ACCORD ESTATES (P) LTD

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26th March, 2022

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

Sub : Submission of six-monthly compliance status report as per the terms & Conditions stipulated in Environmental Clearance letter for the proposed Redevelopment project 'Runwal Nirvana' at CS no. 662 of Parel-Sewri Division, G.D. Ambekar Road in F/S Ward, Mumbai – 400 012. Maharashtra.

Ref. No. : Environmental Clearance no. SEIAA-EC-0000000413, dated: 17/09/2018.

Respected Sir/Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of our construction work and point-wise compliance status to various stipulations laid down in Environmental clearance letter no. SEIAA-EC-0000000413, dated: 17/09/2018 along with the necessary annexure.

This compliance report is submitting for the period from April 2021 to September 2021.

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

Thanking You,

Yours Sincerely,
For Accord Estates Pvt. Ltd.

ACCORD ESTATES PVT. LTD. MUMBAI-16.

(Rahul Thomas)
Director

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

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

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: PART A :

Current status of work

Status of construction work	:	❖ Total construction work completed as of September, 2021 at site is 46,139.64 Sq. Meters.
Date of commencement (Actual and/or planned)	:	❖ 15/01/2016 (Actual)
Date of completion (Actual and/or planned)	:	❖ 13/11/2023 (Planned)

: PART B :

Compliance status of conditions stipulated in Environmental Clearance for the proposed Redevelopment project 'Runwal Nirvana', at CS no. 662 of Parel-Sewri Division, G.D. Ambekar Road in F/S Ward, Mumbai – 400 012. Maharashtra granted by SEIAA, Govt. of Maharashtra vide file no. 21-1212/2007-IA-III/TC-I, dated: 09/04/2009 and further Expansion & Amendment in EC granted by SEIAA, Govt. of Maharashtra vide EC no. SEIAA-EC-0000000413, dated: 17/09/2018;

<table>
<tr><th>Sl. No.</th><th>Stipulated clearance conditions</th><th>Compliance status</th></tr>
<tr><td>#</td><td colspan="2">Specific Conditions;</td></tr>
<tr><td>i</td><td>SEIAA decided to grant EC for:
FSI area: 25809.62 m2.
Non FSI area: 35249.35 m2
TBUA = 61058.97 m2.</td><td>❖ Noted</td></tr>
<tr><td>#</td><td colspan="2">General Conditions;</td></tr>
<tr><td>i</td><td>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</td><td>❖ Since this is Residential project, E-waste will be negligible.
❖ If any will be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</td></tr>
<tr><td>ii</td><td>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.</td><td>❖ MCGM issued part occupation certificates for below buildings;
<table>
<tr><th>Sl. No.</th><th>Building details</th><th>Reference no. & date</th><th>Remarks</th></tr>
<tr><td>1</td><td>Building A – Wing: 2, 3 & 6.</td><td>EB/2377/FS/A, 01/11/2012</td><td>Part</td></tr>
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<tr><td>3</td><td>Building A – Wing: 1.</td><td>EB/2377/FS/A, 05/03/2014</td><td>Part</td></tr>
<tr><td>4</td><td>Building A – Wing: 1 & 7.</td><td>EB/2377/FS/A, 27/10/2015</td><td>Part</td></tr>
</table>
❖ Please refer Annexure – 1 for copies of Part Occupancy Certificate.
❖ MCGM issued Water NOC for the project vide letter no. 547, dated: 29/12/2008.
❖ Please refer Annexure – 2 for Water NOC.</td></tr>
<tr><td>iii</td><td>This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee</td><td>❖ 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),</td></tr>
</table>

Sl. No.	Stipulated clearance conditions	Compliance status
	of the National Board for Wild life as if applicable & this environment clearance does not necessarily imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	dated: 05/12/2016 as our project site is not affected by the ESZ belt. ❖ Project falls outside the eco-sensitive zone of SGNP.
iv	PP has to abide by the conditions stipulated by SEAC & SEIAA.	❖ Agreed to comply with.
v	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	❖ MCGM issued Intimation of Disapproval (IOD) for Rehab building vide letter no. EB/2377/PS/A, dated: 27/02/2008 & for Sale building vide letter no. EB/2379/PS/A, dated: 27/02/2008 & further for Sale building 'B' vide letter no. CHE/CTY/1413/ F/S/337/(New), dated: 07/04/2017. ❖ Please refer **Annexure – 3 for copies of IOD & Approved Layout Plan.** ❖ MCGM issued commencement certificate for Rehab building vide letter no. EEBPC/2377/FS/A, dated: 15/04/2009 & 26/08/2013. ❖ MCGM issued commencement certificate for Sale building vide letter no. EEBPC/2379/FS/A, dated: 16/12/2015, 17/05/2017 & 10/10/2017. ❖ Please refer **Annexure – 4 for copies of Commencement certificate.** ❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide EC no. 21-1212/2007-IA-III/TC-I, dated: 09/04/2009 further Expansion & Amendment in EC vide EC no. SEIAA-EC-0000000413, dated: 17/09/2018. ❖ Please refer **Annexure – 5 for copies of Environmental clearances.** ❖ MCGM issued Fire NOCs for below buildings; **Sl. No.** / **Building details** / **Reference no. & date** 1 / Residential cum Commercial Building: Wing: 1, 2, 3, 4, 5, 6 & 7. / FB/HR/City/17, 19/05/2011

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<table>
<tr><td>2</td><td>Residential cum Commercial Building A: Wing: 2, 3 & 6.</td><td>FB/HR/City/379, 05/10/2012</td></tr>
<tr><td>3</td><td>Residential cum Commercial Building A: Wing: 4.</td><td>FB/HR/City/658, 15/03/2013</td></tr>
<tr><td>4</td><td>Residential cum Commercial Building A: Wing: 4.</td><td>FB/HR/R-II/151, 18/01/2014</td></tr>
<tr><td>5</td><td>Residential cum Commercial Building A: Wing: 1.</td><td>FB/HR/R-II/111, 12/10/2015</td></tr>
<tr><td>6</td><td>Residential Sale Building B:</td><td>FB/HRC/R-II/85, 31/03/2016</td></tr>
</table>

Please refer Annexure – 6 for copies of Fire NOCs.
Dy. Chief Engineer, Technical Committee, MCGM issued High Rise NOC for Redevelopment building vide letter no. CHE/HRB-673/DPWS, dated: 09/03/2017 & 20/03/2017.
Please refer Annexure – 7 for copies of HRC NOCs.
Airport Authority of India issued Height Clearance for the project vide letter no. SNCR/WEST/B/030516/122362, dated: 07/06/2016.
Please refer Annexure – 8 for AAI NOC.
MCGM issued DP Remarks for the project vide letter no. CHE/282/DPC, dated: 22/06/2007.
As per DP Remarks project site falls under Residential Zone (R).
Please refer Annexure – 9 for DP Remarks.

</td></tr>
<tr><td>vi</td><td>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.</td><td>❖ MPCB granted consent to establish for the project vide order no. BO/RO (P&P) /E/EIC-MU-1116-09/CC-241, dated: 15/07/2009 & Revalidated consent to establish vide order no. Format1.0/BO/JD(WPC)/UAN No.</td></tr>
</table>

Sl. No.	Stipulated clearance conditions	Compliance status
		77727/CE/CC-2001000136, dated: 03/01/2020. ❖ Please refer **Annexure – 10 for copies of Consent to Establish.**
vii	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	❖ All necessary facilities have been provided on site for the construction workers. ❖ 35 nos of temporary hutments have been provided for 95 nos of residential workers on project site, also 50 nos of non-residential workers are working on site. ❖ First Aid and medical facilities have been provided to the construction workers. ❖ Proper housekeeping & regular pest control is being carried out. ❖ Site sanitation like safe drinking water, 7 nos of toilets & 2 nos of bathrooms, first aid room, medical facility have been provided for the construction workers.
viii	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	❖ All necessary facilities have been provided on site for the construction workers. ❖ 35 nos of temporary hutments have been provided for 95 nos of residential workers on project site, also 50 nos of non-residential workers are working on site. ❖ First Aid and medical facilities have been provided to the construction workers. ❖ Proper housekeeping & regular pest control is being carried out. ❖ Site sanitation like safe drinking water, 7 nos of toilets & 2 nos of bathrooms, first aid room, medical facility have been provided for the construction workers.
ix	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	❖ Maximizing reuse/recycling of debris/ waste. ❖ Excavation material: 9211 cum. (5379 Cum: Reuse for backfilling & remaining 3832 Cum: Disposal to Authorized landfill site as per the approval from Solid Waste Management Department, MCGM, Mumbai vide letter no. 2740, dated: 16/01/2016. ❖ Construction waste (Empty Cement Bags, Paint container, other Barrels & Scrap metal) will be handed over/sold to recyclers. ❖ Please refer **Annexure – 11 for copies of Debris NOCs.**

Sl. No.	Stipulated clearance conditions	Compliance status
x	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	❖ Maximizing reuse/recycling of debris/ waste. ❖ Excavation material: 9211 cum. (5379 Cum: Reuse for backfilling & remaining 3832 Cum: Disposal to Authorized landfill site as per the approval from Solid Waste Management Department, MCGM, Mumbai vide letter no. 2740, dated: 16/01/2016. ❖ Construction waste (Empty Cement Bags, Paint container, other Barrels & Scrap metal) will be handed over/sold to recyclers.
xi	Arrangement shall be made that waste water and storm water do not get mixed.	❖ Minimizing the incremental runoff from the site with the help of Rain Water Harvesting Tank of capacity 60 KL. ❖ Proper management of channelization of storm water from site by using proper internal SWD system and discharge points of having adequate capacity. ❖ Use of screens and silt traps to SWD. ❖ Proper maintenance of storm water drainage to avoid choking of drains and flooding on site. ❖ Provision of 2 STPs of capacity 150 KLD for Sale building and 160 KLD for Redevelopment building. ❖ Construction of one STP for Rehab building of capacity of 160 KLD is completed and operational. ❖ Reuse of treated sewage for flushing and gardening. ❖ Disposal of excess treated water connected to external sewer line.
xii	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	❖ Since this is redevelopment project, top soil was negligible.
xiii	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	❖ Maximizing reuse/recycling of debris/ waste. ❖ Excavation material: 9211 cum. (5379 Cum: Reuse for backfilling & remaining 3832 Cum: Disposal to Authorized landfill site as per the approval from Solid Waste Management Department, MCGM, Mumbai vide letter no. 2740, dated: 16/01/2016. ❖ Construction waste (Empty Cement Bags, Paint container, other Barrels & Scrap metal) will be handed over/sold to recyclers.

Sl. No.	Stipulated clearance conditions	Compliance status
xiv	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant	❖ Provision of RG area of 1044.84 on ground and additional green cover area on podium 1474.33 Sq. Meter.
xv	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	❖ Groundwater accumulation was monitored in boreholes during and after completion of drilling activities. Groundwater was observed at depths between 5 to 6 Meter below ground level. Seasonal and annual fluctuations in ground water levels can be expected to occur. ❖ The construction process does not involve in any activity which may lead to leaching of heavy metals and toxic contaminants, hence no chance of contamination of ground water & soil. ❖ No extraction of ground water. ❖ Soil quality is being monitored. ❖ Please refer **Annexure – 12 for Environmental Monitoring reports.**
xvi	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	❖ Contaminated soil found if any will send to authorized CHWTSDF site.
xvii	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the MPCB.	❖ Contaminated soil found if any will send to authorized CHWTSDF site.
xviii	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	❖ No use of DG Set during construction.
xix	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	❖ No use of DG Set during construction.
xx	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	❖ Proper traffic management for the construction vehicles. ❖ Regular maintenance of vehicles with suitable enclosures and intake silencers. ❖ Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in nontraffic hours. ❖ Vehicles with valid PUC are allowed during

Sl. No.	Stipulated clearance conditions	Compliance status
		construction to enter the site. Vehicles are operated only during non-peak hours. ❖ Records of PUC certificates are maintained at Security gate. ❖ Please refer **Annexure – 13 for PUCs.**
xxi	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	❖ During construction, adequate measures have been taken to maintain ambient air and noise quality within the prescribed limits. ❖ Ambient air and Noise levels monitoring is being carried out. ❖ Please refer **Annexure – 12 for Environmental Monitoring reports.**
xxii	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	❖ We are using Ordinary Portland Cement (OPC) 53 grade which is already contains Fly Ash by design mix.
xxiii	Ready mixed concrete must be used in building construction.	❖ Ready Mixed Concrete is being used in building construction.
xxiv	Storm water control and its re-use as per CGWB and BIS standards for various applications.	❖ Minimizing the incremental runoff from the site with the help of Rain Water Harvesting Tank of capacity 60 KL. ❖ Proper management of channelization of storm water from site by using proper internal SWD system and discharge points of having adequate capacity. ❖ Use of screens and silt traps to SWD. ❖ Proper maintenance of storm water drainage to avoid choking of drains and flooding on site. ❖ Provision of sump pumps.
xxv	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	❖ Ready Mixed Concrete is being used in building construction.
xxvi	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	❖ Groundwater accumulation was monitored in boreholes during and after completion of drilling activities. Groundwater was observed at depths between 5 to 6 Meter below ground level. Seasonal and annual fluctuations in ground water levels can be expected to occur. ❖ The construction process does not involve in any activity which may lead to leaching of

Sl. No.	Stipulated clearance conditions	Compliance status
		heavy metals and toxic contaminants, hence no chance of contamination of ground water & soil. ❖ No extraction of ground water. ❖ Soil quality is being monitored. ❖ Please refer **Annexure – 12 for Environmental Monitoring reports.**
xxvii	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled / refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the Odour problem from STP.	❖ Provision of 2 STPs of capacity 150 KLD for Sale building and 160 KLD for Redevelopment building. ❖ Construction of one STP for Rehab building of capacity of 160 KLD is completed and operational. ❖ Reuse of treated sewage for flushing and gardening. ❖ Disposal of excess treated water connected to external sewer line.
xxviii	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	❖ No extraction of ground water for construction purposes also we are not planning to withdraw ground water for any purpose in future. Hence, permission from CGWA is not applicable.
xxix	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	❖ Provision of dual plumbing system.
xxx	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	❖ Provision of Low flow fixtures for showers & toilets.
xxxi	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	❖ Glass has been used only for windows at Occupied Rehab building.
xxxii	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	❖ China mosaic has been used for roof insulation at Occupied Rehab building.

Sl. No.	Stipulated clearance conditions	Compliance status
xxxiii	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed-off /sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	❖ Provision of following Energy conservation measures are proposed; ❖ Energy savings measures. ❖ Provision of Solar water heating system. ❖ Use of Electronic Ballast. ❖ Use of LED lights in lift, lobby common area. ❖ Use of VFD and highly efficient pumps.
xxxiv	Diesel power generating sets proposed as source of backup power for elevators and common area Illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with MPCB.	❖ CPCB approved DG sets will be provided during operation phase for backup purpose.
xxxv	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	❖ Provision of RG area of 1044.84 on ground and additional green cover area on podium 1474.33 Sq. Meter. ❖ Also, the proposed DG sets will be acoustic enclose type. ❖ Please refer **Annexure – 12 for Environmental Monitoring reports.**
Xxxvi	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	❖ Provide adequate traffic signs and signages to notify residents. ❖ Install safety mirrors to aid visibility in conflict points. ❖ Prevent parking near the Entry and Exit Gate. ❖ Provide speed humps to regulate speed of vehicles. ❖ Provide pedestrian crossings and dedicated footpath to cater to the walking population. ❖ Assign traffic wardens to regulate flow of project traffic during peak hours. ❖ Proper traffic management for the construction vehicles.

Sl. No.	Stipulated clearance conditions	Compliance status
		❖ Regular maintenance of vehicles with suitable enclosures and intake silencers. ❖ Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours.
xxxvii	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	❖ Noted.
xxxviii	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	❖ Adequate distance has been provided between two buildings to allow movement of fresh air and passage of natural light, air and ventilation.
Xxxix	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	❖ Regular supervision of the above measures is being monitored by competent person.
xl	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide EC no. 21-1212/2007-IA-III/TC-I, dated: 09/04/2009 further Expansion & Amendment in EC vide EC no. SEIAA-EC-0000000413, dated: 17/09/2018.
Xli	Six monthly monitoring reports should be submitted to the regional office MoEF, Bhopal with copy to this department and MPCB.	❖ Six monthly monitoring reports are being submitted.
Xlii	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	❖ Provision of 2 STPs of capacity 150 KLD for Sale building and 160 KLD for Redevelopment building. ❖ Construction of one STP for Rehab building of capacity of 160 KLD is completed and operational. ❖ Reuse of treated sewage for flushing and gardening. ❖ Disposal of excess treated water connected to external sewer line. ❖ Treatment of biodegradable garbage within premises with the help of Organic Waste Converter helps to reduce load on dumping ground of MCGM. ❖ End product from OWC and sludge generated

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❖ Provision of RG area of 1044.84 on ground and additional green cover area on podium 1474.33 Sq. Meter.
❖ MCGM issued part occupation certificates for below buildings;
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<tr><td>xliii</td><td>Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.</td><td>❖ Treatment of biodegradable garbage within premises with the help of Organic Waste Converter helps to reduce load on dumping ground of MCGM.
❖ End product from OWC and sludge generated from STP shall be used as manure on site.</td></tr>
<tr><td>Xliv</td><td>Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.</td><td>❖ Provision of 2 STPs of capacity 150 KLD for Sale building and 160 KLD for Redevelopment building.
❖ Construction of one STP for Rehab building of capacity of 160 KLD is completed and operational.
❖ Reuse of treated sewage for flushing and gardening.
❖ Disposal of excess treated water connected to external sewer line.
❖ Treatment of biodegradable garbage within premises with the help of Organic Waste Converter helps to reduce load on dumping ground of MCGM.
❖ End product from OWC and sludge generated from STP shall be used as manure on site.
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</td></tr>
<tr><td>Xlv</td><td>A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.</td><td>❖ A complete set of all the documents submitted to MCGM & MPCB.</td></tr>
<tr><td>Xlvi</td><td>In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.</td><td>❖ Noted.</td></tr>
<tr><td>Xlvii</td><td>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</td><td>❖ A Separate Environment Management Cell with qualified staff is being appointed.
❖ Environmental quality is being monitored through external MoEF & CC Approved Laboratory.</td></tr>
<tr><td>Xlviii</td><td>Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.</td><td>❖ Separate funds have been allocated for Implementation of Environmental protection Measures;
During construction phase;
❖ Rs. 46.6 Lakhs have been allocated for the entire construction period.
During operation phase;
❖ Capital cost: Rs. 160.27 Lakhs and
❖ O & M cost: Rs. 31.05 Lakhs / Annum.</td></tr>
<tr><td>Xlix</td><td>The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in</td><td>❖ Noted.</td></tr>
<tr><td>l</td><td>Project management should submit half yearly compliance reports in respect of the stipulated</td><td>❖ Six monthly compliance reports submitted as per the stipulated EC conditions to;</td></tr>
</table>

Sl. No.	Stipulated clearance conditions	Compliance status
	prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	❖ RO, MPCB, Sion, Mumbai. ❖ RO, CPCB, Vadodara. ❖ RO, MoEF & CC, Nagpur. ❖ Environmental Department, Mantralaya.
li	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	❖ Environmental clearance copy submitted to MCGM.
iii	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	❖ Six monthly compliance reports are being submitted.
liii	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective RO of MoEF, the respective Zonal Office of CPCB and the SPCB.	❖ Six monthly compliance reports submitted as per the stipulated EC conditions to; ❖ RO, MPCB, Sion, Mumbai. ❖ RO, CPCB, Vadodara. ❖ RO, MoEF & CC, Nagpur. ❖ Environmental Department, Mantralaya.
liv	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	❖ Environmental Statement (Form-V) will be submitted on MPCB Web portal.
4	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law	❖ Noted.

Sl. No.	Stipulated clearance conditions	Compliance status
	and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	
5	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	❖ Noted.
6	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	❖ Noted.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF & CC Notification dated 29th April, 2015.	❖ Noted.
8	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	❖ Noted.
9	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	❖ Noted.
10	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New	❖ Noted.

Sl. No.	Stipulated clearance conditions	Compliance status
	Administrative Building, 1stFloor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	

Compliance as per

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forests & Climate Change

Regional Office (WCZ), Nagpur

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)		:	❖ Construction Project.
2.	Name of the project		:	❖ Proposed Redevelopment project 'Runwal Nirvana', at CS no. 662 of Parel-Sewri Division, G. D. Ambekar Road in F/S Ward, Mumbai – 400 012. Maharashtra.
3.	Clearance letter (s) / OM No. and Date		:	❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide EC no. 21-1212/2007-IA-III/TC-I, dated: 09/04/2009 further Expansion & Amendment in EC vide EC no. SEIAA-EC-0000000413, dated: 17/09/2018.
4.	Location			
	a.	District (S)	:	Mumbai.
	b.	State (s)	:	Maharashtra.
	c.	Latitude/ Longitude	:	Latitude : 19°0' 11.70" N Longitude : 72°50' 49.36" E
5.	Address for correspondence			
	a.	Address of Concerned Project Chief Engineer (with pin code & Telephone/ telex/ fax numbers.	:	❖ Mr. Rakesh Jain, Runwal Nirvana, G.D. Ambekar Marg, Parel (East), Mumbai. ❖ Mob. no. 9967350456

	b.	Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	❖ Mr. Prasad Shriram Ghag, Runwal Nirvana, G.D. Ambekar Marg, Parel (East), Mumbai. ❖ Mob. no. 9867664416
6.	Salient features			
	a.	of the project	:	❖ **Redevelopment: One Building with 7 wings;** ❖ Wing 1, 2, & 7: Ground + 8 Floors. ❖ Wing 3, 4, 5 & 6: Stilt + 8 Floors. ❖ Residential Flats: 260 nos. ❖ Shops: 20 nos. ❖ **Sale: One Building;** ❖ Part Basement (Services) Ground + 1st to 6th Floors (Parking) + 7th Floor (E-deck) + 8th to 57th Upper Floors. ❖ Sale Flats: 175 nos. ❖ MHADA: 51 nos. ❖ Redevelopment Flats: 1 no.
	b.	of the environmental management plans	:	❖ Separate funds have been allocated for Implementation of Environmental protection Measures; **During construction phase;** ❖ Rs. 46.6 Lakhs have been allocated for the entire construction period. **During operation phase;** ❖ Capital cost: Rs. 160.27 Lakhs and ❖ O & M cost: Rs. 31.05 Lakhs / Annum.
7.	Breakup of the project area			
	a.	submergence area forest & non-forest	:	Not applicable.
	b.	Others	:	❖ Plot area: 8,083.62 Sq. Meters, ❖ FSI area: 31,712.86 Sq. Meters, ❖ Non-FSI area: 40,895.42 Sq. Meters & ❖ Total BUA area: 72,608.28 Sq. Meters.
8.	Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan		:	Not Applicable.
	a.	SC, ST/Adivasis	:	Not Applicable.
	b.	Others (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 :		
	1.	Total Cost of the Project	:	**Rs. 12,83,97,00,000/-**
	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. 46.6 Lakhs have been allocated for the entire construction period. **During operation phase;** ❖ Capital cost: Rs. 160.27 Lakhs and ❖ O & M cost: Rs. 31.05 Lakhs / Annum.
	c.	Benefit cost ratio/Internal rate of Return and the year of assessment.	:	--
	d.	Whether (c) includes the Cost of environmental management as shown in the above.	:	--
	e.	Actual expenditure incurred on the project so far	:	Rs. 160.31 Cr.
	f.	Actual expenditure incurred on the environmental management plans so far.	:	--
10.	Forest land requirement			
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable.
	b.	The status of clearing felling	:	Not Applicable.
	c.	The status of compensatory afforestation, it any	:	Not Applicable.
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable.
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information.		:	Not Applicable.
12.	Status of construction		:	❖ Total construction work completed as of September, 2021 at site is 46,139.64 Sq. Meters.
	a.	Date of commencement (Actual and/or planned)	:	15/01/2016 (Actual)
	b.	Date of completion (Actual and/or planned)	:	13/11/2023 (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.	:	NA
	b.	Date of site visit for this monitoring report.	:	NA
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.)		:	NA

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/2377/FS/A

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

To,

Owner,
M/s. Accord Estates Pvt.Ltd.
15/B, Mahim Mata Building,
Morinagar Colony, Mahim,
Mumbai – 400 016.

Sub : Redevelopment of property bearing C.S. No.662, Parel Sewree Division at G.D. Ambekar Marg, Rehab building 'A'.

Ref : Your letter dated 25.9.2012

Sir,

WITHOUT PREJUDICE

With reference to above letter, this is to inform you that there is no objection to occupy the building No.A consisting Wing 2, 3 and 6 comprising of stilt + 8 upper floors, which is constructed under supervision of Architect Shri U.S. Warty (Regn. No.CA/77/4047) and Regd. Structural Engineer Ms.Alpa Sheth (Regn.No.STR/S/139) subject to following conditions to be complied with before asking O.C. to the remaining building in the layout.

1) That the specifications for layout/D.O./or access roads/development of setback land will be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will be developed accordingly
2) That the footpath in front of plot repaired / restored once in a year or before occupation whichever is earlier.
3) 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 be submitted.
4) That the construction of road including storm water drain and footpath shall be constructed.
5) That the compliance of necessary remarks for training of nalla / construction of SWD will be submitted before granting full C.C. for the said building.
6) That the dust-bin provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
7) That the surface drainage arrangement made in consultation with

8) That the final Drainage completion certificate from (S.P.)(P&D)City.

9) That final N.O.C. from MHADA/ Tree Authority

10) That the compliance of N.O.C. from H.E made and certificate to that effect

11) That the vermiculture bins for the disposal of wet waste

12) That the provision of Rain Water Harvesting as per the diagram proposed by approved consultant in the field

13) That the completion of footpath, providing central dividers, lane marking and providing steel furniture shall not be completed.

14) That the necessary safety precautions shall be taken at site so as to avoid any danger or accident at site & damage / safety of residents from construction authorities on progress in the layout.

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

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

Yours faithfully,

Executive Engineer
(Building Proposal) City-III

No. EB/2377/FS/A 01/11/12

Copy to :

1. M/s. Archvision
Architects,
4/5, 'Lavanya' Apt.
Off Agashe Path, Dadar (W),
Mumbai - 400 028.

2. Asst. Commissioner F/South Ward

3. A.E.W.W. F/South Ward

4. Dy A &C City

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

for Executive Engineer
(Building Proposal) City-III

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. EB/2377/FS/A

To,

Owner,
M/s. Accord Estates Pvt.Ltd.
15/B, Mahim Mata Building,
Morinagar Colony, Mahim,
Mumbai – 400 016.

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

Sub : Redevelopment of property bearing C.S. No.662, Parel Sewree Division at G.D. Ambekar Marg, Part Occupation to Rehab building 'A', Wing - 4 (Stilt + 8 upper floors).

Ref : Your letter dated 25.9.2012

Sir,

WITHOUT PREJUDICE

With reference to above letter, this is to inform you that there is no objection to occupy the building No.A consisting Wing 4 comprising of stilt + 8 upper floors, which is constructed under supervision of Architect Shri U.S. Warty (Regn. No.CA/77/4047) and Regd. Structural Engineer Ms. Alpa Sheth (Regn.No.STR/S/139) subject to following conditions to be complied with before asking O.C. to the remaining building in the layout.

1) That the specifications for layout/D.O./or access roads/development of setback land will be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will be developed accordingly
2) That the footpath in front of plot repaired / restored once in a year or before occupation whichever is earlier.
3) 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 be submitted.
4) That the construction of road including storm water drain and footpath shall be constructed.
5) That the compliance of necessary remarks for training of nalla / construction of SWD will be submitted before granting full C.C. for the said building.
6) That the dust-bin provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
7) That the surface drainage arrangement made in consultation with

8) That final N.O.C. from MHADA/ Tree Authority

9) That the compliance of N.O.C. from H.E made and certificate to that effect

10) That the vermiculture bins for the disposal of wet waste

11) That the provision of Rain Water Harvesting as per the diagram proposed by approved consultant in the field

12) That the completion of footpath, providing central dividers, lane marking and providing steel furniture shall not be completed.

13) That the necessary safety precautions shall be taken at site so as to avoid any danger or accident at site & damage / safety of residents from construction authorities on progress in the layout.

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

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

Yours faithfully,

Executive Engineer
(Building Proposal) City-III

No. EB/2377/FS/A 21-21/6/13

Copy to : 1. M/s. Archvision
Architects,
4/5, 'Lavanya' Apt.
Off Agashe Path, Dadar (W),
Mumbai - 400 028.

2. Asst. Commissioner F/South Ward

3. A.E.W.W. F/South Ward

4. Dy A &C City

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

21-6-13

Executive Engineer
(Building Proposal) City-III

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. EB/2377/FSIA 5/3/2014

To,

Owner,
M/s. Accord Estates Pvt.Ltd.
15/B, Mahim Mata Building,
Morinagar Colony, Mahim,
Mumbai – 400 016.

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

Sub : Redevelopment of property bearing C.S. No.662, Parel Sewree Division at G.D. Ambekar Marg, Part Occupation to Rehab building 'A', Wing – 1 (Gr. floor shops 1 to 9) & 1st to 8th floor of West Side and Wing-5 (entire).

Ref : Your letter dated 03.02.2014

Sir,

WITHOUT PREJUDICE

With reference to above letter, this is to inform you that there is no objection to occupy the building No. A, Wing No.1 (Gr. floor shops 1 to 9) & 1st to 8th floor of West Side and Wing 5 comprising of stilt + 8 upper floors, which is constructed under supervision of Architect Shri U.S. Warty (Regn. No.CA/77/4047) and Regd. Structural Engineer Ms. Alpa Sheth (Regn.No.STR/S/139), Shri Gopal Barve, Registered Site Supervisor (Regn. No.B/29/SS-1), subject to following conditions to be complied with before asking O.C. to the remaining building in the layout.

1) That the specifications for layout/D.O./or access roads/development of setback land will be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will be developed accordingly.
2) That the footpath in front of plot repaired / restored once in a year or before occupation whichever is earlier.
3) 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 be submitted.
4) That the construction of road including storm water drain and footpath shall be constructed.
5) That the compliance of necessary remarks for training of nalla / construction of SWD will be submitted before granting full C.C. for the sale building.
6) That the dust-bin provided as per C.E.'s circular No.CE/9297/II of 26-6-

7) That the surface drainage arrangement made in consultation with E.E. (SWD) or as per his remarks and a completion certificate

8) That final N.O.C. from MHADA/ Tree Authority

9) That the compliance of N.O.C. from H.E made and certificate to that effect

10) That the vermiculture bins for the disposal of wet waste.

11) That the provision of Rain Water Harvesting as per the diagram proposed by approved consultant in the field

12) That the completion of footpath, providing central dividers, lane marking and providing steel furniture shall not be completed.

13) That the necessary safety precautions shall be taken at site so as to avoid any danger or accident at site & damage / safety of residents from construction authorities on progress in the layout.

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

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

Yours faithfully,

sd/-

Executive Engineer
(Building Proposal) City-III

No. EB/2377/FS/A

Copy to : ✓ 1. *M/s. Archvision*
Architects,
4/5, 'Lavanya' Apt
Off Agashe Path, Dadar (W),
Mumbai - 400 028.

2. Asst. Commissioner F/South Ward

3. A.E. W.W. F/South Ward

4. Dy. A.&C. City

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

5-3-14

Executive Engineer
(Building Proposal) City-III

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. EB/2377/FS/A

To,

Owner,
M/s. Accord Estates Pvt.Ltd.
15/B, Mahim Mata Building,
Morinagar Colony, Mahim
Mumbai – 400 016.

Sub : Redevelopment of property bearing C.S. No.662, Parel Sewree Division at G.D. Ambekar Marg, Part Occupation to Rehab building 'A', Wing – 1 Ground to 8th floor (part East side) & Wing 7 Ground to 8th floor.

Ref : Your letter dated 08.09.2015.

Sir,

WITHOUT PREJUDICE

With reference to above letter, this is to inform you that there is no objection to occupy the building No. A, Wing No.1 Ground to 8th floor (part east side) & Wing 7 Ground to 8th floor, which is constructed under supervision of Architect Shri U.S. Warty (Regn. No.CA/77/4047) and Regd. Structural Engineer Ms. Alpa Sheth (Regn.No.STR/S/139), Shri Gopal Barve, Registered Site Supervisor (Regn. No.B/29/SS-1), subject to following conditions to be complied with before asking full O.C. to the remaining building in the layout.

1) That the specifications for layout/D.O./or access roads/development of setback land will be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will be developed accordingly.
2) That the footpath in front of plot repaired / restored once in a year or before occupation whichever is earlier.
3) That the construction of road including storm water drain and footpath shall be constructed.
4) That the compliance of necessary remarks for construction of SWD will be submitted before granting full C.C. for the sale building.
5) That the dust-bin shall be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
6) That the surface drainage arrangement made in consultation with E.E.(SWD) or as per his remarks and a completion certificate shall be submitted.

7) That final N.O.C. from MHADA/ Tree Authority

8) That the conditions of N.O.C. from H.E shall be complied with and certificate to that effect shall be submitted

9) That the vermiculture bins for the disposal of wet waste

10) That the completion of footpath, providing central dividers, lane marking and providing steel furniture shall not be completed

11) That the necessary safety precautions shall be taken at site so as to avoid any danger or accident at site & damage / safety of residents from construction authorities on progress in the layout.

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

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

Yours faithfully,

27/10/15

Executive Engineer
(Building Proposal) City-III

BPC2/FS-2377

F.P 662 T.P.
Parel
Layout NOC

बृहन्मुंबई महानगरपालिका
जल अभियंता विभाग

कार्यकारी अभियंता इमारत प्रस्ताव एफ/उ
'एफ' / उत्तर विभाग

विषय: प्लॉट सीएस क्र. 662, परळ - शिवडी डिव्हीजन जी.डी. आंबेकर मार्ग येथील प्रस्तावित लेआऊट.

संदर्भ: क्र. ईबी / 1825/ एफएस) / दिनांक दि. 22.2.2008

मालकाचे नांव : मे. अमर्ड इस्टेटस प्रा.लि.

******

जल अभियंता यांच्या आदेशावरून, मी आपणास नमूद करतो की, संदर्भीत यास खालील अटींच्या सापेक्ष इमा विभागपुरती हरकत नाही.

1) लेआऊट मधील प्रत्येक स्वतंत्र इमारतीस इमा कार्यालयाकडून ना हरकत प्रमाणपत्र प्राप्त करणे बंधनकारक राहील.

2) घरगुती प्रयोजनाकरिता पाणीपुरवठा, प्रतिदिन वरदोर 45 लिटर्स इमा प्रमाणित प्रचलित नियमानुसार, तात्पुरता प्रमाणपत्र सादर केल्यावर दिला जाईल.

3) अनिवासी/व्यावसायिक वापरासाठी, फ्लशींगसाठी देय असलेल्या [illegible] पाणीपुरवठा, प्रचलित नियमानुसार तात्पुरता प्रमाणपत्र सादर केल्यावर दिला जाईल.

4) मालकाने /विकासकाने, इमारतीचे तात्पुरता प्रमाणपत्र मिळविण्यापूर्वी, लेआऊटच्या प्रवेशमार्ग व अंतर्गत रस्त्यांमध्ये अंतर्गत जलवाहिनी टाकण्यासंबंधी संरचना व आराखडा सादर करून व मंजूर करून घेणे आणि त्यानुसार स्वखर्चाने टाकून व प्रमाणित करून कार्यान्वित करणे.

5) अट क्र. (1) प्रमाणे पाणीपुरवठा, नवीन 450 मी.मी व्यासाची जलवाहिनी गोलनजी हिल रोड जंक्शन जी.डी. आंबेकर रोड ते एकनाथ नाडी मार्ग टाकल्यावर व कार्यान्वित झाल्यावरच तसेच उच्च कार्यक्षमतेचा पंप गोलनजी हिल रिझर्वॉयर मध्ये बसविल्यावरच उपलब्ध करून देता येईल.

6) लेआऊट मधील सर्व प्रस्तावित इमारतींच्या बांधकामासाठी व इमारतींस तात्पुरता प्रमाणपत्र मिळाल्यावर फ्लशींग साठी विहिरीचे अथवा कूपनलिकेचे पाणी वापरावे, मे पाणी महानगरपालिकेच्या माध्यमाचे मिसळू देवू नये तसेच त्यासाठी स्वतंत्र साठवण टाकी व वेगळ्या रंगाने रंगवलेल्या स्वतंत्र जलवाहिन्या वापराव्यात.

7) भूमिगत शौचास टाकी किंवा टाकीचे बांधकाम लगतच्या जमिनीच्या पातळीपासून कमीतकमी 30 से.मी. उंचीवर असावे.

8) लेआऊट मधील सर्व प्रस्तावित इमारतीमधील शौचकुपात फ्लशींग साठी फक्त बंधूपत्र फ्लश / डयूएल फ्लशींग सिस्टम (आय.एस.आय. मार्क असलेले) किंवा मॅन्युअली संचालित फ्लॅक्स वापरण्यात यावेत.

9) सदर ना हरकत प्रमाणपत्र दि. 22.02.08 च्या क्र. ईबी / 1825/ एफएस) / दिनांक अन्वये मंजूर झालेल्या आराखड्या सापेक्ष देण्यात येत आहे. इमा आराखड्यामध्ये काही फेरबदल झाल्यास, सदरहू नाहरकत प्रमाणपत्र रद्द समजण्यात येईल व सुधारित आराखड्यासाठी इमा कार्यालयाकडून नवीन नाहरकत प्रमाणपत्र प्राप्त करणे बंधनकारक राहील.

सदर ना हरकत प्रमाणपत्र निर्गमित केल्या दिनांकापासून पुढे एक वर्षभर [illegible]

[illegible]

जल अभि./५४७ /काम.(पि.व.नि.)/का हरकत प्रमाणपत्र
२९/१२/२००८

मालक : मे. अकार्ड इस्टेटस् प्रा.लि.

प्रत : मेसर्स जनरल प्लॉबिंग वर्क्स,
24, भंडारी स्ट्रीट, मांडवी,
मुंबई-400 003

हे आपल्या वि. 13.06.08 च्या पत्र क्र. 786/110/08 रोजी सादर केलेल्या कागदपत्रांच्या संदर्भात माहितीसाठी

कार्यकारी अभियंता जल अभि.
(नियोजन व संशोधन)

TEL.: 23410101
GENERAL PLUMBING WORKS
24, BHANDARI STREET,
MANDVI, MUMBAI - 400 003.

FY 662 F/S
Parel 'A' Bldg
NOC

बृहन्मुंबई महानगरपालिका
जल अभियंता विभाग

कार्यकारी अभियंता इमारत प्रस्ताव शहर
'एफ' / साऊथ विभाग

विषय: प्लॉट सीएस क्र. 662, परळ – शिवडी डिव्हीजन जी.डी. आंबेकर मार्ग येथील प्रस्तावित इमारत क्र. 'ए'

संदर्भ: क्र. ईबी /2377/ एफएस /ए दि. 27.2.2008.

मालकाचे नांव : मे. ॲकॉर्ड इस्टेटस् प्रा.लि.

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जल अभियंता यांच्या आदेशावरुन, मी आपणांस नमूद करतो की, संदर्भीत इमारत क्र. 'ए' यांस खालील अटीच्या सापेक्ष हया विभागापुरती हरकत नाही.

1) घरगुती प्रयोजनाकरिता पाणीपुरवठा, प्रतिदिन परडोई 45 लिटर्स हया प्रमाणात प्रचलित नियमानुसार, ताबा प्रमाणपत्र सादर केल्यावर दिला जाईल.

2) अनिवासी/व्यावसायीक वापरासाठी, फ्लशींगसाठी देय असलेल्या पाण्याव्यतिरिक्त पाणीपुरवठा, प्रचलित नियमानुसार ताबा प्रमाणपत्र सादर केल्यावर दिला जाईल.

3) मालकाने /विकासकाने, इमारतीचे ताबा प्रमाणपत्र मिळविण्यापुर्वी, लेआऊटच्या प्रवेशमार्ग व अंतर्गत रस्त्यांमध्ये अंतर्गत जलवाहिनी टाकण्यासंबंधी संरचना व आराखडा सादर करुन व मंजूर करुन घेणे आणि त्यानुसार स्वखर्चाने टाकून व प्रमाणित करुन कार्यान्वयित करणे.

4) अट क्र. (1) प्रमाणे पाणीपुरवठा, नवीन 450 मी.ची व्यासाची जलवाहिनी गोलनजी हिल रोड जंक्शन जी.डी. आंबेकर रोड ते एकनाथ घाडी मार्ग टाकल्यावर व कार्यान्वयित झाल्यावरच तसेच उच्च कार्यक्षमतेचा पंप गोलनजी हिल रिसरवॉयर मध्ये बसविण्यावरच उपलब्ध करुन घेता येईल.

5) प्रस्तावित इमारतींच्या बांधकामासाठी व इमारतींस ताबा प्रमाणपत्र मिळाल्यावर फ्लशींग साठी विहिरीचे अथवा कूपनलिकेचे पाणी वापरावे. ते पाणी महानगरपालिकेच्या पाण्यामध्ये मिसळू देवू नये तसेच त्यासाठी स्वतंत्र साठवण टाकी व वेगळ्या रंगाने रंगवलेल्या स्वतंत्र जलवाहिन्या वापराव्यात.

6) भूमिगत शोषण टाकी किंवा टाकीचे झाकण लगतच्या जमिनीच्या पातळीपासून कमीतकमी 30 से.मी. उंचीवर असावे.

7) प्रस्तावित इमारतीमधील शौचकुपात फ्लशींग साठी फक्त डयूएल फ्लश व्हॉल्व्ह / डयूएल फ्लशींग सिस्टर्न (आय.एस.आय. मार्क असलेले) किंवा मॅन्युअली कंट्रोल्ड कॉक्स वापरण्यात यावेत.

8) सदर ना हरकत प्रमाणपत्र दि. 27.02.08 च्या क्र. ईबी /2377/ एफएस /ए अन्वये मंजूर झालेल्या आराखडया सापेक्ष देण्यात येत आहे. हया आराखडयामध्ये काही फेरबदल झाल्यास, सदरहू नाहरकत प्रमाणपत्र रद्द समजण्यात येईल व सुधारित आराखडयासाठी हया कार्यालयाकडून नवीन नाहरकत प्रमाणपत्र प्राप्त करणे बंधनकारक राहील.

सदर ना हरकत प्रमाणपत्र निर्गमित केल्या दिनांकापासून दोन वर्षापर्यंत वैध राहील.

कार्यकारी अभियंता जल कामे
([illegible])

पत्र क्र. / [illegible]
25/12/2008 [illegible]

मालक : मे. ऑकॉर्ड बस्टेटस् प्रा.लि.

प्रत : मेसर्स जनरल प्लंबिंग वर्क्स,
24, भंडारी स्ट्रीट, मांडवी,
मुंबई-400 003

हे आपल्या वि. 9.6.08 च्या पत्र क्र. 786/110/08 रोजी सादर केलेल्या कागदपत्रांच्या संदर्भात माहितीसाठी

कार्यकारी अभियंता [illegible]
(नियोजन व संशोधन)

TEL : 23410101
GENERAL PLUMBING WORKS
24, BHANDARI STREET,
MANDVI, MUMBAI - 400 003

REHAB

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

EC-48

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

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

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

No. E.B./CE/ EB/2377/BS/A BS/A of 200 - 200

MEMORANDUM
M/s.Accord Estates Pvt.Ltd.
15-B Mahim Nata Building
Marinagar Colony, Mahim
Mumbai 400 016

Municipal Office,
Mumbai 27/2/2008

With reference to your Notice, letter No. 1073 dated 5.12.2006 200 and delivered on .12.2006 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at at C.S.No.662, Parel Sewree Division furnished to me under your letter, dated 5.12.2006 200 I have to inform you that I cannot approvel of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.

2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.

3. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).

4. That the low lying plot will not be filled up to a reduced level of [illegible] T.H.D. or 6" above [illegible]

( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the 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 25th day of Feb. 2009, but not so as to contravance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

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

22/02/08

Executive Engineer, Building Proposals,
Zone, City III Words.

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 Commissioneer for Greater Mumbai has empowred the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

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

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

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

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of the building;

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

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrescpective 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 if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your permises and to grant a permission before occupation and to leavy 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

Contd... (A). No.EB/ 2377 / FS /A. 27\2\08

5. That the specifications for layout/ D.O./or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate.

6. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3) (ix)] will not be submitted by him.

7. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.

8. That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A.E.(Survey)/ E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.

9. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.

10. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward officer before demanding C.C. and that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.

11. That the Agreement with the existing tenant along with the plans will not be submitted before C.C.

12. 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.

13. 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.

14. That the basement will not comply with the Basement Rules and Regulation and Registered Undertaking for not misusing the basement will not be submitted before C.C.

15. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.

16. That All Dues Clearance Certificate from A.E.W.W. 'F/South' Ward shall not be submitted before issue of C.C.

17. That the true copy of the sanctioned layout / sub-division / amalgamation approved under No.EB/1825/FS dated 22.02.2008 along with the T. & C. thereof will not be submitted before B.C.C.

Contd... (A).

18. That the premium/deposits as follows will not be paid -
    a. Deposit for basement
    b. Development charges as per M.R.& T.P.(Amendment) Act,1992
    c. Balcony enclosure fees.
    d. Insecticide charges.
    e. Deficient width of staircase.
    f. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges ' F/South ' Ward.

19. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.

20. That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.

21. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.

22. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.

23. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.

24. That the N.O.C. from B.E.S.T. for sub station shall not be submitted.

25. That the fresh Tax Clearance Certificate from A.A. & C ' F/South ' Ward shall not be submitted.

26. That the letter from MHADA stating all stating all tenants have given their irrevocable consent shall not be submitted.

27. That letter from M.B.R.& R. Board confirming the exact surplus area to be surrendered to M.B.R.& R. Board shall not be submitted and amended plans shall not be submitted and got approved accordingly.

28. That the Regd. U/T against misuse of pocket terrace / part terrace / stilt shall not be submitted.

29. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.

30. That the Indemnity bond against no nuisance due to contravening toilets shall not be submitted.

31. That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.

32. That the registered Power of Attorney shall not be submitted.

33. That the U.L.C. affidavit and Regd.U/T for U.L.C. shall not be submitted.

be dumped on the Municipal ground only.

36. That the board displaying the details of development of the work shall not be displayed at site.

37. That the necessary remarks for training of nalla / construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C. .

38. That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.

39. That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.

40. That the copy of PAN card of the applicant shall not be submitted before C.C.

41. That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.

42. That the revalidation of U.L.C. N.O.C. shall not be submitted before C.C.

43. 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.

44. That the N.O.C. from MHADA shall not be submitted before C.C.

45. That the N.O.C. from E.E.T.& C. shall not be obtained for the parking before C.C.

46. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.

47. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.

48. That the G.I.Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.

49. That the precautionary measures to avoid nuisance duct to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.

50. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for Inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be compiled with.

51. 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.

52. 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.

53. 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.

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

55. That Regd. U/T for handing over setback area for the balance portion of the plot not covered under this proposal as & when required by M.C.G.M. shall not be submitted.

56. That the final order that may be passed by Hon'ble Supreme Court in pending SLP's shall not be obeyed.

57. That the order of Supreme Court to not to claim any equity in respect of construction if any, made as per permission granted shall not be agreed upon.

58. That the order of Supreme Court to not to grant third party, right without leave of court shall not be agreed upon.

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

60. That the N.O.C. from M.O.E.F. is not submitted.

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

1. That the requirement of N.O.C. from C.A., U.L.C.& R. Act, will not complied with before starting the work above plinth level.

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

3. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.

4. That the elevation treatment plan shall not be submitted & got approved.

5. That the design of road crust and construction of roads upto sub base level shall not be submitted.

6. That the construction of road including storm water drain and footpath shall not be constructed.

7. That the compliance of necessary remarks for training of nalla / construction of SWD will not be submitted before granting full C.C. for the said building.

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

1. That the conditions mentioned in the clearance under No.C/ULC/D-III/22/4202 dated 22.08.1990 obtained from Competent authority under U.L.C.& R. Act, 1976 will not be complied with.

2. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and the drainage system or the residential part of the building will not be affected.

3. That some of the drains will not be laid internally with C.I. Pipes.

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 the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.

6. That 10'-0" wide paved pathway upto staircase will not be provided.

7. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.

8. That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.

9. That carriage entrance shall not be provided.

10. That the parking spaces shall not be provided as per D.C. Regulation No.36.

11. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

12. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.

13. That the Drainage completion certificate from (S.P.)(P&D)City for provision of Septic Tank/Soak pit will not be submitted.

14. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.

15. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.

16. That final N.O.C. from MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.

17. That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.

Contd... .

18. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.

19. That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No. TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.

20. That the completion of footpath, providing central dividers, lane marking and providing steel furniture shall not be completed.

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

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

sd/-

Executive Engineer
Building Proposals (City)-III

No.EB / 2377 / FS / A of
27/2/08

Copy to :- 1. Archvision
Architects,
4/5, 'Lavanya' Apt.
Off Agashe Path,
Dadar (W),
Mumbai - 400 028

2. Asstt.Commissioner 'F/South' Ward,
3. A.E.W.W. 'F/South' Ward,
4. Dy.A.& C. City
5. The Collector of Mumbai
6. O.S.(B.P.) City.

27/02/08

Executive Engineer
Building Proposals (City)-III

No. EB/CE/ EB/2377/PS/A 27/2/08 /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 displyed on site at the time of commencement the work and during the progress of the construction work.

(3) Temporary permission on payment of deposite should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.

(4) Temporary sanitary accommodation on full flusing 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 deposite 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 tha t 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 debrics, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.

(8) The work should not be started unless the manner in obviating all the objection is approved by this department.

(9) No work should be started unless the structural design is approved.

(10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.

(11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

(12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.

(13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.

(14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.

(15) The acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalting lighting and drainage before submition of the Building Completion Certificate.

(16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.

(17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.

(18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from abjoining holding before starting the work to prove the owner's holding.

(19) No work should be started unless the existing structures proposed to be demolished are demolished.

(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further w[illegible] arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13[illegible](H) of the Rent Act and in the event of your proceeding with the work either without an inimation 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 by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-

(*i*) Specific plans in respect of eviciting or rehousing the existing tenants on hour stating their number and the area in occupation of each.

(*ii*) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.

(*iii*) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

(22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.

(23) In case of additional floor no work should be start or during monsoon which will same arise water leakage a[illegible] consequent nuisance to the tenants staying on the floor below.

(24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.

(25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.

(26) It is to be understood that the foundations must be excavated down to hard soil.

(27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

(28) The water arrangement must be carried out in strict accordance with the Municipal requirements.

(29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.

(30). All gully traps and open channel drains shall be provided with right fiting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on hightly serving the purpose of a lock and the warning pripes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.

(31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

(32) ~~(a) Lowrex should be provided as required by Byelaw No 5 (b)~~

~~(b) Lintels or Arches should be provided over Door and Window opening~~

~~(c) The drains should be laid as require under Section 33 b (a)~~

~~(d) The inspection chamber should be plastered inside and outside~~

(33) If the proposed aditional is intended to be carried out on old foundations and structures, you will do so at your own risk.

[illegible] 27/02/08

Executive Engineer, Building Proposals

BMPB 1494-2004-1 (80 Forms) EC-48

Form 346 / 88

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

Ex. Eng. [illegible] Proposal (City) [illegible] 'E' Ward Municipal Offices, 3rd Floor, [illegible] Mumbai - [illegible]

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

No. E.B /CE/ EB/2379/FS/A BS/A of 200 - 200

MEMORANDUM

[illegible] Estates Pvt.Ltd.
[illegible] Building,
[illegible] Colony, Mahim
Mumbai 400 016

Municipal Office,
Mumbai 20/2/2008

With reference to your Notice, letter No. [illegible] dated [illegible], 200 and delivered on [illegible] 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings [illegible] on Plot bearing [illegible] furnished to me under your letter, dated 8.12.2006 200 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 your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons:

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

1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.

2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.

3. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).

4. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.

Contd....- 2(a) -

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections as may be met by requirements, but not otherwise you will be at liberty to proceed with the said building or work at any time before the ....sixth.... day of ....Feb.... ....2009 but not so as to contravance any of the provisions 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.

2/10/08

Executive Engineer, Building Proposals,
Zone, city BRIDGE 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) [redacted]

[redacted]

[redacted]

[redacted]

(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. This compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

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

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

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban 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 rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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

Contd... (A)

5. That the specifications for layout/ D.O./or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate.

6. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3) (ix)] will not be submitted by him.

7. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.

8. That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A.E.(Survey)/ E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.

9. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.

10. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward officer before demanding C.C. and that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.

11. That the Agreement with the existing tenant along with the plans will not be submitted before C.C.

12. 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.

13. 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.

14. That the basement will not comply with the Basement Rules and Regulation and Registered Undertaking for not misusing the basement will not be submitted before C.C.

15. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.

16. That All Dues Clearance Certificate from A.E.W.W. 'F/South' Ward shall not be submitted before issue of C.C.

17. That the true copy of the sanctioned layout / sub-division / amalgamation approved under No.EB/1825/FS/AL dated 22.02.2008 along with the T. & C. thereof will not be submitted before B.C.C.

Contd... (A).

18. That the premium/deposits as follows will not be paid -
    a. Deposit for basement
    b. Development charges as per M.R.& T.P.(Amendment) Act,1992
    c. Balcony enclosure fees.
    d. Insecticide charges.
    e. Deficient width of staircase.
    f. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges ' F/South ' Ward.

19. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.

20. That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force

21. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.

22. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.

23. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.

24. That the N.O.C. from B.E.S.T. for sub station shall not be submitted.

25. That the fresh Tax Clearance Certificate from A.A. & C ' F/South ' Ward shall not be submitted.

26. That the letter from MHADA stating all stating all tenants have given their irrevocable consent shall not be submitted.

27. That letter from M.B.R.& R. Board confirming the exact surplus area to be surrendered to M.B.R.& R. Board shall not be submitted and amended plans shall not be submitted and got approved accordingly

28. That the Regd. U/T against misuse of pocket terrace / part terrace / stilt shall not be submitted.

29. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.

30. That the indemnity bond against no nuisance due to contravening toilets shall not be submitted.

31. That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted

32. That the registered Power of Attorney shall not be submitted.

33. That the U.L.C. affidavit and Regd.U/T for U.L.C. shall not be submitted.

34. That the remarks from H.E. Department shall not be submitted.

35 That the debris shall not be dumped on the Municipal ground only.

36 That the board displaying the details of development of the work shall not be displayed at site.

37 That the necessary remarks for training of nalla / construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C.

38. That the N.O.C. from Dy.Ch.E.(S.P.) R&D for proposed sewer line shall not be submitted before C.C.

39. That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.

40. That the copy of PAN card of the applicant shall not be submitted before C.C.

41 That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.

42 That the revalidation of U.L.C. N.O.C. shall not be submitted before C.C.

43. 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.

44. That the N.O.C. from MHADA shall not be submitted before C.C.

45 That the N.O.C. from E.E.T.& C. shall not be obtained for the parking before C.C.

46 That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.

47. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.

48. That the G.I.Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.

49. That the precautionary measures to avoid nuisance dust to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.

50. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.

51. 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.

Contd... (A).

52. 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.

53. 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/11545/I of 2.2.2006.

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

55. That Regd. U/T for handing over setback area for the balance portion of the plot not covered under this proposal as & when required by M.C.G.M. shall not be submitted.

56. That the final order that may be passed by Hon'ble Supreme Court in pending SLP's shall not be obeyed.

57. That the order of Supreme Court to not to claim any equity in respect of construction if any, made as per permission granted shall not be agreed upon.

58. That the order of Supreme Court to not to grant third party, right without leave of court shall not be agreed upon.

59. That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives u/No TPB-4307/393/CR-124/2007/UD-11 dated 6th June 2007 shall not be submitted.

60. That the N.O.C. from M.O.E.F. is not submitted.

61. That C.C. for rehabilitation of tenants building shall not be obtained before of simultaneously with the sale building under reference

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

1. That the requirement of N.O.C. from G.A., U.L.C.& R. Act, will not complied with before starting the work above plinth level.

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

3. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.

4. That the elevation treatment plan shall not be submitted & got approved.

5. That the design of road crust and construction of roads upto sub base level shall not be submitted.

6. That the construction of road including storm water drain and foot path shall not be constructed.

7. That the compliance of necessary remarks for training of nalla / construction of SWD will not be submitted before granting full C.C. for the said building.

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

1. That the conditions mentioned in the clearance under No.C/ULC/D-/II/2/4202 dated 22.08.1990 obtained from Competent authority under U.C.& R. Act, 1976 will not be complied with.

2. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and the drainage system or the residential part of the building will not be affected.

3. That some of the drains will not be laid internally with C.I. Pipes.

4. That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-[illegible]-1978.

5. That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.O.C.

6. That 10'-0" wide paved path way upto staircase will not be provided.

7. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.O.C. whichever is earlier.

8. That the name plate/board showing Plot No., name of the building etc. will not be displayed at a prominent place.

9. That carriage entrance shall not be provided.

10. That the parking spaces shall not be provided as per D.C. Regulation No. [illegible]S.

11. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

12. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.

13. That the Drainage completion certificate from (S.P.)(P&D)City for provision of Septic Tank/Soak pit will not be submitted.

14. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.

15. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.

16. That final N.O.C. from MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.

17. That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.

No.EB/2379 / FS /A.

Contd....

18. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.

19. That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No. TPB-4307/396/CR-124/2007/UD-11 dated 9th June 2007 shall not be provided before applying for occupation permission.

20. That the B.C.C. / Full Occupation Certificate shall not be obtained for rehab building before or simultaneously with the sale building under reference

21. That the transit camp shall not be demolished.

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

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

Executive Engineer
Building Proposals (City)-III

MUNICIPAL CORPORATION OF GREATER MUMBAI.
No. CHE/CTY/1413/F/S/337(NEW).

To,

U.S. Warty of
M/s.Archvision
4/5, Lavanya, Offf. Agashe Path,
Dadar (West), Mumbai- 400 028

Sub :- Redevelopment of property bearing C.S. No. 662, Parel Sewree Division at G.D. Ambekar Marg, Sale building 'B'.

Ref : Your on line letter dated 8. August 2016.

Sir,

With reference to above letter this is to inform you that the amended plans submitted by you are hereby approved subject to following conditions:

1. That all the conditions of I.O.D. under even No. dated 27.02.2008 and amended plan approved letter dated 26.08.2015 shall be complied with.

2. That the revised structural design/calculations/details/drawings shall be submitted before extending C.C.

3. That payments towards following shall be made before asking for endorsed C.C.
   a. Additional Development charges.
   b. Premium towards condonation of open space deficiency.
   c. Additional water & sewerage charges at A.E.W.W F/S Ward Office.
   d. Premium towards staircase, lift, lift lobby area.
   e. Additional Development Cess.
   f. Labour welfare cess.

4. That the Regd. Undertaking against misuse of part terrace proposed at 44th (part) floor of Wing 'B' shall be submitted before asking for further C.C.

5. That the drainage layout shall be revised and be got approved from this office before carrying out further drainage work.

6. That the C.C. shall be got endorsed as per the amended plan.

7. That the work shall be carried out strictly as per approved plan.

8. That an Undertaking stating to hand over the setback land free of cost to M.C.G.M. before granting the occupation of proposed residential building shall be submitted.

9. That the N.O.C. from High Rise Committee for high rise building beyond 70M shall be submitted before Further CC.

10. That the feasibility of providing the basement from Geologist on the plot under reference shall be submitted.

11. That the Excavation work for the basement shall be strictly carried out under guidance & supervision of Geotechnical consultant & certificate to that effect shall be submitted.

12. 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 affect and sue care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the Licensed Structural Engineer.

13. That the Regd. Undertaking shall be submitted that:
    a. The owner shall not have any objection if the neighbouring plot owner come for development with deficiency in open spaces.
    b. The condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open space deficiency.

14. That the Registered undertaking that clause shall be incorporated in sale agreement / supportive agreement so as to make aware the prospective buyers / existing members about the deficient maneuvering space / deficient width of drive way shall not be submitted.

15. That the work shall not be carried out between 6.00 a.m. to 10.00 p.m., only in accordance with Rule 5A (3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Deptt. from time to time shall not be duly observed.

16. That all the conditions of CFO N.O.C. shall be complied with.

17. That the Registered Undertaking against misuse of void in the stilted portion due to parking at part portion of stilt & up to 6th floor of tower and shall not misuse the open area at ground level below podium shall be submitted before endorsing CC.

18. That the NOC from electric supply company shall be submitted before endorsing C.C.

19. That the NOC from MPCB for STP shall be submitted before O.C.

20. That the revised MOEF NOC will be submitted before exceeding 53996.43 sqm constructed Built-up Area.

21. An indemnity bond indemnifying the corporation against damages, claims, etc. on unauthorized structures, that were demolished will be submitted before issue of approval.

22. The Registered Undertaking from the owner as per the TAC's decision to the effect that the full fungible FSI which is currently restricted, will be availed in the near future & in the event of failure to do so, the excess parking will be handed over to the MCGM free of cost & that further agreed to the restriction of C.C. only for R.C.C. framework till availing full FSI.

23. Conditions of clause no.5 & 6 of MHADA NOC No./Revised NOC/F-448/7845/MBRRB-15 dated 12th Oct 2015 shall be complied with before endorsing C.C.

24. That the Registered Undertaking from Owner/Owners/or Society or federation of societies shall be submitted to the commissioner agreeing to the conditions (a) to (d) of DCR 23(g)(ii).

25. That the Revalidation of MHADA NOC shall be submitted.

26. That the NOC from MEP Consultant / E.E. (M&E) for the mechanical ventilation of the basement shall be submitted before endorsing CC.

A copy of set of amended plans duly stamped/signed is hereby returned as a token of approval.

Yours faithfully,

Bharat Ramdas Saindane

Digitally signed by Bharat Ramdas Saindane
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Date: 2017.03.10 20:10:03 +05'30'

SEBP(C)-VIII

Dnyaneshwar B Chhallare

Digitally signed by: Dnyaneshwar B Chhallare
DN: CN = Dnyaneshwar B Chhallare C = IN O = Municipal Corporation of Greater Mumbai OU = Building Proposal (City)
Date: 2017.03.27 17:02:55 +06'30'

AEBP(C)- V

Vivek Tukaram Khot

Digitally signed by Vivek Tukaram Khot
DN: c=IN, o=Municipal Corporation Of Greater Mumbai, ou=Executive Engineer, postalCode=400001, st=Maharashtra, cn=Vivek Tukaram Khot
Date: 2017.04.07 15:34:24 +05'30'

EEBP(C)-III

No. CHE/CTY/1413/F/S/337(NEW).

Copy to : 1. The Owner,
M/s. Accord Estate,
15/B, Mahim Mata Bldg., Mari Nagar Colony,
Mahim (West), Mumbai 400016

2. Designated Officer, Asstt.Eng.(B.&F.) F/S Ward,
3. A.E.W.W. F/S Ward,
4. Dy.A.& C. City, F/S Ward
5. Chief Officer, M.B.R.& R. Board
6. A.O. (B.P.) City.

Bharat Ramdas Saindane

Digitally signed by Bharat Ramdas Saindane
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Date: 2017.03.10 20:12:01 +05'30'

SEBP(F/S)-VIII

Dnyaneshwar B Chhallare

Digitally signed by Dnyaneshwar B Chhallare
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Date: 2017.04.07 14:48:56 +05'30'

AEBP(F/S)- V

Vivek Tukaram Khot

Digitally signed by Vivek Tukaram Khot
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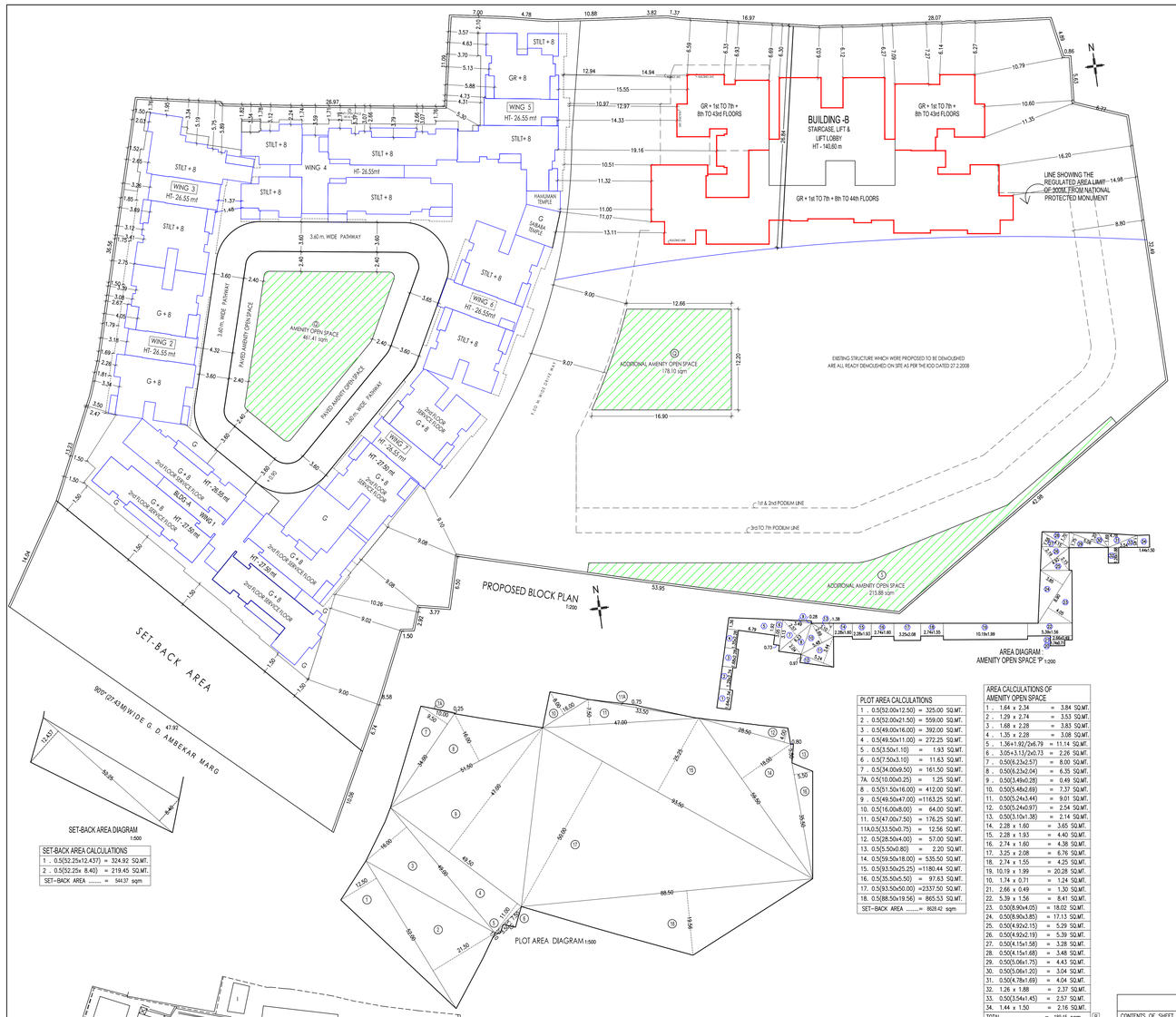
Date: 2017.04.07 14:49:44 +05'30'

EEBP(F/S)-III



SET-BACK AREA CALCULATIONS	
1 . 0.5(52.25x12.437)	= 324.92 SQ.MT.
2 . 0.5(52.25x 8.40)	= 219.45 SQ.MT.
SET-BACK AREA	= 544.37 sqm

PLOT AREA CALCULATIONS	
1 . 0.5(52.00x12.50)	= 325.00 SQ.MT.
2 . 0.5(52.00x21.50)	= 559.00 SQ.MT.
3 . 0.5(49.00x16.00)	= 392.00 SQ.MT.
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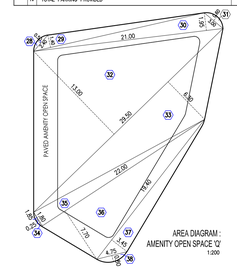
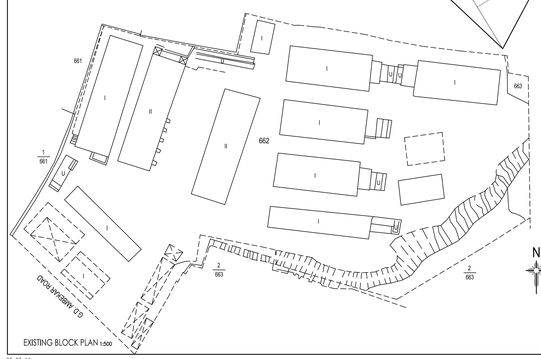
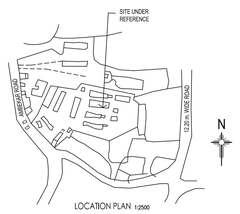
11A.0.5(33.50x0.75)	= 12.56 SQ.MT.
12. 0.5(28.50x4.00)	= 57.00 SQ.MT.
13. 0.5(5.50x0.80)	= 2.20 SQ.MT.
14. 0.5(59.50x18.00)	= 535.50 SQ.MT.
15. 0.5(93.50x25.25)	=1180.44 SQ.MT.
16. 0.5(35.50x5.50)	= 97.63 SQ.MT.
17. 0.5(93.50x50.00)	=2337.50 SQ.MT.
18. 0.5(88.50x19.56)	= 865.53 SQ.MT.
SET-BACK AREA	= 8628.42 sqm

AREA CALCULATIONS OF AMENITY OPEN SPACE	
1 . 1.64 x 2.34	= 3.84 SQ.MT.
2 . 1.29 x 2.74	= 3.53 SQ.MT.
3 . 1.68 x 2.28	= 3.83 SQ.MT.
4 . 1.35 x 2.28	= 3.08 SQ.MT.
5 . 1.36+1.92/2x6.79	= 11.14 SQ.MT.
6 . 3.05+3.11/2x0.73	= 2.26 SQ.MT.
7 . 0.50(6.23x2.57)	= 8.00 SQ.MT.
8 . 0.50(6.23x2.04)	= 6.35 SQ.MT.
9 . 0.50(3.49x0.28)	= 0.49 SQ.MT.
10. 0.50(5.48x2.69)	= 7.37 SQ.MT.
11. 0.50(5.24x3.44)	= 9.01 SQ.MT.
12. 0.50(5.24x0.97)	= 2.54 SQ.MT.
13. 0.50(3.10x1.38)	= 2.14 SQ.MT.
14. 2.28 x 1.60	= 3.65 SQ.MT.
15. 2.28 x 1.93	= 4.40 SQ.MT.
16. 2.74 x 1.60	= 4.38 SQ.MT.
17. 3.25 x 2.08	= 6.76 SQ.MT.
18. 2.74 x 1.55	= 4.25 SQ.MT.
19. 10.19 x 1.99	= 20.28 SQ.MT.
10. 1.74 x 0.71	= 1.24 SQ.MT.
21. 2.66 x 0.49	= 1.30 SQ.MT.
22. 5.39 x 1.56	= 8.41 SQ.MT.
23. 0.50(8.90x4.05)	= 18.02 SQ.MT.
24. 0.50(8.90x3.85)	= 17.13 SQ.MT.
25. 0.50(4.92x2.15)	= 5.29 SQ.MT.
26. 0.50(4.92x2.19)	= 5.39 SQ.MT.
27. 0.50(4.15x1.58)	= 3.28 SQ.MT.
28. 0.50(4.15x1.68)	= 3.48 SQ.MT.
29. 0.50(5.06x1.75)	= 4.43 SQ.MT.
30. 0.50(5.06x1.20)	= 3.04 SQ.MT.
31. 0.50(4.78x1.69)	= 4.04 SQ.MT.
32. 1.26 x 1.88	= 2.37 SQ.MT.
33. 0.50(3.54x1.45)	= 2.57 SQ.MT.
34. 1.44 x 1.50	= 2.16 SQ.MT.
TOTAL	= 189.45 sqm P
28. 2/3(0.50x2.40)	= 0.80 SQ.MT.
29. 0.5(19.20x1.40)	= 13.44 SQ.MT.
30. 0.5(21.00x1.95)	= 20.48 SQ.MT.
31. 2/3(3.00x0.60)	= 1.20 SQ.MT.
32. 0.5(29.50x13.00)	=191.75 SQ.MT.
33. 0.5(29.50x6.30)	= 92.93 SQ.MT.
34. 2/3(1.85x0.25)	= 0.31 SQ.MT.
35. 0.5(22.00x1.80)	= 19.80 SQ.MT.
36. 0.5(22.00x7.70)	= 84.70 SQ.MT.
37. 0.5(19.40x3.45)	= 33.47 SQ.MT.
38. 2/3(4.75x0.80)	= 2.53 SQ.MT.
TOTAL	= 461.41 sqm Q
NET AREA OF AMENITY OPEN SPACE =	650.86 sqm P + Q



AMENITY OPEN SPACE REQUIRED :		
AREA OF PLOT AS PER P. R. CARD :		8627.99 sqm
LESS SETBACK AREA	(–)	544.37 sqm
NET AREA OF PLOT	=	8083.62 sqm
AMENITY OPEN SPACE REQD. (8% OF 8083.62)	=	646.69 sqm
AMENITY OPEN SPACE PROPOSED	=	**650.86** sqm





CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10-03-2006 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 8628.42 sqm (EIGHT THOUSAND SIX HUNDRETWENTY EIGHT POINT FORTY TWO SQUARE METERS ONLY) AND IS MORE THAN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P.RECORD.

ARCHITECT

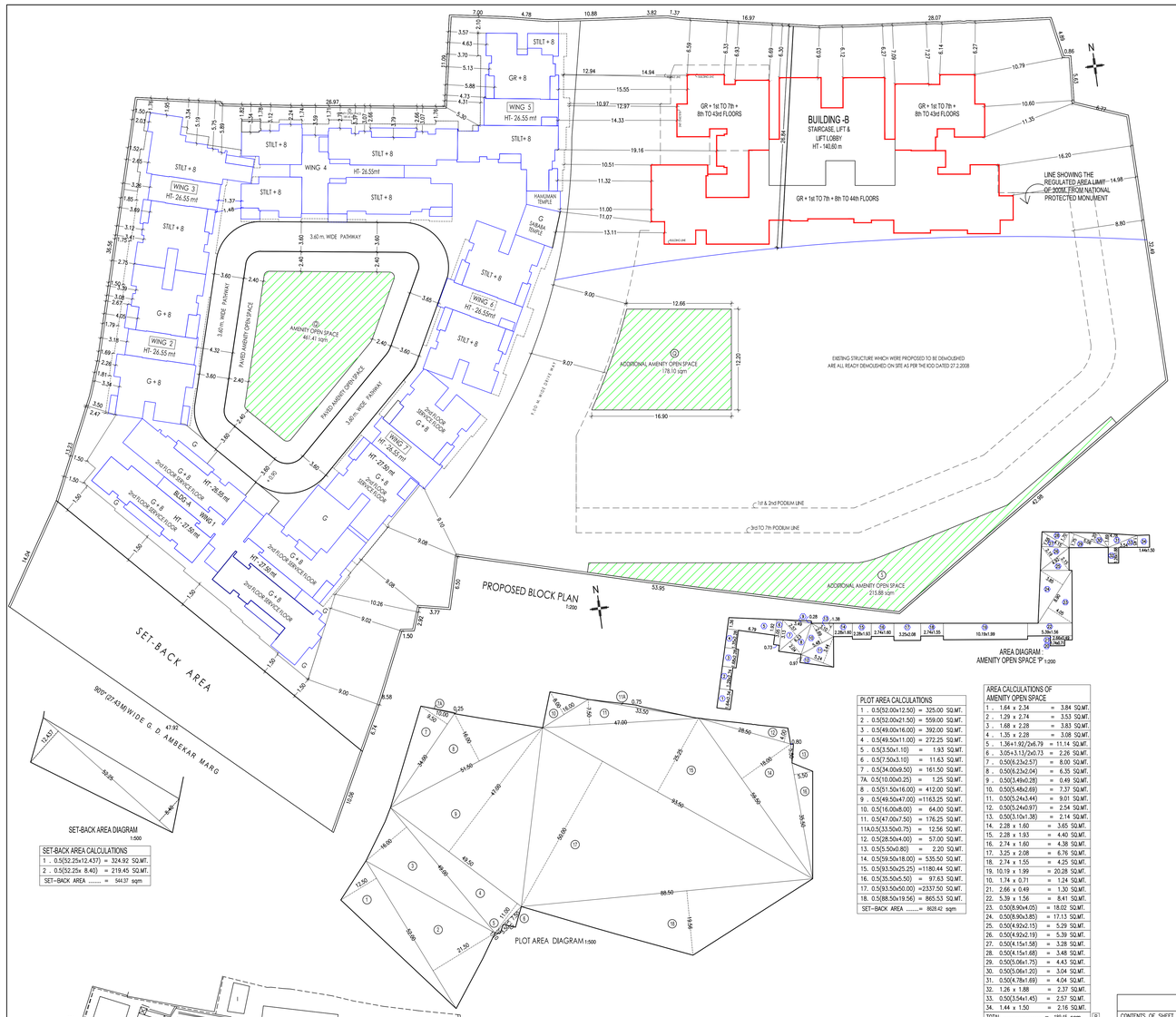
REVISION	DESCRIPTION	DATE	SIGNATURE

FORM I

A	**AREA STATEMENT**			SQ. MTRS.
	1	AREA OF PLOT		8627.99
	2	DEDUCTIONS FOR : a. ROAD SETBACK AREA		544.37
		b. PROPOSED ROAD		----
		c. ANY RESERVATION		----
		TOTAL (a+b+c)		544.37
	3	BALANCE AREA OF PLOT (1–2)		8083.62
	4	DEDUCTION FOR RECREATION GROUND		----
	5	NET AREA OF PLOT (3–4)		8083.62
	6	ADDITIONS FOR F.S.I. ...2(a) 40%		544.37
		...2(b) 100%		----
	7	TOTAL AREA (5+6)		8627.99
	8	F.S.I. PERMISSIBLE		3.00 & 1.33
	9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENTS RIGHTS		----
	10	PERMISSIBLE FLOOR AREA	8597.80 X 3.00 = 25793.40 sqm 30.19 X 1.33 = 40.15 sqm	25833.55
	11	EXISTING FLOOR AREA		NIL
	12		PERMISSIBLE / PROPOSED	
		BUILDING 'A' CB/2377/FS/A	NR = 483.99 sqm R = 8529.84 sqm / 9013.83 sqm	25791.78
		BUILDING 'B'	R = 16819.72 sqm / 16777.95 sqm	
		TOTAL	25833.55 sqm / 25791.78 sqm	
	13	NON RESIDENTIAL BUILT UP AREA		483.99
	14	PURELY RESIDENTIAL BUILT UP AREA		25307.79
		TOTAL PROPOSED BUILT UP AREA (BLDG. 'A' + BLDG. 'B')		25791.78
	15	F.S.I. CONSUMED		**2.99**
B	**DETAILS OF FSI AWALED AS PER DCR 35(4) ONLY SALE**		PERMISSIBLE / PROPOSED	
	1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL=OR (12x0.35) (SALE FUNGIBLE)	5866.26	----
		FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL=OR (12x0.35) (REWAB FUNGIBLE)	17.84	17.84
	2	TOTAL GROSS BUILT UP AREA PROPOSED(12+B1) BULG. 'A' = 9013.83 sqm BULG. 'B' = 16777.95 + 17.84 = 16795.79 sqm		25809.62
B	**BALCONY AREA STATEMENT**			
	i	PERMISSIBLE BALCONY AREA PER FLOOR		
	ii	PROPOSED BALCONY AREA PER FLOOR		
	iii	EXCESS BALCONY AREA PER FLOOR		
	iv	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS		
C	**TENEMENT STATEMENT**			
	i	PROPOSED AREA (ITEM A–12 ABOVE)		25791.78
	ii	DEDUCTION OF NON–RESIDENTIAL AREA (SHOPS ETC.)	BLDG A (WING 1 & 7) 483.99	483.99
	iii	AREA AVAILABLE FOR TENEMENTS (i–ii)		25307.79
	iv	TENEMENTS PERMISSIBLE. (600/HECTARE)		518 nos.
		TENEMENTS PROPOSED	BUILDING A : 260 nos. BUILDING B : 168 nos.	428 nos.
	v	TENEMENTS EXISTING		NIL
	vi	TOTAL TENEMENTS ON THE PLOT		428 nos.
		PARKING STATEMENT		
	i	PARKING REQUIRED BY REGULATIONS	BUILDING A : 11 nos. BUILDING B : 273 nos.	284 nos
	ii	COVERED GARAGES PERMISSIBLE		------
	iii	COVERED GARAGES PROPOSED		NIL
	iv	TOTAL PARKING PROVIDED		**284** nos

FORM I

CONTENTS OF SHEET		
COMMON BLOCK PLAN		
FILE NO. : CHE/CITY/1413/FS/337		
THIS PLAN IS DIGITALLY SIGNED & ISSUED		
S.E.B.P. (CITY)	A.E.B.P. (CITY)	E.E.B.P. (CITY)
Bharat Ramdas Saindane Digitally signed by Bharat Ramdas Saindane DN: c=IN,o=MUNICIPAL CORPORATION OF GREATER MUMBAI, o=BUILDING PROPOSAL DEPARTMENT, ou=Executive Engineer, o=Maharashtra, email=bharat.saindane1985@gmail.com, c=IN Reason: I am approving this document Location: Mumbai Date: 2017.04.05 12:40:41 +05'30'	Dnyanes hwar B Chhallare Digitally signed by Dnyaneshwar B Chhallare DN: C=IN, O=Municipal Corporation Of Greater Mumbai, OU=Building Proposal (City) Date: 2017.04.05 20:44:31 +05'30'	Vivek Tukaram Khot Digitally signed by Vivek Tukaram Khot DN: c=IN,o=Municipal Corporation Of Greater Mumbai,ou=Executive Engineer, postalCode=400001, st=Maharashtra, email=vivek.khot@gmail.com Date: 2017.04.06 19:42:06 +05'30'
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED REDEVELOPMENT OF THE PLOT BEARING C.S.NO.682 OF PAREL-SEWRI DIVISION IN F/S WARD		
NAME OF OWNER	ADDRESS OF OWNER	NAME OF DEVELOPER / ADDRESS OF DEVELOPER
	FLAT no. 15, 'B' WING, 3rd FLOOR, MAHIM MATA BLDG., MARINAGAR COLONY, MAHIM (WEST), MUMBAI-400 016	Rajan Meenathakowil Thomas Digitally signed by Rajan Meenathakowil Thomas DN: c=IN, o=Personal, ou=Director, cn=Rajan Meenathakowil Thomas, email=accordestates@gmail.com Reason: I am the author of this document Location: Mumbai Date: 2017.04.05 12:40:41 +05'30' M/S ACCORD ESTATES Pvt Ltd
JOB NO.	DRG. NO. 1 of 22	Uday Shankar Warty Digitally signed by Uday Shankar Warty DN: c=IN, o=Personal, postalCode=400028, st=Maharashtra, 2.5.4.20=f8d1a0a1a0a0a0



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SET-BACK AREA	= 544.37 sqm

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SET-BACK AREA	= 8628.42 sqm

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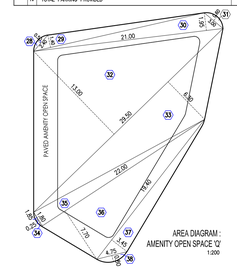
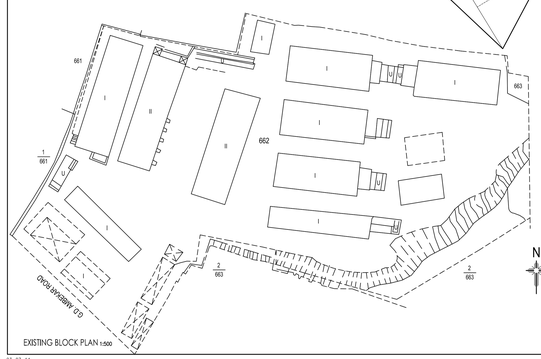
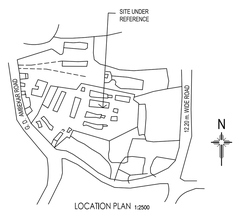
10. 1.74 x 0.71	= 1.24 SQ.MT.
21. 2.66 x 0.49	= 1.30 SQ.MT.
22. 5.39 x 1.56	= 8.41 SQ.MT.
23. 0.50(8.90x4.05)	= 18.02 SQ.MT.
24. 0.50(8.90x3.85)	= 17.13 SQ.MT.
25. 0.50(4.92x2.15)	= 5.29 SQ.MT.
26. 0.50(4.92x2.19)	= 5.39 SQ.MT.
27. 0.50(4.15x1.58)	= 3.28 SQ.MT.
28. 0.50(4.15x1.68)	= 3.48 SQ.MT.
29. 0.50(5.06x1.75)	= 4.43 SQ.MT.
30. 0.50(5.06x1.20)	= 3.04 SQ.MT.
31. 0.50(4.78x1.69)	= 4.04 SQ.MT.
32. 1.26 x 1.88	= 2.37 SQ.MT.
33. 0.50(3.54x1.45)	= 2.57 SQ.MT.
34. 1.44 x 1.50	= 2.16 SQ.MT.
TOTAL	= 189.45 sqm P
28. 2/3(0.50x2.40)	= 0.80 SQ.MT.
29. 0.5(19.20x1.40)	= 13.44 SQ.MT.
30. 0.5(21.00x1.95)	= 20.48 SQ.MT.
31. 2/3(3.00x0.60)	= 1.20 SQ.MT.
32. 0.5(29.50x13.00)	=191.75 SQ.MT.
33. 0.5(29.50x6.30)	= 92.93 SQ.MT.
34. 2/3(1.85x0.25)	= 0.31 SQ.MT.
35. 0.5(22.00x1.80)	= 19.80 SQ.MT.
36. 0.5(22.00x7.70)	= 84.70 SQ.MT.
37. 0.5(19.40x3.45)	= 33.47 SQ.MT.
38. 2/3(4.75x0.80)	= 2.53 SQ.MT.
TOTAL	= 461.41 sqm Q
NET AREA OF AMENITY OPEN SPACE =	650.86 sqm P + Q



AMENITY OPEN SPACE REQUIRED :		
AREA OF PLOT AS PER P. R. CARD :		8627.99 sqm
LESS SETBACK AREA	(–)	544.37 sqm
NET AREA OF PLOT	=	8083.62 sqm
AMENITY OPEN SPACE REQD. (8% OF 8083.62)	=	646.69 sqm
AMENITY OPEN SPACE PROPOSED	=	**650.86** sqm





CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10-03-2006 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 8628.42 sqm (EIGHT THOUSAND SIX HUNDRETWENTY EIGHT POINT FORTY TWO SQUARE METERS ONLY) AND IS MORE THAN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P.RECORD.

ARCHITECT

REVISION	DESCRIPTION	DATE	SIGNATURE

FORM I

A	**AREA STATEMENT**			SQ. MTRS.
	1	AREA OF PLOT		8627.99
	2	DEDUCTIONS FOR : a. ROAD SETBACK AREA		544.37
		b. PROPOSED ROAD		----
		c. ANY RESERVATION		----
		TOTAL (a+b+c)		544.37
	3	BALANCE AREA OF PLOT (1–2)		8083.62
	4	DEDUCTION FOR RECREATION GROUND		----
	5	NET AREA OF PLOT (3–4)		8083.62
	6	ADDITIONS FOR F.S.I. ...2(a) 40%		544.37
		...2(b) 100%		----
	7	TOTAL AREA (5+6)		8627.99
	8	F.S.I. PERMISSIBLE		3.00 & 1.33
	9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENTS RIGHTS		----
	10	PERMISSIBLE FLOOR AREA	8597.80 X 3.00 = 25793.40 sqm 30.19 X 1.33 = 40.15 sqm	25833.55
	11	EXISTING FLOOR AREA		NIL
	12		PERMISSIBLE / PROPOSED	
		BUILDING 'A' CB/2377/FS/A	NR = 483.99 sqm R = 8529.84 sqm / 9013.83 sqm	25791.78
		BUILDING 'B'	R = 16819.72 sqm / 16777.95 sqm	
		TOTAL	25833.55 sqm / 25791.78 sqm	
	13	NON RESIDENTIAL BUILT UP AREA		483.99
	14	PURELY RESIDENTIAL BUILT UP AREA		25307.79
		TOTAL PROPOSED BUILT UP AREA (BLDG. 'A' + BLDG. 'B')		25791.78
	15	F.S.I. CONSUMED		**2.99**
B	**DETAILS OF FSI AWALED AS PER DCR 35(4) ONLY SALE**		PERMISSIBLE / PROPOSED	
	1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL=OR (12x0.35) (SALE FUNGIBLE)	5866.26	----
		FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL=OR (12x0.35) (REWAB FUNGIBLE)	17.84	17.84
	2	TOTAL GROSS BUILT UP AREA PROPOSED(12+B1) BULG. 'A' = 9013.83 sqm BULG. 'B' = 16777.95 + 17.84 = 16795.79 sqm		25809.62
B	**BALCONY AREA STATEMENT**			
	i	PERMISSIBLE BALCONY AREA PER FLOOR		
	ii	PROPOSED BALCONY AREA PER FLOOR		
	iii	EXCESS BALCONY AREA PER FLOOR		
	iv	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS		
C	**TENEMENT STATEMENT**			
	i	PROPOSED AREA (ITEM A–12 ABOVE)		25791.78
	ii	DEDUCTION OF NON–RESIDENTIAL AREA (SHOPS ETC.)	BLDG A (WING 1 & 7) 483.99	483.99
	iii	AREA AVAILABLE FOR TENEMENTS (i–ii)		25307.79
	iv	TENEMENTS PERMISSIBLE. (600/HECTARE)		518 nos.
		TENEMENTS PROPOSED	BUILDING A : 260 nos. BUILDING B : 168 nos.	428 nos.
	v	TENEMENTS EXISTING		NIL
	vi	TOTAL TENEMENTS ON THE PLOT		428 nos.
		PARKING STATEMENT		
	i	PARKING REQUIRED BY REGULATIONS	BUILDING A : 11 nos. BUILDING B : 273 nos.	284 nos
	ii	COVERED GARAGES PERMISSIBLE		------
	iii	COVERED GARAGES PROPOSED		NIL
	iv	TOTAL PARKING PROVIDED		**284** nos

FORM I

CONTENTS OF SHEET		
COMMON BLOCK PLAN		
FILE NO. : CHE/CITY/1413/FS/337		
THIS PLAN IS DIGITALLY SIGNED & ISSUED		
S.E.B.P. (CITY)	A.E.B.P. (CITY)	E.E.B.P. (CITY)
Bharat Ramdas Saindane Digitally signed by Bharat Ramdas Saindane DN: c=IN,o=MUNICIPAL CORPORATION OF GREATER MUMBAI, o=BUILDING PROPOSAL DEPARTMENT, ou=Executive Engineer, o=Maharashtra, email=bharat.saindane1985@gmail.com, c=IN Reason: I am approving this document Location: Mumbai Date: 2017.04.05 12:40:41 +05'30'	Dnyanes hwar B Chhallare Digitally signed by Dnyaneshwar B Chhallare DN: C=IN, O=Municipal Corporation Of Greater Mumbai, OU=Building Proposal (City) Date: 2017.04.05 20:44:31 +05'30'	Vivek Tukaram Khot Digitally signed by Vivek Tukaram Khot DN: c=IN,o=Municipal Corporation Of Greater Mumbai,ou=Executive Engineer, postalCode=400001, st=Maharashtra, email=vivek.khot@gmail.com Date: 2017.04.06 19:42:06 +05'30'
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED REDEVELOPMENT OF THE PLOT BEARING C.S.NO.682 OF PAREL-SEWRI DIVISION IN F/S WARD		
NAME OF OWNER	ADDRESS OF OWNER	NAME OF DEVELOPER / ADDRESS OF DEVELOPER
	FLAT no. 15, 'B' WING, 3rd FLOOR, MAHIM MATA BLDG., MARINAGAR COLONY, MAHIM (WEST), MUMBAI-400 016	Rajan Meenathakowil Thomas Digitally signed by Rajan Meenathakowil Thomas DN: c=IN, o=Personal, ou=Director, cn=Rajan Meenathakowil Thomas, email=accordestates@gmail.com Reason: I am the author of this document Location: Mumbai Date: 2017.04.05 12:40:41 +05'30' M/S ACCORD ESTATES Pvt Ltd
JOB NO.	DRG. NO. 1 of 22	Uday Shankar Warty Digitally signed by Uday Shankar Warty DN: c=IN, o=Personal, postalCode=400028, st=Maharashtra, 2.5.4.20=f8d1a0a1a0a0a0

A0

BUILT UP AREA SUMMARY INCLUDING FUNGIBLE (BLDG. 'B')				
FLOOR	MHADA BUILT UP AREA	SALE BUILT UP AREA	REHAB BUILT UP AREA	TOTAL FLOOR BUILT UP AREA
8th	328.73 sqm (77.44+113.49+137.81)	84.65 sqm (76.75+7.90)	---	413.38 sqm
9th & 10th	825.04 sqm (412.52 x 2 floors) (77.44+84.75)	169.30 sqm (84.65 x 2 floors) (76.75+7.90)	---	994.34 sqm
11th & 12th	324.38 sqm (162.19 x 2 floors) (77.44+84.75)	669.96 sqm (334.98 x 2 floors) (113.49+76.75+136.85+7.90)	---	994.34 sqm
13th	113.48 sqm (113.48)	306.94 sqm (77.44+136.85+84.75+7.90)	76.75 sqm	497.17 sqm
15th, 24th, 31st, 38th, (4 floors)	---	1653.52 sqm (413.38 x 4 floors)	---	1653.52 sqm
17th	113.48 sqm	383.69 sqm (77.44+76.75+136.85+84.75+7.90)	---	497.17 sqm
14th, 16th, 18th TO 21st, 25th TO 30th, 32nd TO 36th 41st & 42nd. (19 floors)	---	9446.23 sqm (497.17 x 19 floors)	---	9446.23 sqm
37th, 39th, 40th & 43rd (4 floors)	1988.68 sqm (497.17 x 4 floors)	---	---	1988.68 sqm
44th	---	276.59 sqm	---	276.59 sqm
METER ROOM	---	14.07 sqm	---	14.07 sqm
FIRE CONTROL ROOM	---	11.78 sqm	---	11.78 sqm
EXCESS REFUGE AREA COUNTED IN FSI @38th FLOOR	---	8.52 sqm	---	8.52 sqm
TOTAL	3693.79 sqm	13025.25 sqm	76.75 sqm	16795.79 sqm
TOTAL PROPOSED SALE BUA = 3693.79 sqm. + 13025.25 sqm. = 16719.04 sqm.				

The Fungible FSI Permissible is as under :

User	(A) B.U.A. (sqm.)	Permissible %	(B) Permissible Fungible Area	Proposed Fungible Area	Proposed Fungible %	(A) + (B) (sqm)	Excess Utilized in Rehab	Deficit
AS PER TABLE - 1								
Rehab (BLDG.-A)	9013.83 sqm	---	---	---	---	9013.83 sqm	---	---
Rehab (BLDG.-B)	50.96 sqm	35.00%	17.84 sqm	25.79 sqm	50.61%	76.75 sqm	7.95 sqm	---
Mhada (BLDG.-B)	3693.79 sqm	---	---	---	---	3693.79 sqm	---	---
Sale (BLDG.-B)	13074.97 sqm (–) 7.95 sqm (Rehab Excess) 13067.02 sqm	---	---	---	---	13025.25 sqm 16795.79	---	---
TOTAL	25833.55 sqm	---	17.84 sqm	25.79 sqm	---	25809.62 sqm	7.95 sqm	---

CARPET AREA STATEMENT		BUILDING 'B'	
FLOOR	FLAT NO	CARPET AREA IN SQMT.	No. OF FLATS
9TH TO 14th, 16th TO 19th 20th & 21st, 25th TO 30th, 32nd TO 37th, 39th TO 43th (29 floors)	1	65.83 sqm.	29 nos.
	2	97.11 sqm.	29 nos.
	3	64.82 sqm.	29 nos.
	4	118.98 sqm.	29 nos.
	5	71.49 sqm.	29 nos.
8th, 15th, 24th, 31st, 38th (5 floors)	1	65.83 sqm.	5 nos.
	2	97.11 sqm.	5 nos.
	3	64.82 sqm.	5 nos.
	4	118.98 sqm.	5 nos.
44th	1	97.11 sqm.	1 no.
	2	64.82 sqm.	1 no.
	3	95.88 sqm.	1 no.
		TOTAL	168 nos.

PERMISSIBLE BUILT-UP AREA AS PER F.S.I. 3.00			
TOTAL AREA OF PLOT	=	8627.99	sq.mt.
BUA OF NON-CESSED STRUCTURE	=	613.86	sq.mt.
LESS: NON-CESSED BUA AFTER TO 1969	(–)	40.15	sq.mt.
NON-TALLING BUA DEMOLISHED	(–)	131.25	sq.mt.
BALANCE	=	442.46	sq.mt.
LAND COMPONENT (442.46/1.33)	=	332.68	sq.mt.
25% OF PLOT AREA (8627.99x25%)	=	2157.00	sq.mt.
HENCE, NON-CESSED BUA IS WITHIN 25% OF PLOT AREA THEREFORE, AT PAR WITH CESSED			
BUA OF NON-CESSED STRUCTURE AFTER 1969	=	40.15	sq.mt.
LAND COMPONENT (40.15/1.33)	=	30.19	sq.mt.
AREA OF PLOT	=	8627.99	sq.mt.
LESS: NON-CESSED LAND COMPONENT	(–)	30.19	sq.mt.
	=	8597.80	sq.mt.
PERMISSIBLE BUILT UP AREA			
8597.80 x 3.00 FSI		25793.40	sqm
ADD: LAND COMPONENT (30.19x1.33)	(+)	40.15	sqm
PERMISSIBLE BUILT UP AREA	(=)	25833.55	sqm
PERMISSIBLE BUILT UP AREA	=	25833.55	sq.mt.

PERMISSIBLE BUILT UP AREA AS PER REHAB + 50%			
(REFER CERTIFIED LIST OF TENANTS/OCCUPANTS BY MHADA)			
NUMBER OF TENEMENTS BELOW 27.88 SQ.MT. = 181 nos.			
BUILT UP AREA REQUIRED FOR REHABILITATION :			
181 x 27.88 x 1.20	=	6055.54 sqm.	(A)
BUILT UP AREA REQUIRED FOR REHAB. FOR TENEMENTS ABOVE 27.88 SQ.MT.			
(42.47 + 39.28 + 28.50) x 1.20	=	132.30 sq.mt.	(B)
N.R. USER AREAS			
(28.95 + 21.80 + 42.28 + 8.42 136.82 + 74.46) x 1.20	=	375.28 sq.mt.	(C)
TOTAL AREA REQUIRED FOR REHABILITATION A + B + C ABOVE			
(6055.54 + 132.30 + 375.28)	=	6563.12 sq.mt.	
ADD. 50% OF ABOVE AS INCENTIVE	=	3281.56 sq.mt.	
TOTAL.....	=	9844.68 sq.mt.	
ADD. BUA OF NON-CESSED STRUCTURES	+	613.86 sq.mt.	
TOTAL PERMISSIBLE BUILT UP AREA AS PER REHAB + 50%	=	10458.54 sq.mt.	
F.S.I. = 1.21			
PERMISSIBLE BUA AS PER FSI 3.00 > PERMISSIBLE BUA AS PER REHAB + 50%			
HENCE, PERMISSIBLE BUA	=	25833.55 sq.mt.	
PERMISSIBLE BUILT UP AREA	(+)	25833.55 sqm	
LESS: REHAB BUILT UP AREA	(–)	9013.83 sqm	
LESS: REHAB BUILT UP AREA (WING 'B')	(–)	50.96 sqm	
LESS: EXCESS REHAB BUILT UP AREA	(–)	7.95 sqm	
SALEABLE BUILT UP AREA		16760.81 sqm	
PROPOSED BUA FOR SALE	=	16719.04 sqm	

BUILT UP AREA SUMMARY INCLUDING FUNGIBLE	
FLOOR	TOTAL FLOOR BUILT UP AREA
8th	413.38 sqm
9th & 10th	994.34 sqm
11th & 12th	994.34 sqm
13th	497.17 sqm
15th, 24th, 31st, 38th, (4 floors)	1653.52 sqm
17th	497.17 sqm
14th, 16th, 18th TO 21st, 25th TO 30th, 32nd TO 36th 41st & 42nd. (19 floors)	9446.23 sqm (497.17x19 floors)
37th, 39th, 40th & 43rd (4 floors)	1988.68 sqm (497.17x4 floors)
44th	276.59 sqm
METER ROOM	14.07 sqm
FIRE CONTROL ROOM	11.78 sqm
EXCESS REFUGE AREA COUNTED IN FSI @38th FLOOR	8.52 sqm
TOTAL	16795.79 sqm

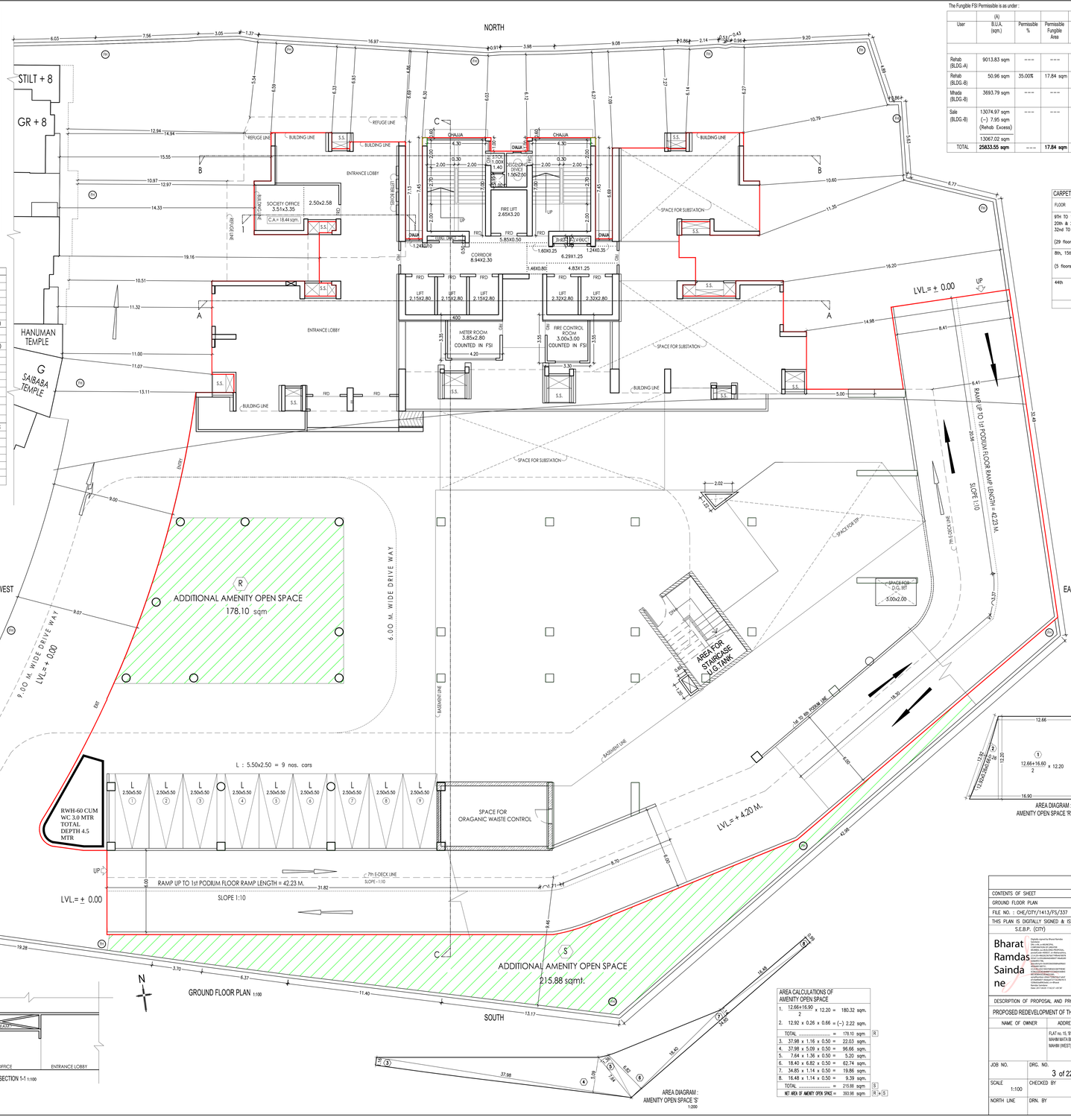
SUMMARY	
STAIRS LIFT & LIFT LOBBY AREA WING 'B'	
FLOOR	AREA
8th TO 21st 24th TO 44th (152.05x35 fnc)	5321.75 sqm
TOTAL	5321.75 sqm (A)

METER ROOM AREA DIAGRAM 1:100

METER ROOM BUA CALCULATION				
1	4.20	X 3.35	=	14.07 SQ.MT.
	TOTAL		=	14.07 SQ.MT.

FIRE CONTROL ROOM AREA DIAGRAM 1:100

FIRE CONTROL ROOM BUA CALCULATION				
1	0.15	X 0.40	=	0.06 SQ.MT.
2	3.30	X 3.55	=	11.72 SQ.MT.
	TOTAL		=	11.78 SQ.MT.



AREA CALCULATIONS OF AMENITY OPEN SPACE			
1.	(12.66+16.60)/2 x 12.20 =	180.32 sqm.	
2.	12.92 x 0.26 x 0.66 = (–)	2.22 sqm.	
TOTAL	=	178.10 sqm	R
3.	37.98 x 1.16 x 0.50 =	22.03 sqm.	
4.	37.98 x 5.09 x 0.50 =	96.66 sqm.	
5.	7.64 x 1.36 x 0.50 =	5.20 sqm.	
6.	18.40 x 6.82 x 0.50 =	62.74 sqm.	
7.	34.85 x 1.14 x 0.50 =	19.86 sqm.	
8.	16.48 x 1.14 x 0.50 =	9.39 sqm.	
TOTAL	=	215.88 sqm	S
NET AREA OF AMENITY OPEN SPACE =		393.98 sqm	R + S

AS PER DCR PARKING STATEMENT		(RESIDENTIAL)
		PARKING REQD.
No. OF FLATS BELOW 35 sqm.	NIL	—
No. OF FLATS BETWEEN 35 & 45 sqm.	NIL	—
No. OF FLATS BETWEEN 45 & 70 sqm.	69 nos.	34.50 nos.
ABOVE 70 sqm.	99 nos.	99.00 nos.
TOTAL		133.50 nos.
ADD 25% FOR VISITORS	(+)	33.38 nos.
TOTAL		166.88 nos.
ADD 25%	(+)	41.72 nos.
TOTAL PARKING	(=)	208.60 nos.
SAY PARKING REQUIRED		209.00 nos.
PARKING PROPOSED		273.00 nos.
8 nos. OF CAR area is Exchange with Bike in area		
2.50 x 5.50 = 13.75 sqm. each car parking area		
13.75 x 8 nos. = 110 sqm. total car parking area		
Required nos. of Bikes = 110 / 3.00 = 36 nos.		
Proposed nos. of Bikes = 32 nos.		

* Note :
Building 'B' i.e. sale wing is presently proposed without fungible area and the required parking is worked out accordingly; but the proposed parking including fungible for sale component. Hence, the proposed parking at present is more than required.

PARKING PROPOSED	SUV CAR	BIG CAR	SMALL CAR	TOTAL
GRD.FLOOR	9	–	–	9
1st FLOOR	15	15	14	44
2nd FLOOR	15	15	14	44
3rd FLOOR	15	15	14	44
4th FLOOR	15	15	14	44
5th FLOOR	15	15	14	44
6th FLOOR	15	15	14	44
TOTAL	99	90	84	273
TOTAL PARKING PROPOSED				273 nos.

SCOOTER PARKING

FLOOR	TOTAL
GRD.FLOOR	–
1st FLOOR	16
2nd FLOOR	16
TOTAL	32
TOTAL SCOOTER PARKING PROPOSED	32 nos.

Total Permissible	=	25833.55 sqm.
Less : Bldg. 'A' (Rehab)	=	(-) 9013.83 sqm.
Balance for Bldg. 'B'	=	16819.72 sqm.

Description	Permissible B.U.A.	Proposed BUA
Mhada	3691.76 sqm	3693.79 sqm
Sale	13067.29 sqm	13058.74 sqm
TOTAL (A)	16759.05 sqm	16752.53 sqm

FORM I

CONTENTS OF SHEET		
GROUND FLOOR PLAN		
FILE NO. : CHE/CITY/1413/FS/337		
THIS PLAN IS DIGITALLY SIGNED & ISSUED		
S.E.B.P. (CITY)	A.E.B.P. (CITY)	E.E.B.P. (CITY)
Bharat Ramdas Sainda ne	Dnyanes hwar B Chhallare	Vivek Tukara m Khot

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF THE PLOT BEARING C.S.NO.662 OF PAREL-SEWRI DIVISION IN F/S WARD

NAME OF OWNER	ADDRESS OF OWNER	NAME OF DEVELOPER	ADDRESS OF DEVELOPER
	FLAT no. 15, 'B' WING, 3rd FLOOR, BAHIRI MATA BLDG, BAHIRWADI COLONY, MAHIM (WEST), MUMBAI-400 016	Rajan Meenahakd wil Thomas M/S ACCORD ESTATES Pvt.Ltd	

JOB NO.	DRG. NO. 3 of 22	ARCHVISION ARCHITECTS 4/5, 'LAVANYA', OFF AGASHE PATH, DADAR (West), MUMBAI-400 028	Uday Shankar Warty
SCALE 1:100	CHECKED BY		
NORTH LINE	DRN. BY		NAME & SIGNATURE OF ARCHITECT UDAY SHANKAR WARTY REG. No. CA/77/4047

C.C.

Rota 5000 (Gen-983:21.4.99)DyCnE(BP)-1

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. EEBPC/ 2377/FS/A of 15/4/09

COMMENCEMENT CERTIFICATE

To

M/s Accord Estates Pvt Ltd
15-B Mahim Mata building
Marinagar Colony Mahim
Mumbai-400016

Sir,

Ex Eng Bldg Proposal (Chy) Pvt Ltd
[illegible]
[illegible]
[illegible]

EB/2377/FS/A D/26/2/13

This C.C. is further extended for wing 7 of Rehab Building upto 6th floor top

26.2.13
AE BPC.

With reference to your application No. Plan 6546 dated 8/12/2006 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act., 1966, to carry out development for Redevelopment of the C.S. No 662 of Parel Sewree village Div Mumbai.
and building permission under section 346 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. 'A' on Plot No./C.S.No./~~C.T.S.~~ No. 662 Division/ Village/Town Planning Scheme No. Parel - Sewree Situated at Road/Street Dr. D. Ambedkar Marg. Ward F/S the Commencement Certificate/Building permit is granted on the following conditions :-

1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.

2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4) This permission does not entitle you to develop land which does not vest in you.

5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act. 1966.

6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai, if :-

a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.

b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under his in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act., 1966.

P.T.O.

EB/2377/FS/A Dt 17/8/12

This C.C. is issued plinth level to wing No. 7 of Bldg. No. 1 and endorsed as per Amended Approved plans dated 15.7.2011 & 19.4.2012

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

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

This Commencement Certificate is valid upto 14/4/2010

This C.C. is issued for Rehab bldg 'A' wing 2, 3 full & wing 1, 4 part as per phase-I of the approved phase. Programme up to plinth level only.

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

EB/2377/FS/A Dt. 07/12/11.

This C.C. is further extended for the entire work i.e. 8th floor top of wing 1, 2, 3, 4 & 6 as per Amended approved plan dt 15/7/2011

Assistant Engineer
Building Proposals (City)/(R&R) V

EB/2377/FS/A Dt 08/02/12.

This C.C. is further extended AEBP (C) V

[illegible] work of wing 5, i.e. full C.C.

For MUNICIPAL COMMISSIOINER FOR GREATER MUMBAI.

EB/2377/FS/A Dt. 11/06/10

This C.C. is further extended for full C.C. for wing 1 (Pt) (Ground + 6) wing 2 and 3 (Ground + 7) and wing 4 (Pt) (Ground + 7) and plinth C.C. for wing 6 and endorsed the C.C. as per amended plans dated 30/07/2009.

AEBP (C) V

EB/2377/FS/A Dt. 24/01/11

This C.C. is further extended for wing No. 6 for entire Ground + 7 upper floors.

AEBP (C) V

EB/2377/FS/A Dt 01/03/11.

This C.C. is further extended for wing 1 (Pt) upto plinth level, wing 4 (Part) upto plinth level and wing 5 (entire) upper plinth level [illegible]

AEBP (C) V

EB/2377/FS/A Dt. 20/7/11.

This C.C. is further extended for wing 4 entire work and wing 1 (Pt) only.

AEBP (C) V

EB/2377/FS/A Dt 17/8/12

This C.C. is endorsed as per Approved Amended plans dated 15.7.2011 & 19.4.2012

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966.

No. EEBPC/2377 /FS/A of _____

COMMENCEMENT CERTIFICATE

To,

M/S. Accord Estates Pvt Ltd.
15-B, Mahim Motor Bldg.
Marinagar Colony Mahim
Mumbai - 400016.

Sir,

With reference to your application No. MUN - 6546 dated 8/12/2006 for Developmemt Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act., 1966, to carry out development for Redevelopment of the C.S.No. 662 of Parel Sewri Village div. Mumbai and building permission under section 346 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. A on Plot No./C.S.No./C.T.S. No. 662 Division/ Village/Town Planning Scheme No. Parel - Sewree Situated at Road/Street G. D. Ambekar Marg Ward F/S the Commencement Certificate/Building permit is granted on the following conditions :-

1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.

2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4) This permission does not entitle you to develop land which does not vest in you.

5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act. 1966.

6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai,if :-

a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.

b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

c) The Municipal Commissioner for Greater Mumbai [illegible]

... and successor and every person derving title through or under him.

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

This Commencement Certificate is valid upto _____

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

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

For MUNICIPAL COMMISSIOINER FOR GREATER MUMBAI.

EB/2377/FS/A 21/26/08/13

This c.c. is further extended for entire work of wing 1, Bldg. 'A' and further c.c. upto 8th floor i.e. for entire work of wing 7, Bldg. 'A'.

28-8-13
AE BP (S) V

Rota : 5000 (Gen-983:21.4.99)DyChE(BP)-1

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. EEBPC/ 2379 /FS /A of 16/12/15

COMMENCEMENT CERTIFICATE

To,

M/s Accord Estate Pvt. Ltd.
15-9 Mahim Mata Building
Marinagar colony Mahim
Mumbai 400016

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

Sir,

With reference to your application No. 6543 dated 8/12/2006 for Developmemt Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act., 1966, to carry out development for Redevelopment of property bearing C.S. No. 662 Parel-Sewree Division at G.D. Ambekar Marg sale Building B C & D and building permission under section 346 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building ~~No.~~ B C & D on ~~Plot No.~~/C.S.No./~~C.T.S.~~ No. 662 Division/ Village/Town Planning Scheme No. — Situated at Road/Street G.D. Ambekar Marg Ward F/S the Commencement Certificate/Building permit is granted on the following conditions :-

1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.

2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4) This permission does not entitle you to develop land which does not vest in you.

5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act. 1966.

6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai,if :-

a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.

b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under his in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act., 1966.

P.T.O.

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

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

This Commencement Certificate is valid upto 15/12/16

9) This C.C. is Issued upto plinth Level i.e. Basement top for sale Building B, C & D as per Amended Approved plan dated 26/8/2015

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

16/12/15
Assistant Engineer
Building Proposals (City)/(R&R) V

For MUNICIPAL COMMISSIOINER FOR GREATER MUMBAI.

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1413/F/S/337(NEW)

COMMENCEMENT CERTIFICATE

To,
ACCORD ESTATES PVT.LTD.
FLAT NO. 15B 3RD FLOOR MAHIM MATA
BUILDING MARINAGAR COLONY MAHIM WEST

Sir,

With reference to your application No. **CHE/CTY/1413/F/S/337(NEW)** Dated. **6/5/2017** 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 337 (New) dated **6/5/2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **00** C.T.S. No. **662** Division / Village / Town Planning Scheme No. **PAREL SEWRI** situated at **G.D. AMBEKAR** Road / Street in **F/South** 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. **AE (BP) City-V** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 15/12/2017

Issue On : 16/12/2015 Valid Upto : 15/12/2017

Remark :

This C.C. is issued up to plinth level i.e. basement top for sale building B, C, & D as per amended approved plan dated 26/08/2015

Approved By

Mr. V. T. Khot

Executive Engineer

Issue On : 17/5/2017 Valid Upto : 16/5/2018

Remark :

This CC is further endorsed & extended up to top slab of 3rd podium, as per amended approval plans dated 07.04.2017.

Approved By

AE (BP) City-V

Assistant Engineer (BP)

Issue On : 10/10/2017 Valid Upto : 15/12/2017

Remark :

This C.C. is revised & further extended up to top of 7th podium floor (except extended portion of the podium beyond tower portion) of building " B" as per approved amended plan dated 07.04.2017

Name : Dnyaneshwar B Chhallare
Designation : Assistant Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 10-Oct-2017 18: 27:35

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

Assistant Engineer . Building Proposal

City F/South Ward

Cc to :

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

GOVERNMENT OF MAHARASHTRA

No.: 21-1212/2007-IA-III/TC1
Environment Department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032.
Dated: 09.04.2009

To,
M/s. Accord Estate (P) Ltd.
Flat No. 15, b wing, 3rd floor,
Mahim Mata Building,
Marinagar colony, Mahim (w),
Mumbai – 400 016

Subject: Environmental Clearance for Redevelopment of residential complex at C.S. no. 662 of Parel – Sewri Division, G.D. Ambekar Road in F/S Ward, Mumbai – 400 012

Dear Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz. Form I, Form 1A, Conceptual Plan and the additional clarifications furnished in response to the observations of the State Level Environment Impact Assessment Authority (SEIAA) in its 7th meeting held on 18th March, 2009. The project details are as per **Annexure - I**

The SEIAA after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Department hereby accords necessary environmental clearance for the project under category 8 (a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned in **Annexure - II.**

Yours,

(Valsa Nair-Singh) 9/4/09
Secretary, (Environment)

ANNEXURE I

Project Details

1. The project proponent is proposing to construct proposed Redevelopment of residential complex at C.S. no. 662 of Parel – Sewri Division, G.D. Ambekar Road in F/S Ward, Mumbai – 400012 at a cost of Rs. 35 crore. Total plot area is 8,627.99 sq. m. the total proposed built up area is 21,029.98 sq. m. Or as actually approved by Municipal Corporation Greater Mumbai (MCGM) considering height restriction if any by the civil aviation department.
2. The Total quantity of water requirement for the construction phase shall be 100 m^3 /day and for operation phase shall be 249 m^3 /day. The total wastewater shall be generated is about 199 m^3 /day. This water shall be discharged to MCGM sewer line and treated in Sewage Treatment Plant.
3. The Sewage Treatment plant (STP) of capacity 200 m^3 /day shall be provided. Treated sewage water shall be reused for gardening, car washings and other uses.
4. The solid waste generated during operation phase shall be 0.7 tones/day. Out of total generation about 50% shall be estimated to be compostible waste.
5. In rainwater harvesting, quantity of run off shall be from Terrace area, Landscape, Paved area and Open land area. Total rainwater harvested shall be 90 m^3 / hour. The rain water shall be harvested into the 10 pits of 10 m^3 each with 200mm dia & casing pipe of 180 mm.
6. The Storm water drained system in the complex is designed with proper slope, considering the catchments area and intensity of rainfall. Strom water drains in the area shall be closed type. The drains are laid along roads and carry the water to municipal storm drain.
7. Landscape will be provided on 1725 Sq. m. area. About 80 nos. trees shall be planted in RG areas and Open space area. Specifically, large size and locally suited species shall be selected to ensure maximum green cover and better survival rate.
8. Parking area shall be provided for 162 nos. of car parking for residential complex.
9. EMP capital cost shall be 60 Lakhs and recurring cost shall be 10 lakhs per annum. Commitment of corpus fund for operation and maintenance of EMP. The corpus fund shall be equivalent to at least 3 year of operation and maintenance cost of the EMP.
10. Energy conservation measures such as:
    - Use of renewable energy resources like solar energy

9/9/09

- Use of Energy Efficient CFL/T5 Lamps in common area lighting, Podium Lighting and street lighting.
- Use of programmable timers for switching ON/OFF of common area lighting, Podium lighting and street lighting.
- Orientation of building is such so as to optimally utilize passive solar architectural features.
- Designing alternate circuits for lighting.
- Use of Group control in case of Elevator.
- For safety purpose Fire fighting system compromising of smoke detectors and well-designed hydrants shall be provided in the building.

9/9/09

ANNEXURE II

PART A- SPECIFIC CONDITIONS

I. Construction Phase

(i) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submeitted to the Ministry before start of any construction work at the site.

(ii) All required sanitary and hygienice measures should be in place before starting construction activities and to be maintained throughout the construction phase.

(iii) A First Aid Room will be provided in the project both during construction and operation of the project.

(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) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(vi) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people. only in approved sites with the approval of competent authority.

(vii) 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 toxis contaminants.

(viii) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.

(ix) 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.

(x) 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.

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9/9/09

(xi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.

(xii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xiii) 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.

(xiv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

(xv) Ready mixed concrete must be used in building construction.

(xvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xviii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.

(xix) Seperation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.

(xx) 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.

(xxi) Use of glass may be reduced upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

(xxiii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is

vi) Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the monsoon period.

vii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts above the highest ground water table.

viii) The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.

ix) 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.

x) A Report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc. and submit to the Ministry in three months time.

Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.

xii) Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.

xiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

PART - B. GENERAL CONDITIONS

1 Six monthly monitoring reports should be submitted to the Department and MPCB

2 Officials from the MPCB who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to Department should be forwarded to the MPCB

9/9/15

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

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

5. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

Member Secretary,SEIAA,
Maharashtra State.

Copy to: -

1. **The Secretary,** Department of Environment, Government of Maharashtra.
2. **The CCF, Regional Office,** Ministry of Environment and Forest, (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
3. **Guard file.**

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

सत्यमेव जयते

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date:September 17, 2018

To,
M/s. Accord Estates (P) Ltd.
at Plot bearing C.S. No 662 of Parel-Sewri Division, G.D. Ambekar Road in F/S Ward, Mumbai-400012

Subject: Environment Clearance for Redevelopment project at Parel, Mumbai

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 61st (Part B) (Day-1)st meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 136th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category Category 8(B2) as per EIA Notification 2006.

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

1.Name of Project	Redevelopment project at Parel, Mumbai
2.Type of institution	Private
3.Name of Project Proponent	M/s. Accord Estates (P) Ltd.
4.Name of Consultant	M/s. Ultra-Tech
5.Type of project	Redevelopment project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion & Amendment in EC
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes. Received previous Environmental Clearance on 09.04.2009
8.Location of the project	Plot bearing C.S. No 662 of Parel-Sewri Division, G.D. Ambekar Road in F/S Ward, Mumbai-400012
9.Taluka	Mumbai
10.Village	--
Correspondence Name:	Mr. Rahul Thomas (Director)
Room Number:	901
Floor:	--
Building Name:	Silvercascade
Road/Street Name:	Mount Mary Road
Locality:	Bandra (West)
City:	Mumbai 400050
11.Area of the project	Municipal Corporation of Greater Mumbai (M.C.G.M.)
12.IOD/IOA/Concession/Plan Approval Number	Received IOD (IOD APPROVED EB/2377/FS/A) and Amended Approval dt. 07.04.2017
	IOD/IOA/Concession/Plan Approval Number: CHE/CTY/1413/F/S/337(New)
	Approved Built-up Area: 25809.62

Government of Maharashtra

13.Note on the initiated work (If applicable)	Total constructed work (FSI+ Non FSI): 20610.62 Sq.mt Received previous Environmental Clearance on 09.04.2009 ; Received Consent to Establish from MPCB dated 15.07.2009; Received IOD and CC from M.C.G.M.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Received NOC from Mumbai Building Repairs and Reconstruction Board (A MHADA Unit) on 12.10.2015.
15.Total Plot Area (sq. m.)	8,627.99 Sq.mt.
16.Deductions	544.37 Sq.mt.
17.Net Plot area	8,083.62 Sq.mt
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 31,712.86 Sq.mt. (Including fungible area)
	Non FSI area (sq. m.): 40,895.42 Sq.mt.
	Total BUA area (sq. m.): 72608.28
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 25809.62
	Approved Non FSI area (sq. m.): 35249.35
	Date of Approval: 07-04-2017
19.Total ground coverage (m2)	4,575.68 Sq.mt.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	57 %
21.Estimated cost of the project	12839700000

Government of Maharashtra

22.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23.Total Water Requirement

Dry season:	**Source of water**	M.C.G.M
	Fresh water (CMD):	221 KLD
	Recycled water - Flushing (CMD):	111 KLD
	Recycled water - Gardening (CMD):	9 KLD
	Swimming pool make up (Cum):	6 KLD (From Tanker Water of Potable Quality)
	Total Water Requirement (CMD) :	347 KLD
	Fire fighting - Underground water tank(CMD):	Redevelopment: 350 KL (One time requirement) Sale: 450 KL (One time requirement)
	Fire fighting - Overhead water tank(CMD):	Redevelopment: 30 KL (One time requirement) ; Sale: 50 KL (One time requirement)
	Excess treated water	139 KLD
Wet season:	**Source of water**	M.C.G.M
	Fresh water (CMD):	221 KLD
	Recycled water - Flushing (CMD):	111 KLD
	Recycled water - Gardening (CMD):	--
	Swimming pool make up (Cum):	6 KLD (From Tanker Water of Potable Quality)
	Total Water Requirement (CMD) :	338 KLD
	Fire fighting - Underground water tank(CMD):	Redevelopment: 350 KL (One time requirement) Sale: 450 KL (One time requirement)
	Fire fighting - Overhead water tank(CMD):	Redevelopment: 30 KL (One time requirement) ; Sale: 50 KL (One time requirement)
	Excess treated water	148 KLD
Details of Swimming pool (If any)	--	

Government of Maharashtra

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	5.00 to 6.00 m below ground level
	Size and no of RWH tank(s) and Quantity:	1 RWH tank of capacity 60 KL
	Location of the RWH tank(s):	Underground
	Quantity of recharge pits:	--
	Size of recharge pits :	--
	Budgetary allocation (Capital cost) :	Rs. 9.00 Lakhs
	Budgetary allocation (O & M cost) :	Rs.0.36 Lakhs/annum
	Details of UGT tanks if any :	Location(s) of the UGT tank(s): Below Ground

26.Storm water drainage	Natural water drainage pattern:	The storm water collected through the storm water drains of adequate capacity will be discharged in to the external drain
	Quantity of storm water:	0.269 m3/sec
	Size of SWD:	1 discharge point of 600 mm diameter with slope 1:250; 1 discharge point of 450 mm diameter with slope 1:250

27.Sewage and Waste water	Sewage generation in KLD:	Redevelopment: 155; Sale: 133
	STP technology:	Redevelopment : Anaerobic septic tank followed by Advance Oxidation treatment ; Sale : MBBR (Moving Bed Bio Reactor)
	Capacity of STP (CMD):	Redevelopment: 160KL; Sale: 150KL
	Location & area of the STP:	Underground
	Budgetary allocation (Capital cost):	Rs. 110.95 Lakhs
	Budgetary allocation (O & M cost):	Rs. 23.79 Lakhs/annum

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28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Excavation material shall be reused for back filling and leveling of the plot and remaining will be disposed to authorized landfill site as per permission from M.C.G.M.
	Disposal of the construction waste debris:	Construction waste shall be partly used on site and partly disposed to the authorized landfill site
Waste generation in the operation Phase:	**Dry waste:**	339 Kg/day
	Wet waste:	772 Kg/day
	Hazardous waste:	--
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	20 Kg/day
	Others if any:	--
Mode of Disposal of waste:	**Dry waste:**	To recyclers
	Wet waste:	Composting in organic waste convertor
	Hazardous waste:	--
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	As manure
	Others if any:	--
Area requirement:	**Location(s):**	Ground
	Area for the storage of waste & other material:	43 Sq.mt.
	Area for machinery:	12 Sq.mt.
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs.9.00 Lakhs (Cost for treatment of biodegradable garbage by organic waste convertor)
	O & M cost:	Rs. 3.43 Lakhs/annum (Cost for treatment of biodegradable garbage by organic waste convertor)

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29.Effluent Charecterestics					
Serial Number	**Parameters**	**Unit**	**Inlet Effluent Charecterestics**	**Outlet Effluent Charecterestics**	**Effluent discharge standards (MPCB)**
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

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30.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	--	--	--	--	--	--

32.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	--	--	--	--
33.Source of Fuel		--		
34.Mode of Transportation of fuel to site		--		

35.Energy

Power requirement:	**Source of power supply :**	Brihanmumbai Electric Supply and Transport (BEST)
	During Construction Phase: (Demand Load)	100 KW
	DG set as Power back-up during construction phase	--
	During Operation phase (Connected load):	7085KW
	During Operation phase (Demand load):	3512 KW
	Transformer:	--
	DG set as Power back-up during operation phase:	1 DG set of 750 kVA capacity
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	--

Energy saving by non-conventional method:

Energy savings measures:
Provision of Solar water heating system
Use of Electronic Ballast
Use of LED Lights in Lift , Lobby common area
Use of VFD and high efficient pumps

36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Overall Energy Saving	21%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
--	--	--

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 20.00 Lakhs (Solar system)
	O & M cost:	Rs. 2.00 Lakhs/annum (Solar system)

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Dust suppression	7.20
2	Air Environment	Air & Noise monitoring: Sensors for Air and Noise quality monitoring	10.00
3	Air Environment	Air & Noise monitoring: By outside MOEF Approved Laboratory	0.88
4	Water Environment	Drinking water analysis	0.72
5	Land Environment	Site Sanitation	5.00
6	Health & Hygiene	Disinfection- Pest Control	4.80
7	Health & Hygiene	Health Check up of workers	18.00
8	Disaster management	Cost towards Disaster management	131.94

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Air, Noise Environment & Biological Environment	Cost for Gardening	11.32	1.20
2	Air, Noise Environment & Biological Environment	Cost for Ambient air & Noise Monitoring	No set up cost is involved	0.22
3	Air, Noise Environment & Biological Environment	Cost for DG Stack Exhaust Monitoring	No set up cost is involved	0.05
4	Water Environment	Waste water treatment: Cost for sewage Treatment Plant (Sale)	34.95	10.95

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5	Water Environment	Waste water treatment: Cost for sewage Treatment Plant (Rehabilitation)	40.00	10.79
6	Water Environment	Cost for Waste water Monitoring: On site sensors	36.00	2.00
7	Water Environment	Cost for Waste water Monitoring: By outside MOEF Approved Laboratory	No set up cost is involved	0.05
8	Water Environment	Water Conservation (Rain Water Harvesting System): Cost for RWH tank	6.00	0.30
9	Water Environment	Water Conservation (Rain Water Harvesting System) :Cost for treatment unit for rain water tanks	3.00	0.01
10	Water Environment	Water Conservation (Rain Water Harvesting System):Cost for Rainwater Monitoring	No set up cost is involved	0.05
11	Land Environment (Solid Waste Management)	Cost for Treatment of biodegradable garbage in OWC	9.00	3.35
12	Land Environment (Solid Waste Management)	Cost for monitoring of organic manure	No set up cost is involved	0.08
13	Energy Conservation	Solar System	20.00	2.00
14	Disaster management	Cost towards Disaster management	1187.74	35.63

39.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

No Information Available

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	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	National Protected Monument - Monolithic bas relief depicting shiva – 0.30 Km
	Category as per schedule of EIA Notification sheet	Category 8(B2)
	Court cases pending if any	Not Applicable
	Other Relevant Informations	--
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	19-05-2016

3. The proposal has been considered by SEIAA in its 136th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

II	SEIAA decided to grant EC for : FSI area : 25809.62 m2. Non FSI area : 35249.35 m2. TBUA = 61058.97 m2.

General Conditions:

I	E-waste shall bedisposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.

XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in.
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

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4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune),New Administrative Building, 1stFloor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA

2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I

3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II

4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III

5. SECRETARY MOEF & CC

6. IA- DIVISION MOEF & CC

7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI

8. REGIONAL OFFICE MOEF & CC NAGPUR

9. MUNICIPAL COMMISSIONER MUMBAI

10. MUNICIPAL COMMISSIONER NAVI MUMBAI

11. REGIONAL OFFICE MPCB MUMBAI

12. REGIONAL OFFICE MPCB NAVI MUMBAI

13. REGIONAL OFFICE MIDC ANDHERI

14. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI

15. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD

16. COLLECTOR OFFICE MUMBAI

17. COLLECTOR OFFICE MUMBAI SUB-URBAN

Government of Maharashtra

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

No. FB/HR/City/17

Date : 19/05/2011

Sub: N.O.C. stipulating for fire fighting & fire protection system for proposed High Rise Residential cum commercial building on plot bearing C.S. No. 652 of Parel-Sewree Division at G.D. Ambekar Marg, Parel, Mumbai.

Ref. Letter dated 06.04.2011 from M/s. Archvision Architects, Mumbai.

M. F.B. No. HR/City/17 dated 15.04.2011

F.E.B.P. (City)-III

This is a proposal of redevelopment under scheme 33 (7) of DCR 1991 for the construction of high rise residential cum commercial building comprising of seven wings designated as Wing 1, Wing 2, Wing 3, Wing 4, Wing 5, Wing 6 & Wing 7. Wing '1' is having ground + 1st floor as service floor + 2nd to 8th upper residential floors with a total height of 27.50 mtrs. Wing '2' is having ground + 8 upper residential floors with total height of 26.55 mtrs. Wing '3' to Wing '6' are having stilt + 8 upper residential floors with a total height of 26.55 mtrs Wing '7' is having partly ground + service floors + 2nd - 8th upper residential floors and party ground + 8 upper residential floors with a total height of 26.55 mtrs. All wings are measured from ground floor up to terrace level. There is no basement to the building.

The details occupancy of the building are as under :-

Floor	Details occupancy of each wing						
	Wing 1	Wing 2	Wing 3	Wing 4	Wing 5	Wing 6	Wing 7
Ground Floor	18 nos. of shops + one temple	Society office + Rehab Gymnasium + toilets	Stilt	Stilt	Stilt	Stilt	04 Nos. of shops + stilt
1st Floor	Service floor	04 nos of flats	04 nos. of flats	06. nos. of flats	04 nos. of flats	04 nos. of flats	Partly service floor & partly 02 nos. of MP. Rooms
2nd to 6th floor	08 nos of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor	06 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor
7th floor	08 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor	06 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats
8th floor	08 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor	06 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats

All wings have been provided with an open type staircase having flight width of 1.50 mtrs. leading from ground level up to terrace level which is externally located and adequately ventilated. There will be one lift in each wing from ground floor level to tope floor level which will be converted into Fire Lift The lift lobby, common corridor at each floor level is directly ventilated to outside air as shown in the plan.

The building abuts on 27 45 mtrs. wide G.D. Am bekar Marg on Sout side.

Open spaces all around the Building will be as under :

		Building line to plot boundary
North Side	:	1.72 mtrs. to 3.34 mtrs.
South Side	:	1.50 mtrs. + set back area + 27.45 mtrs. wide G.D. Ambekar Marg
East Side	:	1.50 mtrs to 9.00 to 9.08 mtrs.
West Side	:	1.50 mtrs.

The height of the building is 27.50 mtrs. which is marginally above 24.00 mtrs. Therefore the terrace of each wing will be used as refuge area.

During scrutiny the Architect has stated that the proposal is earlier approved u/s. 33(7) by the then Hon. Municipal Commissioner for Ground + 7 upper floors & Ground + 6 upper floors with minimum 1.50 mtrs. open space on all sides and construction work is in progress.

The tenants have been insisting to provide Parking facility to them, to accommodate the same the architect has proposed stilts instead of ground floor and shifted the tenements to one additional floor, i.e. 8th floor. This is only with a view to accommodate captive parking of rehab tenants.

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

i. During scrutiny Architect has stated that, there is marginal increase in height, for Wing '1' from 23.80 height to 27.50 mtrs. i.e. 3.70 mtrs. height increase, Wing '2' to Wing '6' from 23.95 height to 26.55 mtrs. i.e. 2.60 mtrs. height increase & Wing '7' froth 23.95 height to 26.55 mtrs. i.e. 2.60 mtrs. height increase.

ii. The buildings abuts on 27.45 mtrs. wide G.D. Ambekar Marg, at the central open space which has internal pathway of 3.60 mtrs. with 2.40 mtrs. paved R.G.i.e total 6.00 mtrs. The said internal pathway + R.G. are having access from 27.45 mtrs. wide G.D Ambekar Marg through the Arch of 'A' wing which having width of 6.00 mtrs. with 5.74 mtrs. height and hence easily accessible for fire appliances. The proposed pathway and R.G. recommended to be paved suitably to bear the load of fire engines weighing up to 48 metric tones.

iii. This proposal falls under scheme 33(7) of DCR 1991. The constrain open space on North, , West & Part East side are considered taking into account of above said two parameters. But, same is subject to M.C.'s approval to the same.

iv. As per hardship letter submitted by Architect, since the construction work is in progress and there is marginal increase in height above 24.00 mtrs. single staircase is considered, but same is subject to sanction of Hon M.C.

v Provided wet riser for each staircases of each wing & duct for wet riser should be provided in lift lobby / common corridor.

vi. Provided natural ventilation to the staircases, lift lobby & common corridor at each floor level in each wing.

vii. The lift lobby / common passage are fully ventilated to outside air. This will facilitate speedy egress of smoke.

viii Horizontal car parking is permitted in stilt below the Wing 3 to Wing 6 of along with automatic sprinkler systems.

ix. Automatic sprinkler system shall be provided in lift lobby & common corridor at each floor level of each wing as well as each shop & parking area.

x. Party agreed not to provide compound wall in between road and open space on front side of the building.

xi. During construction stage and before to final occupation party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Office, if any.

In view of the above, as far as this department is concerned, there would be no objection for construction of high rise residential cum commercial building comprising of seven wings designated as Wing 1, Wing 2, Wing 3, Wing 4, Wing 5, Wing 6 & Wing 7. Wing '1' is having ground + 1st floor as service floor + 2nd to 8th upper residential floors with a total height of 27.50 mtrs. Wing '2' is having stilt + 8 upper floors with total height of 26.55 mtrs. Wing '3' to Wing '6' are having stilt + 8 upper residential floors with a total height of 26.55 mtrs. Wing '7' is having partly ground + service floor + 2nd & 8th upper residential floors & partly stilt + 8 upper residential floors with a total height of 28.90 mtrs. All wings are measured from ground floor up to terrace level, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following requirements.

ACCESS : (For all wings)

i) There shall be no compound wall on all the road sides & internal road. The court yards shall be flushed with the road levels. However, removable bollards will link chain may be provided.

ii) The buildings abuts on 27.45 mtrs. wide G.D. Ambekar Marg, at the central open space which has internal pathway of 3.60 mtrs. with 2.40 mtrs. paved R.G. i.e. total 6.00 mtrs.

iii) The internal pathway + R.G. are having access from 27.45 mtrs. wide G.D. Ambekar Marg through the Arch of 'A' wing which shall have width of 6.00 mtrs. with 4.50 mtrs. height.

2. **COURTYARDS:**

i) The available courtyards on all the sides of the building & 6.00 mtrs. on internal open space (pathway + R.G.) shall be paved suitably to bear the load of fire engines weighing up to 48 metric tones each.

ii) All the courtyards shall be in one plane.

iii) The courtyards shall be kept free from obstruction at all times.

iv) Parking shall not be permitted in courtyards.

v) No structure of any type shall be permitted in courtyards of the building.

3 **STAIRCASE :** (For each wing)

i) The layout of the staircase shall be of open type and externally located and adequately ventilated as shown in the plan through out its height. The flight width of the staircase shall not be less than 1.5 meters

ii) Permanent vent at the top equal to 50% of the cross sectional area of the staircase shall be provided.

iii) Openable sashes or R.C.C. grills with clear opening of not less that 0.5 sq. mtrs. per landing on the external wall of the staircase shall be provided.

iv) No combustibles shall be kept or stored in staircase / passages.

4. **CAR PARKING:**

I) Horizontal car parking shall be permitted to the designated area only i.e. Stilt below the Wing 3 to Wing 6.

II) Drainage of the car parking area shall be laid independent from that of the buildings at it shall be provided with catch pit and fire trap before connecting the building drainage or Municipal drainage

III) The parking area shall not be used for dwelling purpose and repairing / maintenance of vehicles, storage, trade activity, etc. at any time.

IV) Dwelling, use of naked light / flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.

6. **ELECTRIC CABLE, SHAFT AND ELECTRIC METER ROOM:** (For each wing)

i) Electric cables shall not pass through the staircase walls or shall be taken in concealed manner.

ii) Inspection door for the shaft provided shall have two hours fire resistance.

iii) Electric meter room shall be provided at ground level at location marked on the plan. It shall be adequately ventilated.

iv) Electrical meter room shall have 02 hours fire resistance door.

v) Electrical shafts shall be sealed at each floor level with non-combustible material such as vermiculite concrete

vi) Electrical cable shall be exclusively used for electric cables. No storage shall be permitted in electric cabin or shaft.

vii) In the electrical installation of the building bus bar system shall be provided in the vertical electrical shaft with feeder pillar box after a vertical gap of every 24 mtrs. height of the building.

viii) Electric cable from electric shaft shall be painted with fire retardant intumescent paint.

6. **CORRIDOR / LIFT LOBBY FROM FLAT TO STAIRCASE**

Corridor / lift lobby at each floor level shall be ventilated to the outside air as shown on the plan.

7. **LIFT :**

i) Walls enclosing lift shaft shall have a fire resistance of not less than two hours.

ii) Shafts shall have permanent vent of not less than 0.2 sq. mtrs. in clear area immediately under the machine room.

iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.

iv) In each wing one of the lift shall be converted into fire lift as per specifications laid down under the D.C. regulations.

8. **FIRE LIFT:**

a. To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift shall be provided, and shall be available for the exclusive use of the firemen in an emergency.

b. The lift shall have a floor area of not less than 1.4 sq. mtrs. It shall have loading capacity of not less than 545 kg. (8 persons lift) with automatic closing doors of minimum 0.8 m. width.

c. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Light & fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 volt supply.

d. Fire lift should be provided with a ceiling hatch for use in case for emergency so that when the car gets stuck up, it shall be easily openable.

e. In case of failure normal electric supply, it shall automatically changeover to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.

f 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 a priority control device. When the switch is off, the lift will return to normal working. When this lift can be used by the occupants in normal times.

g. The words 'Fire lift' shall be conspicuously displayed in fluroscent paint on the lift landing doors at each floor level.

h. The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute.

i. Fire lift shall be constructed as per prevailing Indian & International standard.

9. **STAIRCASE AND CORRIDOR LIGHTING:**

a. Staircase and corridor lighting shall be on independent circuits as per rules.

b. Emergency lights as install lights shall be placed at strategic locations in the staircase.

c Proper signages as floor numbers, way to exits, extis, etc. shall be provided in approved format at proper locations.

SHOPS, FLATS ENTRANCE & KITCHENDOORS:

Shops, flats entrance & kitchen doors shall be solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness).

11. TEMPLE

1. Electrical wiring for temple shall be having copper core having the fire resistance and low smoke hazard cable for the entire temple with the provision of ELCB/MCB. In the electrical circuit from separate electric meter/box at ground level of main building.
2. PORTABLE FIRE EXTINGUISHERS :- Two dry chemical power type fire extinguisher of 10 kgs. Capacity each having I.S.I. certification mark shall be kept.
3. Additional fire safety measures shall be provided to the premises as directed by the C.F.O. if required in future.
4. Open courtyard / open spaces around the temple shall not be covered by G.I. sheets / A.C. sheets or cloth pendal etc. any time or shall be used for assembly purpose
5. No temporary monsoon sheds or construction shall be proposed or permitted in future around the temple structure.
6. No cantilever portion shall project put from the temple boundary wall to obstruct the sky movement of turn table ladder.
7. Manual call point system (with P.A. system) shall be provided for temple area also.
8. Any time crowd in the temple shall be restricted to permissible limit & trained announcer / security should charge of situation in case of emergency.

12. FIRE FIGHTING REQUIRMENTS :

i) **Underground static water storage tank -** Underground water storage tank of 2,00,000 litres capacity shall be provided at the ground level at location marked on the plan, as per the design specified in the rules with baffle wall and fire brigade collecting breaching.

ii) **Over head (terrace) water storage tank** – (For each staircase, each wing) A tank of 30,000 liters capacity shall be provided on each staircase shaft of each wing at terrace level. The layout of which shall be got approved from H.E.'s department prior to erection The tank shall be connected to wet riser through booster pump, through non return valve and gate valve.

iii) **Wet riser** - (For each staircase, each wing) Wet riser of internal diameter 15 cms. Of G.I. "C" class pipe shall be provided in the separate duct adjoining each staircase of each wing with double hydrant outlet and hose reel at each floor level in such a way as not to reduce the width of the common corridor. The same shall be located on floor landing / common passage. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed pressure of 5.5 kgs./sq. cms. A fire service inlet on the external face each wing of the building directly fronting the courtyards shall be provided to collect the mobile pump of the fire service to the wet riser.

iv) **Automatic Sprinkler System: -** Automatic sprinkler system shall be provided as per T.A.C. or relevant I.S. specification in lift lobby & common corridor at each floor level including car parking area in stilt.

v) **Fire pump, booster pump, sprinkler pump and jockey pump :** - (For entire building)

   i) Wet riser shall be connected to a separate fire pump for each building at ground level U.G. Tank of capacity 2400 liters per minute capcity each of giving pressure of not less than 3.2 kgs. / Sq. cms. at the topmost hydrant outlet

   ii) Booster pump on terrace level of 900 liters / minute capacity giving a pressure of not less than 3.2 kg/sq. cms at the topmost hydrant outlet of the wet riser shall be provided for entire building.

iii) A separate sprinkler pump along with a jockey pump shall be provided for the sprinkler system / water spray projector system.

iv) Separate jockey pump shall be provided to Wet riser system to keep system pressurized.

v) Electric supply (normal) to these pumps shall be on independent circuit.

vi) **Stand by pumps : -**

A set of all the above pumps in all wings shall also be provided on the site as standby pumps which shall be used alternatively.

vi) **External Hydrants :-** (For each wing)

Courtyard hydrants shall be provided every 15.00 mtrs. distance within the confines of the site of each wing of the wet riser-cum-down comer at the location marked on the plan.

vii) **Alternate source of power supply and D.G. Set –**

An alternate source of L.V. / H.V. supply from a separate sub-station and 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 & P.A. system. It shall be housed in a separate cabin.

viii) **Portable fire extinguishers** :- (For each wing)

i) One Dry Chemical Powder (A.B.C.) type fire extinguisher of 10 kgs. Capacity having I.S.I. certification mark and two buckets filled with dry, clean sand shall be kept in Electric meter Room as well as Lift Machine Room.

ii) One dry chemical powder (class ABC) type fire extinguishers each of 5 kgs. Capacity shall be kept in each shop & car parking area in Wing 3 to Wing 6.

iii) One dry chemical powder (class ABC) type fire extinguishers each of 5 kgs. Capacity shall be kept on each floor at strategic location.

13. **MANUAL FIRE ALARM SYSTEM:**

The building shall be provided with manual fire alarm system with main control panel at ground floor and pill boxes and hooters along with P.A. System at each floor level. The layout of fire alarm system shall be in accordance to relevant I.S. Specification.

14. **PUBLIC ADDRESS SYSTEM:**

The entire building shall be provided with Public Address System as per the rules.

15. **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.

16. **PANEL BOARDS OF FIRE FIGHTING SYSTEM:**

Fire fighting, detection system, manual call point, public address system, alternate supply, etc. panels shall be installed in a fire control room on ground floor & which shall be manned 24 hrs.

17. **REFUGE AREA** – (For each Wing)

Terrace of each wing shall be treated as refuge area and shall be provided as under :

i) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".

ii) Adequate drinking water facility shall be provided in the refuge area.

iii) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

18. **SIGNAGES**

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

19. **TRAINED STAFF (for all wings)**

Trained fire staff in basic fire fighting training alongwith fire officer of requisite qualification in consultation with C.F.O. shall be appointed for the building.

20. **FIRE CONTROL ROOM:- (Common for all wings)**

i) Separate fire control room with well trained manpower shall be established at ground floor level.

ii) Escape route plans of each floor shall be provided at Fire control room as well as each floor level at a prominent place.

21 Necessary permission for shops shall be obtained from concerned dept. M.C.G.M.'s dept / C.F.O. dept

The proposed single open type staircase of each wing of 1.50 mtrs. flight width, refuge area & open space deficiency shall be got approved from Hon. M.C

The party has paid the capitation fees of Rs. 2,71,500/- vide SAP Doc. No. 1000848030 dated 15.04.2011 on the gross built up area 13575.00 sq.mtrs. as certified by the architect by vide their dated 08.04.2011. Further, the party has paid additional capitation fees of Rs.21,100/- vide SAP DOC No.1000865411 dated 10.5.2011 on built up area of 1055.00 sq. mtrs.

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

This N.O.C. is approved subject to approval from Hon. M.C.

sd/-
Chief Fire Officer (I/c)
Mumbai Fire Brigade.

Copy to :
M/s. Archvision, Architects, Mumbai.

19/5/2011
Chief Fire Officer (I/c)
Mumbai Fire Brigade

BRIHANMUMBAI MAHANAGARPALIKA
MUMBAI FIRE BRIGADE

No. : FB/HR/City/379
Date: 05/10/2012

Sub: N.O.C. for part occupation and use of wings No. 2, 3 & 6 of high rise residential cum commercial building 'A' on plot bearing C.S. No. 662 of Parel-Sewree Division at G.D. Ambekar Marg, Parel, Mumbai.

Ref: 1) FB/HR/City/17 dated 19.05.2011 & FB/HR/City/446 dated 06.02.2012
2) Letter dated 07.09.2012 from M/s. Archvision, Architects, Mumbai.

M.F.B. No. HR/City/379 dated 04.10.2012

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

In this case please refer NOC issued under No. FB/HR/City/17 dated 19.05.2011 for the construction of high rise residential cum commercial building 'A' comprising of seven wings, designated as wing 1, wing 2, wing 3, wing 4, wing 5, wing 6 & wing 7. Wing 1 is having ground + 1st floor as service floor + 2nd to 8th upper residential floors with a total height of 27.50 mtrs. Wing 2 is having ground + 8 upper residential floors with a total height of 26.55 mtrs. Wing 3 to wing 6 are having stilt + 8 upper residential floors with a total height of 26.55 mtrs. Wing 7 is having stilt + 8 upper residential floors with a total height of 26.55 mtrs. All wings are measured from ground floor up to terrace level.

As per the request of Architect, further amended under no. FB/HR/City/446 dated 06.02.2012, to modified & deleted the following requirements:

i) Reduced the capacity of underground water storage tank from 2,00,000 liters to 1,00,000 liters shall be considered.
ii) To waive the requirements of Bus bar system & proposed electric wiring will be having copper core having the fire resistance and low smoke hazard cables for the entire building with provision of ELCB/MCB, is considered.
iii) To waive the requirements of Automatic sprinkler system, Manual fire alarm system, P.A. system, integrated system, stand by pump, panel board of firefighting system & fire control room, is deleted.
iv) Single hydrant outlet instead of Double hydrant outlet is considered.
v) Alternate source of power supply from separate substation or D.G. set is considered.

Now, the Architect has informed about compliance of all the fire protection & fire fighting requirements of Wing Nos. 2, 3 & 6 of Building 'A' stipulated vide this office N.O.C under no. FB/HR/City/17 dated 19.05.2011 & FB/HR/City/446 dated 06.02.2012, referred to above and as such, has requested occupation N.O.C. of this Wings Nos. 2, 3 & 6 of Building 'A' to confirm the compliance of the fire protection & fire fighting requirements no. 12 to 20 stipulated vide this office N.O.C under no. FB/HR/City/17 dated 19.05.2011 & requirements no. 1 to 14 stipulated vide this office N.O.C under no. FB/HR/City/446 dated 06.02.2012, and to use and occupy the said high rise residential building.

On receipt of the letter from the Architect a senior officer of this department visited the site / building to verify and ensure the compliance of the fire protection & fire fighting requirements no. 12 to 20 stipulated vide this office N.O.C under no. FB/HR/City/17 dated 19.05.2011 & requirements no. 1 to 14 stipulated vide this office N.O.C under no. FB/HR/City/446 dated 06.02.2012 for the building. During inspection it was observed that the party has complied with the fire protection & firefighting requirements no. 1 to 14 stipulated vide this office N.O.C under no. FB/HR/City/446 dated 06.02.2012 stipulated vide this office N.O.C under no. FB/HR/City/446 dated 06.02.2012 stipulated by this department. The fire fighting requirements such as wet riser,

fire pump, booster pump, etc. were tested with temporary water & electric supply and found good working order in the building. The Architect/party has supposed submit Annual maintenance contract of fixed fire fighting installation for five years and the certificate shall be submitted to C.F.O department in the month of January and July of every year. Architect /party had informed that the alternate source of electric supply from separate substation will be installed within 90 days. The party has already applied for the same to BEST (Application No. 81301997 dated 24.09.2012) & receipt no. KLG-106015, copy enclosed herewith. Fresh remarks shall be obtained for the installation of alternate source of electric supply, till then the BCC may please not to be issued to the party. As per above referred N.O.C. party had provided underground & overhead water storage tank but Hydraulic Engineer requested to certify the capacity of underground & overhead tank.

The party had submitted the lift certificate, structural certificate, area certificate, undertaking of balance work if any to be completed before actual occupation & use of the building and certificate about fix fire fighting installations.

In view of the above, as far as this Department is concerned, there is no objection to occupy and use Wing Nos. 2, 3 & 6 of Building 'A' from firefighting installations point of view.

The party has paid Capitation Fees of Rs. 2,71,500/- vide SAP Doc No. 1000848030 on the total gross built up area of 13575.00 sq. mtrs. as certified by the Architect. Further, the party has paid additional capitation fees of Rs. 21,100/- vide SAP Doc. No. 1000865411 dated 10.05.2011 on the gross built up area of 1055.00 sq. mtrs.

However E.E.B.P.(City) is requested to verify and inform this office, if it is found to be more, for the purpose of levying additional capitation/ scrutiny fees. This NOC for occupation is issued without prejudice to legal matters pending in court of law if any & subject to compliance of undertaking.

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

E.E.B.P. (City) is requested to verify the civil work, interior work and all the other requirements nos. 1 to 11 & 17 to 19 stipulated vide this office N.O.C under no. FB/HR/City/17 dated 19.05.2011 & requirements no. 2, 7 & 8 stipulated vide this office N.O.C under no. FB/HR/City/446 dated 06.02.2012 pertaining to civil engineering side including open spaces, corridors, staircases, doors, windows, refuge area, drinking water facility, emergency lighting, amendments, height, floor occupancy, signages etc.

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Chief Fire Officer
Mumbai fire brigade

Copy to: M/s. Archvision, Architects, Mumbai.

Chief Fire Officer
Mumbai fire brigade

WADALA COMMAND CENTER
FIRE BRIGADE

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

No. : FB/HR/CITY/658
Date : 15/03/2013

Sub: NOC for Occupation and use of wing No. 4 of High Rise Residential cum commercial Building 'A' on plot bearing C.S. No. 662 of Parel-Sewree Division at G.D.Ambeker Marg,Parel, Mumbai.

Ref.: 1) FB/HR/City/17, dt.19/05/2011,FB/HR/City/446, dt.06/02/2012.,FB/HR/City/379 dt.05/10/2012.
2) Letter dated 02/03/2013 from M/s. Archvision, Architect,
3) M.F.B.No. HR/City/ 658, dated 12/03/2013.

E.E.B.P. (City)

In this case, please refer to the N.O.C. issued by this office under No. FB/HR/City/17, dt.19/05/2011 for the construction of a High rise residential cum commercial building 'A' comprising of seven wings designated as wing1, wing2, wing3, wing4, wing5, wing6 and wing7. Wing 1 is having ground plus 1st floor as service floor +2nd to 8th upper residential floors with total height of 27.50 mtrs. Wing 2 is having ground + 8 upper residential floors with total height of 26.55 mtrs. Wings 3 to wing 6 are having stilt +8 upper residential floors with total height of 26.55 mtrs. Wing 7 is having stilt + 8upper residential floors with a total height of 26.55 mtrs. The heights of all wings are measured from ground floor upto terrace level.

Further amended N.O.C. is issued under No. FB/HR/City/446, dt.06/02/2012.Vide this N.O.C. the following requirements stipulated in the previous N.O.C under No. FB/HR/City/17, dt.19/05/2011 were modified/waived/deleted.

i) The capacity of the underground water storage tank from 2,00,000 litres is reduced to 1,50,000 litres.
ii) The requirement of Bus Bar system was waived and instead of this provision of electric wiring having copper core and the fire resistance & low smoke hazard cables for the entire building with provision of ELCB/MCB was considered.
iii) The requirements of automatic sprinkler system, Manual fire alarm system, P.A.system, integrated system, stand by pump, panel board of fire fighting system and fire control room was deleted.
iv) Single hydrant outlet instead of Double hydrant outlet is considered.
v) Alternate source of power supply from separate substation or D.G.set is considered.

Further the N.O.C for part occupation and use of wings No.2,3,&6 out of the seven wings of the same High rise residential cum commercial building 'A' is already issued vide No. FB/HR/City/379, dt. 05/10/2012.

Now the Architect has informed about the compliance of all the fire fighting and fire protection requirements of wing No.4 of Building 'A' stipulated vide this office N.O.C's under No. FB/HR/City/17, dt.19/05/2011, FB/HR/City/446, dt.06/02/2012., referred to above.

On the receipt of the letter from the Architect, a senior officer of this department visited the site /building to verify & ensure the compliance of the fire protection and fire fighting requirements No.12 to 20 stipulated vide this office N.O.C. FB/HR/City/17, dt.19/05/2011 and requirements No.1to No.14 stipulated vide this office N.O.C under No. FB/HR/City/446,dt.06/02/2012 for the building. During the inspection it was observed that the party has complied with the fire protection and fire fighting requirements No.12 to 20 stipulated vide this office N.O.C. FB/HR/City/17, dt.19/05/2011 and requirements No. 1to 14 stipulated vide this office N.O.C under No. FB/HR/City/446,dt.06/02/2012. The fire fighting system i.e. Wet riser, fire pump, booster pump etc. in the building were tested with temporary water & electric supply and were found in good working order. The architect/party was supposed to submit the Annual maintenance contract of fixed fire fighting installations for five years and certificate shall be submitted to C.F.O.'s department in the month of January and July every year.

Architect has informed that the alternate source of electric supply from separate substation will be installed within 90 days. The party has already applied for the same to BEST (Application No.81301997 dt. 24/09/2012 and receipt No. KLG-106015 copy enclosed) Fresh remarks shall be obtained for the installations of alternate source of electric supply ,till then BCC may please not to be issued to the party. As per above NOC party has provided underground & overhead water storage tank however the Hydraulic Engineer is requested to certify the capacity of the underground & overhead water storage tanks.

The Architect/party had submitted the lift certificate, structural certificate, area certificate & completion certificate about fixed fire fighting installations for wing No4 from M/s. Masani Engineering Co.Pvt. Ltd.

The party has also submitted an undertaking on Rs. 100/- stamp paper mentioning that as per the above referred N.O.C.'s the balance work if any will be completed before actual occupation/use of building and before full occupation of the building.

In view of above, as far as this department is concerned, there is no objection to occupy and use the wing No.4 only of the building 'A' from firefighting installations point of view

Also E.E.B.P. (City) is requested to verify civil work, interior work and all other requirement Nos. 1 to 11& 17 to 19 stipulated under No. FB/HR/City/17, dt.19/05/2011 and requirements No.2, 7 & 8 stipulated vide N.O.C. under No. FB/HR/City/446, dt.06/02/2012 pertaining to Civil Engineering side including open spaces, electric shaft, common corridors, staircases, doors, windows, refuge area, drinking water facility, emergency lighting, amendments, height & floor occupancy of the building etc.

This N.O.C. for part occupation of high rise residential cum commercial building 'A' is for wing No.4 only and is issued without prejudice to legal matters pending in court of law if any. It shall be responsibility of the builder/developer/owner / occupier as the case may be to observe the fire safety measures & maintain all the fire fighting installations in good working order from the next day of the inspection. If any item or requirement is missing from the next day, this department or inspecting officer is not responsible for the same and accordingly the B.C.C. to be issued. The party shall give annual maintenance contract for fire- fighting equipments to registered license agency & submit the inspection report at every six months (In January & July), as per Fire Prevention and Life safety Measures Act 2006.

Earlier the party had paid Capitation Fees of Rs. 2, 71,500/- vide SAP Doc No. 1000848030 dated 15/04/2011 on the gross built up area of 13575.00 sq.mts. as certified by the Architect vide their letter dt.06/04/2011.Further, the party had paid additional Capitation Fees of Rs. 21,000/- vide SAP Doc. No.1000865411 dated 10/05/2011 on the built up area of 1055.00 sq.mts. as certified by the architect. However E.E.B.P.(City) is requested to verify and inform this office, if it is found to be more, for the purpose of levying additional capitation/ scrutiny fees.

D.S.Patil 15/3/2013

D.S.PATIL
STATION OFFICER

Copy to:

1. M/s. Archvision, Architects, Mumbai.
2. Office copy.

15/3/13

DY. CHIEF FIRE OFFICER
MUMBAI FIRE BRIGADE

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

No:- FB/HR/RII/151
Date :- 18/01/2014

Sub: N.O.C for Part Occupation & use of Wing 1 (pt) west side & Wing 5 (full) of the high- rise residential cum commercial building A, on plot bearing C. S. No. 662 of Parel –Sewree Division situated at G.D. Ambekar Road, Parel, Mumbai

Ref: i) Letter dated 18.12.2013 from M/S Archvision Architects, Mumbai.
ii) M. F.B No. HR/RII / 151 dated 31/12/2013.

EEBP (City):

In this case please refer to the N.O.C. issued by this office u/n FB/HR/City/17 dated 19.05.2011.

Further amended NOC was issued u/No. FB/HR/City/446 dated 06/02/2012.

For -

i) The capacity of the underground water storage tank from 2,00,000 litrs is reduced to 1,50,000 ltrs.

ii) The requirements of Bus bar system was waived & instead of this provision of electric wiring having copper core & fire resistance and low smoke hazard cables for the entire building with provision of ELCB/MCB is considered.

iii) The requirements of Automatic sprinkler system, Manual fire alarm system, PA system, integrated system, standby pump, panel board of fire fighting system & fire control room, was deleted.

iv) Single hydrant outlet instead of double hydrant outlet is considered.

v) Alternate source of power supply from separate substation or D.G. set is considered.

Further NOC was issued u/n FB/HR/City/379 dated 5/10/12 for part occupation of wings No. 2, 3 & 6 out of the seven wings of the same high rise residential cum commercial building A.

Further NOC was already issued u/n FB/HR/City/658 dt. 15/3/13 for part occupation of wing No.4 of high rise residential cum commercial building A.

Now the Architect vide his letter under reference has intimated about the compliance of requirements all the fire fighting & fire protection requirements of the Wing 5 (full) & Wing 1 (part) (west side) of Building A stipulated vide this office NOC u/n FB/HR/City/17 dt. 19/5/2011 & FB/HR/City/446 dt. 6/2/2012 referred to above.

On receipt of the letter from M/S. Archvision Architects, Senior Officer of this Department visited the site/building to verify and ensure the compliance of all fire protection & fire fighting requirements No. 12 to 20 stipulated by this Department NOC u/n FB/HR/City/17 dt. 19/5/2011 & requirements No. 3 to 14 stipulated by this Department u/n FB/HR/City/446 dated 6/2/2012.

During the inspection it was observed that the party has complied with all the fire protection & fire fighting requirements No. 12 to 20 stipulated by this

Department NOC u/n FB/HR/City/17 dt. 19/5/2011 & requirements No. 3 to 14 stipulated by this Department u/n FB/HR/City/446 dated 6/2/2012. The fire fighting system such as wet riser, fire pump, booster pump etc. installed in the building were tested with temporary water & electric supply & were found in a good working order. The Architect/party was suppose to submit the Annual maintenance contract of fixed fire fighting installations for 5 years and certificate shall be submitted to CFO's Department in the month of January & July every year.

Architect has informed that the alternate source of electric supply from separate substation will be installed within 90 days. The party has already applied for the same to BEST (Application No. 81301997 dt. 24/9/12 & receipt No. J/31583, Copy enclosed). Fresh remarks shall be obtained for the installation of alternate source of electric supply, till then BCC may please not to be issued to the party. As per above NOC's the party has provided underground & overhead water storage tanks however hydraulic engineer is requested to certify the capacities of both the tanks.

The Architect/party had submitted the lift certificate, structural certificate, area certificate & completion certificate about fixed fire fighting installations for Wing 1(pt)(west side) & Wing 5 (full) from M/S Masani Engineering Co. Pvt. Ltd.

The party has also submitted an undertaking on Rs.100/- stamp paper mentioning that as per the above referred NOC's the balance work if any will be completed before actual occupation/use of the building and before full occupation of the building.

In view of the above as far as this Department is concerned, there is no objection to occupy and use the wing 5 (Full) & wing 1 (Part) (west side) only of the building A from fire fighting installation point of view.

Also E.E.B.P.(city) is requested to verify that civil work, interior work and all other requirements stipulated vide this office NOC under no. FB/HR/City/17 dated 19.05.2011 requirement No. 1 to 11 stipulated by this Department & NOC u/n FB/HR/City/446 dated 06/02/2012 requirement No.2, pertaining to civil Engineering side including open spaces, electric shaft, common corridors, stair cases, doors, windows, refuge area, drinking water facility, emergency lighting, amendments, height & floor occupancy of the building etc.

This NOC for occupation of high-rise residential is issued without prejudice to legal matters pending in court of law if any. It shall be responsibility of the builder/developer/owner / occupier as the case may be to observe the fire safety measures & maintain all the fire fighting installations in good working order from the next day of the inspection. If any item or requirement is missing from the next day, this department or inspecting officer is not responsible for the same. The party shall give annual maintenance contract for the of fire- fighting equipment to the registered licensed agency and submit inspection report to this department at every six months (In January & July), as per Maharashtra Fire Prevention and Life Safety Measures Act 2006.

Earlier the party has paid capitation fee of Rs. 2,71,500=00 vide SAP Doc No. 1000848030 dated 15/4/2011 on the gross built up area of 13575.00 sq.m. as

certified by the Architect vide their letter dt. 6/4/2011. Further the party had paid additional capitation fee of Rs. 21,000/- vide SAP Doc. No. 1000865411 dated 10/5/11 on the gross built up area of 1055.00 sq.m. as certified by the Architect. However EEBP(City) is requested to verify and inform this office if it is found to be more for the purpose of levying additional capitation/scrutiny fees.

—sd—
Dy. Chief Fire Officer
Mumbai Fire Brigade.

M/S. Archvision , Architects.

18/11/14
Dy. Chief Fire Officer
Mumbai Fire Brigade.

18/11/14

Office of the Dy. Chief Fire Officer (Regi
Mumbai Fire Brigade
Wadala Command Center Building,
1st Floor, Shaikh Mistri Darga Road,
Antop Hill, Mumbai - 400 037.

BRIHANMUMBAI MAHANAGARPALIKA
MUMBAI FIRE BRIGADE

No. : FB/HR/R-II/111
Date: 12/10/2015

SUB: Fire Protection and Fire Fighting requirements for the proposed high-rise residential cum – commercial building 'A' Wing No-1 (pt), Shop No-10 to 14, 22 & 23, on ground floor and 1st to 8th upper residential floors (East side), Shop no-18 Wing No-2, Wing No-7, Shop No- 15, 16, 17, 19, 20, 21 and 1st to 8th residential floors on the plot bearing C.S. No-662, Parel Sewree Division, at G. D. Ambekar Marg, Parel, Mumbai 400 012.

REF : 1) Letter from M/s. Archvision, Architect, Mumbai Dated- 14.09.2015.
2) NOC No –i) FB/HR/City/17 Dated 19.05.2011
ii) FB/HR/City/446, dated : 06.02.2012.
iii) FB/HR/City/379 Dated-05.10.2012.
iv) FB/HR/CITY/658 Dated 15.03.2013.
v) FB/HR/ R-II/151 Dated 18.01.2014.
vi) FB/HR/R II / 22 Dated- 06.07.2015.
3) MFB No- HR / R-II / 111 Dated 28.09.2015.

E.E.B.P.(CITY)

In this case please refer to the N.O.C. issued by this office vide No. FB/HR/City/17 Dated 19.05.2011, for construction of a high rise residential cum-commercial building comprising of seven wings designated as Wing 1, Wing 2, Wing 3, Wing 4, Wing5, Wing 6 & Wing 7. Wing 1 is having ground + 1st floor as service floor + 2nd to 8th upper residential floorswith total height of 27.50 mtrs, Wing 2 is having Stilt + 8 upper residential floors with total height of 26.55 mtrs, Wing 3 to Wing 6 are having Stilt + 8 upper residential floorswith total height of 26.55 mtrs, Wing 7 is having partly ground + service floor + 2nd to 8th upper residential floors and partly stilt + 8 upper residential floors with a total height of 26.90 mtrs. All wings measured from ground up to terrace level.

Further NOC issued by this office U/no- FB/HR/City/446, dated : 06.02.2012 for construction of a high rise residential cum- commercial building comprising of seven wings designated as Wing 1, Wing 2, Wing 3, Wing 4, Wing5, Wing 6 & Wing 7. Wing 1 is having ground + 1st floor as service floor + 2nd to 8th upper residential floorswith total height of 27.50 mtrs, Wing 2 is having Stilt + 8 upper residential floors with total height of 26.55 mtrs, Wing 3 to Wing 6 are having Stilt + 8 upper residential floorswith total height of 26.55 mtrs, Wing 7 is having partly ground + service floor + 2nd to 8th upper residential floors and partly stilt + 8 upper residential floors with a total height of 26.90 mtrs. All wings measured from ground up to terrace level and to amend / waive few conditions.

Further NOC issued by this department U/no- FB/HR/City/379 Dated-05.10.2012, for the part occupation I.e occupation of Wing nos 2,3 & 6 of building A.

Further NOC issued by this department U/no- FB/HR/CITY/658 Dated 15.03.2013, for the part occupation I.e occupation of Wing no-4 of building A.

Further NOC issued by this department U/no- FB/HR/ R-II/151 Dated 18.01.2014, for the part occupation I.e occupation of Wing no- 1 (pt) (west side) & Wing no- 5 entire of building A.

12/10/15

Further NOC issued by this department U/no- FB/HR/R-I / 22 Dated-06.07.2015, for construction of a high rise residential cum commercial building comprising of building A having seven wings designated as Wing 1, Wing 2, Wing 3, Wing 4, Wing5, Wing 6 & Wing 7. Wing 1 is having ground + 1st floor as service floor + 2nd to 8th upper residential floors with total height of 27.50 mtrs, Wing 2 is having Stilt + 8 upper residential floors with total height of 26.55 mtrs, Wing 3 to Wing 6 are having Stilt + 8 upper residential floors with total height of 26.55 mtrs, Wing 7 is having partly ground + service floor + 2nd to 8th upper residential floors with a total height of 26.90 mtrs. From general ground level up to terrace level.

Now the Architect has informed about the compliance of all the fire-fighting requirements for Wing No-1 (part), i.e Shop No-10 to 14, 22 & 23, on ground floor and 1st to 8th upper residential floors (East side), Shop no-18 of Wing No-2 and Shop No-15, 16, 17, 19, 20, 21 and 1st to 8th residential floors of Wing No-7, stipulated vide this office N.O.C. U/no-i) FB/HR/City/17 Dated 19.05.2011 & ii) FB/HR/City/446, dated 06.02.2012., referred to above and as such has requested full occupation N.O.C. of this building to confirm the compliance of all the fire-fighting requirements no- 12 to 20 stipulated vide this office N.O.C under no FB/HR/City/17 Dated 19.05.2011 (except waived conditions in further NOC) & requirements No- 1to 14 of CFO NOC U/no-FB/HR/City/446, dated 06.02.2012 and to use and occupy the said high rise residential cum commercial building.

On receipt of the letter from the Architect, a senior officer A.D.F.O. A.V. Parab of this department visited the site/building to verify and ensure the compliance of the fire protection and fire-fighting requirements no- 12 to 20 stipulated vide this office N.O.C under no FB/HR/City/17 Dated 19.05.2011 (except waived conditions in further NOC) & requirements No- 1to 14 of CFO NOC U/no- FB/HR/City/446, dated 06.02.2012 for the said buiding.

During the inspection it was observed that the party has complied with the fire protection and fire-fighting requirements no- 12 to 20 stipulated vide this office N.O.C under no FB/HR/City/17 Dated 19.05.2011 (except waived conditions in further NOC) & requirements No- 1to 14 of CFO NOC U/no- FB/HR/City/446, dated 06.02.2012. The fire-fighting system i.e. wet riser-cum down comers, fire pump, booster pump, public address system, etc. in the building were tested with available water and electric supply and were found in good working order.

The architect/party is supposed to submit the Annual maintenance contract of fixed fire fighting installations for five years and certificate shall be submitted to C.F.O.'s department in the month of January and July every year. Architect has informed that the alternate source of electric supply from separate substation and the D.G. Set is already installed. As per above N.O.C. party has provided underground and overhead water storage tanks, however the Hydraulic Engineer is requested to certify the capacity of the underground and overhead water storage tanks.

The Architect/party has submitted the lift certificate, structural certificate, area certificate, FRD Certificate and completion certificate about fixed fire fighting installations for the said high-rise residential building, from M/s. Masani Engineering Co. Ltd, (Lic No- MFS- LA/RF-0090 & MFS- LA/RF-0129)

The party has also submitted an undertaking on Rs.100/- stamp paper mentioning & undertake that:

1. Annual Maintenance contract of Five Years for Firefighting installations to the license agency under Fire act to be given from the date of Final Occupation
2. Twice in a year(i.e January & July) certificate of maintenance of Fire installation

shall be submitted to C.F.O.'s department by the license agency/ developer/ society/whoever is responsible irrespective of occupation

3. All NOC & approved plans papers shall be handed over to society occupier.
4. Refuge area as terrace approved shall not be misused in any manner at any point of time in future.
5. The balance civil work and transfer of electric meter room to ground floor shall be completed within 60 days i.e before the actual occupation of the building.

In view the above, as far as this department is concerned, there is no objection to partly occupy and use of the said high-rise residential building from fire-fighting installations point of view.

Earlier the party has paid capitation fees of Rs.2,71,500/- vide SAP Doc No. 1000848030 Dated 15.04.2011 on the gross built up area of 13,575.00 sqm as certified by the architect vide letter dated 06.04.2011.

Further the architect has certified the gross built-up area as 13,575.00 sqm, i.e. no increase in gross built up area, however the party has paid the additional scrutiny fee of Rs. 21,000/- vide SAP DOC No- 1000865411 Dated 10.05.2011.

However EEBP (City) is requested to verify the same and inform this department if it is more to levy additional scrutiny fee.

Also E.E.B.P. (City) is requested to verify civil work, interior work and all other fire-fighting requirements no- 12 to 20 stipulated vide this office N.O.C under no FB/HR/City/17 Dated 19.05.2011 (except waived conditions in further NOC) & requirements No- 1to 14 of CFO NOC U/no- FB/HR/City/446, dated 06.02.2012, pertaining to Civil Engineering side including open spaces, electric shaft, common corridors, staircases, doors, windows, refuge area, drinking water facility, emergency lighting, amendments, height & floor occupancy of the building etc.

This N.O.C. for O.C. of high rise residential building is issued without prejudice to legal matters pending in court of law if any. It shall be responsibility of the builder / developer / owner / occupier as the case may be to observe the fire safety measures and maintain all the fire-fighting installations in good working order from the next day of the inspection i.e. 01.10.2015. If any item or requirement is missing from the next day, this department or inspecting officer is not responsible for the same and accordingly the B.C.C to be issued. The party shall give annual maintenance contract for firefighting equipments to registered license agency and submit the inspection report at every six months (In January & July), as per Fire Prevention and Life Safety Measures Act 2006.

This NOC for O.C. is issued on the inspection reported submitted by the inspecting officer.

— Sd —

DY. CHIEF FIRE OFFICER
MUMBAI FIRE BRIGADE.

Copy To: i) M/s. Archvision, Architect, Mumbai.

12/10/15

DY. CHIEF FIRE OFFICER
MUMBAI FIRE BRIGADE.

MUNICIPAL CORPORATION OF GREATER MUMBAI

MUMBAI FIRE BRIGADE

No: - FB/HRC/RII/55
Date:- 31/03/2016

Sub:- Revised N.O.C stipulating fire protection and firefighting requirements for the proposed High rise residential sale building B, on plot bearing C.S. No 662 of Parel-Sewree Division, at G.D. Ambekar Marg, Mumbai.

Ref: i) Letter from M/s Archvision, Architect, dated 20.02.2016.
ii) MFB No: HRC / R-II / 85 dated 29.03.2016

Ch. Eng. (D.P.)

In this case N.O.C.'s issued by this office u/n FBM/507/297 dated 02.02.2008 stipulating fire protection and firefighting requirements for the construction of High rise residential building comprising of building B having ground + 42 upper floors having total height of 141.10 metres and building C having ground + 9 upper floors having total height of 29.60 metres and building D consisting of ground + 9 upper floors having total height of 29.60 metres from general ground level.

Further revised N.O.C. was issued by this department u/n FB/HR/R-II/23 dated 06.07.2015 for the construction of high rise residential building comprising of one common basement (-2.90 M) + ground floor + 2 podium floors (+6.10 M); thereafter three separate buildings comprising of building B, C and D where building B is having 3rd to 19th upper residential floors with total height of 63.70 metres from general ground level to terrace level, building C & D having 3rd to 9th upper residential floors with total height of 29.00 metres from general ground level to terrace level.

Now Architect has submitted revised plans for the construction of proposed high-rise residential building B having part two basements (-5.50 M) for services + ground floor for part stilt & part car parking + 1st to 6th podium floors (19.85 M) for horizontal car parking accessible by 6.00 metres wide two-way ramp + 7th podium floor for amenities + 8th to 57th upper residential floors (57th floor part) with total height of 179.60 metres from general ground level to terrace level with fire check floor on 22nd floor & 46th floor at the height of 71.65 metres & 143.70 metres and service floor on 23rd floor at the height of 73.55 metres.

Floor-wise users:

Floors	Occupancy per floor
Part Basement (-5.50 M)	U.G. tank + pump room + STP
Ground floor	Horizontal car parking + Meter room + Fire control room + society office + space for sub-station & D.G. set + amenity open space + R.G.
1st podium	Horizontal car parking accessible by 6.00 metres wide two-way ramp.
2nd to 6th podium (19.85 M)	Horizontal car parking & two wheeler parking accessible by 6.00 metres wide two-way ramp.
7th podium	Swimming pool + Fitness center + multipurpose court.
8th, 15th, 24th, 31st, 38th, 45th & 53rd floor	04 nos. of residential flats + refuge area on each floor.
9th to 14th, 16th to 21st, 25th to 30th, 32nd to 37th, 39th to 44th, 47th to 52nd & 54th to 56th floor	05 nos. of residential flats on each floor.

COLOUR XEROX

22nd & 46th floor	Fire check floor on each floor.
23rd floor	Service floor.
57th floor	04 nos. of residential flats + part terrace.

Refuge area:

Refuge Floor	Refuge area in sq. metres		At height of refuge area from ground level. In metres.
	Required	Proposed	
8th floor	135.86	135.86	28.25
15th floor	135.86	135.86	49.95
24th floor	135.86	135.86	75.50
31st floor	135.86	135.86	97.20
38th floor	135.86	135.86	118.90
45th floor	135.86	135.86	140.60
53rd floor	92.73	92.73	164.10
In addition to that, terrace above 57th floor will be treated as refuge area.			
Refuge area beyond 4% shall be counted in F.S.I.			

Fire Check Floor:

Floor	At the height from ground level
On 22nd floor with the height of 1.90 metres.	71.65 metres
On 46th floor with the height of 1.80 metres.	143.70 metres

Open spaces for building B:

The site is accessible through 9.00 metres wide access from 27.43 metres wide G.D. Ambekar Marg on south-side.

Sides	From building line to plot boundary	From building to podium line	From podium line to plot boundary
North	6.03 M to 7.27 M.	Flush	6.03 M to 7.27 M.
South	42.00 M to 45.70 M.	31.65 M to 37.11 M.	7.00 M to 14.05 M including 6.00 metres wide ramp & R.G.
East	10.60 M to 16.20 M.	Flush	10.60 M to 16.20 M.
West	10.91 M to 14.94 M.	Flush	10.91 M to 14.94 M.

The details of **Staircase**:

Staircase	Width	Nos of staircases
Leading from ground to terrace above top floor level.	2.00 metres	2 Nos.
Leading from ground to basement level.	1.50 metres	01 No for each basement
The proposed staircases as shown in plans are enclosed type and are externally located & adequately ventilated to outside air.		

The details of **lifts**:

Lift type	Profile	Nos of lifts
Passenger	Leading from ground to top floor level	06 Nos
One passenger lift in each lift bank in each wing within the building will be converted in to fire lift.		
The lift lobby at each floor level is directly ventilated to outside air as shown in the plan.		

The details of **Ramp**: **building B**

From – To	Nos
Leading from ground to 1st podium floor.	6.00 metres wide two-way ramp - 01 No.
Leading from 1st to 6th podium floor.	6.00 metres wide two-way ramp - 01 No.
Leading from 1st podium to ground level.	6.00 metres wide two-way ramp - 01 No.

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

1) The proposal falls under section 33(7) of DCR 1991.
2) The site is accessible through 9.00 metres wide access from 27.43 metres wide G.D. Ambekar Marg on south-side.
3) Automatic sprinkler system will be provided in the entire building including each flat each room, lift lobby and common passage at each floor level, as well as in horizontal car parking areas on each podium floor level and in fitness center on 7th podium floor.
4) Drencher system will be provided on the periphery of the top of podiums of the building.
5) Automatic smoke detection system shall be provided in electric meter room & lift machine room and Control / BMS Room & in electric shaft at every floor level with response indicator in building B and same should be connected to main console panel on ground floor level in BMS Room, as per IS specification.
6) During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any.

In view of the above, as far as this department is concerned, there would be no objection for the construction of proposed high-rise residential building B having part two basements (-5.50 M) for services + ground floor for part stilt & part car parking + 1st to 6th podium floors (19.85 M) for horizontal car parking accessible by 6.00 metres wide two-way ramp + 7th podium floor for amenities + 8th to 57th upper residential floors (57th floor part) with total height of 179.60 metres from general ground level to terrace level with fire check floor on 22nd floor & 46th floor at the height of 71.65 metres & 143.70 metres and service floor on 23rd floor at the height of 73.55 metres, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following fire safety requirements:

1. **ACCESS :-**

i) There shall be no compound wall on road side. The courtyards shall be flushed with the road levels. However, removable bollards will link chain may be provided.
ii) All access & fire tender access should be free of encumbrances.

2. **COURTYARDS :-**

i) The available courtyards on all the sides of the building, sloping access road & podium top shall be paved suitably to bear the load of fire engines weighing up to 48 metric tons each with a point load of 10 Kgs/sqm.
ii) All the courtyards shall be in one plane.
iii) Parking shall not be permitted in courtyards & drive ways of Fire appliances.
iv) Courtyards shall be kept free from encumbrances & encroachments.
v) Astro turf, etc. shall not be permitted in the courtyard & in the drive way.
vi) No structure of any type shall be permitted in courtyards of the building.
vii) There shall not be any trees obstructing fire appliances reach in compulsory open spaces required as per DCR.

3. **PROTECTION TO STRUCTURAL STEEL :-**

i) 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, applicable for residential buildings shall be followed.
ii) A certificate to the effect that the fire resistance protection has been provided as above shall be furnished from the Structural Engineer at the time of applying for occupation of the building.

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4. **ACCESS RAMP:**

i) The gradient of the ramp shall not be steeper than 1.10.

ii) The access provided to the podium and basement shall be kept unobstructed.

5. **CAR PARKING:**

i) Car parking shall be permitted in the designated area.

ii) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.

iii) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.

iv) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.

v) Dwelling, use of naked light / flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.

vi) The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route.

6. **PODIUM FLOORS:**

i) Car parking shall be permitted in the designated area only.

ii) Podium floor shall not be enclosed except for parapet walls.

a. Minimum 75% see through opening area of proposed peripheral area shall be provided.

b. The fin shall be provided with material such as alco bond / fibre / aluminum sheets / FRP plastics / wooden panels.

c. The fins with RCC, brick work, hallow blocks or any such construction materials shall not be permitted.

iii) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.

iv) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.

v) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.

vi) Dwelling, use of naked light / flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.

vii) Automatic sprinkler system shall be provided to the entire horizontal car parking area on each podium floor.

viii) Drencher system on the top of each podium floor shall be provided.

ix) The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route car lifts etc. at prominent location.

x) The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route.

7. **STAIRCASE:-**

i) The layout of staircase shall be enclosed type and flight width of staircase shall be of 02.00 metres throughout its height and shall be approached (gained) at each floor level at least two hours fire resistant self-closing door (45 mm. thickness) placed in the enclosed wall of the staircase.

ii) Externally located staircases adequately ventilated to outside air.

iii) Permanent vent at the top equal to 5 % of the cross sectional area of the staircase shall be provided.

iv) Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq. metres per landing on the external wall of the staircase shall be provided.

v) No combustibles shall be kept or stored in staircases / passages.

vi) Structural steel members connected to staircase shall be protected with fire retardant coatings.

vii) The staircase should not be encroached by shoe-rack, decorative items, earthen pots etc.

Terrace floor:-

The terrace door shall be provided in the following manners.

i) The top portion of the door shall be provided with louvers.

ii) The latch-lock shall be installed from the terrace side at the height of not more than 1 metres.

iii) The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch-lock, so as to open the latch in case of an emergency by breaking glass.

iv) The door shall either be fitted with magnetic lock connected to console and detected system or shall be synchronized with fire detection and alarm system.

8. **LIFTS:**

i) Walls enclosing lift shaft shall have a fire resistance of not less that two hours.

ii) Shafts shall have permanent vent of not less than 0.2 sq. metres in clear area immediately under the machine room.

iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.

iv) One of the lift shall be converted into fire lift and shall be as per specifications laid down under the regulations, a toggle switch shall be provided to this lift for the use of Firemen.

v) Threshold of non-combustible material shall be provided at the entrance of each landing door.

9. **FIRE LIFT:**

a. To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift within the building from each lift bank shall be provided, and shall be available for the exclusive use of the firemen in an emergency

b. The lift shall have a floor area of not less than 1.4 sq. metres It shall have loading capacity of not less than 545 kgs (8 persons lift) with automatic closing doors of minimum 0.8 m. width.

c. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire i.e. within the lift shaft. Light & fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 volt supply

d. Fire lift should be provided with a ceiling hatch for use in case for emergency. So that when the car gets stuck up, it shall be easily openable.

e. In case of failure normal electric supply, it shall automatically changeover to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.

f. 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 a 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.

g. The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.

h. The speed of the fire lift shall be such that it can reach the top floor from ground level with in one minute.

i. Fire lift shall be constructed as per prevailing standard.

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10. **CORRIDOR / LIFT LOBBY:-**

i) Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan for the upper floors.

ii) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.

iii) Self-glowing/fluorescent exit signs in green color shall be provided showing the means of escape at each floor of building.

iv) Portable lights / insta lights shall be provided at strategic locations in the staircase and lift lobby.

11. **STAIRCASE AND CORRIDOR LIGHTING:-**

i) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any.

ii) Staircase and corridor lighting shall also be connected to alternate supply.

iii) Double throw switches shall be installed to ensure that lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand-by-supply.

iv) Emergency lights shall be provided in the staircases/corridors.

12. **FLAT ENTRANCE, KITCHEN DOORS & EXIT / ENTRANCE STAIRCASE :-**

a. Flat entrance and enclosed kitchen doors, if any, shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.) & increase the fire resistance rating beyond N.B.C. provisions by half an hour after every 70 metres height.

b. The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors as per N.B.C. provisions.

13. **ELECTRIC CABLE SHAFTS, SERVICES & METER ROOM :-**

a. Electrical cable shaft shall be exclusively used for electric cables and should not be open in staircase enclosure.

b. Electrical shafts shall be sealed at each floor level with non-combustible material such as vermiculite concrete. No storage shall be permitted in electric cabin or shaft.

c. Inspection door for the shaft shall have two hours fire resistance.

d. Electric wiring / cable shall be of non-toxic, non-flammable, 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 plans. It shall be adequately ventilated & easily accessible.

f. Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire building with provision of ELCB/MCB.

g. Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits.

h. Water mains, telephone lines, intercom lines, gas pipes or any other services should not be laid in the duct for electric cable; use of bus bar/solid rising mains instead of cables is preferred.

i. Separate circuits for firefighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system 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 removed.

j. Master switches controlling essential service circuit shall be clearly labeled & provide in the lobby for emergency operations.

14. **FALSE CEILING (if provided) :-**

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

15. **MATERIALS FOR INTERIOR DECORATION/FURNISHING:**

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

16. **BASEMENT:**

i) The basement shall be ventilated naturally & mechanically. Vents with cross, sectional area (Aggregate) not less than 2.5 percent of the floor area spread evenly around the perimeter of the basement shall be provided.
ii) The basements shall be used for designated purpose only as shown in the plan.
iii) The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
iv) Exhaust duct shall be provided to draw out exhaust at ground level of the basement.
v) Suitable signages shall be provided in the basement showing exit direction, way to exits etc.
vi) One Dry Chemical Powder fire extinguisher ABC type of 10 kgs. Capacity each shall be kept for every 100 sq. metres area in basement.
vii) Exhaust duct, mechanical ventilation duct should not pass through exit or entry.
viii) The basement beyond building line shall be paved, suitably to bear the load of fire engines weighing up to 48 m. tones each with point load of 10 kgs. /sq. cms.

17. **FIRE FIGHTING REQUIREMENTS:-**

A) **Under ground water storage tanks:**

The separate underground water storage tank of 3,00,000 litres capacity shall be provided for building 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 :**

Another tank of 50,000 litres capacity shall be provided on staircase shaft at the terrace level of building, the layout of which shall be got approved from H.E.'s departments prior to erection. The tank shall be connected to wet risers through a booster pump through a non-return valve gate valve.

C) **Wet- riser:-**

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

D) **Fire service inlet :-**

i) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provide to connect the mobile pump of the fire service independently to the wet riser, sprinkler system for building and club house.
ii) Breeching connection inlet shall be provided to refill U.G. tank.
iii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

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E) **Automatic sprinkler system:-**

1. Automatic sprinkler system will be provided in the entire building including each flat each room, lift lobby and common passage at each floor level, as well as in horizontal car parking areas on each podium floor level and in fitness center on 7th podium floor.
2. Automatic sprinkler system shall be installed as per the standard laid down by N.B.C. and relevant I.S. specification.

F) **Drencher system:**

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

G) **Automatic smoke detection system:**

Automatic smoke detection system shall be provided in electric meter room & lift machine room and Control / BMS Room & in electric shaft at every floor level with response indicator in each wing of building no 3 and same should be connected to main console panel on ground floor level in BMS Room, as per IS specification.

H) **Fire pump, sprinkler pump & jockey pump and booster pump:**

i) Wet riser shall be connected to a separate fire pump at ground level U.G. Tank of capacity 2800 liters per minute capacity each of giving pressure of not less than 3.2 kgs. / Sq. cms at the topmost hydrant outlet along with jockey pump of suitable size.

ii) Booster pump on terrace level of 900 liters / minute capacity giving a pressure of not less than 3.2 kg/sq. cms at the topmost hydrant outlet of the wet riser shall be provided for entire building.

iii) A separate sprinkler pump along with a jockey pump shall be provided for automatic sprinkler system.

iv) Electric supply (normal) to these pumps shall be on independent circuit.

v) Separate jockey pump shall be provided to wet riser system to keep system pressurized.

vi) Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies on each floor at prominent place.

vii) Operating switches for booster pumps shall be provided in glass fronted box at ground floor.

viii) Only surface mounted pump or vertical turbine pumps shall be installed for firefighting.

I) **Stand by pumps:-**

Diesel pump shall be provided as stand by pumps as per NBC.

J) **External hydrants :-**

Courtyard hydrants shall be provided within the confines of the wet riser for every 30 metres distance around entire building. Hose boxes, each with two hoses of length 50 feet RRL standard size and branch shall be kept and equally distributed in courtyard area.

K) **Alternate source of power supply :-**

An alternate source of L.V. /H.V. supply from a separate sub-station as well as D.G. Set with appropriate change over switch shall be provided for fire pump, fire lift, staircase, corridor lighten circuits, sprinkler pump, jockey pump, fire alarm & fire detection system, integrated system, voice evacuation system, public address system etc. It shall be housed in a separate cabin.

L) **Portable fire extinguishers:**

i) A dry Chemical Powder (ABC) type fire extinguisher of 6 kgs. capacity having I.S.I. certification mark and two buckets filled with dry, clean sand shall be kept in Electric meter Room and Lift Machine room.

ii) A dry chemical powder (ABC) type fire extinguisher of 6 kgs capacity having I.S.I. certification mark and one buckets of dry, clean sand shall be kept on each floor as well as in Control / BMS Room.

iii) One Dry Chemical Powder fire extinguisher ABC type of 6 kgs. Capacity each shall be kept for every 100 sq. metres area on each podium.

M) **Fire alarm system / Fire detection system:**

1. 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).
2. 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 touch screen interface to enable viewing of critical information in event of fire.
3. Appropriate fire detection system shall be installed in lift lobby & common corridor.
4. Access control system, close circuit cameras shall be installed in the entire building & connected to CCTV & security control at ground.
5. Trained security staff & fire staff shall be posted on duty at strategic location around the clock.
6. Security / fire staff shall be trained in evacuation procedure & use of firefighting equipment.
7. The entire building floors shall be provided with proper standard signage.

N) **Public address system:**

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

O) **Rate of rise detectors:**

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

P) **Detector system :**

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

Q) **Breathing apparatus sets :**

Two Self-contained Compressed Air Breathing Apparatus sets of 45 minutes duration each shall be kept in the fire control room & each refuge area of the building.

R) **Voice evacuation system :**

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

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S) **Integrated system :**

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

T) **Emergency escape route plan:**

1. Emergency exit route plan framed in glass shall be displayed in the common corridor, cross passages, staircase/lift lobbies of each floor level.
2. A set emergency exit route plan shall be kept in the fire control room.

U) **Fire drills / evacuation drills :**

Fire Drills and evacuation drills shall be conducted regularly in accordance with fire safety plan of building at least once in a three month in consultation with Mumbai Fire Brigade and log of the same shall be maintained.

V) **Trained officer / security guards:**

The trained security / fire supervisor along with trained staff having basic knowledge of firefighting & fix firefighting installation shall be provided / posted in the building. They will be responsible for the following;

a. Maintenance of all the first aid firefighting equipment, fixed installations & other firefighting equipment / appliance in good working condition at all times.
b. Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & kept them informed about the fire & other emergency evacuation procedures.
c. To liaise with the City Fire Brigade on regular & continual basis.

W) **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.

X) **Signages :**

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

18. **DISASTER MANAGEMENT PLAN:**

a) Disaster management plan for fire & other emergency shall be prepare 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.

19. **HYDRO-MECHANIZED ASCENDING/DESCENDING DEVICE:**

1. External electro hydraulically operated ascending & descending evacuation system having 8 person capacity with entry and exist at each floor level (which is connected to the common lobby)/ at staircase mid-landing shall be provided.
2. The lowering device shall be installed on the external face of building from terrace with guide line, along with cabin & should be used for ascending & descending.
3. The electrical supply for the same shall also be from alternate source of electrical supply (separate backup emergency power supply).

4. The said device shall be operational from the cabin as well as from ground floor (preferred by remote control) by the operator.
5. Controlled lowering devise/external evacuation system shall confirm to the relevant NFPA codes & shall be certify by U.L.

20. **FIRE CHECK FLOOR :**

i) Fire check floor shall be provided at every 70 metres height (approx.) of the building.
ii) Fire check floor shall serve as fire separation floor and shall be open on all sides.
iii) Fire check floor shall be connected to both the staircase & common corridor.
iv) Fire check floor shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner / occupier to maintain the same clean and free of encumbrances and encroachments at all times.
v) Clear height of the fire check floor shall not be more than 1.8 metres
vi) Periphery of the Fire Check floor shall not be enclosed.
vii) Fire Drenchers shall be provided at the periphery of the each fire check floor externally.

21. **FIRE CONTROL ROOM:**

a. Fire Control rooms 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 map of control rooms shall be kept at the main entrance gate to direct fire appliances responding to any emergency.

22. **FIRE OFFICER**:

a. A qualified fire officer, with minimum qualification of either B.E. (fire) or Advanced diploma in Divisional officer's course from National Fire Service College or its equivalent and having at least 3 years working experience in a regular a Metropolitan Fire Service shall be appointed on full time basis for looking after the fire prevention, evacuation, escapes, repairs, drills, maintenance and upkeep of fire protection and firefighting equipment, as also to train the security staff and selected persons using the premises.
b. The qualified officer as mentioned above shall be appointed simultaneously with the occupation of the premises and the selection of the officer shall be made in consultation with the Chief Fire Officer, Mumbai Fire Brigade.

23. **REFUGE AREA :**

Refuge area provided on 8th, 15th, 24th, 31st, 38th, 45th & 53rd floor level of the building as shown on the plan shall be conforming to the following requirements:

i) The layout of the refuge area shall not be changed / modified at any time in future without prior permission of this department.
ii) Refuge area shall be provided with railing / parapet of 1.10 meters height on external sides and shall be of sound construction.
iii) Refuge area shall be segregated by brick masonry partition wall of 9" thickness or concrete block wall of 6" thickness and access to refuge area shall be gained through half an hour fire resistance self-closing door.
iv) There shall not be any opening in to the refuge area from any portion of the occupied premises.

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v) Refuge area shall be earmarked exclusively used 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 they occur in the building and also for exercises / drills, if conducted by the Fire Brigade department.

vi) Refuge area 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 the encumbrances and encroachments, at all times.

vii) Entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "**REFUGE AREA IN CASE OF EMERGENCY**".

viii) Adequate drinking water facilities shall be provided in the refuge area.

ix) Adequate emergency lighting facility connected to electric circuits of staircase / corridors lighting shall be provided in the refuge area.

x) Excess refuge area shall be counted in FSI.

a. **Terrace shall be treated as refuge area and shall be provided as under:**

i) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning " **REFUGE AREA IN CASE OF EMERGENCY** ".

ii) Adequate drinking water facility shall be provided in the refuge area.

iii) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

24. **ELECTRIC SUB-STATION (DRY TYPE) :**

a. Only Dry Type Electric BEST Sub-Station / Transformers shall be installed.

b. Electric substation shall be enclosed with brick masonry wall having 4 hrs. fire resistance with provision of 2 hours fire resistance door and proper ventilation shall be made at upper level.

c. Entire Installation of electric Sub-Station including Switchgear Room, Capacitors, and Transformer etc. shall be conforming to the Indian Electrical Act & Ruled framed there under.

d. Electric cables and wiring shall be of hallon free fire resistant type, low smoke, non-toxic & non-black smoke type with copper core for the entire substation with provision of ELCB/MCB.

e. Adequate ventilation shall be provided for transformer within the building.

f. The capacity of the Sub-station shall be as per BEST's requirements.

g. The pipe/trench connecting the catch pit from each of the transformer shall be of non-combustible construction and shall be provided with flame arrestor.

h. Cable trenches shall be filled with sand, pebbles or similar non-flammable materials and covered with incombustible slabs. If a number of cables are taken in a trench, it is desirable that cables are taken on the racks. Electrical cable laid in the cable trenches shall be coated with fire retardant material.

i. Automatic built in circuit breakers shall be provided in the transformers.

j. Transformers shall be suitably insulated and shall be designed for continuous operation at rated KVA at the secondary terminal under the prevailing service condition at a higher rated voltage.

k. All accessories/parts of the switchgear and transformer shall be inspected frequently and carefully for signs of overheating, tracking etc.

l. The design, treatment and construction of the transformers and breaking of the winding shall be such as to withstand the heavy, mechanical and thermal stresses, which may be experienced under the condition of daily cycle heating and pulling due to fluctuation in load of dead short circuit on either side of the transformers.

m. The suitable apparatus shall be provided in approved positions for the control and protection of windings of transformer.
n. All transformers shall have suitable isolating equipment on high and low / medium tension side.
o. The pipe/trench connecting the catch pit from each of the transformer shall be of non-combustible construction and shall be provided with flame arrestor.
p. Cable trenches shall be filled with sand, pebbles or similar non-flammable materials and covered with incombustible slabs. If a number of cables are taken in a trench, it is desirable that cables are taken on the racks.
q. All control gears shall be protected against rodents, reptiles and insects.
r. No combustible inflammable material shall be kept in the said cabin.
s. Electrical cable laid in the cable trenches shall be coated with fire retardant material.
t. Manual call points, exit directional signs shall be provided and maintained in good working condition all the time.
u. Protective screens made up of non-combustible material shall be installed around each transformer, which will come into operation automatically on actuation of fire detection system.
v. Overriding manual control should be incorporated while designing the system so that in case re-ignition occurs further charges can be released into the space as required.
w. Entrance, Exit & clear passage shall be kept free from obstruction.
x. All security & staff shall be well trained to use the fire fighting equipments & summoned the fire brigade in case of emergency.
y. Good housekeeping shall be maintained at the premises & flooring shall be kept free from oil spillage. Smoking, Heating, Cooking use of naked light on the premises shall be strictly prohibited.
z. Four dry powder chemical extinguishers of ABC type of ten kg capacity each with ISI certification mark and eight buckets with dry and clean sand shall be kept nearby.
aa. The Electric Sub-Station area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.

25. **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 in practice.
d. A deep tray shall be kept under the fuel tank of the D.G. Set to collect the spillage and the same shall be disposed off daily without fail.
e. Cables in the cable trenches shall be coated with fire retardant material.
f. Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire building with provision of ELCB/MCB.
g. In electrical installation of the building Bus Bar System shall be provided for vertical electrical shaft with feeder pillar box after a gap of every 24.00 metres height of 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 40 KVA and as per BEST's requirements.
j. The door of D.G. Set room shall be of two hours fire resistance.
k. The D.G. Set shall be properly grounded.

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l. Exhaust of D.G. set shall not be directed in to the exit / entrance of any adjoining structures.
m. Sand bed of 6 inches thickness shall be provided below the D.G. Set.
n. Electric cable of the D.G. Set shall be of FRLS type.
o. Adequate quantity of spare diesel shall be stored in its original container near the D.G. Set, away from the electric switches of source of ignition.
p. Automatic built-in circuit breaker shall be provided to the D.G. Set.
q. Rubber pad shall be provided to the D.G. set for absorb vibration, if any.
r. The D.G. Set area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
s. Structural stability of the building regarding absorption of the vibrations of D.G. set shall be checked by Structural Engineer before installation of D.G. set.
t. Two Foam type fire extinguishers of 9 litres capacity each with ISI certification mark coupled with four buckets filled with dry, clean sand shall be kept in the D.G. Set Cabin.

Earlier the party has paid scrutiny fee of Rs. 3,20,500/- vide receipt no 381145 and SAP doc no 1000019237 dated 24.01.2008 on the gross built up area of 32050.00 sq. metres as certified by architect.

Further the architect has certified the gross built up area as 22897.00 sq. metres and party has paid additional scrutiny fee of Rs. 4,80,895/- wide receipt no 5275611 and SAP doc no 1002141924 dated 19.05.2015.

Now the architect has certified total gross built up area as 51413.00 sq. metres and paid scrutiny fee of Rs. 9,98,060/- vide receipt no 2266185 and SAP doc no 1002510229 dated 31.03.2016.

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

Note:

1. The fire-fighting installation shall be carried out by licensed approved agency.
2. The area calculation shown in the enclosed plan shall be checked by the E.E.B.P. (City).
3. The schematic drawings/plans of active fire safety measures recommended by this department in the NOC i.e. Sprinkler system, smoke detection System, Wet riser system, Public Address system etc. shall be submitted and got approved from CFO prior to installation.
4. E.E.B.P. (City) shall verify the proposal as per amended DCR & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in sq. metres & floor occupancy of the building and also in context with Hon. M.C.'s circulars issued u/n. Ch.E./32545/DP-Gen dated 24/02/2015 & u/no. Ch.E/34194/DP/Gen dated 10/03/2015 and verify the compliance as per the above said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.
5. MEP consultants shall verify & examine the size & area of duct provided to sprinklers, wet riser, detection system, etc.
6. E.E.B.P. (City) shall verify the proposal in context with Hon. M.C.'s circulars issued u/n. Ch.E./32545/DP-Gen dated 24/02/2015 & u/n Ch.E/34194/DP/Gen dated 10/03/2015 and verify the compliance as per the above said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.

7. E.E.B.P. (City) requested to scrutinized the plans as per amended DCR &verify civil work and all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in sq. metres & floor occupancy of the building. E.E.B.P. (City) is also requested to verify 6.00 metres wide open space & R.G. as per the Directives of Hon. M.C.'s office order No. MGC/A/6647 dated 23.12.2013 & orders of Hon. Supreme Court. And if these plans, given open space & R.G. is not approvable then this NOC shall be treated as cancelled & refer back to this department for revised NOC also till then further process of issuing IOD & C.C. shall not be permitted.
8. This N.O.C. is issued from fire risk point of view only.
9. This N.O.C. is subject to approval by High Rise Technical Committee.

Chief Fire Officer
Mumbai Fire Brigade

Copy to.
i) E.E.B.P. (City)
ii) M/s Archvision, Architect.

Chief Fire Officer
Mumbai Fire Brigade

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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO:CHE/HRB-673/DPWS 09 MAR 2017

Sub:- Proposed High Rise Residential Building for redevelopment on plot bearing C.S.No.662 of Parel-Sewree Division, at G.D.Ambekar Marg, Mumbai, in F/S Ward (For Dev.:M/s.Accord Estate Pvt.Ltd.).

Architect: M/s.Arcchvision Architects
Str.Con: M/s.CBM Engineering
Geotech.:Con.: M/s.Geocon International Pvt.Ltd.
Env.Con.: M/s.Enviro Analysts & Engineers Pvt.Ltd.
Developer: M/s.Accord Estate Pvt.Ltd.

Architects M/s.Arcchvision Architects have submitted a High Rise Building Proposal on the land under reference to the Technical Committee for High Rise Buildings as constituted by the State Govt. in Urban Development Department vide Govt. Resolution U/No.TPB/4313/CR-41/2013/UD-11 dated 9th June,2014 for scrutiny of High Rise Building proposals beyond 70 mtrs. height. e/1 c/7

Architect has paid the requisite scrutiny fee of Rs.1,00,000/- vide receipt No.1002537632 dtd.28.4.2016.

The reports and drawing submitted by the Architect were lastly forwarded to respective Technical Member for scrutiny on 1.6.2016, 29.6.2016, 8.7.2016 & 15.7.2016.

Proposal:

The proposal envisages construction of High Rise Sale Building comprising of 1 basement for services + Ground floor + 7 Podiums + 8th to 57th upper residential floors with total height of **179.60 mt.** from general ground level up to terrace level.

Scrutiny of the Technical Committee for High Rise Buildings:

a) Site Visit:

The site was visited by the Technical Members of the Technical Committee for High Rise Buildings on 7.5.2016.

During site visit, certain suggestions were made by the members of the Technical Committee for High Rise Buildings and accordingly the changes were incorporated.

b) Meeting with Project Consultants:

The meeting was held by the Committee Members alongwith the Project Consultants on 4.6.2016, 2.7.2016 & 15.10.2016 to discuss in detail the submissions made by the Architect, Structural Consultant, Soil Investigation Consultant and Environment Consultant of this project. c/131 c/197

Remarks from Building Proposal Department:

DY.CH.ENG.(B.P.)CITY vide his report U/No.CHE/CITY/1413/FS/337(NEW) [DYCHE/3355/(BP)CITY Dt.18.11.2016 has offered following remarks:-

1) The plans submitted by the Architect are of approvable nature and it is principally approved for proposed height of 179.60 mt. as per the concession report approved by Ch.Eng.(D.P.)/ Hon'ble M.C. as per the note sheet dtd.5.10.2016.

2) The required concessions for open space/ parking is obtained.

3) No. of parking permissible are 281-Nos. (including additional 25%) and No. of parking provided are 273-Nos. (including additional 25% parking) as against balance 8-Nos. of parking, 32-Nos. of 2-wheeler parking are proposed.

Remarks from C.F.O.:

C.F.O. vide his NOC U/No.FB/HRC/R-II/19 dtd.20.6.2016 has informed that as far as his Department is concerned there would be no objection for the construction of proposed high rise residential building B having one basements (-5.60 M) for services + ground floor for part stilt & part car parking 1st to 6th podium floors (19.85 M) for horizontal car parking accessible by 6.00 meters wide two way ramp + 7th podium floor for amenities + 8th to 57th upper residential floors (57th floor part) with total height of 179.60 meters from general leve to terrace level with fire check floor on 22nd floor 7 46th floor at the height of 71.65 meters & 143.70 meters and service floor on 23rd floor at the height of 73.55 meters, as per the details shown on the enclosed plans therewith, signed in token of approval, subject to satisfactory compliance of fire safety requirements mentioned in the CFO NOC.

Accordingly, a necessary condition is incorporated in Annexure-I (Condition No.14 of Mandatory Conditions).

Clearance of Technical Committee for High Rise Buildings in the meeting held on 4.6.2016, 2.7.2016 & 15.10.2016:

The proposal was discussed in the meeting of Technical Committee for High Rise Buildings held on 4.6.2016, 2.7.2016 & 15.10.2016.

N/3

The relevant extract from the Minutes of the meeting the Technical Committee for High Rise Buildings held on 4.6.2016 is reproduced as follows:-

HRB Proposal No.673:- Proposed High Rise Residential Building for redevelopment on plot bearing C.S.No.662 of Parel-Sewree Division, at G.D.Ambekar Marg, Mumbai, in F/S Ward (For Dev.:M/s. Accord Estate Pvt.Ltd.).

Architect: M/s.Arcchvision Architects

Str.Con.: M/s.CBM Engineering

Geotech.Con.: M/s.Geocon International Pvt.Ltd.

Env.Con.: M/s.Enviro Analysts & Engineers Pvt.Ltd.

The proposal envisages construction of High Rise Sale Building comprising of Ground floor + 7 Podiums + 8th to 57th upper residential floors with total height of 179.60 mt. from general ground level up to terrace level.

The proposal is discussed in the meeting and following observations & suggestions were made by the Committee:-

1) The wind forces on the building shall be revised.
2) Submit the revised structural analysis (ETABS & SAFE), design and drawings of the building (including its foundation) for further evaluation.
3) Adequacy of the building against wind tunnel forces shall be checked in near future.
4) The proposal is found satisfactory from Geotechnical point of view.
5) Two wheeler parking should be brought to the lowest floor.
6) Parking evacuation time is high, the same should be reduced.
7) Shadow impact, light & ventilation should be improved.
8) Tree plantation and compensatory plantation should be done in consultation with University of Mumbai, Kalina.
9) Coordinated services layout shall be shown in all Architectural drawings and submitted.
10) Traffic Survey should be redone and include notified standards.
11) Illumination analysis of internal lighting to be submitted.
12) Errors in Architectural drawings shall be corrected and resubmitted.
13) CFO NOC is obtained and the proposal is found satisfactory from fire safety & CFO's points of view. CFO NOC shall be submitted.

The relevant extract from the Minutes of the meeting the Technical Committee for High Rise Buildings held on 2.7.2016 is reproduced as follows:-

HRB Proposal No.673:- Proposed High Rise Residential Building for redevelopment on plot bearing C.S.No.662 of Parel-Sewree Division, at G.D.Ambekar Marg, Mumbai, in F/S Ward (For Dev.:M/s.Accord Estate Pvt.Ltd.).

Architect: M/s.Arcchvision Architects

Str.Con.: M/s.CBM Engineering

Geotech.Con.: M/s.Geocon International Pvt.Ltd.

Env.Con.: M/s.Enviro Analysts & Engineers Pvt.Ltd.

The proposal envisages construction of High Rise Sale Building comprising of Ground floor + 7 Podiums + 8th to 57th upper residential floors with total height of 179.60 mt. from general ground level up to terrace level.

The proposal was earlier discussed and found satisfactory from Geotechnical, fire safety & CFO's points of view in the meeting held on 4.6.2016.

Today the proposal is discussed and found satisfactory from Environmental point of view. Compliance shall be submitted on record.

The relevant extract from the Minutes of the meeting the Technical Committee for High Rise Buildings held on 15.10.2016 is reproduced as follows:-

HRB Proposal No.673:- Proposed High Rise Residential Building for redevelopment on plot bearing C.S.No.662 of Parel-Sewree Division, at G.D.Ambekar Marg, Mumbai, in F/S Ward (For Dev.:M/s.Accord Estate Pvt.Ltd.).

Architect: M/s.Arcchvision Architects

Str.Con.: M/s.CBM Engineering

Geotech.Con.: M/s.Geocon International Pvt.Ltd.

Env.Con.: M/s.Enviro Analysts & Engineers Pvt.Ltd.

The proposal envisages construction of High Rise Sale Building comprising of Ground floor + 7 Podiums + 8th to 57th upper residential floors with total height of 179.60 mt. from general ground level up to terrace level.

The proposal was earlier discussed and found satisfactory from Geotechnical, fire safety & CFO's points of view in the meeting held on 4.6.2016. CFO NOC shall be submitted.

The proposal was again discussed and found satisfactory from Environmental point of view in the meeting held on 2.7.2016.

Today the proposal is discussed and found satisfactory from Structural point of view.

N/S

Thus, the proposal is finally cleared from Structural, Geotechnical, Environmental, Fire safety & CFO's points of view. CFO NOC shall be submitted.

The Architectural Plans & Environmental submission shall be signed by the Committee.

As such from Technical Committee for High Rise Buildings' point of view, the proposal is recommended for clearance as per the G.R.No.TPB 4303/49/CR-4/03/UD-11 dtd.28.07.2004 & subsequent G.R.No.TPB 4313/CR-41/2013/UD-11 dtd.9.06.2014.

The above Minutes of the meeting held on 15.10.2016 have been approved by the Hon. Chairman and members of the present Technical Committee for High Rise Buildings under No.CHE/26104/DPWS/HRB dtd.19.11.2016. The Architectural Plans & environmental submissions are signed by the Committee Members.

Thus, the proposal is finally recommended for clearance, as per the minutes of meeting held on 15.10.2016 approved by Committee.

Here it is to be mentioned that, as per Hon'ble High Court order in the W.P.No.1339 of 2014 and thereafter approval granted by Hon.M.C., the condition of IMD is deleted from the Annexure-I and Mandatory Conditions of the NOC to be issued to the developer. c/111 c/121

The proposal under reference is for construction of High Rise Sale Building for redevelopment on plot bearing C.S.No.662 of Parel-Sewree Division, at G.D.Ambekar Marg, Mumbai, in F/S Ward (For Dev.:M/s.Accord Estate Pvt.Ltd.). As per the Draft Development Plan 2034, the land is not reserved/ designated for any public purpose. The land is in Heritage Precinct of Bus Relief Depicting Shiva. The land is shown in R-Zone.

In this context, it may be mentioned here that a condition is incorporated in Annexure-I (Condition No.31 of Recommendatory Conditions) that, EEBP(CITY) shall take cognizance of the Draft Development Plan 2034 before approval of the plans and process the proposal as per the policy circular issued U/No.CHE/7204/DP/GEN dt.30.5.2016 for the procedure to deal with the implications of publication of Draft Development Plan 2034 as per notification in Government Gazette U/No.CHE/6457/DP/Revision dtd.27th May 2016 & if c/123 c/125

applicable, policy decision taken U/No.CHE/14177/DPC dtd.13.5.2015 in cases where LOI for development of Public Parking Lot under Regulation 33(24) of D.C.R.1991 is already issued prior to 25.2.2015 on plots subsequently affected by reservation in Draft Development Plan 2034.

Approval:

As afore stated, the Technical Committee for High Rise Buildings has accepted the proposal under reference from high rise point of view only. The mandatory conditions and recommendatory conditions are incorporated in Annexure-I, cognizance of the same will be taken by concerned Building Proposal Dept. as per the policies in force & D.C.R.1991, while processing the regular building proposal.

As the Technical Committee for High Rise Buildings has accepted the proposal & recommended for clearance as per the Govt. Resolution U/No.TPB/4313/CR-41/2013/UD-11 dated 9th June,2014, Ch.Eng.(D.P.)/ M.C.'s approval is requested to issue High Rise Sale Building comprising of 1 basement for services + Ground floor + 7 Podiums + 8th to 57th upper residential floors with total height of **179.60 mt.** from general ground level up to terrace level for redevelopment on plot bearing C.S.No.662 of Parel-Sewree Division, at G.D.Ambekar Marg, Mumbai, in F/S Ward (For Dev.:M/s.Accord Estate Pvt.Ltd.).

On receipt of approval, the letter will be issued under the signature of Ch.Eng.(D.P.) as Member Secretary of Technical Committee for High Rise Buildings.

Submitted please.

8/3/17
(S.S.Chavan)
DY.CH.ENG.(DP)II

(V.P.Chithore)
CH.ENG.(D.P.)

Submitted please.
08/03/17
CHDP

(Ajoy Mehta)
Hon.M.C.
Sir,

9/3/17
Municipal Commissioner

CHE(DP)

बृहन्मुंबई महानगरपालिका
आयुक्तांचे कार्यालय
- 9 MAR 2017
समय ११, १२, १३, १४
१५, १६, १७, १८
क्रमांक MCP/7842

10/3/2017

बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
यांचे कार्यालय
१० MAR 2017
036787
क्र.प्र.अ./वि.नि./
साधारण | शहर | पूर्व. उप | प. उप
मा. अधि. | टिडीआर | लेखा | आस्था

HRB

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/HRB-673/DPWS 20 MAR 2017

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

To,
M/s.Archvision,
Architects,
4/5, Lavanya Apartments,
Off Agashe Path,
Near Kohinoor Tech.Inst.,
Dadar(W), Mumbai-400 028.

Sub:- Proposed High Rise Residential Building for redevelopment on plot bearing C.S.No.662 of Parel-Sewree Division, at G.D.Ambekar Marg, Mumbai, in F/S Ward (For Dev.:M/s.Accord Estate Pvt.Ltd.).

Architect: M/s.Arcchvision Architects
Str.Con: M/s.CBM Engineering
Geotech.:Con.: M/s.Geocon International Pvt.Ltd.
Env.Con.: M/s.Enviro Analysts & Engineers Pvt.Ltd.
Developer: M/s.Accord Estate Pvt.Ltd.

Ref:- Your letter dtd.28.4.2016.

Gentleman,

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee as constituted by the Govt. in Urban Development Deptt. as per Govt. Resolution U/No.TPB/4313/CR-41/2013/UD-11 dated 9th June,2014 has accepted your proposal for proposed High Rise Residential Building for redevelopment on plot bearing C.S.No.662 of Parel-Sewree Division, at G.D.Ambekar Marg, Mumbai, in F/S Ward (For Dev.:M/s.Accord Estate Pvt.Ltd.), as per the High Rise Committee meeting held on 15.10.2016, subject to the terms & conditions as mentioned below:-

The proposal envisages construction of High Rise Sale Building comprising of 1 basement for services + Ground floor + 7 Podiums + 8th to 57th upper residential floors with total height of **179.60 mt.** from general ground level up to terrace level.

MANDATORY CONDITIONS:

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

2. As the site is located in an developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impacts on surrounding buildings and sites.

3. Jack hammers and other construction equipments tend to generate a lot of noise, it is therefore essential that noise protective equipments like ear muffs & ear plugs be provided to the operator of the machine. To reduce the noise from the equipment, silencer/ dampers should be attached to the equipment.

4. All Stationary machinery that create noise should be installed at points away from sensitive receptor area.

5. Noise prone activities should be restricted to the extent possible during night time, particularly during the period 6p.m. to 6.a.m.

6. During excavation and transportation over un-metalled roads near the project site, there is a scope for local dust emissions. Frequent water sprinkling in the vicinity of the construction activity should be done and it should be continued even after the completion of the excavation till construction is complete.

7. Excavation should be carried out in such a manner that it will not reduce slope stability. As much of the top soil and waste materials as possible should be used for landscaping and leveling activities in the surrounding area. As far as possible store the excavated soil (the amount that would be required later for leveling and landscaping) on site, so that the soil can be reused during landscaping.

8. A basic surface drainage system for the site should be worked out to avoid water runoff on to the surrounding properties and roads, especially during the monsoon months.

9. If during excavation, water accumulates in the excavated areas, then it should be pumped out and disposed off either in the municipal storm water drain or into recharge soak pits of bore wells.

10. Load and unload trucks with construction material on site and not on surrounding roadside.

11. The responsibility to carry out the work as per submissions made to the Committee solely rests with the project proponents.

12. If the project attracts the provisions of the MOEF Notification under SO No.114(E) dt.19.2.1991 and recent Notification dt.6.1.2011 and Notification dtd.07-07-2004 & revised EIA Notification dtd.14.9.2006, the clearance in this respect shall be obtained and all the conditions mentioned therein shall be complied with.

13. The approval of High Rise Committee for the proposed high rise building is for height of **179.60 mt.** only from general ground level up to terrace level, subject to obtaining sanction from Competent Authority as per various provisions of D.C.Regn.,1991 amended up to date, such as deficiency in open spaces, CFO requirement, parking requirement, Civil Aviation NOC, if any, etc.

14. The conditions as stated in the NOC from C.F.O. U/No.FB/HRC/R-II/19 dtd.20.6.2016 shall be complied with. If the plans cleared by Committee,

differ from the plans of CFO NOC, revised CFO NOC shall be submitted to the concerned Zonal Building Proposal Office.

15. That the NOC from Civil Aviation Authority for the height of the building under reference shall be obtained, if applicable, and all the conditions thereof shall be complied with.

16. The acceptance of proposal by High Rise Committee is not indicative of admissibility/approval of the proposal regarding D.C. Regulations,1991 other statutory compliances & the necessary building proposal shall be submitted to concerned Ex.Eng.(Bldg.Proposal) for requisite approval. The aspect such as permissible FSI applicable DC.Rules & policies in force shall be verified by the concerned Executive Engineer (Building Proposal) before approval of plans.

17. The Technical Committee for High Rise Buildings, however, reserves right to alter/ modify/ augment fire safety related provisions as well as disaster management related provisions, on the basis of decision to be taken in the upcoming meetings.

18. That the permission is granted based on the documents submitted by the Architect and if at any time are found fake/ fraudulent, then the permission issued shall be treated as revoked/ cancelled without further notice.

19. After the clearance given by HRC for a proposed building, not further changes of any kind shall be effected without permission of the HRC (Technical Committee for High Rise Buildings). If any changes made in the proposal without obtaining clearance from HRC, earlier clearance given by the HRC shall be treated as revoked/ invalid.

20. That the aspect regarding approval/ final NOC to the 33(24) component, if any, and its respective permission shall be scrutinized by Dy.Ch.Eng.(B.P.) as per the prevailing policy and the sanction from respective HPC shall be obtained.

21. The necessary other permissions from various other Departments/ Committees/ Authorities shall be obtained as per requirements.

Recommendatory Condition

1. At the time of site clearance, care must be taken to minimize the need for cutting of trees and damage to the native vegetation.

2. Clearing of site area may involve removal/ transplantation of trees, underbrush, vines, fences, shades etc. All the unwanted vegetation then becomes solid waste that needs to be disposed off site. As this is organic matter, instead of disposing it offsite, the mater should be composed on site.

3. Phase out the site clearing process to only areas that need excavation initially this will reduce the dust emission from currently unused areas. If site has been cleared, vegetate the area by growing temporary groundcover plants or flower beds in the area. Alternatively cover the ground with a sheet, this sheet can be made out of empty cement bags, and the area then used to store materials, this will help reduce the dust emissions from these areas and provide a clean surface to store material on.

4. To reduce dust emissions and erosions from slopes on the site, apply non toxic chemical soil stabilizers (Geotextiles) to the area.
5. The short term traffic management plan should be worked out to prevent unnecessary traffic problems. One measure to be incorporated is to avoid trucks during the morning and evening rush hours i.e. before 10.00 a.m. and after 5.00 p.m.
6. In cases where the construction of paved access or Water bound macadam road is not possible, frequent water sprinkling required to reduce local dust emissions.
7. Traffic speeds on unpaved roads should be reduced to 15 Km.ph. or less, and all the vehicles should have reverse horns.
8. On windy days avoid excavation activities to reduce dust emissions.
9. Prevent the excavated soil from spilling out of the site boundaries onto adjoining roads and properties.
10. Prevent other garbage waste such as construction debris, plastic material from mixing with the excavated soil that is being transported out of the site for dumping off site. This soil will be used for land filling and mixing of garbage with it can lead to soil contamination.
11. Water the site at least twice a day to reduce the dust emissions. Once during mid morning and once in the evening.
12. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. (A good cover sheet can be formed by stitching empty cement bags silt open to form a sheet).
13. Since, there is likelihood of fugitive dust form the construction activity, material handling and from the truck movement in the vicinity of the project site, project proponents should go for tree plantation programme along the approach roads and the construction campus.
14. Re-vegetate disturbed areas as early as possible.
15. As soon as construction is over, the surplus earth should be utilized to fill up low lying areas. The rubbish should be cleared and all un built surfaces reinstated.
16. Construct appropriate temporary housing structures for the labourers on the site with due approval from the competent authority. Houses should be provided with proper light and ventilation, and should be located at a safe location on the site.
17. Provisions should be made for providing them with potable, drinking water.
18. The construction site should be provided with sufficient and suitable toilet facilities for workers to allow proper standards of hygiene. These facilities would be connected to septic tank and maintained properly to ensure minimum environmental affect. Care should be taken not to route the sanitary effluents to the river or any other natural water body.
19. To prevent unauthorized falling of trees in the nearby undeveloped areas by construction workers for their fuel needs, it should be ensured that the contractor provides fuel to the construction workers.
20. Arrangements should be made for daycare and education to construction workers children. Certain NGO's working in this area can be associated with or alternatively one female worker can be paid to oversee the younger children and to prevent them from coming in harms way.

21. Solid waste generated from the labour camp as well as the construction site should be disposed off properly. Organic waste can be composted, and inorganic waste should be disposed in nearest municipal bins.

22. To sweep and clean adjacent roads of the site that get soiled due to the frequent movement of trucks to and fro from the site, at least once a day.

23. All outdoor lighting, including any construction related lighting should be designed, installed and operated in a manner that ensures that all direct rays from project lighting are contained within construction site and that residences are protected from spillover light and glare.

24. Parking for construction site workers should be provided on site to prevent clogging of surrounding roads.

25. Tea stalls if established for the site should be given space on site and not on access roads. This will prevent the gathering of labourers on the roads and obstruction of traffic.

26. Rotary piling method can be adopted for construction of bored cast in site/ bored pre-cast piles. Preferably, M.S. liner can be provided upto hard stratum.

27. Preferable minimum grade concrete in sub structure foundation can be M-40 grade and use of anti corrosive treatment can be considered for M.S. reinforcements.

28. Ground Water in Mumbai is likely to be saline and further there is a possibility of sewage contamination in well water, as such, municipal water be used for construction.

29. Withdrawal of ground water should be restricted as it may cause sudden draw-down and subsidence of surrounding land/buildings.

30. The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.

31. EEBP(CITY) shall take cognizance of the Draft Development Plan 2034 before approval of the plans and process the proposal as per the policy circular issued U/No.CHE/7204/DP/GEN dt.30.5.2016 for the procedure to deal with the implications of publication of Draft Development Plan 2034 as per notification in Government Gazette U/No.CHE/6457/DP/Revision dtd.27th May 2016 & if applicable, policy decision taken U/No.CHE/14177/DPC dtd.13.5.2015 in cases where LOI for development of Public Parking Lot under Regulation 33(24) of D.C.R.1991 is already issued prior to 25.2.2015 on plots subsequently affected by reservation in Draft Development Plan 2034.

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

Yours faithfully,

18/03/17

Acc:- A Set of Plan + EMP Book

(V.P.Chithore)
Chief Engineer
(Development Plan)
Member Secretary,
Technical Committee for
High Rise Buildings

1005

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Mr.Rahul Thomas of Accord Estates Pvt.Ltd.
Flat.No-15,B-Wing,3rd Floor,Mahim Mata Building Marinagar Colony,Mahim (W),Mumbai-400016.

Date: 07-06-2016
Valid Upto: 06-06-2021

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	**SNCR/WEST/B/030516/122362**
Applicant Name :	**Mr.Vilas Sawant**
Site Address :	**C.S.No.662 at G.D.Ambekar Road of Parel Division**
Site Coordinates :	**72 50 48.14-19 00 11.58, 72 50 48.692-19 00 13.457, 72 50 49.127-19 00 10.513, 72 50 50.157-19 00 13.559, 72 50 52.531-19 00 13.104, 72 50 52.701-19 00 11.803,**
Site Elevation in mtrs AMSL as submitted by Applicant:	**21.353 M**
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	**219.07 M (Restricted)**

3. This NOC is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If,however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will become invalid and action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994 may be initiated by the concerned Airport Operator

b. The Structure height shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e Maximum Structure Height = Permissible Top Elevation - Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 219.07 M (Restricted) , as indicated in para 2.

e. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.

राजीव गांधी भवन
Rajiv Gandhi Bhawan
सफदरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003
दूरभाष : 24632950
Phone: 24632950

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, as per the rules, may be considered. The date of completion of the Structure should be intimated to this office.

g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: WEST

Address: General Manager Airports Authority of India, Regional Headquarter, Western Region, Opp. Parsiwada, Sahar Road, Vale Parle (E)

Email ID: nocwrmumbai@gmail.com

Contact No: 022-26819573

वी.एस.पी. चिन्सन / V.S.P. CHINSON
महाप्रबंधक (विमानक्षेत्र पश्चिम क्षेत्र)
General Manager (Aero), WR

GM (AERO)WR
Airports Authority of India

COLOUR XEROX

राजीव गांधी भवन
Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली–110003
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950
Phone: 24632950

MUNICIPAL CORPORATION OF GREATER MUMBAI
No.CHE/282/DPC of 22/06/2007

Office of the
Chief Engineer
(Development Plan)
4th Floor Annex Bldg.
Municipal Head Office,
Mahapalika Marg, Fort,
Mumbai 400 001

To,
M/s Accord Estates Pvt.Ltd.,
Flat No.15 Mahim Matha Bldg.
Marwegher colony, Mahim,
Mumbai-400 016

Sub - D P Remarks for land comprised in C.S.No.662 of Parel Sewree Division in F/South Ward.
Ref : Your application under Sr No.17178 dtd 11.6.07 & payment of certifying Charges made under Receipt No.229209 dt.16.6.07.

Gentlemen

Under the Revised Development Plan of F/South Ward, sanctioned by the State Government, the above land shown bounded black on the accompanying plan, returned herewith is not reserved for any public purpose except for the widening, if any, of the existing roads & their junctions.

The above land is situated in a Residential Zone.

The widening, if any, of the existing roads and their junction will be as per the regular lines prescribed by and subject to the actual demarcation on site by the Executive Engineer(Traffic Planning) and S.E.(survey)(City).

Further since the plot under reference is situated within 300 mt. from the protected monument of Monolithic Bas Relief Depicting Siva as listed in the list of building of National Importance / Monuments issued by the Department of Archeological Survey of India, the NOC from Archeological Survey of India in respect of the development of the plot under reference is required to be obtained as per circular issued by this office under No.CHE/550/DPC/Gen of 25.7.2005

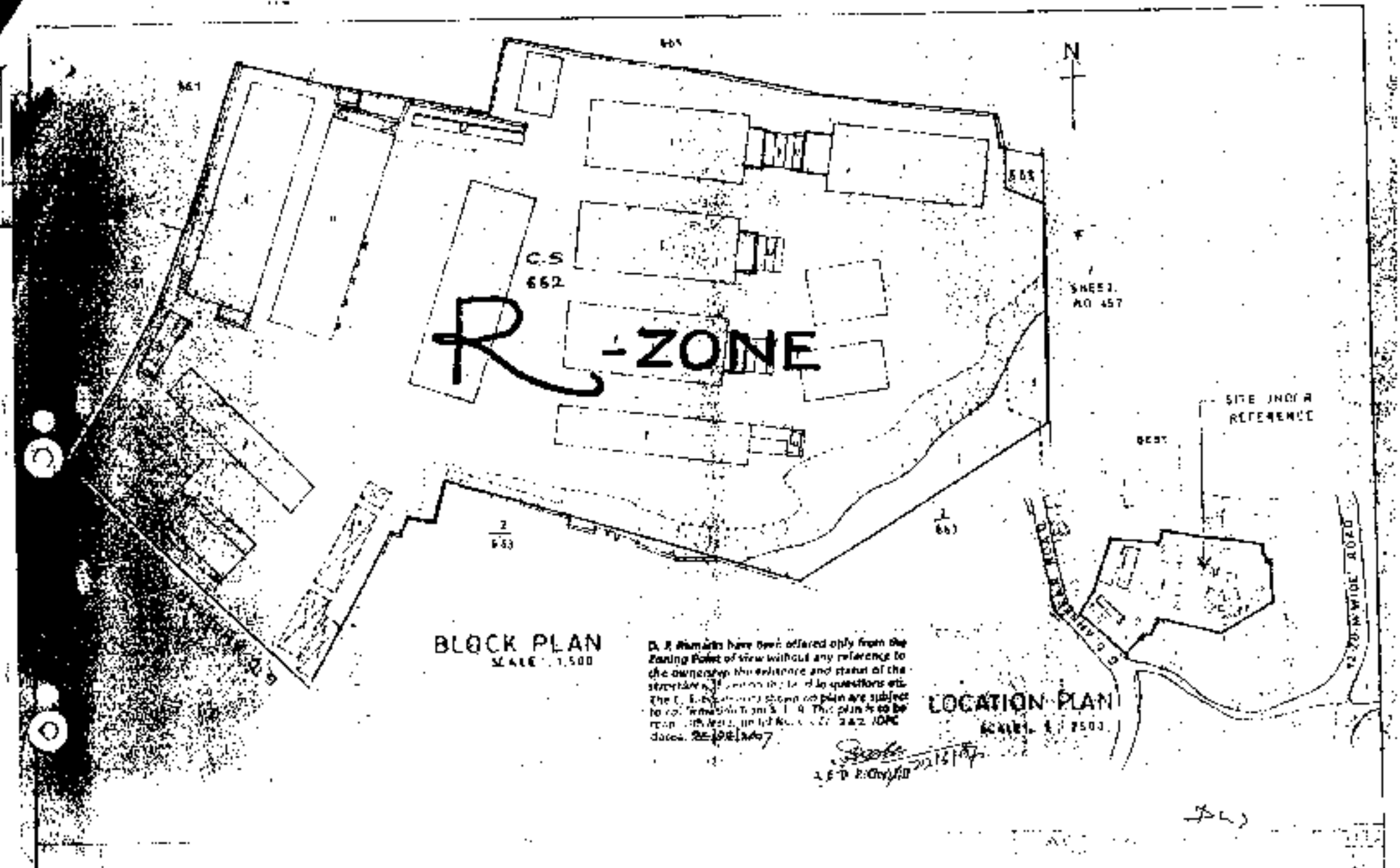
The above remarks have been offered only from the zoning point of view without carrying out the actual inspection on site and without any reference to the ownership, the existence & status of the structures, if any, on the land in question etc. The C.S boundaries shown on plan are subject to confirmation from S.L.R.

Yours faithfully,

20/6/07

Assistant Engineer
(Development Plan) City II

Acc : 1 plan



BLOCK PLAN AND LOCATION PLAN OF THE PLOT BEARING
C.S NO 662 [illegible] SEWRAGE [illegible]

ANNEXURE 02: CONSENT TO ESTABLISH

MAHARASHTRA POLLUTION CONTROL BOARD

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

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

Infrastructure Project/LSI.
Consent No. BO/RO (P&P)/E/EIC No.MU-1116-09/CC-241 Date: 15/07/2009

Consent to Establish is granted to M/s Accord Estate Pvt.Ltd.
Plot Bearing C.S. No.662 of Parel-Sewari Division
G D Ambekar Road in F/S Ward,
Mumbai

located in the area declared under the provisions of Water Act (P&CP) 1974 Air Act (P&CP), 1981 and Authorization under the provisions of H W (MH & TM) Rules.2008 and subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions .-

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

For development of land/plot as new construction activities for construction of Residential & Commercial project named as "M/s Accord Estate Pvt.Ltd."Residential Project at Plot Bearing C.S. No.662 of Parel-Sewari Division, G.D. Ambekar Road in F/S Ward, Mumbai on total plot area of 8627.99 sq mtrs & total built up area of 21029.98sq. m including utilities of Residential project as per construction commencement certificate issued by local body

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

(i) The quantity of sewage effluent from above construction project shall not exceed 199 M^3/Day.

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

(1)	Suspended Solids	Not to exceed	100	mg/l.
(2)	BOD 3 days 27 CC	Not to exceed	100	mg/l.

(iii) **Sewage effluent Disposal: -**
The treated domestic effluent shall be 80 % recycled and reused for flushing, fire fighting and cooling of Air conditioners And the remaining shall be discharge in to MCGM Sewar Line. **The project authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination.**
Project proponent shall operate STP for five years from date of obtaining Occupancy Certificate

(iv) **Non-Hazardous Solid Waste: -**
The total quantity shall not exceed 700 Kg per day and shall be segregated and treated as follows:

Sr	Type of Segregated solid waste	Quantity Kg/Day	Treatment	Disposal
1.	Biodegradable Solid Waste	400	Mechanical.Composting	Used as Manure
2.	Non Biodegradable Solid Waste	300	------	MCGM

Maharashtra Pollution Control Board Mumbai

3. **Other Conditions. -**

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes
3. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
4. There shall be no felling of trees whether on Forest, Government Revenue or Private lands except as per prevailing Rules
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable
6. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
7. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation
9. Applicant shall provide fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules 2000
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules 1998 Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination
14. Vehicles hired for construction activities should be operated only during non peak hours
15. Ready mixed concrete used in building construction should apply separately for consent from the Board
16. The applicant, during the construction stage shall provide

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

Maharashtra Pollution Control Board Mumbai

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

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

(i)	Domestic	From ULB (In CMD)	From other sources (In CMD)
a)	Domestic	249	NA
b)	Make up water for Swimming pool	---	NA
c)	Agriculture/Gardening	15	NA

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

The Applicant may install 02 nos. of diesel generating sets (DG Sets), of capacity 175 KVA and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards -

Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm3

The following measure shall be taken.

a) Adequate mitigation measures shall be taken to control emissions of SO2, NOx, SPM, RSPM

b) Applicant shall achieve following Ambient Air Quality standards

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

The Applicant shall observe the following fuel patterns

No.	Type of Fuel	Quantity
1	Diesel/	40 liters/hr

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

No	Chimney attached to DG	Height above roof
1	DG set 300 KVA	5 mtrs

Conditions for DG Sets: -

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall be designed for minimum 25 dB(A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB(A) shall also be provided. The measurement of insertion loss shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average
3. The Applicant should make efforts to bring down noise level due to DG Set outside the premises with ambient noise level requirements by proper setting and control measures
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer

Maharashtra Pollution Control Board Mumbai

5 A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use

6 The DG set shall be operated only in case of power failure The applicant shall make arrangement for regular electrical power

7 The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets

8 In case of problems the D.G. set shall not be operated until it is set back to satisfactory position

Other Conditions:

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

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

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

Conditions for Utilities like Kitchen, Eating Places etc: -

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

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

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

(iii) No construction work is permitted during nighttime.

6. **CONDITIONS UNDER HW (Management, Handling & Transboundry Movement) RULES 2008.**

(i) The Applicant shall handle hazardous as specified below

Sr. No.	Item No. as per Schedule-I	Type of Waste	Quantity	Disposal
1	5.1	Used oil	6.0 Kl/Annum	Sale to authorized reprocessor

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

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

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

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

Maharashtra Pollution Control Board Mumbai

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

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

13. The applicant shall comply with the conditions of Environmental Clearance granted vide No.21-1212/2007-IA-III/TCI by Environment department, GOM.

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

15. The capital investment of the project is Rs. 35/- crores.

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

To
M/s Accord Estate Pvt.Ltd.
Plot Bearing C.S. No.662 of Parel-Sewari Division,
G.D. Ambekar Road in F/S Ward,
Mumbai

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

Amount	DD No.	Date	Drawn on
Rs 50,100	162934	05.03.2009	Axis bank

4 Cess Branch, MPCB, Mumbai. 5 Master file.

Maharashtra Pollution Control Board
5e0edbb8d49d022d5b6ef66f

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781 /24037124/24035273
Fax : 24044532/24024068 /24023516
Email : jdwater@mpcb.gov.in
Visit At : http://mpcb.gov.in

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

Infrastructure /Red/LSI

03/01/2020

Consent No: Format1.0/BO/JD (WPC)/UAN No. 77727/CE/CC-2001000136 Date- ~~/ /2019~~

To,
M/s. Accord Estates (P) Ltd,
C.S. No. 662, Parel Sewari Division,
G.D. Ambedkar Road, F/S ward, Mumbai.

Subject: Revalidation of Consent to Establish for Residential construction project in Red Category.

Ref : 1. Minutes of 8th Consent Committee meeting held on 26.11.2019.
2. Your application UAN No.00000077727 Dated: 30.07.2019.

For: Revalidation of Consent to Establish for Residential construction project in Red Category.

under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & T M) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.

2. The proposed capital investment of the project is Rs. 254.37 Crs. (As per C.A. certifcate submitted by project proponent)

Consent to Establish is valid for Residential construction project by M/s. Accord Estates (P) Ltd, C.S. No. 662, Parel Sewari Division, G.D. Ambedkar Road, F/S ward, Mumbai on Total plot area of 8627.99 Sq. Mtrs and Total construction BUA of 72608.28 Sq. Mtr including utilities and services as per construction commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1	Trade effluent	NIL	NA	NA
2	Domestic effluent	288	As per Schedule –I	60%should be reused &recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	750 KVA	01	As per Schedule-II

Kindly verify the document on the Maharashtra Pollution Control Board Blockchain by scanning the QR code.
https://blockchain.ecmpcb.in/docs/5e0edbb8d49d022d5b6ef66f

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	339 Kg/Day	OWC	Used as Manure
2	Dry garbage	772 Kg/Day	–	Segregate and Hand over to Local Body for recycling
3	STP Sludge	20 Kg/Day	–	Used as Manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall install online monitoring systems for pH, TSS and flow at the outlet of STP.
10. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
11. 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.
12. Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000000413 dtd 17.09.2018 for construction project on total plot area 8627.99 sq. mtrs. and Total construction BUA 72608.28 sq. mtrs.
13. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction No.	Date
1	508740.00	RTGS 5454652	07.08.2019

Copy to:

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

Kindly verify the document on the Maharashtra Pollution Control Board Blockchain by scanning the QR code.
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Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to install Two Sewage Treatment Plants (STP) with the design capacity of 160 **CMD & 150 CMD** based on MBBR Technology.

B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

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

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

2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1	Domestic purpose	560

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

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Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. **As per your application, you have proposed to install the Air pollution control (APC)system and also proposed to erect following stack (s) and to observe the following fuel pattern-**
2.

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO_2 Kg/day
1	DG Sets-750 KVA	Acoustic enclosure	5.5*	Diesel	150	Ltr/Hr	2	3.0

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

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

Particulate matter	**Not to exceed**	**150 mg/Nm³.**

4. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.
The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

Maharashtra Pollution Control Board

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Schedule-III
Details of Bank Guarantees

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

The above bank Guarantee shall be submitted in favour of Regional Officer, Mumbai.

Maharashtra Pollution Control Board

Kindly verify the document on the Maharashtra Pollution Control Board Blockchain by scanning the QR code.
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Schedule-IV

General Conditions:

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

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

Kindly verify the document on the Maharashtra Pollution Control Board Blockchain by scanning the QR code.
https://blockchain.ecmpcb.in/docs/5e0edbb8d49d022d5b6ef66f

ANNEXURE 04: DEBRIS NOC

Parel Revised

BRIHANMUMBAI MAHANAGAR PALIKA

SOLID WASTE MANAGEMENT DEPARTMENT

2nd floor, Wadi Garage Bldg, Dr E Moses Road, Worli, Mumbai-400018 [illegible]

To,

M/s. Accord Estates (P) Ltd.
Flat No.15, 'B' Wing,
3rd Floor, Mahim Mata Bldg.,
Marinagar Colony,
Mahim (W), Mumbai- 400 016

कार्य. अभियंता / [illegible] / परिव
16/1/16

Valid upto 30.06.2016

Sub :- Extension of permission for handling & transportation of waste generated under "Debris Management Plan" for proposed redevelopment of site Bldg. 'B', 'C' & 'D' on plot bearing C. S. No.662 of Parel Sewree Division, situated at G. D Ambekar Marg, in 'F/S' ward, Dadar(W), Mumbai.

Ref :- 1) Your letter dtd. 15.01.2016, recd. in this office on 15.01.2016
2) EB/2379/FS/A dtd 28.09.2015 & 16.12.15
3) This office earlier NOC u/no. 1) EE/SWM/1596/Z-II dt.08.09.15

Sir,

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

1. As per the Debris Management plan submitted by the developer 20000 cu. m. excavated earth will be transported to the unloading site. The generation of debris, arrangement for it's proper storage at the site, transportation plan & the agencies appointed for the same with registration nos. of vehicles to be deployed and the final destination where debris are to be unloaded by them shall be strictly as per the debris management plan submitted by you. Under any circumstances debris should not be unloaded at any dumping ground of M.C.G.M.

2. It is binding on Owner / Developers to barricade along the boundary of the plot to sufficient height (i.e. minimum 20 ft.) so as to avoid escape of fugitive dust particles into the atmosphere, as well as its deposits to spread on streets / footpaths / drains etc. emanating out from the plot area while carrying out all type of demolitions, excavations, construction, loading, unloading & transporting activities carried out during project implementation period.

3. Under no circumstances debris should keep in haphazard manner on site which will be liable for penal action as per the new Bye Laws - 2006 for Cleanliness of Greater Mumbai

4. On many occasions, it is observed that the vehicles deployed carries dust, liquid slurry stuck up with the body & wheels of the transport vehicles, which is then spread on the streets. The Builder / Architect shall therefore ensure & make arrangement to clean / wash the vehicles before the vehicles move out on street. Water shall be sprinkled on earth filled vehicles to prevent dust while transporting.

5. The vehicles deployed shall be properly covered with tarpaulin or other suitable material firmly fixed on the vehicles to ensure that neither any dust escape nor any debris is allowed to fall on the roads during it's transportation.

6. You will transport the construction waste through only vehicles, details of which are furnished by you. Any changes in the same shall be intimated and got approved before implementation.

7. You will ensure that the transport agency appointed by you should follow the route map submitted by you for transporting the earth/debris from subject site to the unloading site

8. Noise levels during construction activities shall be restricted within the permissible norms.

9. As per your documents you will dump 20000 cu. m. excavated earth in "Development of land for rehabilitation and resettlement of Airport Project affected village in sector – 24 of Vahal, Ulwe Node, Navi Mumbai (Mis. P. D. Earthmovers).

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

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

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

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

14. It will be responsibility of the developer there should not be excess filling carried out on subject plot upto a reduced level upto 97 THD or 6" above adjoining road level shall be maintained to avoid flooding in the area.

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

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

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

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

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

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

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

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

23. You will transport the debris through your transport contractor M/s. Sahil Transport.

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

MH-04DK5196	MH-04FP7756	MH-04EY751	MH-04EY753	MH-04EL8489
MH-04EY8489	MH-43U1583	MH-04FJ8732	MH-04FJ0840	MH-46U7027
MH-04DK19	MH-04EY2286	MH-04DK1678	MH-04DK5306	MH-04FJ3612
MH-04DK2424	MH-04GF60	MH-04DK6383	MH-04FB7569	

Yours faithfully,

Ex. Engr. (Env.) Z-II

BRIHANMUMBAI MAHANAGARPALIKA

जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, मुंबई शहर

ओल्ड कस्टम हाऊस, शहीद भगतसिंग मार्ग,फोर्ट, मुंबई - ४०० ००१
Fax.२२६६१२३९ Tel.२२६६५२३३, Email: collector_mumbaicity@maharashtra.gov.in

(महसूल शाखा)

वाचले :- १. अंकार्ड इस्टेट प्रा.लि.च्या वतीने रुणवाल रिअल्टी प्रा.लि,रुणवाल अँड ओमकार इस्क्वेअर ,५ वा मजला,सायन ,मुंबई ४०० ०२२ यांचेकडील दि.१९/१२/२०१८ चा अर्ज.
२. महाराष्ट्र गौण खनिज उत्खनन(विकास व विनियमन) नियम २०१३ मधील नियम ५९
३. महसूल व वन विभाग, शासन निर्णय क्र. गोखनि-१०/१००९/प्र.क्र.३०९/ख, दि. ११/०२/२०१०
४. महाराष्ट्र शासन राजपत्र महसूल व वन विभाग, दि. ११ मे २०१५.
५.परिरक्षण भूमापक, मुंबई शहर यांचेकडील स्थळपाहणी अहवाल दि.२८/१२/२०१८

क्र. सीएसएलआर/मशा-२/परेल शिवडी/प्र.क्र.५३६/ भूभाग क्र.६६२ मुंबई / गो.ख.प./२०१९ /1136
दिनांक :- /०१/२०१९ 10 JAN 2019

विषय : जमीन : मुंबई शहर
परेल शिवडी महसूल विभागातील भूभाग क्र.६६२ मुंबई या मिळकतीमधून खोदकाम करुन गौणखनिज उत्खननास परवानगी मिळणेबाबत.

आदेश :-

अंकार्ड इस्टेट प्रा.लि.च्या वतीने रुणवाल रिअल्टी प्रा.लि यांनी उपोद्घातातील १ प्रमाणे या कार्यालयास परेल शिवडी महसूल विभागातील भूभाग क्र.६६२ मुंबई या मिळकतीमधून एकूण **३५०० ब्रास** गौणखनिजे काढण्यास परवानगी मागितलेली आहे. अर्जदार यांनी सदर पत्रासोबत लागणारी कागदपत्रे जोडलेली आहे. तसेच त्यांनी **रक्कम रु. १४०५०००/- चा भरणा Online ग्रास प्रणालीने,GRN No— MH ०१०३५८२७२२०१८१९E अन्वये दि. ०८/०१/२०१९रोजीचे चलानद्वारे** केलेला आहे. अर्जदार यांनी अर्ज शुल्क रु. ५०००/- चा भरणा स्वामीत्वधनाचे शुल्कासोबत केलेला आहे. सबब गौण खनिज काढण्यास सादर केलेल्या कागदपत्रास अनुसरुन अंकार्ड इस्टेट प्रा.लि.च्या वतीने रुणवाल रिअल्टी प्रा.लि यांनी वर नमूद जमिनीमधून खोदकाम करुन एकूण ३५०० ब्रास गौण खनिज (मुरुम, दगड व माती काढणेस) उत्खननास मी श्री. बन्सी गवळी, अपर जिल्हाधिकारी, महाराष्ट्र गौण खनिज उत्खनन(विकास व विनियमन) नियम २०१३ मधील नियम ५९ व महाराष्ट्र शासन राजपत्र महसूल व वन विभाग, दि. ११ मे २०१५ प्रमाणे मला प्राप्त अधिकारानुसार खालील अटी व शर्तीवर परवानगी देत आहे.

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१. सदरचे जमिनीचे खोदकाम करतांना लगतचे जमिनीवरील इमारतीला कोणताही धोका पोहोचणार नाही याची दक्षता घ्यावी. याबाबत अर्जदार यांनी या कार्यालयाकडे सादर केलेल्या बंधपत्राचे पालन करावे.

२. खोदकाम केल्यानंतर उत्खननाने निघालेली माती अगर इतर गौणखनिज कोणत्याही शासकीय जमिनीवर टाकण्यात येवू नये. उत्खनन केलेली माती ज्या जागेवर टाकणार आहेत, त्या जागेच्या मालकाची परवानगी घ्यावी. तसेच बृहन्मुंबई महानगरपालिका यांची परवानगी घ्यावी.

३. उत्खननाबाबत या आदेशापासून **चार** महिन्याची मु[illegible] आहे.

४. मंजूर केलेल्या गौणखनिजापेक्षा जास्त उत्खनन [illegible]दर्शनास आल्यास दंडनिय कारवाई करण्यात येईल.

५. मुदतीत उत्खनन झाल्याचा अहवाल अर्जदाराने सादर [illegible]वा व त्याप्रमाणे या कार्यालयाचे प्रतिनिधिमार्फत प्रमाणित करावे.

६. उत्खनन करण्यास परवानगी दिलेली आहे त्याव्यतिरिक्त अन्य कोणत्याही जागेतून उत्खनन करु नये. तसे आढळल्यास दंडनिय कारवाई करण्यात येईल.

७. कांदळवनावर भराव केला जाणार नाही [illegible]वी.

८. मुदतीत काम पूर्ण न झाल्यास पुढील [illegible]मिळणार नाही.

(बन्सी गवळी)
अपर जिल्हाधिकारी, मुंबई शहर

प्रत :-

१. अॅकार्ड इस्टेट प्रा.लि.च्या वतीने रुणवाल रिअल्टी प्रा.लि,रुणवाल अँड ओमकार इस्क्वेअर ,५ वा मजला,सायन ,मुंबई ४०० ०२२
२. मा. आयुक्त, बृहन्मुंबई महानगरपालिका, सिएसटी जवळ, मुंबई ४०० ००१ यांना माहितीसाठी सादर.
३. श्री. चौधरी , परिक्षण भमापक,नगर भूमापन शाखा.
४. राष्ट्रीय विज्ञान सूचना केंद्र, जिल्हाधिकारी कार्यालय, मुंबई शहर यांना संकेतस्थळावर प्रसिध्द करणेकामी अग्रेषित.

२/- आपणास यापूर्वी दिलेल्या सुचनेप्रमाणे आपले पथकामार्फत वरचेवर स्थळपाहणी करुन परवानाधारक यांनी केलेल्या गौणखनिजांचे उत्खननाची मोजमापे घेऊन जास्त उत्खनन केल्याचे निदर्शनास आल्यास दंडनिय कार्यवाही करण्यात यावी.

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OCI-NABET Accredited EIA Consulting Organization
STP/ETP/WTP Project Management Consultants

ISO 9001 : 2015
ISO 45001 : 2018

Lab : Survey No. 93/A, Conformity Hissa No.2 G.V.Brothers Bldg., Bala Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India
Tele : +91 22 2547 49 37 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

TEST REPORT

ISSUED TO: M/s. ACCORD ESTATES PVT.LTD.
For Your Project: Runwal Nirvana
At C.S. No.662 of Parel-Division, G.A Ambekar Road
Mumbai 400012

REPORT NO.	:	UT/ELS/REPORT/C-210/10-2021
ISSUE DATE	:	28/10/2021
YOUR REF.	:	LOI
REF. DATE	:	30/09/2021

SAMPLE PARTICULARS :

Sampling Plan Ref. No.:	:	C-46/05-2021
Sample Registration Date	:	24/05/2021
Date of Sampling	:	22/05/2021
Time of Sampling	:	09:30 Hrs. to 17:30 Hrs.
Analysis Starting Date	:	24/05/2021
Analysis Completion Date	:	26/05/2021
Sample Lab Code	:	UT/ELS/C-297/05-2021
Ambient Air Temperature	:	28.5°C to 34.3°C

AMBIENT AIR QUALITY MONITORING

Location Code	:	01
Sample Location	:	Near Main Gate (06 Meter Off towards South East Direction)
Collected By	:	ULTRA-TECH
Height of Sampler	:	1.0 Meter
Sampling Duration	:	08 Hours
Relative Humidity	:	52.0% to 68.0%

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO_2)	IS 5182 (Part 02) : 2001	13	µg/m³
2.	Oxides of Nitrogen (NO_x)	IS 5182 (Part 06) : 2006	23	µg/m³
3.	Particulate Matter (PM_{10})	EPA/625/R-96/010a Method 10-2.1	76	µg/m³
4.	Particulate Matter ($PM_{2.5}$)	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	27	µg/m³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.2	mg/m³

†: 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-ADS BNL; Sr. No. 3313	Valid up to - 02/10/2021
	Fine Dust Sampler	Make - Polltech,Model - PEM-ADS 2.5/10p; Sr. No. 18213	Valid up to - 05/01/2022

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

– END OF REPORT –

ULTRA-TECH Gazetted by MoEF Govt. of India THANE (W) INDIA PIN-400 601 ENVIRONMENTAL CONSULTANCY & LABORATORY

For ULTRA-TECH,

(Authorized Signatory)

H.O. Unit No. 224 225 206, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W)-400 601, Maharashtra, India
Tel : +91-22-2538 01 98 / 2540 03 72 / 2544 62 51 Fax : +91-22-2547 96 50 Email : sales@ultratech.in
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QCI-NABET Accredited EIA Consulting Organization
STP/ETP/WTP Project Management Consultancy

ISO 9001 : 2015
ISO 45001 : 2018

Lab. Survey No. 93/A, Conformity Hissa No.2 G.V Brothers Bldg., Bala Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India
Tele : +91 22 2547 49 07 / +91 22 2547 52 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

TEST REPORT

ISSUED TO: M/s. ACCORD ESTATES PVT.LTD.
For Your Project: Runwal Nirvana
At C.S. No.662 of Parel-Division, G.A.Ambekar Road
Mumbai 400012

REPORT NO. : UT/ELS/REPORT/C-211/10-2021
ISSUE DATE : 28/10/2021
YOUR REF. : LOI
REF. DATE : 30/09/2021

SAMPLE PARTICULARS :

Sampling Plan Ref. No. : C-46/05-2021
Sample Registration Date : 24/05/2021
Date of Sampling : 22/05/2021 to 23/05/2021
Time of Sampling : 18:00 Hrs. to 02:00 Hrs.
Analysis Starting Date : 24/05/2021
Analysis Completion Date : 26/05/2021
Sample Lab Code : UT/ELS/C-298/05-2021
Ambient Air Temperature : 28.1°C to 33.7°C

AMBIENT AIR QUALITY MONITORING

Location Code : 02
Sample Location : Near Labour Camp (07 Meter Off towards South Direction)
Collected By : ULTRA-TECH
Height of Sampler : 1.0 Meter
Sampling Duration : 08 Hours
Relative Humidity : 52.0 % to 65.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1	Sulphur Dioxide (SO_2)	IS 5182 (Part 02) : 2001	11	µg/m³
2.	Oxides of Nitrogen (NO_x)	IS 5182 (Part 06) : 2006	24	µg/m³
3.	Particulate Matter (PM_{10})	EPA/625/R-96/010a Method IO-2.1	80	µg/m³
4.	Particulate Matter ($PM_{2.5}$)	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	29	µg/m³
5	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.3	mg/m³

†: Sampling Period 1 Hr.

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Poltech; Model - PEM-RDS RNL, Sr. No. 3513	Valid up to - 02/10/2021
	Fine Dust Sampler	Make - Poltech, Model - PEM AIDS 2.5/10µ; Sr. No. 16213	Valid up to - 05/01/2022

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 Clear during sampling period.

- END OF REPORT -

ULTRA-TECH ENVIRONMENTAL CONSULTANCY & LABORATORY Gazetted by MoEF Govt. of India THANE (W) INDIA PIN-400 601

For ULTRA-TECH,

(Authorized Signatory)

H.O.: Unit No. 224,225,226, 2nd Commercial Complex, Lawson Estate, Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India
Tel. : +91-22-2547 49 07 / 2547 52 17 / 2544 62 51 Fax : +91-22-2547 95 50 Email : sales@ultratech.in
Pune : +91-20-29529511 - pune@ultratech.in Kochi : +91 484 4011117 / +91 8606203526 - kochi@ultratech.in
Kolkata : +033-40053165 / +91-9674488198 - kolkata@ultratech.in

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STP/ETP/WTP Project Management Consultants

ISO 9001 : 2015
ISO 45001 : 2018

Lab : Survey No. 93/A, Conformity Hissa No.2 G.V Brothers Bldg., Bala 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. ACCORD ESTATES PVT LTD.
For Your Project: Runwal Nirvana
At C.S. No 662 of Parel-Division, G.A Ambekar Road
Mumbai 400012

REPORT NO. : UT/ELS/REPORT/C-212/10-2021
ISSUE DATE : 28/10/2021
YOUR REF. : LOI
REF. DATE : 30/09/2021

SAMPLE PARTICULARS : AMBIENT AIR QUALITY MONITORING

Sampling Plan Ref. No.:	C-46/05 2021	**Location Code**	03
Sample Registration Date	24/05/2021	**Sample Location**	Near Nirvana Building (07 Meter Off towards North West Direction)
Date of Sampling	23/05/2021		
Time of Sampling	02:30 Hrs. to 10:30 Hrs.		
Analysis Starting Date	24/05/2021	**Collected By**	ULTRA-TECH
Analysis Completion Date	26/05/2021	**Height of Sampler**	1.0 Meter
Sample Lab Code	UT/ELS/C-299/05 2021	**Sampling Duration**	08 Hours
Ambient Air Temperature	28.8°C to 33.9°C	**Relative Humidity**	53.0% to 67.0%

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO_2)	IS 5182 (Part 02) : 2001	15	µg/m³
2.	Oxides of Nitrogen (NO_x)	IS 5182 (Part 06) : 2006	25	µg/m³
3.	Particulate Matter (PM_{10})	EPA/625/R-96/010a Method IO 2.1	73	µg/m³
4.	Particulate Matter ($PM_{2.5}$)	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	26	µg/m³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.5	mg/m³

†. 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 8NL; Sr. No. 3313	Valid up to - 02/10/2021
	Fine Dust Sampler	Make - Polltech, Model - PEM-ADS 2.5/10u, Sr. No. 18213	Valid up to - 05/01/2022

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 -

ULTRA-TECH ENVIRONMENTAL CONSULTANCY & LABORATORY Gazetted by MoEF Govt. of India THANE (W) INDIA PIN-400 601

For ULTRA-TECH,

(Authorized Signatory)

H.O. : Unit No. 224 275,295 Lal Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India
Tel : +91-22-2538 01 09 / 2545 03 12 / 2544 62 51 Fax : +91-22-2542 96 50 Email : sales@ultratech.in
Pune : +91-20-29525517 - pune@ultratech.in Kochi : +91 948 4401113 / +91 9895200526 - kochi@ultratech.in
Kolkata : +033-40089145 / +91 9574488196 - kolkata@ultratech.in

ULTRA TECH (TM)
Environmental Consultancy & Laboratory
Lab Gazetted by MoEF&CC Govt. of India
Lab Accredited by NABL - ISO/IEC 17025 2017 (TC-5600 Valid until 27.05.2022 in the field of Testing)
QCI NABET Accredited EIA Consulting Organization
STP/ETP/WTP Project Management Consultants
ISO 9001 : 2015
ISO 45001 : 2018
Lab :Survey No. 9/A, Conformity Hissa No 2 G V Brothers Bldg. Gala Compound Khopat, Near Flower Valley, Thane (West) - 400 601 Maharashtra India
Tele : +91 22 2547 49 07 / +91 22 2547 52 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

TEST REPORT

ISSUED TO: M/s. ACCORD ESTATES PVT.LTD.
For Your Project: Runwal Nirvana
At C.S. No.662 of Parel Division, G.A Ambekar Road
Mumbai 400012

REPORT NO. : UT/ELS/REPORT/C 213/10-2021
ISSUE DATE : 28/10/2021
YOUR REF. : LOI
REF. DATE : 30/09/2021

SAMPLE PARTICULARS

Sampling Plan Ref. No. : C-46/05-2021
Date of Monitoring : 27/05/2021

NOISE LEVEL QUALITY MONITORING

Sample Lab Code : UT/ELS/C-300/05-2021
Survey Done By : ULTRA-TECH

Sl No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Lane	10:00 to 10:05	54.1	22:00 to 22:05	44.1
02.	Near Labour Camp	10:10 to 10:15	53.0	22:10 to 22:15	43.6
03.	Near Nirvana Building	10:20 to 10:25	52.6	22:20 to 22:25	42.8
04	Near Project Site Office	10:30 to 10:35	55.7	22:30 to 22:35	43.7

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

Note:
1. Monitoring area coming under Residential Area.
2. Noise level monitoring as 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 - 12/12/2021

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 Gazetted by MoEF Govt. of India THANE (W) INDIA PIN-400 601 ENVIRONMENTAL CONSULTANCY & LABORATORY

For **ULTRA-TECH,**

(Authorized Signatory)

H.O. : Unit No. 224 225 205, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Company, Khopat, Thane (W) 400 601 Maharashtra, India
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ULTRA TECH™

Environmental Consultancy & Laboratory

Lab Gazetted by MoEF&CC Govt. of India
Lab Accredited by NABL - ISO/IEC 17025:2017 [TC-5600 Valid until 27.05.2022 in the field of Testing]
QCI-NABET Accredited EIA Consulting Organization
STP/ETP/WTP Project Management Consultants

ISO 9001 : 2015
ISO 45001 : 2015

Lab : Survey No. 93/A, Conformity Hissa No.2 G.V Brothers Bldg., Bara 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. ACCORD ESTATES PVT LTD.
For Your Project Runwal Nirvana
At C.S.No.662 of Parel-Division, G.A Ambekar Road
Mumbai 400012

REPORT NO. : UT/ELS/REPORT/C-214/10-2021
ISSUE DATE : 28/10/2021
YOUR REF : LOI
REF. DATE : 30/09/2021

SAMPLE PARTICULARS :

SOIL QUALITY MONITORING

Sampling Plan Ref. No. : C-46/05-2021
Sample Registration Date : 24/05/2021
Date & Time of Sampling : 22/05/2021 at 17:00 Hrs.
Analysis Starting Date : 24/05/2021
Analysis Completion Date : 31/05/2021
Sample Collected By : ULTRA-TECH
Sample Lab Code : UT/ELS/C-301/05-2021

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

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Colour	-	Brown	-
2.	Moisture Content	IS 2720 (Part 2) : 1973	4.0	%
3.	Bulk Density	UT/LQMS/SOP/S03	1115	kg/m³
4.	Organic Matter	IS:2720 (Part 22) : 1972	0.9	%
5.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.5	%
6.	pH	IS:2720 (Part 26) : 1987	7.9	-
7.	Conductivity(1:2soil:Water Extract)	IS:14767- 2000	0.492	mS/cm
8.	Sodium as Na (Water Extractable)	UT/LQMS/SOP/S19	69	mg/kg
9.	Magnesium as Mg (Water Extractable)	UT/LQMS/SOP/S22	81	mg/kg
10.	Chlorides as Cl (Water Extractable)	UT/LQMS/SOP/S23	98	mg/kg
11.	Sulphate as SO_4^{2-} (Water Extractable)	UT/LQMS/SOP/S24	108	mg/kg
12.	Sodium Adsorption Ratio	UT/LQMS/SOP/S26	1.0	$(meq/kg)^{1/2}$
13.	Cation Exchange Capacity	UT/LQMS/SOP/S18	20.7	meq/100g
14.	Water Holding Capacity	UT/LQMS/SOP/S12	58.0	%
15.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.9	mg/kg
16.	Phosphorous as P_2O_5 (Available)	UT/LQMS/SOP/S28	69	kg/ha
17.	Potassium as K_2O (Available)	UT/LQMS/SOP/S29	283	kg/ha
18.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	170	Kg/ha
19.	Iron as Fe	UT/LQMS/SOP/S35 & S37	74526	mg/kg
20.	Zinc as Zn	UT/LQMS/SOP/S35 & S37	60	mg/kg

Opinions / Interpretations: N/A

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 -

ULTRA-TECH Gazetted by MoEF Govt. of India THANE (W) INDIA PIN-400 601 ENVIRONMENTAL CONSULTANCY & LABORATORY

For ULTRA-TECH

(Authorized Signatory)

H.O. : Unit No. 224,225,206, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India
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Kolkata : +033 40080145 / +91 9874488198 - kolkata@ultratech.in

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :

Government of Maharashtra

Date	:	**12/08/2021**
Time	:	**18:34:27 PM**
Validity upto	:	**11/08/2022**

MH48BM3103

Certificate SL. No.	:	MH00402600000476
Registration No.	:	MH48BM3103
Date of Registration	:	29/Aug/2019
Month & Year of Manufacturing	:	May-2019
Valid Mobile Number	:	******6346
Emission Norms	:	BHARAT STAGE IV
Fuel	:	DIESEL
PUC Code	:	MH0040260
GSTIN	:	
Fees	:	Rs.110.0
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	0.36

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://vahan.parivahan.gov.in

Authorised Signature with stamp of PUC operator

(Optional for State)

60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :

Government of Maharashtra

Date	:	**30/10/2021**
Time	:	**18:15:22 PM**
Validity upto	:	**29/04/2022**

MH48AG3794

Certificate SL. No.	:	MH04800140006306
Registration No.	:	MH48AG3794
Date of Registration	:	23/Aug/2016
Month & Year of Manufacturing	:	July-2016
Valid Mobile Number	:	******1255
Emission Norms	:	BHARAT STAGE III
Fuel	:	DIESEL
PUC Code	:	MH0480014
GSTIN	:	
Fees	:	Rs.110.0
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	2.45	0.49

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://vahan.parivahan.gov.in

Authorised Signature with stamp of PUC operator

60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :

Government of Maharashtra

Date	:	**28/10/2021**
Time	:	**19:24:27 PM**
Validity upto	:	**27/04/2022**

Certificate SL. No.	:	MH04800140006286
Registration No.	:	MH48AG3795
Date of Registration	:	23/Aug/2016
Month & Year of Manufacturing	:	July-2016
Valid Mobile Number	:	******5353
Emission Norms	:	BHARAT STAGE III
Fuel	:	DIESEL
PUC Code	:	MH0480014
GSTIN	:	
Fees	:	Rs.110.0
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	2.45	0.01

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://vahan.parivahan.gov.in

Authorised Signature with stamp of PUC operator

60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :

Government of Maharashtra

Date	:	**02/02/2022**
Time	:	**16:21:56 PM**
Validity upto	:	**01/02/2023**

MH48AG5147

Certificate SL. No.	:	MH00300990008741
Registration No.	:	MH48AG5147
Date of Registration	:	11/Nov/2016
Month & Year of Manufacturing	:	October-2016
Valid Mobile Number	:	******2945
Emission Norms	:	BHARAT STAGE III/IV
Fuel	:	DIESEL
PUC Code	:	MH0030099
GSTIN	:	
Fees	:	Rs.110.0
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	0.03

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://vahan.parivahan.gov.in

Authorised Signature with stamp of PUC operator

60mm x 20 mm