbine type (submersible pump not permitted) along with adequate size of pump room. Firefighting panel shall be provided at ground level at easily accessible place.
- h) All the pumps shall be TAC norms or complied to NFPA-20

H) STAND BY PUMP:

A separate set of fire pump, sprinkler pump and jockey pump of suitable capacity shall be kept as stand by pumps shall be provided to the building OR a Diesel-oil driven fire pump of suitable capacity shall be kept as stand by pump as per N.B.C.

I) EXTERNAL HYDRANTS:

Courtyard hydrants shall be provided at distance of every 30.00 mtrs around the building within the confines of the site of the wet riser.

J) HOSES & HOSE BOXES:

One Hose box, each with two non-percolating ISI marked hoses having length not less than 30 mtrs & dia 63mm.& branch shall be equally distributed on ground floor as well as on each floor near the hydrant outlet.

K) ALTERNATE SOURCE OF POWER SUPPLY:

An alternate source of LV/HV supply from a separate sub-station 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, etc. It shall be housed in separate cabin

L) PORTABLE FIRE EXTINGUISHERS:

- a) Dry chemical powder type fire extinguisher of 6 kgs. Capacity having B.I.S. certification mark and buckets filled with dry clean sand shall be kept at electric meter room & in lift machine room, substation, near DG set etc.
- b) Dry chemical powder type fire extinguishers of 6 kgs capacity having B.I.S. certification mark shall be kept at ground and car parking area for every 100 sq.mtrs area.
- c) Dry chemical powder type fire extinguisher of 6 kgs. Capacity having B.I.S. certification mark shall be kept for 100sq.mtrs. on each floor level & in refuge area.
- d) Dry chemical powder type fire extinguisher of 6 kgs. capacity having B.I.S. certification mark shall be kept in each shop & for every 100 sq.mtrs area in fitness center.

M) FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF PROPOSED BUILDING:

Following fire protection arrangement shall be provided & same shall be maintained in good working condition at all the times.

- i) Dry riser of minimum 10/15 cm diameter pipe with hydrant outlets on the constructed floor with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
- ii) Drums of 200 liters capacity filled with water & ABC type fire extinguisher of 4 k.g shall be kept of each floor for every 1000 sq. mtrs area.
- iii) Water storage tank of minimum 10,000 liters capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.

N) FIRE ALARM SYSTEM & 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) Heat detectors shall be installed in the hot areas i.e. kitchen etc. and same shall be connected to main console at ground floor level.
- d) Access control system, close circuit cameras shall be installed in the entire building & connected to fire control room.

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 in fire control room at ground floor.

P) SIGNAGES:

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

Q) BREATHING APPARATUS SET:

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 in consultation with C.F.O.

R) 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.

S) TRAINED OFFICER / SECURITY GUARDS/ OCCUPIERS:

The trained Officer/ security guards/ Occupiers along with trained staff having basic knowledge of firefighting & fixed firefighting installation shall be provided / posted in the building. They will be responsible for the following:

- i) Maintenance of all the first aid firefighting equipment's, fixed installations & other firefighting equipment / appliance in good working condition at all times.
- ii) Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & keeps them informed about the fire & other emergency evacuation procedures.

T) 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.

U) DETECTOR SYSTEM:

L.P.G. / P.N.G. detector system shall be installed in kitchen area of each residential flat in the building.

V) FIRE CONTROL ROOM:

- a) Separate Fire Control room as marked in plan, 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.

- d) The size of the control room shall be in accordance with the MEP consultant for the project.
- e) The location of control room shall be kept at the main entrance gate to directing fire appliances responding to any emergency.

W) 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.

17) 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, drainage line, shall be separate from that of electrical cable duct.
- d) All service duct shafts shall be sealed at each floor level with noncombustible materials such as vermiculite concrete. No storage of any kind shall be done in the shaft.

18) PANEL BOARD OF FIRE FIGHTING SYSTEM:

Fire alarm system, public address system, Automatic smoke detection system, Automatic sprinkler system, alternate supply, etc. panels shall be installed on ground floor & which shall be manned 24 hrs.

19) DISASTER MANAGEMENT PLAN:

- a) Disaster management plan for fire & other emergency shall be prepared and kept ready at the control room.
- b) The mock drill with the designated fire marshal for any operation of disaster management plan shall be carried out regularly after occupation as per National building code.

20) ELECTRIC SUB-STATION (DRY TYPE):

- a) Only dry type sub-station shall be installed.
- b) Entire installation of substation including switchgear room, capacitors, transformer etc. shall be confirmed to the Indian Electric Act/Rules in practice.
- c) Cables in the cable trenches shall be coated with fire retardant material. Automatic built-in circuit breakers shall be provided in the substation/transformer.
- d) The door of the sub-station shall be of two hours fire resistance.
- e) The capacity of the substation shall be as per service provider's requirements.
- f) Adequate heating ventilation of switch room is essential to prevent condensation of moistures.
- g) The substation area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
- h) The proposed substation shall be completely segregated either by brick masonry wall each of 9” thickness or R.C.C of 4” thickness from the rest of the premises as shown in the enclosed plans.
- i) The danger signage shall be provided on the substation along with the electric voltage load.
- j) Entrance/ exit door provided for the sub-station shall be under lock and key at all the times.
- k) The electric substation shall be well ventilated.

21) D.G. SET:

- a) D.G. Set with appropriate change over switch shall be provided for fire pumps, sprinkler pump, booster pump, staircase and corridor lighting circuits, manual fire alarm system & Fire lift.
- b) For proposed D.G. Set acoustic enclosure will be provided for safe operation.
- c) Entire installation of D.G. Set shall be conforming to the Indian electrical act/rules & practice.
- d) A deep tray shall be kept under the fuel tank of the D.G. Set to collect the spillage & same shall be disposed of daily without fail.
- e) Cable in the cable trenches shall be coated with fire retardant material.
- f) Electrical wiring shall be having copper core having the fire resistant and low smoke hazards cables for the entire building with the provision of ELCB/MCB.
- g) In electrical installation of the building shall be provided for vertical electrical shaft with feeder pillar box of a gap of every 24 mtrs. Height of the building.
- h) Adequate air and ventilation for switchgear room is essential to prevent condensation of moistures.
- i) The capacity of the D.G. Set shall be 500KVA as per power company's requirements.
- j) D.G. Set shall be properly grounded.
- k) Exhaust of D.G. Set shall not be directed in to the exit/entrance of any adjoining structure.
- l) Electrical cable of D.G. Set shall be FRLS type.
- m) Adequate quantity of diesel shall be stored in its original container near D.G.Set, away from electrical switches of source of ignition.
- n) Automatic built in circuit breaker shall be provided to the D.G. Set.
- o) Rubber pad shall be provided to the D.G. Set for absorbed vibrations if any.
- p) The D.G. Set area shall be kept prohibited and no un authorized shall be allow to enter the area.
- q) Structural stability of the building regarding absorption of the vibration of D.G. Set shall be checked by Structural engg. Before installation of the D.G. Set.
- r) Two foam type fire extinguishers of 9 ltrs. Capacity each with ISI certification mark coupled with 4 buckets filled with dry, Clean sand shall be kept in the D.G. Set cabin.

22) 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 "**REFUGE AREA**"
- 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

- a) Adequate emergency lighting facility shall be provided

iv) Terrace floor as a refuge floor:

- a) The necessary facilities such as emergency lighting, drinking water etc shall be provided.
- b) 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 "**REFUGEAREA**".

v) Excess refuge area (above 4%) shall be counted in FSI.

23) OTHER NOC / PERMISSIONS:

Necessary permissions / N.O.C. for licensable trade activity, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

The concerned party has paid scrutiny fees time to time as mentioned below:

Sr. No.	Type of Proposal	Total Gross built up area in sq. mtrs.	Scrutiny fee paid	Receipt No./ SAP Doc. No.	Date
1	Proposal	32461.00	19,15,200/-	Online Receipt No. CHE/BP/43834/20	19.09.2020

However, E.E.B.P.(City), is requested to verify the gross built up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

The width of the Abutting road / Access road, Open spaces mentioned in this N.O.C. are as per plans submitted by the Architect, attached herewith. , E.E.B.P.(City) shall verify these parameters, civil work and all other requirement pertaining to Civil Engineering side including abutting road / access road width, open space, staircase, common corridor, floor occupancy/ floor wise users, height of building, lobby ventilation, travel distance etc as per DCPR 2034. If the same is not as per DCPR2034, this proposal shall be referred back to this department.

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

Note:

1. The Area Calculation submitted by the Architect in the plans shall be verified by E.E.B.P.(City) & if any change from the proposal shall be referred back to this department.
2. There shall be no tree or any obstruction allowed in the compulsory open spaces and the same shall be kept free of obstruction all times for maneuvering of fire-appliances. Further, necessary permissions shall be obtained from Sup. of Garden Dept./ Tree Officer & competent Municipal Authorities regarding shifting / replanting of the existing trees (if any) in the compulsory open space of the building.
3. The fire-fighting installation shall be carried out by approved Licensed Agency.
4. E.E.B.P.(City) shall verify civil work and all other requirement pertaining to Civil Engineering side including abutting road / access road width, open space, staircase, common corridor, floor occupancy/ floor wise users, height of building, lobby ventilation, travel distance etc as per rules & orders of Hon. Supreme Court. If the same is not as per rules, this proposal shall be referred back to this department.
5. Architect has directly submitted documents and plans to this Department for obtaining N.O.C. from fire safety point of view but all the documents & plans should be scrutinized by E.E.(B.P.) and get it conformed, if anything wrong, refer back to this Department and actual width of Access Road in layout shall be scrutinized.
6. As this dept. is issuing N.O.C. as per request from Mr. Uday Shankar.Warty, Architect & plans are directly submitted to this department but not scrutinized by your department prior to submission. One copy of N.O.C. forwarded to you as competent authority for further approval & one copy to Mr. Uday Shankar.Warty, Architect but after your approval this department shall be intimated that whatever action is taken in this regard i.e. approval /rejection/ pending shall be intimated to this department with remarks. If no intimation is received to this department then it will be considered as authority is not willing to intimate this department. No any deviation is allowed by this department
7. This N.O.C. is subject to approval & verification of concerned authority of E.E.B.P.(City) till then further process shall not be permitted.
8. The plans are signed only from Fire Safety Point of view. No any violation, deviation, contravention, irregularities etc. are approved by this department.
9. This N.O.C is issued from Fire Safety Point of view only.
10. **This N.O.C. is subject to approval of High Rise Technical Committee.**

Anil Vasant
Parab

Digitally signed by
Anil Vasant Parab
Date: 2020.10.15
20:38:23 +05'30'

Scrutinized & Prepared by

D.F.O. Parab A.V.

Kailash
Vithalrao
Hiwrale

Digitally signed by
Kailash Vithalrao
Hiwrale
Date: 2020.10.17
10:52:50 +05'30'

Approved by

Dy. C.F.O.Hiwrale K.V.

Milind Joshi

CIVIL ENGINEER & CONSULTANT

A/5, Amar Jiwan Society, 275, Senapati Bapat Road, Mahim (West), Mumbai - 400016.

05.03.2021

To,
The Executive Engineer,
Building Proposal (City)
G-1/2, Dosti Venus, Off S. M. Road,
Opp. Dosti Estate, Nrear Vidyalankar College,
Valmiki Chowk, Wadala (East),
Mumbai - 400037.

SUB: Remarks of Storm Water Drain for Proposed Redevelopment of Property on Plot bearing F. P. No. 107, TPS-II, Mahim Division, Lady Jamsetji Marg (L. J. Road), Mahim, Mumbai. (west), Mumbai-400016 in G/North ward. FOR M/S SURAJ ESTATE DEVELOPERS PVT. LTD.
REF: P-5545/2020/G/North/FP/IOD/1/New. Dated 27 Jan 2021

This to certify that the said plot is a ~~part of separate layout~~ / Individual plot abutting to Existing 27.44 M wide Lady Jamsetji Marg (L.J. Marg) Existing M.C.G.M Road.

The Net Plot Area is 2750.85 Sq. Mtr.

There is exists storm Water Drain System along the Said ~~internal Road~~ / MCGM Road / ~~D. P. Road~~.

The details calculation & design of the SWD inside the plot as annexed hereto.

Sample Calculation:

- 01) Catchment Area : 2750.85 Sq. Mtr.
- 02) Rainfall Intensity : 0.014 mm/Sec.(50 mm/Hr.)
- 03) Velocity : 1.2 m/Sec.
- 04) Run off Co-efficient : 1
- 05) Calculation of discharge and Cross Sectional Area requirement:

i. $Q = A \times I \times R$

Where, Q = discharge in Cu.mt./Sec.

A = Area of the net plot in Sq. Mtr.

I = Intensity of Rainfall in mm/sec (0.014mm/sec.)

R = Co-efficient of Surface Run off.

ii. $Q = A \times I \times R$

Where, Q = discharge in Cu.mt./Sec.

A = Cross Section Area required for internal SWD Net work.

V = Velocity of Storm Water (to be taken as 1.2m/sec.)

- iii. Minimum 300mm dia Storm water pipe network or 0.45 M width x 0.30 M(depth) for open drain in R. G. Area.

Milind Joshi

CIVIL ENGINEER & CONSULTANT

A/5, Amar Jiwan Society, 275, Senapati Bapat Road, Mahim (West), Mumbai - 400016.

- 06) Area of Rectangular Drain : 2750.85 x 0.55/3600 x RC/V.
- 07) Size of Rectangular Drain : 300 mm dia R.C.C. pipe (slop 1:150) from point
- 08) SWD size proposed : 300 mm dia R.C.C. pipe (As marked on annexed plan)

General Observations:

- 09) Where any natural water course is
Passing through the property : No
- 10) Size of existing natural water course : NA
- 11) Size to which the existing natural
Water course should be widened : NA
- 12) Nature of land (where the R.L. is : To be maintained as per Item
No.5 Above 28.04 THD or Not)
below.
- 13) Minimum formation level of the plot: 92 feet. Above T.H.D. of 15cm.
Above the formation level of the
Raised footpath or the existing
Road whichever is higher.
- 14) Space from side of the nalla is to be left out : 5.00 mtrs.
- 15) Adequate storm water drains has been designed in the property
including provision for the admitting storm water coming from the
surrounding locality if required in future.
- 16) While constructing the S. W. Drain invert level of the drain has been
designed such as to admit the storm water coming from the adjoin
areas.

Additional Remarks if any:

FOR CITY:

- 1. For plot area below 500 sq.mts.
- 2. For plot area above 500 sq. mts.
- 17) The minimum formation/ground level of plot under reference has been
provided at minimum of 28.04 M (92.00) THD or 15 cm(5") above the
formation level of proposed footpath or raised footpath/existing access,
abutting/proposed road, whichever is higher.
- 18) The storm water drain suggested in the accompanying plan has been
proposed to be laid as per Municipal Specification using R.C.C. pipes
NP2 class below 450 mm dia and NP3 class pipe for 150 mm dia and
above pipes, 91.S.I. Mark only) duly encased with provision of water
entrances having minimum size of 450mm x 450mm covered with
M.S./C.I. grating. The built up drain has been proposed to be covered
with prestressed R.C.C./C.I. grating for the entire length. The velocity

Milind Joshi

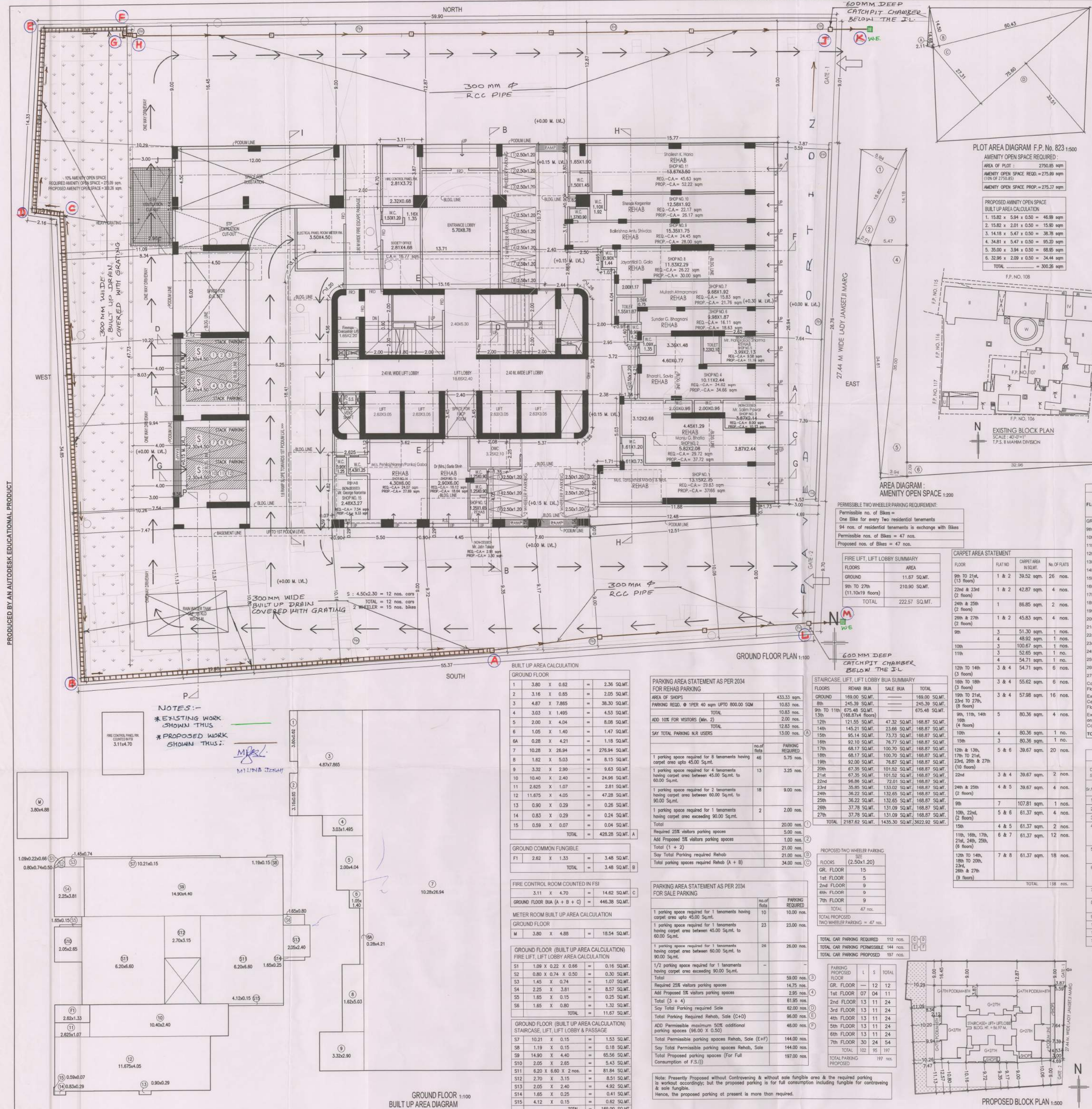
CIVIL ENGINEER & CONSULTANT

A/5, Amar Jiwan Society, 275, Senapati Babai Road, Marim (West), Mumbai - 400016.

- 19) The access/internal layout roads/D.P. Roads has been proposed with closed Storm Water Drain as shown in accompanying plan with regular water entrance at 15M; (50') and manholes at 15 m(50') C/C.
- 20) 2 nos of catch pit chambers have been proposed to be provided at L, M point/points RHW 01 which are 60 cm (2') below the invert of pipes, as shown in the accompanying plan.
- 21) The internal S. W. Drain arrangement has been proposed as follow:-
 - a) 300 mm dia R.C.C. pipes(slop 1:150) from points : A to L, H to J
 - b) 300 mm wide built up drain has been proposed in cement concrete of Grade M-20 having minimum thickness of wall of 20 cm. which shall be covered with gratings from points A to H with minimum depth of 300 mm at starting point @ slop 1:400.
 - c) The down take pipes of 100 mm dia from podium/terrace level up to ground level have been proposed which are proposed to be connected to the water entrance on ground level within property.
 - d) The slop to the surface of podium/terrace has been proposed in such a way that all the storm water from podium/terrace will be flow towards down take pipes without stagnation. The side/marginal open spaces have been proposed to be leveled, Consolidated and paved with cement concrete with proper slop in such a way to discharge the storm water into proposed storm water entrances.
- 22) Before starting of the work, invert levels of manhole on Municipal storm water drain to which internal S. W. Drain is to be connected shall be confirmed on site with respect to invert level of last catch pit chamber.

- NOTE:-**
- 1) The Existing S. W. D. abutting to said plot abutting road existing 27.44 Mts. Wide shown in accompany plan with Notation i.e. as L→M and J→K shown Green colour.
 - 2) To construct open drain with grating in garden portion with Notation i.e. as A→B→A and B1→C→D→E→F→G→H shown Red colour.
 - 3) To lay 300mm dia R.C.C. Pipes (slop 1:150) from point A→L and H→J shown Red colour.
 - 4) To retain existing connected the connection from point L & J.
 - 5) The remarks are offered without prejudice to the ownership land and status of the land and structures thereon.


 MILIND JOSHI
 Licensed Consultant
 Lic. No. 1142/21.



PLOT AREA CALCULATIONS

A.	14.68	x	2.11	x	0.50	=	15.49	sqm
B.	60.43	x	14.50	x	0.50	=	438.12	sqm
C.	75.60	x	27.31	x	0.50	=	1032.32	sqm
D.	75.60	x	33.51	x	0.50	=	1266.66	sqm
						TOTAL AREA OF PLOT :	2752.61	sqm
						AS PER P.R. CARD :	2750.85	sqm

SECTION THRO COMPOUND WALL

Permissible BUA Calculation

PS-I

BUA Area Nonresidential Structure after 1960	4.50
Land Component (4.66/3.3)	3.71
Plot area	2750.85
Less: Land Component	3.71
Net BUA	2747.14
Plot Area	2750.85
Ratio	3
Net BUA Nonresidential Structure after 1960	8241.42 sqm
Less: 1% of Plot Area	4.50 sqm
Less: 1% of Plot Area	171.70 sqm
Total Permissible BUA	8045.12 sqm

PS-II

Rehab - 40% Increment	Area
Plot Area	2750.85 sqm
Rehab	1102.34 sqm
Rehab + Plot Area	3853.19 sqm
BUA Area Nonresidential Structure after 1960	4.50 sqm
Land Component (4.66/3.3)	3.71 sqm
Net BUA	3844.98 sqm
Ratio	3
Net BUA Nonresidential Structure after 1960	11534.34 sqm
Less: 1% of Plot Area	4.50 sqm
Less: 1% of Plot Area	171.70 sqm
Total Permissible BUA (PS-II)	11358.14 sqm

PERMISSIBLE BUILT UP AREA	8040.12 sqm.
LESS: REHAB BUILT UP AREA	(-) 3316.43 sqm.
LESS: EXCESS FUNDIBLE USED IN REHAB (REFER TABLE-1)	(-) 114.53 sqm.
LESS: MHADA SURRENDED AREA	(-) 850.01 sqm.
BALANCE FOR SALE (R)	4123.15 sqm.

SITE U/R

S.W.D READINGS

PLAN AS PER DCRP 2034 AMENDED SQ. MTRS.

I	AREA STATEMENT		
1	Area of plot : a) Any Reservation in plot (There is no Reservation therefore no BUA is to be handed over to MCGM in present proposal) b) Area of Road Set back c) Area of D.P. Road		2750.85
2	Deductions For : (A) For Reservation / Road Area a) Road set-back area to be handed over (100%) (Regulation No. 16) b) Proposed D.P. road to be handed over (100%) (Regulation No. 16) c) (i) Reservation area to be handed over (100%) (Regulation No. 17) (ii) Reservation area to be handed over as per AR (100%) (Regulation No. 17) (B) For Amenity area a) Area of amenity plot/plots to be handed over as per DCR 14(A) b) Area of amenity plot/plots to be handed over as per DCR 14(b) c) Area of amenity plot/plots to be handed over as per DCR 35 (Eysance) (C) Deductions for Existing BUA to be retained if hand over component of Existing BUA as per Regulation under which the development was allowed. (d) Existing Shrine to be retained		
3	Total deductions: [(2A) + 2(B) + 2(C) as and when applicable.]		
4	Balance area of plot (1-3)		2750.85
5	Plot area under Development after areas to be handed over to MCGM/Appropriate Authority as per Sr. No. 4 above		2750.85
6	Zonal (basic) FSI (1.33)		1.33
6a	Permissible FSI for 337/7 (3.00 + 1.00 Controlling or Rehab-Incentive whichever is higher)		4.00
7	Built up Area as per Zonal (basic) FSI (5 * 6a) (In case of Mill land Permissible BUA kept in eysance)		11000.40
8	Built up equal to area of land handed over as per Regulation 30(A) (i) As per 2(a) and 2(b) except 2(a)(v) (i) above with a cap of "Admissible TDR" as column 6 of table-12 on remaining/balance plot. (ii) In case of 2(a)(c) (i) permissible over and above permissible BUA on remaining/balance plot.		
9	Built up Area in lieu of cost of construction of built up amenity to be handed over within the limit.		
10	Built up Area due to "Additional FSI on Payment of Premium" as per table No. 12 of Regulation No. 30(A) on remaining/balance plot.		
11	Built up Area due to admissible "TDR" as per table No. 12 Regulation No. 30(A) and 32 on remaining/balance plot.		
12	Permissible Built up Area (as the case may be with/without BUA as per 2 (c)) and 32 on remaining/balance plot.		
13	Proposed BUA (as the case may be with/without BUA as per 2(c))	PROPOSED	8396.23
		PERMISSIBLE	
	CESSSED REHAB NR = 341.88 sqm	341.88 sqm	
	CESSSED REHAB R = 2245.37 sqm	2245.37 sqm	
	NONCESSED REHAB NR AT PAR WITH CESSSED = 32.48 sqm	32.48 sqm	
	NONCESSED REHAB R AT PAR WITH CESSSED = 494.12 sqm	494.12 sqm	
	MHADA R = 850.01 sqm	850.01 sqm	
	SALT R = 435.68 sqm	435.68 sqm	
	TOTAL = 8404.12 sqm	8366.23 sqm	
14	TDR generated if any as per Regulation 30 (A) and 32.		
15	Fungible Compensatory Area as per Regulation No. 31(C) a) i) Permissible Fungible Compensatory area for Rehab component without charging premium	PERMISSIBLE FUNGIBLE BUA	1456.25
		CESSSED NR = 119.25 sqm	
		CESSSED R = 788.88 sqm	
		NONCESSED NR = 11.71 sqm	
		NONCESSED R = 264.64 sqm	
		MHADA = 297.50 sqm	
		TOTAL = 1408.25 sqm	
	ii) Fungible Compensatory area availed for Rehab component without charging premium	PROPOSED FUNGIBLE BUA	946.66
		CESSSED NR = 50.40 sqm	
		CESSSED R = 136.16 sqm	
		NONCESSED NR = 0.42 sqm	
		NONCESSED R = 209.25 sqm	
		MHADA = 142.43 sqm	
		TOTAL = 946.66 sqm	
b) i) Permissible Fungible Compensatory area by charging premium.			1443.10
ii) Permissible Fungible Compensatory area availed on payment of premium			
16	Total Built up Area Proposed including Fungible Compensatory Area (13+15(a)(i)+(ii) + 15(b)(i)+(ii))		9312.89
17	FSI consumed on Net Plot [13/4]		3.04
II Other Requirements			
A	Reservation/Designation		
a)	Name of Reservation		
b)	Area of Reservation affecting the plot		
c)	Area of Reservation land to be handed/handed over as per Regulation No.17		
d)	Built up Area of Amenity to be handed over as per Regulation No. 17		
e)	Area/Built up Area of Designation		
f)	Reservation/Designation		
B	Plot area/Built up Amenity to be Handed Over as per Regulation No.		
i)	14(A)		
ii)	14(B)		
iii)	15		
C	Requirement of Recreational Open Space in Layout/Plots per Regulation No. 27		275.09
D	Tenement Statement		
i)	Proposed built up area (13 above)		8396.23
ii)	Less deduction of Non-residential area (Shop etc.)		274.94
iii)	Area available for tenements [(i) minus(ii)]		7991.29
iv)	Tenements permissible [Density of tenements 600/hectare] (7991.29/10000*450)		359.10
v)	Total number of Tenements proposed on the plot		136.10
E	Parking Statement		
i)	Parking required by Regulation for --		
a)	Car		112.10
b)	Motorcycle		
c)	Outsiders (visitors)		6.10
d)	Additional parking		4.00
ii)	Covered garage permissible		
iii)	Covered garages proposed		
a)	Car		189.10
b)	Motorcycle		
c)	Outsiders (visitors)		8.10
d)	Total parking provided		197.10
F	Transport Vehicles Parking		
i)	Spaces for transport vehicles parking required by Regulations		
ii)	Total No. of transport vehicles parking spaces provided		

(A)	(B)	(C)	(D)	(E)	(F)
BUILT-UP AREA	PERM. %	PERMISSIBLE FUNGIBLE AREA	PERMISSIBLE INCLUDING FUNGIBLE AREA	PROPO. %	(A) + (B)
AS PER TABLE-1					
341.48 sqm	35.00%	119.52 sqm (WITHOUT CHARGING PREMIUM)	461.00 sqm	14.76%	31.88 sqm
2245.37 sqm	35.00%	785.58 sqm (WITHOUT CHARGING PREMIUM)	3031.25 sqm	23.97%	2783.53 sqm
32.48 sqm	35.00%	11.71 sqm (WITHOUT CHARGING PREMIUM)	45.17 sqm	6.42 sqm	39.88 sqm
494.12 sqm	35.00%	263.64 sqm (WITHOUT CHARGING PREMIUM)	939.76 sqm	30.08%	965.37 sqm
850.01 sqm	35.00%	297.50 sqm (WITHOUT CHARGING PREMIUM)	1147.51 sqm	16.78%	992.44 sqm
114.53 sqm	35.00%	144.31 sqm (BY CHARGING PREMIUM)	556.62 sqm		4085.26 sqm
4123.15 sqm	35.00%	1443.10 sqm (BY CHARGING PREMIUM)	5566.25 sqm		1480.99 sqm
				EXCESS AREA IN CESSSED R REHAB	113.75 sqm
				EXCESS AREA IN NONCESSED R REHAB	0.78 sqm
TOTAL					9312.89 sqm

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF THE PLOT BEARING F.P. No. 107, OF T.P.S.-B, MAHIM DIVISION IN G/W N WARD L.J. ROAD, MAHIM, MUMBAI

NAME OF OWNER

ADDRESS OF OWNER

NAME OF DEVELOPER

ADDRESS OF DEVELOPER

THOMAS RAJAN

M/S RAJAN ESTATE DEVELOPERS PVT. LTD.

Aman chambers, 3rd floor, Opp. Bungal Chemicals, Veer Savarkar Marg, Prabhadevi, Mumbai 400025

JOB NO.

DRG. NO. 2 of 26

Uday Shankar

SCALE 1:100

CHECKED BY

ARCHIVISION

4/5, 'LAVANYA', OFF AGASHI PATH, DADAR (West), MUMBAI-400 028

NAME & SIGNATURE OF ARCHITECT UDAY SHANKAR WART

NORTH LINE

DRN. BY

4/5, 'LAVANYA', OFF AGASHI PATH, DADAR (West), MUMBAI-400 028



MUNICIPAL CORPORATION OF GREATER MUMBAI
(Solid Waste Management Department)

Office of Executive Engineer,
SWM SWM Zonal Office 2.

Application Number - P-5045/2020/GH/for/TP-SWM/1/New, dated - 27 Jan 2021
Issued remarks Number - 006629/2021/GH/ICTY Dated 28 Jan 2021

To (Architect / L.S.)	CC (Owner)
UDAY SHAHINKAR WARTY	Sunaj Estate Developers Pvt. Ltd.
41/ LAYANIYA ART, OFF AGASHE PATH,	15/B, Mahim Mata Building, Mahi Nagar Colony, Mahim
DADAR(W)30A, BHAGYA APARTMENT,	(West), Mumbai
OFF CHITALE PATH, DADAR(W)	

Subject :- Approval to Construction & Demolition Waste Management Plan for the site at CTS/CS Number 107 of village [Village] of ward G/10th.

Reference :- Your application / online submission for C&D Waste Management Plan levelling & filling of designated site dtd. 27 Jan 2021.

With reference to your application/ online submission, the Debris Management Plan submitted by you has been approved as per "Construction and Demolition Waste Rules 2016" and you are allowed to transport Construction & Demolition/ Excavation Material from construction site to the unloading site subject to following terms & conditions:

1. This approval is subject to the orders given by Hon. Supreme Court w/o. in SLP (Civil) No. 023708/2017 dated 15.3.2018. You shall follow this order of Hon. Supreme Court and instructions therein.
2. You shall handle & transport **Construction & Demolition Waste / Excavation Material to the extent of 250 Brass only to the designated unloading site Survey No. 89/1 & 89/4, Village Mahape Borivali, Taluka & District – Thane. (Mr. Anil Mahra (9320352983) , Mr. Shabbir (9322340359) Email ID - amenterprises606@gmail.com) & validity 11 Oct 2021.**
3. You shall transport the C&D waste with proper precautions and employ adequate measures safe guards to dispersal of particles through the air.
4. You have mentioned designated site for transportation of C&D waste for filling and levelling purpose. The C&D waste shall be transported and deposited at the designated site only. The Landfill site (unloading site) shall be governed by the Construction and Demolition Waste Management Rules, 2016 and Solid Waste Management Rules, 2016.
5. In the event for any reason whatsoever, the consent given by the Designated Site / Agency is revoked or the time limit for the designated site has expired or the capacity of unloading site is exhausted, in such case the builder / developer shall forthwith stop the transportation activities. The builder / developer shall submit revised Construction and Demolition waste management plan along with required valid documents for revalidation of existing C&D waste Management Plan.
6. The construction & Demolition Waste shall be transported through your Transport Contractor. The details of the same shall be uploaded in the system by the applicant at the time of actual transportation.
7. The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape / fall of waste on road from moving vehicle. The body and wheels shall be cleaned and washed thoroughly to avoid spreading of waste on road.
8. The copy of approved Construction and Demolition Management Plan Shall be accompanied with each and every vehicle under this approval. The developer shall issue the proper Challan for each and every trip of vehicles and that shall be acknowledged by the agency of unloading site. The developer shall maintain record of C&D material transported and shall make it available to MCGM and / or

बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका



बृहन्मुंबई
महानगरपालिका

मुंबई

आरोग्य अभियान

आपली मुंबई, निरोनी मुंबई

विभाग

Gt North

संकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

AVM Punit Creators LLP

कामगाराचे नाव

Anil Balantia Yachar

वय

27 पुरुष/स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Suraj Vitalis
Mahim (wero)

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नये.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साबलेल्या पाण्यातून ये- जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धूम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लपवाव्यात
- रोज झोपताना माणसांचा व डासांचा संपर्क टाळण्यासाठी मच्छरदाण्यांचा वापर करावा
- केवळ डॉक्टरांनी सल्ल्याने औषधोपचार करावा. स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधाचा डोस वेळेवर व पूर्ण घ्यावा.



वैद्यकीय आरोग्य अधिकारी, स्त्री व शिशू

BMPP-19325-2014-15-100000

बृहन्मुंबई महानगरपालिका, सार्वजनिक आरोग्य खात्याद्वारे वितरित.

मुद्रक, व्यवस्थापक, प.म.न.मुद्रालय, मुंबई-४०० ०११

वेळेत निदान, वाचकी प्राण

[illegible]

बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका



पुणे नगर
महानगरपालिका

मुंबई
आरोग्य अभियान
आरोग्य अभियान, मुंबई



दिनांक

On North

सांकेतिक क्र.

कनाटगाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

AUM Punit Creators Up
Bikki Kumar Roy.

कामगाराचे नाव

वय

22

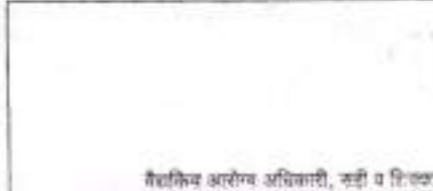
पुरुष/स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Sureg vintalis
Mahim (west)

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर सावधाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पांय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नये.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून वे- जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुळपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात
- रोज शोपतांना नाणसांचा व डारांचा संपर्क टाळण्यासाठी मच्छरदाण्यांचा वापर करावा
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा. स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधाचा डोस वेळेवर व पूर्ण घ्यावा.



वैद्यकीय आरोग्य अधिकारी, नवी व शिवाजी

BMPP-19328-2014-15-100000

बृहन्मुंबई महानगरपालिका, सार्वजनिक आरोग्य कार्यालये निशारित.

मुद्रक, व्यवस्थापक, व.न.वा.मुद्रकालय, मुद्रक-४०० ४५५

वेळेत निदान, वाचनी प्राण

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बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका



मुंबई
आरोग्य अभियान
आपली पाहणी, आपला स्वस्थ राहो



विभाग

G. North

सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Aum Punit Creators LLP

कामगाराचे नाव

Pandey Rax.

वय

31

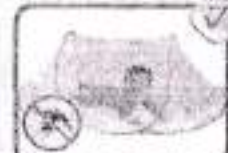
पुरुष/स्त्री

विवातराखाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Suraj Vitalis
Mahim (weat)

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
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- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये- जा करणे टाळावे, लेण्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुळपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिनी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात
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- डॉक्टरांनी दिलेला औषधाचा डोस वेळेवर व पूर्ण घ्यावा.



वैद्यकीय आरोग्य अधिकारी, स्त्री व शिशु

BMPP-19328-2014-15-100000

बृहन्मुंबई महानगरपालिका, सार्वजनिक आरोग्य कार्यालयाचे निस्सरित.
मुद्रण, जनसंख्या, व.व.प. मुद्रणालय, मुंबई-४०० ०११

वेळेचे निदान, कायदी प्राण

[illegible]

बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका



बृहन्मुंबई
महानगरपालिका

मुंबई

आरोग्य अभियान

आयली सुनिश्चित



दिनांक

07 Nov 2014

लैंगिक

संजटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगारचे नाव

वय

33

पुरुष/स्त्री

विवाहासाठीचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
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- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नये.
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- पायावर जखम झाल्यास साचलेल्या पाण्यातून वे- जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुमपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात
- रोज झोपताना माणसांचा व डारांचा संपर्क टाळण्यासाठी मच्छरदाण्यांचा वापर करावा
- कोवळ डॉक्टरां सल्ल्याने औषधोपचार करावा. स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधाचा डोस वेळेवर व पूर्ण घ्यावा.



वैद्यकीय आरोग्य अधिकारी, सटी व शिपका

BMPP-19328-2014-15-100000

बृहन्मुंबई महानगरपालिका, सार्वजनिक आरोग्य खात्याद्वारे वितरित.

मुद्रक, अभिलेखक, प.प.स मुद्रणालय, मुंबई-४०० ०११

वेळेत निदान, जायती प्राण

[illegible]

बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका



मुंबई
आरोग्य अभियान
अपली स्वस्थता ही तुमची जबाबदारी



विभाग C. North संकेतिक क्र.

कॅजेटद्वाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. AUM Pratik Creators Uj

कामगाराचे नाव Indrisha Ali

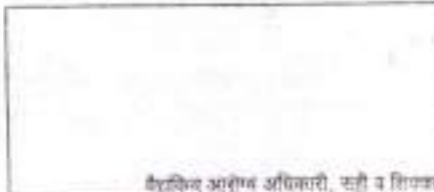
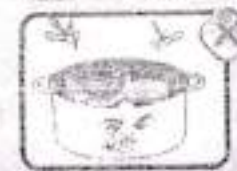
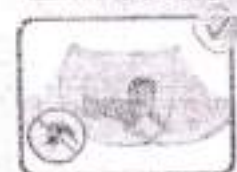
वय 32 पुर्ण/स्त्री

विक्रेताकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. Suraj Vitalis

Mohim (wart)

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाचे हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
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- उघड्या जखमांवर पट्टी बांधावी.
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- तंबाखू, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात
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- डॉक्टरांनी दिलेला औषधाचा डोस वेळेवर व पूर्ण घ्यावा.



वैद्यकीय आरोग्य अधिकारी, सती व शिपडा

BMPP-19328-2014-15-100000

बृहन्मुंबई महानगरपालिका, सामुदायिक आरोग्य खात्याद्वारे निरक्षरित.
मुद्रण, प्रकाशना, न.प.क मुद्रणालय, मुंबई-४०० ०११

वेळेचे निदान, जायची प्राण

[illegible]

बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका



मुंबई
आरोग्य अभियान
अपली मुंबई निरोगी मुंबई



विभाग

C North

सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

AUM Punit Creators LLP

कामगाराचे नाव

Sultaan

वय

26

पुरुष/स्त्री

मिवासाचा वेळ / कार्यस्थळ पत्ता / संपर्क क्र.

Suraj Vidali's

Mahim (West)

आरोग्य विषयक इतर सूचना

- जेदण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
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- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये- ना करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुम्रपान व नश्वपान टाळावे.
- खिडक्यांना १.५ मिनी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात
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- डॉक्टरांनी दिलेला औषधाचा डोस वेळेवर व पूर्ण घ्यावा.



बृहन्मुंबई आरोग्य अभियान, सदी व शिळा
BMPP-19328-2014-15-100000

बृहन्मुंबई महानगरपालिका, सार्वजनिक आरोग्य खात्याद्वारे वितरित.
मुद्रक, कागदपत्र, व.प्र.पा.मुद्रपालक, मुंबई-४०० ०२१

वेळेत निदान, वाचनी प्राण

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बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका



बृहन्मुंबई
महानगरपालिका

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आरोग्य अभियान

आपली आरोग्य जागरूकता



विभाग

C. North

प्राथमिक केंद्र

केंद्राध्यक्षचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

AUM Punith Creators Uf
Alauddin

कामगारचे नाव

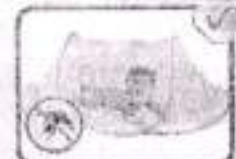
वय 29. पुरुष/स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Suraj Vitalis
Mahim (West)

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नये.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये- जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना 9.9 मिमी पेशा लहान आकाराच्या जाळ्या लावाव्यात
- रोज झोपतानां लागसांचा व डासांचा संपर्क टाळण्यासाठी मच्छरदाण्यांचा वापर करावा
- केवळ डॉक्टरांनी सल्ल्याने औषधोपचार करावा. स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधाचा डोस वेळेवर व पूर्ण घ्यावा.



वैद्यकीय आरोग्य अधिकारी, सडी व शिक्का

BMPP-19328-2014-15-100000

बृहन्मुंबई महानगरपालिका, सार्वजनिक आरोग्य खात्याच्या वितरित.

मुद्रक, व्यवस्थापक, व.न.प. मुख्यालय, मुंबई-400 024

वेळेत निदान, साचवी प्राण

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बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका



मुंबई
आरोग्य अभियान
अपनी नज़रें खोलो



विभाग

G. North

सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

AVM Punid Creators LLP

कामगाराचे नाव

Sahabuddin

वय

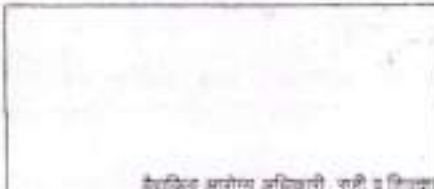
29. पुरुष/स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Suraj Vitalis
Mahim (West)

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
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- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये- जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुळपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात
- रोज झोपतानां भाजसांचा व ड्रासांचा संपर्क टाळण्यासाठी मच्छरदाण्यांचा वापर करावा
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बैद्यकीय आरोग्य अधिकारी, राठी व तिलाका
BMPP-19328-2014-15-100000

बृहन्मुंबई महानगरपालिका, सार्वजनिक आरोग्य कार्यालयाचे विस्तारित.
मुख, अजिंक्यनगर, व. न. प. बुधवार, मुंबई-४०० ०११

वेळेत निदान, वाचनी प्राण

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बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका



बृहन्मुंबई
महानगरपालिका

मुंबई

आरोग्य अभियान



विभाग

C: No 226

वार्ड/विकास क्षेत्र

कंपाउंड/वास्तव्य क्षेत्र / कार्यस्थल परत / संकेत क्र.

AVM Punit Creators LLP
Pradum Kumar

वास्तव्य क्षेत्र

वय 23 - पुरुष/स्त्री

विकास क्षेत्र / कार्यस्थल परत / संकेत क्र.

Sunary Vitalis
Mahim (West)

आरोग्य विषयक इतर सूचना

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नैसर्गिक आरोग्य अधिकारी, नवी व दिल्ली

BMPP-19328-2014-15-100000

बृहन्मुंबई महानगरपालिका, सार्वजनिक आरोग्य खात्याद्वारे विकसित.

मुद्रण, वास्तव्य क्षेत्र, व. न. वा. मुद्रणालय, मुंबई-४०० ०११

वेळेत निदान, वाचवी प्राण

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बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका



बृहन्मुंबई
महानगरपालिका

मुंबई

आरोग्य अभियान
आपला भाव, तिला मुंबई



विभाग

A. North

संकेतिक क्र.

कंत्राटदारचे नाव / कार्यालय पत्ता / संपर्क क्र.

AKM Punit Creators Uq.

कामगाराचे नाव

Mahim Ahmad.

वय

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पुरुष/स्त्री

विकासकाचे नाव / कार्यालय पत्ता / संपर्क क्र.

Suraj Vitals
Mahim (west)

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचादरुन आल्यावर साबणाने हात स्वच्छ धुवावेत.
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हेल्थिंग आरोग्य अधिकारी, सटी व शिवका

BMPP-19328-2014-15-100000

बृहन्मुंबई महानगरपालिका, सार्वजनिक आरोग्य खात्याद्वारे विकसित.

मुद्रक, जयसंभाषक, व.न.पा.मुद्रकालय, मुंबई-४०० ०५५

वेळेत निदान, वाचनी प्राण

[illegible]

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

TEST REPORT

ISSUED TO: M/S.SURAJ ESTATE DEVELOPERS PVT.LTD.

For Your Site : "Proposed Residential with partly Commercial for existing tenants known as Vitalis"

F.P.N.0107 of TPS II of Mahim Division, G/North Ward
Mumbai

REPORT NO. : UT/ELS/REPORT/C-150/02-2023

ISSUE DATE : 21/02/2023

YOUR REF. : Verbal Confirmation

REF. DATE : 20/02/2023

SAMPLE PARTICULARS

Sampling Plan Ref. No.: C-27/01-2023
Sample Registration Date : 24/01/2023
Date of Sampling : 23/01/2023 to 24/01/2023
Time of Sampling : 09:30 Hrs. to 09:30 Hrs.
Analysis Starting Date : 24/01/2023
Analysis Completion Date : 26/01/2023
Sample Lab Code : UT/ELS/C-133/01 -2023
Ambient Air Temperature : 24.3 °C to 27.8 °C

AMBIENT AIR QUALITY MONITORING

Location Code : 01
Sample Location : At Project Site
Co-ordinates: N19°2'0.77";E72°50'33.33"
Collected By : ULTRA-TECH
Height of Sampler : 1.0 Meter
Sampling Duration : 24 Hours
Relative Humidity : 52.0 % to 64.0%

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO ₂)	IS 5182 (Part 02) : 2001	13	µg/m ³
2.	Oxides of Nitrogen (NO _x)	IS 5182 (Part 06) : 2006	23	µg/m ³
3.	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Method 10-2.1	78	µg/m ³
4.	Particulate Matter (PM _{2.5})	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	26	µg/m ³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.3	mg/m ³

†: Sampling Period 1 Hr.

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Polltech; Model - PEM-RDS 8N1; Sr. No. 3313	Valid up to - 03/10/2023
	Fine Dust Sampler	Make - Polltech; Model - PEM ADS 2.5/10µ; Sr. No. 18213	Valid up to - 06/01/2024

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

- END OF REPORT -



For ULTRA-TECH,

Meghan Patil
(Authorized Signatory)

ANNEXURE-I

NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV **The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931**

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

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

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

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

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

TEST REPORT

ISSUED TO: M/S.SURAJ ESTATE DEVELOPERS PVT.LTD.

For Your Site : "Proposed Residential with partly Commercial for existing tenants known as Vitalis"

F.P.N.o107 of TPS II of Mahim Division, G/North Ward
Mumbai**REPORT NO. :** UT/ELS/REPORT/C-151/02-2023**ISSUE DATE :** 21/02/2023**YOUR REF. :** Verbal Confirmation**REF. DATE :** 20/02/2023**SAMPLE PARTICULARS****Sampling Plan Ref. No. :** C-27/01-2023**Date of Monitoring :** 23/01/2023**NOISE LEVEL QUALITY MONITORING****Sample Lab Code :** UT/ELS/C-134/01 -2023**Survey Done By :** ULTRA-TECH

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	At Project Site	10:00 to 10:05	54.1	22:00 to 22:05	44.2
02.	Near Main Gate	10:20 to 10:25	53.8	22:20 to 22:25	43.5

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

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Casella; Model - CEL-633C; Sr. no. 2382959	Valid up to - 11/12/2023

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

- END OF REPORT -

 **ULTRA-TECH,**

Meghan Patil
(Authorized Signatory)

ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

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

• SCHEDULE

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

Ambient Air Quality Standards in respect of Noise

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

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

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

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

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

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

• CONSTRUCTION ACTIVITIES

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

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

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

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

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

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

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

TEST REPORT

ISSUED TO: M/S.SURAJ ESTATE DEVELOPERS PVT.LTD.

For Your Site : "Proposed Residential with partly Commercial for existing tenants known as Vitalis"

F.P.No.107 of TPS II of Mahim Division, G/North Ward
Mumbai**REPORT NO.** : UT/ELS/REPORT/C-152/02-2023**ISSUE DATE** : 21/02/2023**YOUR REF.** : Verbal Confirmation**REF. DATE** : 20/02/2023**SAMPLE PARTICULARS**

Sampling Plan Ref. No. : C-27/01-2023
Sample Registration Date : 24/01/2023
Date & Time of Sampling : 23/01/2023 at 17:00Hrs.
Analysis Starting Date : 24/01/2023
Analysis Completion Date : 31/01/2023
Sample Collected By : ULTRA-TECH
Sample Lab Code : UT/ELS/C-135/01-2023

SOIL QUALITY MONITORING

Sample Type : Surface Soil (at 15cm depth)
Sample Location : At Project Site
Sample Quantity & Packing Details : 1kg In Plastic Bag Contained in Zip Lock Bag

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Colour	-	Brown	-
2.	Moisture Content	IS:2720 (Part 2) : 1973	4.9	%
3.	Bulk Density	UT/LQMS/SOP/S03	1116	kg/m ³
4.	Organic Matter	IS:2720 (Part 22) : 1972	1.0	%
5.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.6	%
6.	pH	IS:2720 (Part 26) : 1987	7.9	-
7.	Conductivity(1:2soil:Water Extract)	IS:14767- 2000	0.292	mS/cm
8.	Sodium as Na (Water Extractable)	UT/LQMS/SOP/S19	75	mg/kg
9.	Magnesium as Mg (Water Extractable)	UT/LQMS/SOP/S22	64	mg/kg
10.	Chlorides as Cl ⁻ (Water Extractable)	UT/LQMS/SOP/S23	87	mg/kg
11.	Sulphate as SO ₄ ²⁻ (Water Extractable)	UT/LQMS/SOP/S24	98	mg/kg
12.	Sodium Adsorption Ratio	UT/LQMS/SOP/S26	1.1	(meq/kg) ^{1/2}
13.	Cation Exchange Capacity	UT/LQMS/SOP/S18	27.1	meq/100g
14.	Water Holding Capacity	UT/LQMS/SOP/S12	54.7	%
15.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.8	mg/kg
16.	Phosphorous as P ₂ O ₅ (Available)	UT/LQMS/SOP/S28	58	kg/ha
17.	Potassium as K ₂ O (Available)	UT/LQMS/SOP/S29	208	kg/ha
18.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	147	kg/ha
19.	Iron as Fe	UT/LQMS/SOP/S35&S37	58625	mg/kg
20.	Zinc as Zn	UT/LQMS/SOP/S35&S37	82	mg/kg

Opinions / Interpretations: NIL**Note:**

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

- END OF REPORT -

For ULTRA-TECH

M Namjoshi

Manasi Namjoshi

(Authorized Signatory)

[See rules 115 (2)]

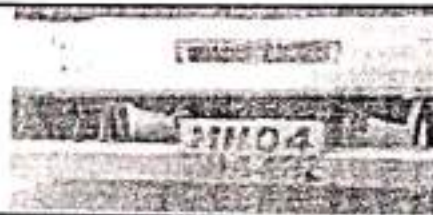
Pollution Under Control CertificateAuthorised By :
Government of Maharashtra

Date : 05/08/2023
Time : 14:14:21 PM
Validity upto : 04/08/2024



Certificate SL. No. : MH00100660005530
Registration No. : MH04JU4482
Date of Registration : 08/Apr/2019
Month & Year of Manufacturing : January-2019
Valid Mobile Number : *****8224
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0010066
GSTIN :
Fees : Rs.150.00
(GST to be paid extra as applicable)
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High Idling Emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.85

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control CertificateAuthorised By :
Government of MaharashtraDate : 25/04/2023
Time : 16:56:58 PM
Validity upto : 24/04/2024

Certificate SL. No. : MH00100660004998
 Registration No. : MH04JU0640
 Date of Registration : 27/Nov/2018
 Month & Year of Manufacturing : September-2018
 Valid Mobile Number : *****7700
 Emission Norms : BHARAT STAGE IV
 Fuel : DIESEL
 PUC Code : MH0010066
 GSTIN :
 Fees : Rs. 150.00
 (GST to be paid extra as applicable)
 ML observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.64

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC operator
60mm x 20 mm



MUNICIPAL CORPORATION OF GREATER MUMBAI

HYDRAULIC ENGINEER'S DEPARTMENT Remark Issued u/n HE/000774/2021/G/N/CTY Dated : 18 Mar 2021

Office of the :

Office of Ex. Eng.(P & R) 'B' Ward Office,
3rd Floor, Near J J Hospital, Babula Tank
Cross Road, Mumbai-400009.

To,

Shri. UDAY SHANKAR WARTY
4//, LAVANYA ART, OFF AGASHE PATH, DADAR
(W)30/A, BHAGYA APARTMENT, OFF CHITALE
PATH, DADAR(W)

CC,

Suraj Estate Developers Pvt. Ltd.
15/B, Mahim Mata Building, Mari Nagar
Colony, Mahim (West), Mumbai.

Subject : Hydraulic Engineer's Department Remark for proposed building on Plot bearing CTS / CS Number 107 of Village / Division [! Village] at City, G/North, Mumbai.

Reference : 1) Your online application - Application Number P-5545/2020/G/North/FP-HE/1/New dated 09 Mar 2021
2) Scrutiny fee receipt Number CHE/BP/50843/21

As per the data furnished by Architect / Consultant / LS / LP the proposed building under reference is a Resi+comm. Total water requirement of the building works out to 93150 lpd for residential purpose, 1350 lpd for commercial purpose and 4680 lpd for other purpose.

It is to inform that, Hydraulic Engineer's Remark for the proposed Individual building under reference are as follows :-

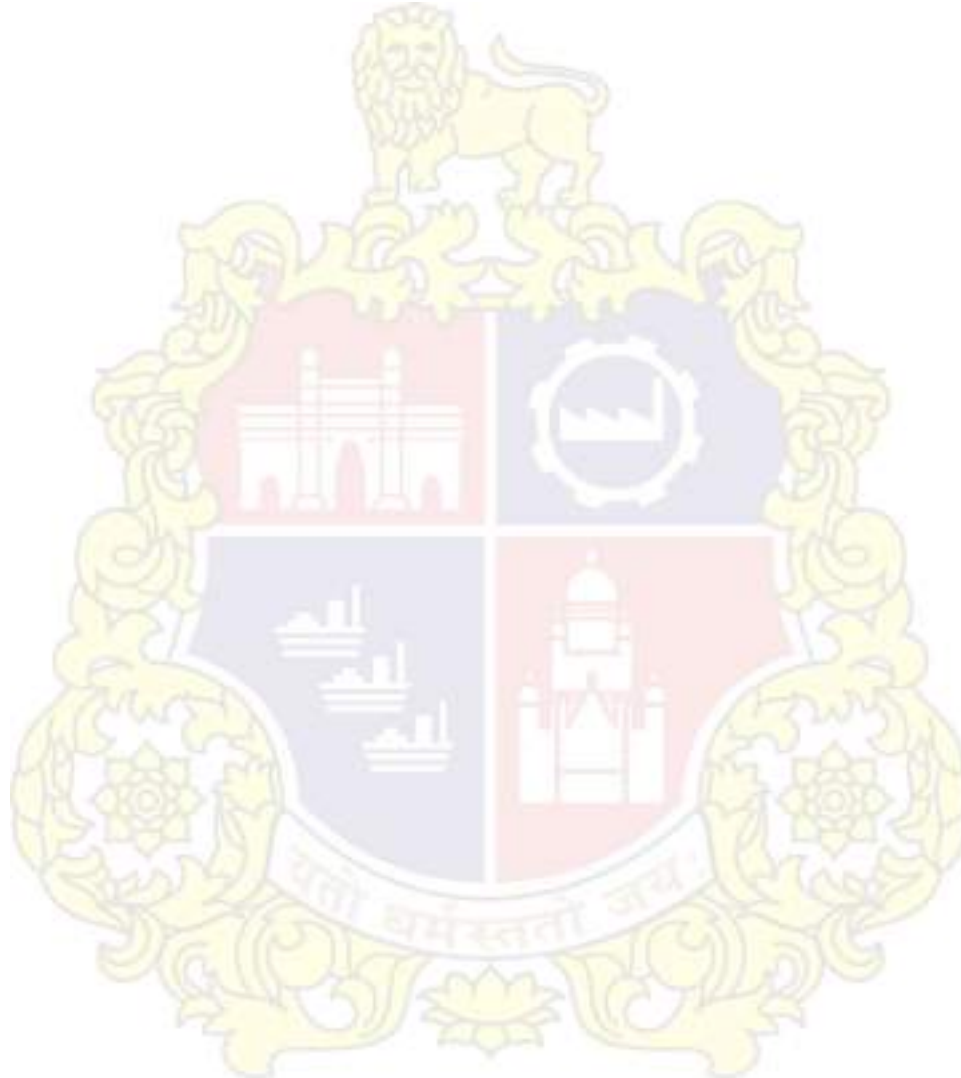
1. Water supply for the Residential building will be made available as per prevailing norms, on submission of occupation certificate.
2. If borewell is to be dug on site an Register Under Taking from Architect / Consultant / LS / LP to be submitted for proposed location of borewell with latitude and longitude of borewell.
3. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from consultant. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber and shall be at minimum distance of 6.00 mt from proposed STP. Top of manhole shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
4. The internal water distribution system within building shall be provided by Terrace loop & downtake system. The design for same shall be obtained from consultant and shall be self certified.
5. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the basement / stilt of the building. As suction tank is located within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.
6. Automatic level control sensors system & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.
7. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.

Above Remark are issued as per data furnished by Architect / Consultant / LS / LP while amendment in building plans, if water

demand of the building exceeds above 10% to the above water demand, then this Remark shall be treated as cancelled and fresh Remark shall have to be obtained by providing revised data.

Notes:

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S. / L.P. and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
2. The above remarks are system generated and does not require any signatures.





MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the Dy.Chief Engineer(Sewerage Project), P&D, Engg. Hub, Stores Bldg., 2nd Floor, Dr. E. Moses Road, Worli, Mumbai - 400 018

System generated Sewer remark Number 4536/REM/2018/SP/515 Dated 18 Mar 2021.

To,

Shri. UDAY SHANKAR WARTY (L.P Number 1142)

4//, LAVANYA ART, OFF AGASHE PATH, DADAR(W)30/A, BHAGYA APARTMENT, OFF CHITALE PATH, DADAR(W)

CC,

Joshi Milind R.

6,Bedekar Sadan,Mogal lane, Mahim, Mumbai-16

CC,

Suraj Estate Developers Pvt. Ltd.

6,Bedekar Sadan,Mogal lane, Mahim, Mumbai-16

Subject:- Sewerage remarks for proposed on plot bearing CTS Number 107 of village Zone 2 at ward G/North

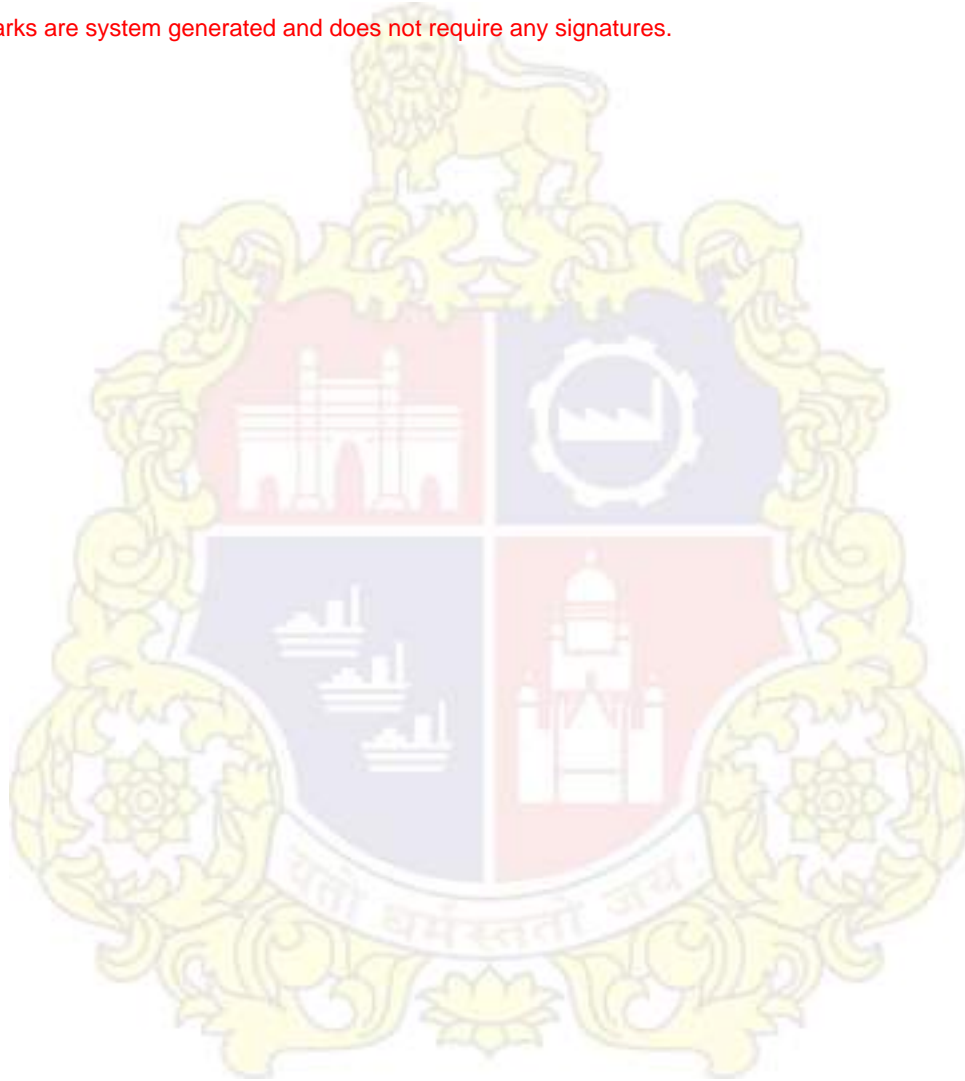
Reference:- Application Number 1142 and date 20 Oct 1981

It is to inform you that , there is no objection to connect proposed Resi+comm to 0 mm dia municipal sewer by laying 150 mm dia pipe sewer street connection from sewer trap chamber of proposed development / building to municipal sewer manhole, subject to the following conditions:

1. That work shall be carried out as per the Municipal Specifications and drainage bye-laws after obtaining necessary permission from concerned ward.
2. Sewer street connection from sewer trap chamber of proposed development / building to municipal sewer manhole line shall be laid as per Municipal Specifications using R.C.C. pipes NP3 class (I.S.I. Mark only) duly encased with 15 cm. thick M-15 cement concrete all around along with provision, in 1:80 slope for 150 mm dia and 1:135 slope for 230 mm dia from connection.
3. That the vent shaft of adequate size (minimum 150 mm dia) shall be provided at sewer trap chamber and at every 150 m. intervals, along the sewer line.
4. That the work shall be carried out through licensed plumber / plumbing consultants only.
5. The work shall be commenced from the downstream of the network.
6. That all necessary permissions from concerned officials / departments like Traffic Police, Ward Office, etc. shall be obtained before starting the work.
7. That house drains for all the buildings at the above mentioned premises should be got approved from the concerned A.E (B.P) / Self Certification.
8. You shall be solely responsible for safety of other underground services pipe lines etc. and safety of third party including injury / death of any person. Any harm done as a consequence of work being carried out by you shall be compensated solely by you.
9. The necessary road reinstatement charges shall be borne by developer.
10. That fresh remarks should be obtained in case of amendment in plans.
11. That after the work is completed the Drainage Completion Certificate along with L-section of completed work must be uploaded for acceptance to concerned E.E(SP)P&D before obtaining part OCC / Full OCC of the building.
12. In the event of proposed development the remarks are generated showing the connection to the existing municipal sewer network and it is not feasible practically to connect then Arch / L.P / plumbing consultants has to make a sump or pump arrangement at his / her own risk and cost.
13. Any additional / separate street connection required to be laid for the proposed building same has to be approved by EE SP (P&D).
14. If the proposed development exceeds built-up area of 20000 sq. m. then the street connection to be treated as overflow connection of only excess treated sewage from STP provided in the building development.
15. If any short recovery in payment of prorata charges, scrutiny fee etc. to be paid to MCGM is observed then the same shall be paid to MCGM as and when demanded.

Note:

1. The remarks are generated without prejudice to the ownership of land and status of the land and structures there on.
2. The said remarks are generated as per plan submitted by the Architect / Consultant / L.S / L.P.
3. If there is any amendment / change in Plan / layout revised remark will have to be obtained before completion.
4. The sole responsibility of Auto generated remarks lies with Architect / Consultant / L.S / L.P Only.
5. Without prejudice the remarks are generated on input/ data entered by applicant for calculation of prorata charges and if any discrepancy / shortfalls is observed then the prorata charges as intimated by concerned E.E(SP)P&D shall be paid within stipulated period.
6. The above remarks are system generated based on the input data submitted by the Architect / Consultant / L.S / L.P and if in future it is found that the data is incorrect/ fraudulent, then the remarks deemed to be treated as cancelled and necessary action will be initiated.
7. The above remarks are system generated and does not require any signatures.



PUBLIC NOTICE

Proposed Residential with partly commercial for existing tenants known as Vitalis located at F.P. No. 107 of TPS II of Mahim Division, G/North Ward, Mumbai by M/s. Suraj Estate Developers Pvt Ltd. was accorded the Environmental Clearance from the State Level Environment Impact Assessment Authority (SEIAA), Environment Department, Govt. of Maharashtra on 28th October, 2021. The copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at <http://parivesh.nic.in>

PUBLIC NOTICE

TAKE NOTICE THAT my client is intending to purchase the commercial property situated on CTS No. 1119 which is more specifically described in the schedule hereunder.

Therefore any person(s) having any claim in respect of the said property

PUBLIC NOTICE

Notice is hereby given to the public that my client Shri. Prabhakar Gajanan Thakur residing at RH -1, Radhika C.H.S.Ltd, Asha Nagar, Kandivall East Mumbai 400 101, is sole owner of the Property i.e. agricultural land, bearing Gut No. 136, (old gut no. 276) at village Indrapal, Awas, Taluka Alibaug District Raigad, admeasuring 72 Guntha, with Farm House, hereinafter referred as said property. My client going to sale his said property. Any person having any claim, share, right, title or interest over the said property by way of sale, conveyance, gift, exchange, inheritance, mortgage, Charge, lease, succession, possession, charge, lien and/or any manner should intimate the same to undersigned in writing with supporting documents within 14 days from the date of publication of this notice at the address provided hereunder and after expiry of 14 days of notice period any claim from any person or public will not be entertained which may please be noted.

Mumbai, 2nd November, 2021

Sd/- SHEKHAR L. DU
Advocate High

PUBLIC NOTICE

Notice is hereby given that the share certificates No(s) 5/81 for 5 share bearing distinctive No(s) 21 to 25 of fully paid Rs. 50/- each standing in the name of Arvindbhai Chandulal Joshi in the book of registered member of society of Champa Nivas Co-Op Housing Society Limited has/ have been lost/ misplaced / destroyed and the advertiser has/ have applied to the said society for issue of duplicate share certificate(s) for issue of duplicate share certificate in lieu thereof. Any Person(s) who has/have claim(s) on the said shares should lodge such claim(s) with the society viz. Champa Nivas Co-Op Housing Society Limited, 10, Shree Nagar Society, off -MG Road, Near Jain Temple, Goregaon (West), Mumbai - 400 062, within 15 days from the date of this notice failing which the society will proceed to issue duplicate share certificate(s) in respect of the said shares.

Date : 02.11.2021

ed/-

PUBLIC NOTICE

Notice is hereby given that Share Certificate No 71, Distinctive Nos 71 to 75 of Versova Gurudutt Co-op Housing Society Ltd., (Regd. No. BOMK-WHSG/TC/2157 of 1966-87) situated at 23, Police Officers Colony, Yari Road, Versova, Andheri - West, Mumbai - 400061 Attachments area in the name Mr. K. N. Pinjar of Flat No. 16, 4th Floor has been reported lost/misplaced and an application has been made by him to the society for issue of duplicate share certificate. The Society hereby invites claims or objections (in writing) for issuance of duplicate share certificate within the period of 14 (fourteen) days from the publication of this notice. If no claims/objections are received during this period the society shall be free to issue duplicate share certificate.

Place : Mumbai
Date : 2/11/2021

For & on behalf of
Versova Gurudutt Co-op Housing
Society Ltd.,
Sd/-
(Hon. Secretary)

C.R.No.4

**IN THE MUMBAI CITY
CIVIL COURT, BORIVALI
DIVISION AT DINDOSHI,
GOREGAON, MUMBAI
SHORT CAUSE SUIT NO.
670 OF 2021**

**SAIPRASAD ANANT
DESHPANDE**

Age 57 years, Occu :
Consultant,
Residing at B-10, Swamiprasad
Co-operative Housing Society,
Pannalal Ghosh Marg, Malad
(W), Mumbai — 400 064
Mobile : 9821672672
Email: saiad@rediffmail.com

..PLAINTIFF

Versus

**1. SMT. MANGALA NARSIMHA
MAHAJAN;**
Age about 73 Years,
Occupation : Housewife
2. GIRIJA NATHAWAT,
(NEE GIRIJA NARSIMHA
MAHAJAN) Age about 43 Years.
Occupation : Not known

3. VINDA MAHAJAN

F.P. 107 (MOEF required)

154

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000137043/CE/2212001119

Date: 15/12/2022

To,
M/s. Suraj Estate Developers Ltd, F.P. No.
107 of TPS-II of Mahim Division, G/North
Ward, Mumbai



Your Service is Our Duty

Sub: Consent to Establish for Proposed Residential with Partly Commercial Building Construction Project.

- Ref:
1. Application Submitted by SRO-Mumbai-I
 2. Minutes of 17th CC meeting dtd-18.11.2022.
 3. SCN for Refusal of Consent dtd-18.11.2022.
 4. Minutes of 22nd CC meeting dtd-26.11.2022.

Your application NO. MPCB-CONSENT-0000137043

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.250 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Proposed Residential with Partly Commercial Building Construction Project named as M/s. Suraj Estate Developers Ltd, F.P. No. 107 of TPS-II of Mahim Division, G/North Ward, Mumbai on Total Plot Area of 2750.85 Sq.Mtrs for construction BUA of 34313.54 Sq.Mtrs as per EC granted dated-29.10.2021 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-29.10.2021	2750.85	34313.54

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	125	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set-750 KVA	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	WET WASTE	323 Kg/Day	OWC	use as manure
2	DRY WASTE	139 Kg/Day	Segregation	Handover to Authorized Recyclers

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
			NA		

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
11. PP shall submit BG of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
12. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
14. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
15. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
17. The Project Proponent shall comply with the Environmental Clearance obtained dtd-29.10.2021 for construction project having total plot area of 2750.85 Sq.mtr and propose d BUA 34313.54 Sq.mtr as per specific condition of EC.

18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Signed by: **Dr. Y.B.Sontakke**
Joint Director (WPC)
For and on behalf of
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-12-15 18:54:09 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	500000.00	MPCB-DR-12218	11/07/2022	RTGS

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.
- They are directed to obtained B.G. of Rs.10.0 Lakhs towards compliance of consent condition & E.C.Conditions.
2. Chief Accounts Officer, MPCB,Sion, Mumbai



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **130 CMD for treatment of domestic effluent of 125 CMD.**
- B] The Applicant shall operate the sewage 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 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) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	95.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set-750 KVA	Acoustic Enclosure	5.00	HSD 144.94 Ltr/Hr	1	SO2	69.57 Kg/Day

- 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.

Total Particular matter	Not to exceed	150 mg/Nm3
-------------------------	---------------	------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2 O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of consent condition	upto commissioning of unit or five years	upto commissioning of unit or five years

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 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) 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.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

- 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 MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & 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 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.





Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Chief Engineer

M/S. SURAJ ESTATE DEVELOPERS PVT. LTD.

15 B, Mahim Mata Building, Marinagar Colony, Mahim West, Mumbai - 400016

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/209170/2021 dated 14 Apr 2021. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC21B038MH141487 |
| 2. File No. | SIA/MH/MIS/209170/2021 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed residential with partly commercial for existing tenants known as Vitalis located at F.P. No. 107 OF TPS-II of Mahim Division, G/North Ward, Mumbai |
| 7. Name of Company/Organization | M/S. SURAJ ESTATE DEVELOPERS PVT. LTD. |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 29/10/2021

(e-signed)
Manisha Patankar Mhaiskar
 Member Secretary
 SEIAA - (Maharashtra)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/209170/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 28/10/2021

To
M/s. Suraj Estates Developers Pvt.Ltd.,
F.P. No. 107 OF TPS-II of Mahim Division,
G/North Ward, Mumbai.

Subject : Environmental Clearance for proposed residential with partly commercial for existing tenants known as "Vitalis" located at F.P. No. 107 OF TPS-II of Mahim Division, G/North Ward, Mumbai by M/s. Suraj Estates Developers Pvt.Ltd.

Reference : Application no. SIA/MH/MIS/209170/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 152nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 231st Part A meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details										
1	Area Details	<table><tr><th>Particulars</th><th>Details (m²)</th></tr><tr><td>Plot Area (sq. m.)</td><td>2,750.85</td></tr><tr><td>FSI Area (sq. m.)</td><td>14,316.48</td></tr><tr><td>Non-FSI (sq. m.)</td><td>19,997.06</td></tr><tr><td>Proposed built-up area (FSI – Non FSI) (sq. m.)</td><td>34,313.54</td></tr></table>	Particulars	Details (m ²)	Plot Area (sq. m.)	2,750.85	FSI Area (sq. m.)	14,316.48	Non-FSI (sq. m.)	19,997.06	Proposed built-up area (FSI – Non FSI) (sq. m.)	34,313.54
Particulars	Details (m ²)											
Plot Area (sq. m.)	2,750.85											
FSI Area (sq. m.)	14,316.48											
Non-FSI (sq. m.)	19,997.06											
Proposed built-up area (FSI – Non FSI) (sq. m.)	34,313.54											
2	Building Configuration	1 B+ Gr.+1 st to 7 th Podium +8 th to 38 th Floor										
3	No. of Tenements & Shops	225 Flats, 4000 Sq.ft Shop area										
4	Total Population (Nos.)	1066										
5	Total Water Requirements (CMD)	146 m ³ /day										
6	Sewage Generation (CMD)	125 m ³ /day										
7	STP Capacity & Technology	130 KLD MBBR Technology										

8	STP Location	Basement 1 with natural ventilation from Ground Level							
9	Total Solid Waste Quantities	Wet Waste - 323 Kg/Day, Dry Waste – 139 Kg/Day Total Solid Waste – 462 Kg/day							
10	R.G. Area (sq. m).	<table><tr><td>RG required</td><td>275.09 Sq.m</td></tr><tr><td>RG provided on Ground</td><td>300.26 Sq.m</td></tr><tr><td>Total RG provided</td><td>300.26 Sq.m</td></tr></table>		RG required	275.09 Sq.m	RG provided on Ground	300.26 Sq.m	Total RG provided	300.26 Sq.m
RG required	275.09 Sq.m								
RG provided on Ground	300.26 Sq.m								
Total RG provided	300.26 Sq.m								
14	Power requirement	During Operation Phase: <table><tr><td>Details</td><td></td></tr><tr><td>Connected Load (kW)</td><td>5250 KW</td></tr><tr><td>Demand Load (kW)</td><td>2000 KW</td></tr></table>		Details		Connected Load (kW)	5250 KW	Demand Load (kW)	2000 KW
Details									
Connected Load (kW)	5250 KW								
Demand Load (kW)	2000 KW								
15	Energy Efficiency	Overall energy savings – 22 % Energy savings through renewable component 5%							
16	D.G. set capacity	DG Set Capacity: 1X750 KVA							
17	Parking 4W & 2W	4 Wheelers – 194 nos 2 Wheelers – 47 nos							
18	Rain water harvesting scheme	65 cum							
19	Project Cost in (Cr.)	250 Cr							
20	EMP Cost	Construction Phase - 22.26 Lakhs Operation Phase – 186.75							
21	CER Details (with justification, if any)	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA,III dt. 30.09.2020)							

3. The proposal has been considered by SEIAA in its 231st Part A meeting. SEIAA noted that proposal is a new construction Project and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain & submit following NOCs & remarks:
a) CFO NOC for 119.97 Mtrs. heights, b) SWD remarks.
3. PP to reduce the discharge of treated sewage up to 35%.
4. PP to submit area calculations of curing racks in proposed OWC.
5. PP to introduce condition in sale deed for commercial property owners to become members of the cooperative society to share in the costs of maintenance etc., of the common services like the STP, DG sets, street lighting etc. as levied by the society to avoid any conflict in the operational stage. PP to submit an undertaking for the same.

B. SEIAA Conditions:-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI-14.316.48 m², Non-FSI- 19.997.06 m², Total BUA-34,313.54 m². (Plan approval- P-5545/2020/G/North/FP/337/1/New. dated-15/01/2021)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. 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.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. 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.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to

the extent possible) so that natural drainage system of the area is protected and improved.

- XIII. 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.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. 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.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. 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.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. 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 by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. h) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) 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. Treated

effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage / liquid waste and explore the possibility to recycle at least 50 % of water. Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. 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.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- 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. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. 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.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. 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.
- XIII. 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.
- XIV. 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, 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.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
 - II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site
 - III. 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.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. 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.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. 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.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOC's shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without

any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. 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.

9. Any appeal against this Environment 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.


Manisha Patankar-Mhasikar
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai City.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

