

## DATA SHEET

S. No.	Project Details	Particulars						
1)	<b>Project type: river/valley/ mining/industry/thermal/nuclear /other (specify):</b>	Proposed Expansion of residential Building						
2)	<b>Name of the project:</b>	proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai.						
3)	<b>Clearance letter(s)/OM/no. and date:</b>	<b>Ref: Annexure IA</b> Revised Clearance from SEIAA vide letter no: SEIAA-EC-0000002192 Date: December 4, 2019.  <b>Ref: Annexure IB</b> Environmental Clearance Letter No. Dy.Ch.E/9113/BPES dated: 8th December 2017.						
4)	<b>Location:</b>							
a)	<b>District:</b>	Mumbai Suburban						
b)	<b>State:</b>	Mumbai Suburban						
c)	<b>Latitude:</b>	19°10'14.12" N						
	<b>Longitude:</b>	72°56'11.22"E						
5)	<b>Address for correspondence:</b>							
a)	<b>Address of concerned project chief Engineer (with pin code &amp; telephone / telex / fax numbers):</b>	Mr. Pritam Patil (Chief Engineer-Project) Behind Vasant Oscar, Montana, Village Nahur at L.B.S. Marg, Mulund (West), Mumbai, Maharashtra. Pin-400080 Tel: - 022-25909990/25900904						
b)	<b>Address of Executive Project Engineer/ Manager (with pin code / fax number):</b>	Mr. Ganesh Nigudkar (Executive Engineer-Project) Behind Vasant Oscar, Montana, Village Nahur at L.B.S. Marg, Mulund (West), Mumbai, Maharashtra. Pin-400080. <a href="tel:022-25909990">Tel:- 022- 25909990/25900904</a>						
6)	<b>Salient Features -</b>							
a)	<b>Of the project:</b>	<table border="1"> <thead> <tr> <th>Buil ding s</th><th>Wing</th><th>Configuration</th></tr> </thead> <tbody> <tr> <td>Buil ding No 7</td><td>Rosa - 'A'</td><td>Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors</td></tr> </tbody> </table>	Buil ding s	Wing	Configuration	Buil ding No 7	Rosa - 'A'	Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors
Buil ding s	Wing	Configuration						
Buil ding No 7	Rosa - 'A'	Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors						

		Buil ding No 7	Rosa - 'B'	Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors
		Buil ding No 7	Sierra - 'C'	Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors
		Buil ding No 10	Giona - 'A'	Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 43rd upper floors
		Buil ding No 10	Giona - 'B'	Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 43rd upper floors
b)	<b>Of the Environmental Management Plans:</b>	Construction Phase:		
		Attributes	Parameters	Total Cost/Year (Lakhs)
		Air Environm ent	Water for dust Suppression , Tyre cleaning and Vehicle maintenanc e Traffic Managemen t (Sign Boards, Persons at entry exit and Parking area)	1.00
		Drinking Water	Potable Water Supply	2.00
		Socio- Economic Environm ent	Site sanitation Facility and its maintenanc e	1.00
		Health & Safety	Disinfection at Site	0.50

		Health & Safety	Health check-up & first aid	1.00	
		Health & Safety	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves etc.)	5.00	
		Environmental Management	Environmental Monitoring	5.00	
		Operation Phase:			
		Component	Description	Capital Cost (Lakh)	O&M Cost (Lakh/year)
		STP Network	2 STP of 325KLD each; total capacity :650KLD	97.35	9.8
		RWH System	2 RWH tank of 85 CMD each (Raw & treated rainwater tank) (2 Days storage capacity )	11.9	1.2
		Solid Waste Manag	Treating 898Kg/ Day wet	36	15

		ement	waste in organic waste convert er & curing system		
		Solar Panel Installation	Solar Street Lights, landscaping lights, solar water heater (one toilet for top 12 floor of each tower)	28	4
		Landscaping	Tree & shrubs Plantation on site	30	3
7)	<b>Break Up of the project Area:</b>				
a)	<b>Submerge area: forest &amp; non-forest:</b>	Not Applicable			
b)	<b>Other -</b>				
	<b>Total Plot Area:</b>	59276.00m <sup>2</sup>			
	<b>FSI area:</b>	164759.67 m <sup>2</sup>			
	<b>Non FSI area:</b>	136108.05 m <sup>2</sup>			
	<b>Total BUA area (Construction Area):</b>	300867.72 m <sup>2</sup>			
	<b>Greenbelt Area:</b>	21470.61 m <sup>2</sup>			
8)	<b>Break-up of the project affected: Population with enumeration of those losing houses/dwelling units, and agriculture land and landless laborer's/artisan</b>	--			
a)	<b>SC, ST / Adivasis</b>	--			
b)	<b>Other (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figured, if a survey is carried out give details and years of survey)</b>	--			



9)	Financial details			
a)	Project cost as originally planned and subsequent revised estimated and the year of price reference	Rs. 636.00 Cr.		
b)	Allocation made for environmental management plans with item wise and year wise break-up	Construction phase:		
		Attribute s	Parameter s	Total Cost/Year (Lakhs)
		Air Environm ent	Water for dust Suppression , Tyre cleaning and Vehicle maintenanc e Traffic Managemen t (Sign Boards, Persons at entry exit and Parking area)	1.00
		Drinking Water	Potable Water Supply	2.00
		Socio-Economic Environm ent	Site sanitation Facility and its maintenanc e	1.00
		Health & Safety	Disinfection at Site	0.50
		Health & Safety	Health check-up & first aid	1.00
		Health & Safety	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves	5.00

			etc.)		
		Environm ental Managem ent	Environmen tal Monitoring	5.00	
		Operation Phase:			
		Compo nent	Descri ption	Capital Cost (Lakh)	O&M Cost (Lakh/ye ar)
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		Solar Panel Installation	Solar Street Lights, landscaping lights, solar water heater (one toilet for top 12 floor of each tower)	28	4
		Landscaping	Tree & shrubs Plantation on site	30	3
c)	<b>Benefit cost ratio/internal rate of return and the year of assessment</b>	Under Progress			
d)	<b>Whether (9.3.) includes the cost of environmental management as shown in the above</b>	Yes			
e)	<b>Actual expenditure incurred on the project so far</b>	175 Cr			
f)	<b>Actual expenditure incurred on the environmental management plans far</b>	Under Progress			

10)	<b>Forest land required:</b>	
a)	<b>The status of approval for diversion of forest land for non-forestry use</b>	The land is of non-forest type hence not applicable.
b)	<b>The status of clearing and felling</b>	--
c)	<b>The status of compensatory afforestation if any</b>	--
d)	<b>Comments on the viability &amp; sustainability of compensatory afforestation program in the light of actual field experience so far</b>	--
11)	<b>The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information</b>	--
12)	<b>Status of construction</b>	
a)	<b>Date of commencement (Actual and/or planned)</b>	17.10.2016 Rosa (bldg. 7A-B) 30-01-2017 Sierra (bldg. 7C) 30-06-2017 Blisberg (Bldg. 10C) 31-12-2019
b)	<b>Date of completion (Actual and/or planned)</b>	26.7.2027
13)	<b>Reasons for the delay if the project is yet to start</b>	--
14)	<b>Dates of site visits</b>	
a)	<b>The date on which the project was monitored by the regional office on previous occasions, if any</b>	Till date no regional officials have visited the site
b)	<b>Date of site Visit for this monitoring report</b>	01.06.2022
15)	<b>Details of correspondence with project authorities for obtaining action plans/information on status on compliance to safeguard other than the routine letters for logistical site visits.</b>	M/S. Lohitka Properties Pvt Ltd. Address: Lohitka Properties LLP, Ground & 3rd Floor, Prius Infinity, Paranjpe 'B' Scheme, Subhash Road, Vile Parle (East) Mumbai-400057 Contact No.: 022-42602400/42933400

**REFERENCES:**

- **Environment Clearance for Environment Clearance** for proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S) vide no. SEIAA-EC-0000002192; dated: 04.12.2019
- **Consent to Establish From MPCB:** vide no. Format1.0/CAC-CELL/UAN no. 0000056167/CE/CAC-1909000332; dated: 13.9.2019

- **Commencement Certificate from MGCM, No.**  
CHE/ES/2119/T/337(NEW)/FCC/1/Ammend, dated 27.11.2018

**PROJECT NAME:** Proposed expansion of residential Building project on plot Bearing CTS. No. 514, 531(pt.), 531/1 to 14, 532A (pt.) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S)

### Compliance Report

#### TERMS & CONDITIONS

Sr. No.	EC Conditions	Compliance
<b>SPECIFIC CONDITION</b>		
1	As agreed by PP, the PP to provide suitable and adequate cut offs to all podiums so that the proposed STP will be minimum 40% open to sky. PP to upload design of same.	Condition is noted.
2	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.	In Progress
3	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.	Condition is Noted.
4	PP to ensure that CER plan gets approved from Municipal Commissioner.	Condition is noted and the plans have been submitted.
5	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No. 22-34/2018-IA, III dt.	Condition is noted

#### Six Monthly Compliance Report

	04.01.2019.	
6	SEIAA decided to grant EC for: FSI: 116093.35m2, Non-FSI: 131546.73m2 and Total BUA: 247640.08m2 (LOI no-CHE/ES/2119/T/337(New), Date-21.05.2018)	Revised EC has been obtained from SEIAA, vide no. SEIAA-EC-0000002192; dated: 04.12.2019
<b>General Conditions</b>		
7	E-waste shall be disposed through authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Not Applicable.
8	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.	Noted.
9	This environmental clearance shall be issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily implies that. Forestry & Wildlife clearance granted to the project which will be considered separately on merit.	Revised EC has been obtained from SEIAA, vide no. SEIAA-EC-0000002192; dated: 04.12.2019
10	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Noted and adhered.
11	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 to 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	Noted.  <b>Reff : Annexure III</b> Commencement Certificate from MCGM vide no. CHE/ES/2119/T/337(NEW)/FCC/1/Amend; dated 27.11.2018
12	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.	Noted.  <b>Reff: Annexure V</b> Consent to Establish has been obtained from MPCB; vide no. Format1.0/CAC-CELL/UAN no. 0000056167/CE/CAC-1909000332; dated: 13.9.2019

13	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase	Noted.
14	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.	During construction phase Drinking water for construction workers shall be sourced from MCGM. Sanitation facilities have been provided to construction workers at sites. Temporary Toilets are constructed for construction workers, and they are connected to existing sewer line. Solid waste generated shall be segregated by provision of providing separate bins of Biodegradable and Non-biodegradable waste. Construction waste also will be segregated shall be handed over to Authorized vendor
15	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.	Noted. Dry Waste: Dry waste would be further segregated into recyclable and non-recyclable, and it will be handed over to authorized vendors. Wet Waste: Wet Garbage will be treated in Mechanical Composting Unit with the help of an 'Organic Waste Converter' (OWC) and the compost generated would be used as manure for Gardening purposes and excess would be sold to authorized vendors.
16	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.	The muck generated during construction phase shall be disposed off through municipal authorities in accordance with construction and demolition waste management rules, 2016.
17	Arrangement shall be made that wastewater and storm water do not get mixed.	Before initiating construction activity on site internal storm water drain of adequate capacity shall be constructed on site which shall be connected to external storm water drain of municipal corporation. This shall prevent mixing of storm water

		and wastewater. <b>Reff: Annexure VIII</b>
18	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site	Noted.
19	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.	Noted.
20	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	An area of 21470.61 m2 has been dedicated for the development of a green belt.
21	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.	Proposed project site has proper pipeline connections of domestic water. Adequate soil sample are taken from site and the analysis report. There are no industrial or hazardous activities carried out on site therefore threat of contamination of ground water and soil due to leaching of heavy metals and other toxic contaminants is negligible.
22	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.	Noted.
23	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	Not Applicable.
24	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	Electricity supply will be provided by Adani Electricity. Project Proponent shall procure construction meter during construction phase for electricity supply. Diesel generator sets shall not be used during construction phase
25	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from	No diesel storage shall be there as there shall be no use of any DG sets during construction phase.




	concern authority shall be taken.	
26	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.	The vehicle hired for bringing construction material to the site shall be checked for pollution check certificate. Vehicles without pollution check certificate will not be allowed on site and all suppliers and vendors of the construction materials will be guided for the same.
27	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	Noted. Ambient Air and Noise monitoring was carried out on the site and reports for the same are attached as <u>Annexure VIII</u> respectively. During construction phase adequate measures shall be taken to maintain ambient air and noise quality within the prescribed limit of National Ambient Air Quality Monitoring Standards.
28	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 100 km of Thermal Power Stations).	Noted.
29	Ready mixed concrete must be used in building construction.	Noted.
30	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Noted.
31	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Noted.
32	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted.
33	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.	Noted.

	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.	
34	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.	There will be no drawing of ground water during construction phase.
35	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water	Noted. Dual Plumbing system is proposed in the project.
36	Fixtures for showers, toiler flushing, and drinking should be low flow either by use of aerators or pressure reducing devices or based control.	Noted. Low flow fixtures or sensors are used to promote water conservation.
37	Use of glass 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	Noted.
38	Roof should meet Prescriptive requirement as per Energy Conservation building Code by using appropriate thermal insulation material to fulfill requirement.	Noted.
39	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar streetlights, common	Energy conservation measures will be taken into consideration by installing of LED lights, Solar Panels, Solar Water Heaters etc. during operational phase.

	solar water heater system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	
40	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 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.	DG sets will not be used during Construction phase. DG sets will be used only during operational phase as source of backup power for elevators and common area illumination. DG Set capacity is 1200 KVA (600 KVA each).
41	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night-time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Project site shall be barricaded using tin sheets of 3m height to mitigate noise pollution from construction activity. There will be no noise during night-time as construction activity will be restricted during daytime only attached as <u>Annexure VIII</u>
42	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.	Entry/Exit to the proposed project is in such way that it won't lead to traffic congestion during construction phase. Parking for Construction vehicle and vehicles of construction workers and staff would be fully internalized. No public parking and public spaces will be used for parking.
43	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.
44	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Noted.
45	Regular supervision of the above and other measures for monitoring should be in place all through the construction	Noted. PP shall appoint an environment officer on site who will implement,

	phase, so as to avoid disturbance to the surroundings.	monitor and supervise Environment Management Plan On the site.
46	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.	Noted.
47	Six monthly monitoring reports should be submitted to the Regional Office of MoEF, Bhopal, with copy of this department and MPCB	Noted. The reports are submitted regularly on a six-month basis.
48	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the building. 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	Noted.
49	Wet garbage should be treated by Organic Waste Convertor and treated waste (manure) should be utilized in existing premise for gardening and no wet garbage will be disposed outside the premises. Local authority should ensure this	Noted.
50	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	Noted.
51	A complete set of all the documents submitted to Department should be forwarded to the Local Authority and MPCB.	Noted.
52	In the case of any change (s) in the scope of the project, the project would require a fresh appraisal by this Department.	Noted.
53	A separate environment management cell with qualified staff shall be set up	Noted.

	for implementation of the stipulated environmental safeguards	
54	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These costs 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.	Noted.
55	The Project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded Environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	<p>Noted.<b>Reff: Annexure VII</b>  Navshakti Newspaper, page 8, dated: 07.12.2019.  The Free Press Journal, Pg 16, dated: 07.12.2019.</p> 
56	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.	Noted.
57	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.	Noted.

58	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional office of MOEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company by the public domain.	Noted.
59	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC condition 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	Noted.
60	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 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.	Noted.

### ANNEXURES

List of Annexures	
Annexure Ia	Environment Clearance for Environment Clearance for proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S); vide No. SEIAA-EC-0000002192; dated: 04.12.2019
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Annexure II	Environment Management Plans
Annexure III	Commencement Certificate from MCGM vide no.

### Six Monthly Compliance Report

	CHE/ES/2119/T/337(NEW)/FCC/1/Amend; dated 27.11.2018
Annexure IV	IOD From MCGM; No. CHE/ES/2119/T/337(NEW) dated: 01.09.2016
Annexure V	Consent to Establish from MPCB, vide no. Format1.0/CAC-CELL/UAN No. 0000056167/CE/CAC-1909000332; dated: 13.09.2019
Annexure VI	Consent to Operate from MPCB; vide no. Format1.0/CC/UAN no. 0000114197/C0 -2110000426; dated: 08.10.2021.
Annexure VII	Newspaper cuttings from Navshakti Newspaper and The Free Press Journal
Annexure VIII	Monitoring Reports from Go Green





## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,  
Room No. 217, 2nd floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: December 4, 2019

To,  
**M/s. Lohitka Properties LLP**  
at C.T.S. NO. 514, 531(PT), 531/1 TO 14, 532A (PT) & 534 of Village Nahur, at L.B.S Road, Mulund (W), Mumbai in 'T' ward (E.S).

**Subject:** Environment Clearance for proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S)

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 117th 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 181st meetings.


2. It is noted that the proposal is considered by SEAC-II under screening category Category 'B' as per EIA Notification 2006.

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

1.Name of Project	Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S)
2.Type of institution	Private
3.Name of Project Proponent	M/s. Lohitka Properties LLP
4.Name of Consultant	AQURA Enviro Projects Pvt. Ltd.
5.Type of project	Township Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Environment Clearance Obtained from Municipal Corporation of Greater Mumbai (MCGM) Environment Cell vide letter no. Dy. Ch. E/9113/BPES/Dated: 08/12/2017.
8.Location of the project	C.T.S. NO. 514, 531(PT), 531/1 TO 14, 532A (PT) & 534 of Village Nahur, at L.B.S Road, Mulund (W), Mumbai in 'T' ward (E.S).
9.Taluka	Kurla
10.Village	Nahur
Correspondence Name:	Nayan Parulekar
Room Number:	--
Floor:	Ground Floor & 3rd Floor
Building Name:	Prius Infinity
Road/Street Name:	Subhash Road
Locality:	Vile Parle (East)
City:	Mumbai 400057
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (MCGM)

**SEIAA Meeting No: 181 Meeting Date: November 15, 2019 (**  
**SEIAA-STATEMENT-0000001668 )**  
**SEIAA-MINUTES-0000002746**  
**SEIAA-EC-0000002192**

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**Shri. Anil Diggikar (Member Secretary**  
**SEIAA)**



<b>12.IOD/IOA/Concession/Plan Approval Number</b>	Received IOD for Bldg 7 A, B & C , C.C for Building No. 7 A & B wing - Stilt + 5 Podiums + 31st Floor, C.C for Building No. 7 C wing - Stilt + 5 Podiums + 1st Floor, Concession approval for 7 A,B,C and 10 A,B,C
	<b>IOD/IOA/Concession/Plan Approval Number:</b> CHE/ES/2119/T/337(NEW) Bldg no 7, wing A,B,C IOD -01/09/2016 C.C -11/03/2019 Bldg no 7A,B,C Amended plan date - 20/06/2018 & 11/03/2019 CHE/ES/2036/T/337(NEW) Bldg No.10 wing C: IOD -15/10/2016, CC -15/10/2016 , Concession approval for Bldg 7A,B,C and 10A,B,C -21.05.2018
	<b>Approved Built-up Area:</b> 164759.67
<b>13.Note on the initiated work (If applicable)</b>	Construction done on site as per earlier EC obtained; Construction area on site: 39,112.41 Sq. M. Building Configuration: Bldg 7A, B:Stilt + 5P+24 Floors Bldg 7C:Stilt + 3 Podium Parking Podium for Bldg 7 -A, B & C (outside the building line): Stilt+ 4 Podium
<b>14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)</b>	Not Applicable
<b>15.Total Plot Area (sq. m.)</b>	59276.00 Sq. M.
<b>16.Deductions</b>	2216.94 Sq. m (Set Back Area: 421 Sq. m + Encroachment Area: 1795.94 Sq. m)
<b>17.Net Plot area</b>	57059.06 Sq. M.
<b>18 (a).Proposed Built-up Area (FSI &amp; Non-FSI)</b>	<b>FSI area (sq. m.):</b> Total FSI Area = 164759.67Sq. m, FSI Area (for proposed buildings no. 7, 9 & 10) = 116093.35 Sq. M.
	<b>Non FSI area (sq. m.):</b> Total Non FSI Area = 136108.05 Sq. m, Non-FSI Area (for proposed buildings no. 7, 9 & 10) = 131546.73 Sq. M.
	<b>Total BUA area (sq. m.):</b> 300867.72
<b>18 (b).Approved Built up area as per DCR</b>	<b>Approved FSI area (sq. m.):</b> Total FSI Area = 164759.67Sq. M. FSI Area (for proposed buildings no. 7, 9 & 10) = 116093.35 Sq. M. FSI Area of Existing Buildings = 48666.32 Sq. M.
	<b>Approved Non FSI area (sq. m.):</b> Total Non FSI Area = 136108.05 Sq. m, Non FSI Area (for proposed buildings no. 7, 9 & 10) = 131546.73 Sq. M. Non FSI Area of Existing Buildings = 4561.32 Sq. M
	<b>Date of Approval:</b> 21-05-2018
<b>19.Total ground coverage (m2)</b>	21470.61 Sq. m
<b>20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)</b>	36.22%
<b>21.Estimated cost of the project</b>	6360000000


  
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## 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	MCGM
	Fresh water (CMD):	480
	Recycled water - Flushing (CMD):	257
	Recycled water - Gardening (CMD):	132
	Swimming pool make up (Cum):	842
	Total Water Requirement (CMD) :	738
	Fire fighting - Underground water tank(CMD):	600
	Fire fighting - Overhead water tank(CMD):	200
	Excess treated water	189
Wet season:	Source of water	MCGM
	Fresh water (CMD):	480
	Recycled water - Flushing (CMD):	257
	Recycled water - Gardening (CMD):	00
	Swimming pool make up (Cum):	842
	Total Water Requirement (CMD) :	738
	Fire fighting - Underground water tank(CMD):	600
	Fire fighting - Overhead water tank(CMD):	200
	Excess treated water	321
Details of Swimming pool (If any)	Details of Swimming pool (If any): Main Pool Volume = 618.25 sq.mt x 1.2 m -741.90 Cum Capacity = 741.90 Cum Water Requirement = 740 Cum Make up Water Requirement = 74 Cum Kids Pool Volume = 113.88 sq.mt x 0.9 m -102.49Cum Capacity = 102.49 Cum Water Requirement = 102 Cum Make up Water Requirement = 10 Cum Filtration Plant Location: 5th Podium	

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:		2.5 meters below ground						
	Size and no of RWH tank(s) and Quantity:		Size: Area: 58.83 Sq. m. Depth: 2.850 m., 2 RWH tank of 85 CMD each (Raw & treated Rain water tank)						
	Location of the RWH tank(s):		Below Ground						
	Quantity of recharge pits:		No						
	Size of recharge pits :		Not Applicable						
	Budgetary allocation (Capital cost) :		11.9 Lacs						
	Budgetary allocation (O & M cost) :		1.2 Lacs/Year						
	Details of UGT tanks if any :		Fire Fighting Tank: 600 CMD Domestic Water Tank: 480 CMD Flushing Water Tank:257 CMD Rain Water Harvesting Tank: 170 CMD						
26.Storm water drainage	Natural water drainage pattern:		SWD by Gravity & connected to south side						
	Quantity of storm water:		0.208 m3/Sec						
	Size of SWD:		Ranging from 450 - 600 mm wide storm water drain Channel, Slope 1:300						
27.Sewage and Waste water	Sewage generation in KLD:		642 KLD						
	STP technology:		Moving Bed Bio-Reactor (MBBR) Technology						
	Capacity of STP (CMD):		2 STPs of 325 KLD each; Total capacity: 650 KLD						
	Location & area of the STP:		Below Ground, Area: 553 Sq. M.						
	Budgetary allocation (Capital cost):		97.35 Lacs						
	Budgetary allocation (O & M cost):		9.8. Lacs/year						

## 28.Solid waste Management

<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Debris & construction waste shall be generated. Recyclable waste will be generated like empty cement bags & cans, scrap metal etc.
	<b>Disposal of the construction waste debris:</b>	Recyclable waste like empty cement bags & empty paint cans shall be handed over to local vendors. Broken tiles shall be used for china mosaic of terrace. Scrap metals shall be sold to recyclers. Disposal of construction waste will be as per "Construction and Demolition waste management Rules 2016.
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	1347 Kg/Day
	<b>Wet waste:</b>	898 Kg/Day
	<b>Hazardous waste:</b>	Not Applicable
	<b>Biomedical waste (If applicable):</b>	Not Applicable
	<b>STP Sludge (Dry sludge):</b>	6.5 Kg/Day
	<b>Others if any:</b>	None
<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	Dry waste would be further segregated into recyclable and non-recyclable & it will be handed over to authorize vendors.
	<b>Wet waste:</b>	Wet Garbage will be treated in Mechanical Composting Unit 'Organic Waste Converter' (OWC) and the compost generated would be used as manure for gardening purpose and excess would be sold to authorize vendors.
	<b>Hazardous waste:</b>	Not Applicable
	<b>Biomedical waste (If applicable):</b>	Not Applicable
	<b>STP Sludge (Dry sludge):</b>	Dry sludge would be used as manure for gardening purpose and excess would be sold to authorize vendors
	<b>Others if any:</b>	None
<b>Area requirement:</b>	<b>Location(s):</b>	Ground Level
	<b>Area for the storage of waste &amp; other material:</b>	3 no. of OWC - 43 Sq. m each
	<b>Area for machinery:</b>	10 Sq. M. at each location
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	36 Lakhs
	<b>O &amp; M cost:</b>	15 Lakhs/Year

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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	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32.Details of Fuel to be used				
Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
Source of Fuel		Not applicable		
Mode of Transportation of fuel to site		Not applicable		

33.Energy		
<b>Power requirement:</b>	Source of power supply :	Maharashtra State Electricity Distribution Company Limited (MSEDCL)
	During Construction Phase: (Demand Load)	100 KW
	DG set as Power back-up during construction phase	None
	During Operation phase (Connected load):	9417.34 KW
	During Operation phase (Demand load):	3496.53 KW
	Transformer:	3 x 1000 kVA
	DG set as Power back-up during operation phase:	2 Nos. of 600 kVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	Yes

34.Energy saving by non-conventional method:	
Savings due to solar lighting: Providing 25% of street lighting/landscape lighting on solar Solar lighting for common areas	

36.Detail calculations & % of saving:		
Serial Number	Energy Conservation Measures	Saving %
1	Average Annual Energy Savings	24.74 %
2	Energy saved by renewable source of energy in % compare to total energy saved	3.22 %

37.Details of pollution control Systems		
Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	Capital cost:	28 Lakhs
	O & M cost:	4 Lakhs/Year



### 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	Water for dust suppression, Tyre cleaning and Vehicle maintenance, Traffic Management (Sign Boards, Persons at entry exit and Parking area),	1.00
2	Socio-economic Environment	Site sanitation	1.0
3	Health & Safety	Disinfection at Site	0.5
4	Health & Safety	Health check-up of workers	1.00
5	Health & Safety	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.), Safety Training to Workers (Twice in Year), Safety Officer, Safety Nets	5.00
6	Environment management	Environmental Monitoring	5.00
7	Drinking water	Potable Water Supply	2.00

#### b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP network	2 STPsof 325 KLD each; Total capacity: 650 KLD	97.35	9.8
2	RWH System	2 RWH tank of 85 CMD each (Raw & treated Rain water tank) (2 days storage capacity)	11.9	1.2
3	Solid Waste Management	Treating 898 Kg/Day Wet waste in Organic Waste Converter & Curing System	36	15
4	Solar Panel Installation	Solar Street Lights, Landscaping Lights, ? Solar water Heater (one toilet for top 12 floor of each tower)	28	4
5	Landscaping	Tree & Shrubs Plantation on site	30	3

### 39.Storage of chemicals (inflammable/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

	<b>CRZ/ RRZ clearance obtain, if any:</b>	No
	<b>Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries</b>	Sanjay Gandhi National Park - Approx. 540 m
	<b>Category as per schedule of EIA Notification sheet</b>	Category 'B'
	<b>Court cases pending if any</b>	No
	<b>Other Relevant Informations</b>	None
	<b>Have you previously submitted Application online on MOEF Website.</b>	No
	<b>Date of online submission</b>	-

**3. The proposal has been considered by SEIAA in its 181st 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:**

<b>I</b>	As agreed by PP, the PP to provide suitable and adequate cut offs to all podiums so that the proposed STP will be minimum 40% open to sky. PP to upload design of same.
<b>II</b>	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
<b>III</b>	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
<b>IV</b>	PP to ensure that CER plan get approved from Municipal Commissioner/District Collector.
<b>V</b>	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
<b>VI</b>	SEIAA decided to grant EC for -FSI: 116093.35 m2, Non-FSI:131546.73 m2 and Total BUA: 247640.08 m2 (LOI no-CHE/ES/2119/T/337(New), Date-21.05.2018)

**General Conditions:**

<b>I</b>	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
<b>II</b>	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.
<b>III</b>	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.
<b>IV</b>	PP has to abide by the conditions stipulated by SEAC& SEIAA.
<b>V</b>	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.
<b>VI</b>	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.
<b>VII</b>	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
<b>VIII</b>	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.
<b>IX</b>	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.
<b>X</b>	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.



<b>XI</b>	Arrangement shall be made that waste water and storm water do not get mixed.
<b>XII</b>	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
<b>XIII</b>	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.
<b>XIV</b>	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
<b>XV</b>	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.
<b>XVI</b>	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.
<b>XVII</b>	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.
<b>XVIII</b>	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.
<b>XIX</b>	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
<b>XX</b>	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.
<b>XXI</b>	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.
<b>XXII</b>	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).
<b>XXIII</b>	Ready mixed concrete must be used in building construction.
<b>XXIV</b>	Storm water control and its re-use as per CGWB and BIS standards for various applications.
<b>XXV</b>	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
<b>XXVI</b>	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
<b>XXVII</b>	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
<b>XXVIII</b>	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.
<b>XXIX</b>	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
<b>XXX</b>	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.
<b>XXXI</b>	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.
<b>XXXII</b>	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
<b>XXXIII</b>	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.
<b>XXXIV</b>	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.
<b>XXXV</b>	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.
<b>XXXVI</b>	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.
<b>XXXVII</b>	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 be reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .
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, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

Maharashtra

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, 1st Floor, D- Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

**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

  
Shri. Anil Diggikar (Member Secretary SEIAA)



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. Dy.Ch.E/ 9113 /BPES/ Dt.  
8/12/17

Office of the  
Dy.Ch.E (Building Proposal) E.S.  
Near Raj Legacy, L.B.S. Road,  
Paper Mill Compound.,  
Vikhroli (West), Mumbai.

**To,**

M/s. Lohitka Properties LLP CA to owner  
Sheth House, Next to Dindoshi Fire Station,  
Gen. A K Vaidya Marg, Malad (East),  
Mumbai - 400097.

**Sub.:** Environment clearance for the project on plot bearing CTS No. 514,  
531 (pt), 531/1 to 14, 532A (Pt) & 534 of village Nahur at Mulund (W),  
Mumbai.

**Ref.:** 1. Proposal submitted by consultant M/s Aqura Enviro Projects PVT  
LTD dt.24.10.2017 & 02.11.2017  
2. A) CHE/ES/2036/T/337(NEW).  
B) CHE/ES/2119/T/337(NEW).  
3. ENV/DP/ES/04

Sir,

Your aforesaid proposal for Environment clearance submitted by you through qualified building Environment Auditor (QBEA) M/s Aqura Enviro Projects PVT LTD in the prescribed format of form A & form 1A in respect of the subject matter having total built up area 51,863.02 sq.mtr & total construction area of 1,06,061.47 sq.mtr is approved by the undersigned as recommended by Environment Cell Members of MCGM. This approval is valid for a period of seven year from the date of issue.

You are now requested to submit the regular proposal in consonance with the above said Environment clearance approval

Yours faithfully,

— sd —

Shri S.M. Jadhav  
Dy.Ch.E.(Building Proposal) E.S

✓ Copy to :-

M/s Aqura Enviro Projects PVT LTD  
301, Marathon Icon,  
Veer Santaji Lane,  
Lower parel, Mumbai 400013.

For information and necessary action please

8/12/2017  
Dy.Ch.E.(Building Proposal) E.S

# ENVIRONMENT MANGEMENT PLAN

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## 1.1 IDENTIFICATION, PREDICTION AND EVALUATION OF IMPACTS

Environmental impact can be defined as any alteration of environmental conditions, adverse or beneficial, caused or induced by the action or set of actions under consideration.

Various operations involved in the project have been studied in details to identify, predict and evaluate impacts on various environmental components. The identified impacts were quantified using mathematical models to a possible extent so as to estimate the future environmental scenario.

## 1.2 AIR ENVIRONMENT

Air pollution has long been recognized as a brain storming issue worldwide. The onset of technological and scientific innovations in various fields and diverse activities of human race for its elegance have put extra load on the atmosphere by way of releasing air pollutants like particulate matter (PM<sub>10</sub>, PM<sub>2.5</sub>), sulphur dioxide (SO<sub>2</sub>), oxides of nitrogen (NO<sub>x</sub>), carbon monoxide (CO), unburned hydrocarbon (HC) and other organic as well as inorganic pollutants including trace metals responsible for causing health consequences. Entry of pollutants into the atmosphere occurs in the form of gases or particles. Continuous mixing, transformation and trans-boundary transportation of air pollutants make air quality of a locality unpredictable. The growth of population, industry and number of vehicles and make the problem of air pollution still worse. Rapid industrialization and vehicular traffic especially in the urban areas of India is a great threat to air quality.

### 1.2.1 CONSTRUCTION PHASE

#### SOURCES OF POLLUTION

##### 1. Vehicular Exhaust

The major source of pollution in construction phase will be vehicles carrying construction material. Pollution load from the same is calculated as:

Pollution Load = No. of trucks × Emission Factors × Deterioration Factor

Due to movement of average 05 trucks short term pollution load is given in table:

Parameter	Emission Factor (g /km)*	Deterioration Factor (g/km)*	Pollution Load (g/km)
CO	4.5	1.33	29.92
NOx	1.21	1	6.05
SPM	0.8	1.595	6.38
SO2	0.15	1	0.75
HC	1.21	1	6.05

\*Source: CPCB Publication, 1998

## 2. Emissions from Construction equipment's

The fugitive dust emission sources are:

- Excavation
- Haul road movements
- Construction
- Material Handling
- Finishing

Emissions factors for construction equipment are given in table below:

Equipment	Emissions Factors (g/hr)				
	CO	VOC	NOX	SOX	PM10
Excavator	214.09	43.99	516.18	3.31	27.21
Backhoe/ Front end loader	190.05	56.69	370.13	1.58	37.64
Rubber tired crane	161.02	39.00	464.02	2.67	23.58
Hydraulic Crane	161.02	39.00	464.02	2.67	23.58
Concrete Vibrator	72.57	13.60	122.46	0	4.53
Paving Equipment	186.42	48.53	412.31	1.95	29.93
Roller/ Compactor	165.10	34.92	316.15	1.90	23.13

\*Source: SCAQMD CEQA Handbook

## MITIGATION MEASURES:

Sr. No.	Guidance on	Practices to reduce emission
1	Water Application	Water will be applied by variety of methods, for instance trucks, hoses, sprinklers, etc. to mitigate dust generation from the

		construction site.
2	Dust Suppressants	Dust suppressants which are more effective than water, will be applied judiciously.
3	Design	<ul style="list-style-type: none"> <li>Travelled distances will be minimized for delivery of materials</li> <li>Green building materials viz. fly ash bricks, RMC's, etc. will be used to the best possible extent.</li> </ul>
4	Storage Piles	<ul style="list-style-type: none"> <li>Storage pile activity will be conducted downwind</li> <li>Enclosures/ coverings will be used for storage piles</li> <li>Properly shape storage piles will be considered.</li> </ul>
5	Vehicles & Equipment's	<ul style="list-style-type: none"> <li>Engines &amp; exhaust systems will be properly maintained.</li> <li>Low sulphur diesel (LSD) will be used.</li> <li>Idling time will be eliminated/ reduced to the maximum</li> <li>Evaporative losses will be minimized</li> </ul>
6	Material Handling & Transfer systems	<ul style="list-style-type: none"> <li>Mud and dirt track-out and carryout will be controlled properly.</li> <li>Material drop will be minimized at the transfer point and enclosure</li> <li>Foam suppression systems will be utilized.</li> <li>Loads on haul trucks will be secured.</li> <li>PM emissions from spills will be prevented.</li> <li>Material handling operations will be minimized.</li> </ul>
7	Road Surfaces	<ul style="list-style-type: none"> <li>On-site vehicle restrictions will be established.</li> <li>Unpaved roads will be properly maintained.</li> </ul>

### 1.2.2 POST CONSTRUCTION PHASE

The emission sources are mainly due to the diesel generator set of capacity 200 kVA and increase in number of vehicles.

#### SOURCES OF POLLUTION:

##### A. DG sets:

Calculation of stack height of D.G. sets

##### i. DG Set of capacity 2 Nos. 630 kVA:

The stack height of DG set is calculated as under:

$$\begin{aligned}
 H &= 0.2 (\sqrt{\text{capacity of the DG set in kVA}}) \\
 &= 0.2 \times (\sqrt{200}) \\
 &= 14.14 = 2.82 \text{ m}
 \end{aligned}$$

However, a safe stack height of DG Set proposed is above building terrace level.

##### B. Vehicular emissions:

There will be increase of 2351 four wheelers and 184 two wheelers due to the proposed project.

#### MANAGEMENT PLAN

SOURCES	MANAGEMENT
Exhaust from D.G. set of capacity: 2 Nos. 630 kVA	<ul style="list-style-type: none"> <li>• DG set conforming to the CPCB standards will be deployed.</li> <li>• D.G. set will be provided with effective stack height of 24 m above the roof of DG set.</li> <li>• Low-sulphur-content fuel (HSD - Sulphur content 0.05%) will be used.</li> </ul>
Vehicular exhausts especially congestions during peak traffic hours.	<ul style="list-style-type: none"> <li>• Sufficient width of driveways to ensure smooth traffic movements.</li> <li>• Provisions of fully internalized parking including the parking facilities for the visitors.</li> <li>• Guided traffic ways within the project site.</li> </ul>

### 1.3 WATER ENVIRONMENT

#### 1.3.1 CONSTRUCTION PHASE

##### WATER CONSERVATION TECHNIQUES

Best construction practices will be adopted to reduce the water demand for construction activities:

- Use of curing water: Spraying of curing water and after liberal curing, all concrete structures will be covered with gunny bags, followed by spraying of water.
- Use of polymer dispersion and air entraining agents to reduce the construction water demand.
- Admixtures will be used to reduce water demand during construction.
- Discouraging the washing of vehicles and equipment on the construction site. Workers will not be allowed to wash their personal vehicles on site. Vehicles and equipment that regularly leave the construction site should be washed offsite.

#### MANAGEMENT PLAN

SOURCES	MANAGEMENT
Generation of sewerage	<ul style="list-style-type: none"> <li>• Temporary toilets will be provided which will be directly connected to existing Municipal Sewer line for disposal of waste.</li> </ul>
Un-captured run-off	<ul style="list-style-type: none"> <li>• The rain-water entering into the pit will be screened for the</li> </ul>



from the site may contaminate ground water aquifers.	<p>removal of heavy silt and other materials.</p> <ul style="list-style-type: none"> <li>• Provisions will be made to ensure the construction vehicles stick to the access track to prevent mud &amp; dirt being deposited on roads.</li> <li>• Fence will be constructed around the site to trap sediments whilst allowing the water to flow through.</li> <li>• Up slope water will be diverted with turf and due care will be taken not to mix mortar in locations that will drain into storm water system.</li> </ul>
Unsanitary conditions during rainy season.	<ul style="list-style-type: none"> <li>• The civil contractor will be made responsible for site sanitation and will be bound by the management to adhere to healthy level of sanitation.</li> <li>• There will be no stagnant water at site, as the runoff from the relevant areas will be systematically drained into the storm water line. There will be provision of cleaning the storm water line periodically.</li> </ul>

### 1.3.2 POST CONSTRUCTION PHASE:

The daily water demand for the project will be 750 KLD. Daily fresh water demand will be 459 KLD. The fresh water demand will be met from MCGM water supply.

#### A. WATER CONSERVATION TECHNIQUES:

Following water conservation techniques have been proposed for the project:

- Dual plumbing system will be adopted to utilize the treated waste water for flushing (229 KLD), and landscaping (62 KLD). This will help in reducing the fresh water demand by 33%.
- Dual flushing fixtures will be used to allow different volumes of water for solid and liquid flushing which will help in conserving the water demand for flushing significantly.
- Low flow fixtures or sensors are used to promote water conservation.
- Use of water efficient appliances should be promoted with low flow fixtures or sensors.
- Landscape design & management of irrigation systems:
  - Native plant species: Choose native plant species that need less water.

- Maintain Healthy Soil: Healthy soils are the basis for a water-smart landscape; they effectively cycle nutrients, minimize runoff, retain water, and absorb excess nutrients, sediments, and pollutants.
- Avoid watering during the heat of the day. Water early in the morning to reduce the evaporation rate
- Drought tolerant species will be selected.
- Turfs will be avoided to the extent possible.
- Sprinkler landscaping system will be used to conserve water

## B. WASTE WATER GENERATION & TREATMENT

Approximate 649 KLD waste water will be generated which will be treated in STP based on MBBR technology with capacity of 650 KLD.

## 1.4 STORM WATER MANAGEMENT

### 1.4.1 Construction Phase

Sr. No.	Contaminant	Sources	Impact Mitigation
1.	Sediment & Floatables	Streets, lawns, driveways, roads, construction activities,	During construction, sediment fencing or other erosion control devices will be used to mitigate the short-term adverse impacts of sedimentation.
2.	Oil & Grease	Roads, driveways, parking lots etc.	Oil & Grease trap will be provided to remove oil & grease, suspended matter, and ensure the quality of water.

Storm water control and rain water harvesting will be done as per the standards laid down by CGWA & BIS. Following measure will be adopted for the same.

### 1.4.2 Post Construction Phase

#### A. Design

For good design of rainwater harvesting, following points are to be kept under consideration:

- Ideal location with good ground slope.
- The location has adequate subsurface permeability of the aquifer to accommodate maximum recharge of rainwater through injection well.
- Rate of filtration should exceed average rainfall intensity.
- Clogging of filtration media should be cleaned periodically.

- Ground water pollution does not take place.

**B. Calculation of No. of RTWH Structures**

- Ground water table level : 3 to 3.6 m
- Rainwater harvesting tank details:
- Location of Tank : Below ground
- Capacity of tank: 82 cum each.
- No. of tank : 2

Sr. No.	Description	Quantity	Unit	Total	Unit
<b>100% Rain water to be Stored in tank &amp; reuse for irrigation/carwash</b>					
<b>A</b>	<b>100% Storage</b>				
1	Rain Water available from Terraces				
a)	Effective Area of hard paved Terraces	2,278.00	smt		
	Coefficient of Run off	0.90			
	Arr. Rainfall per day	41.50	mm/day		
	<b>Total rain water available from terraces per day</b>			85,083	lit/hr
			<b>say</b>	<b>85</b>	<b>cum/day</b>
	Considering 2 day storage		<b>say</b>	<b>170</b>	<b>CUM</b>
	Proposed rain water tank	2	nos		
	Volume of each tank	85	mt		
	<b>Total volume of water retention in Rain water storage tank</b>	<b>170</b>	<b>cum</b>		

## 1.5 WASTE MANAGEMENT

### 1.5.1 CONSTRUCTION PHASE

About 1500 CUM of sub-stratum will be removed during excavation for building foundation. The substratum removed would be used for back filling, leveling, and road construction. Construction waste would be generated at site and disposal details of the same are as given below;

Sr. No.	Particulars	Disposal
1	Wood	Sold to vendors
2	Dry Wall	Disposal site
3	Concrete	Disposal site
4	Metal Scrap	Sold to vendors
5	Cardboard	Sold to vendors
6	Plastics	Sold to vendors
7	Electronic Scrap	Disposal site
8	Misc. (Paint, Ceramic etc.)	Disposal site

### **1.5.2 POST CONSTRUCTION PHASE**

The solid waste generated from the project considering full occupancy will be mainly domestic waste and estimated quantity of the same will be approx. 2498 kg/day. The solid waste generated will be first segregated as plastic, glass, paper, and other waste separately and disposed off as per Solid Waste Management Rules 2016.

### **1.6 ENERGY CONSERVATION CALCULATIONS**

- Total landscape and street light load will be met through solar powered fixtures.
- Day mode / evening modes and night mode for lighting control. Energy savings app.60%
- Electronic ballast – Normal copper ballast consume app. 8 W where as electronic ballasts consume 4W for 36W fixture. i.e. watt losses with copper ballast are app. 25% whereas with electronic ballast shall be 12.5 % i.e. saving of app 12 % in lighting power.
- Energy efficient lamps – Usage of lamps reduces power consumption in lighting. Use of CFL / T5 lamps in place of normal T8 / incandescent lamps shall bring down energy consumption by app. 30%. Use of LED for landscape lighting shall bring down energy use by app. 60% compared to normal metal halides / high pressure sodium or CFL lamps.
- Use of timer for landscape lighting – Partial power for landscape / street lighting shall be provided by timer. App. 30 – 30% shall be the target figure.
- Use of Energy efficient equipments' like low loss Transformers & switch gears. Energy savings app.2%.
- Occupancy sensor to be used in staircase mid landing & apartment level. Lobby. Energy savings app.60%.

### **1.7 RISK & HAZARD IN CONSTRUCTION INDUSTRY**

The International Labour Organization (ILO) classifies the construction industry as government and private-sector firms erecting buildings for habitation or for commercial purposes and public works such as roads, bridges, tunnels, dams or airports. In India, construction workers also clean hazardous waste sites.

### ***Health Hazards On Construction Sites***

Construction workers are exposed to a wide variety of health hazards on the job. Exposure differs from trade to trade, from job to job, by the day, even by the hour. Exposure to any one hazard is typically intermittent and of short duration, but is likely to reoccur. A worker may not only encounter the primary hazards of his or her own job, but may also be exposed as a bystander to hazards produced by those who work nearby or upwind. This pattern of exposure is a consequence of having many employers with jobs of relatively short duration and working alongside workers in other trades that generate other hazards. The severity of each hazard depends on the concentration and duration of exposure for that particular job. Bystander exposures can be approximated if one knows the trade of workers nearby. Hazards present for workers in particular trades are listed in table below.

### ***Primary Hazards Encountered In Skilled Construction Trades***

Each trade is listed below with an indication of the primary hazards to which a worker in that trade might be exposed. Exposure may occur to either supervisors or to wage earners. The classifications of construction trades used here are those used in India. It includes the construction trades as classified in the Standard Occupational Classification system. This system classifies the trades by the principal skills inherent in the trade.

<b>Sr. No.</b>	<b>Occupations</b>	<b>Hazards</b>
1.	Brick masons	Cement dermatitis, awkward postures, heavy loads
2.	Stonemasons	Cement dermatitis, awkward postures, heavy loads
3.	Hard tile setters	Vapour from bonding agents, dermatitis, awkward postures
4.	Carpenters	Wood dust, heavy loads, repetitive motion
5.	Drywall installers	Plaster dust, walking on stilts, heavy loads, awkward postures
6.	Electricians	Heavy metals in solder fumes, awkward posture, heavy loads
7.	Electrical power installers and repairers	Heavy metals in solder fumes, heavy loads
8.	Painters	Solvent vapours, toxic metals in pigments, paint additives
9.	Plasterers	Dermatitis, awkward postures
10.	Plumbers	Lead fumes and particles, welding fumes

11.	Pipefitters	Lead fumes and particles, welding fumes
12.	Steamfitters	Welding fumes
13.	Carpet layers	Knee trauma, awkward postures, glue and glue vapour
14.	Soft tile installers	Bonding agents
15.	Concrete and terrazzo finishers	Awkward postures
16.	Insulation workers	Synthetic fibres, awkward postures
17.	Paving, surfacing and tamping equipment operators	Asphalt emissions, gasoline and diesel engine exhaust, heat
18.	Roofers	Roofing tar, heat, working at heights
19.	Sheet metal duct installers	Awkward postures, heavy loads, noise
20.	Structural metal installers	Awkward postures, heavy loads, working at heights
21.	Welders	Welding emissions
22.	Solderers	Metal fumes, lead, cadmium
23.	Drillers, earth, rock	Silica dust, whole-body vibration, noise
24.	Air hammer operators	Noise, whole-body vibration, silica dust
25.	Pile driving operators	Noise, whole-body vibration
26.	Hoist and winch operators	Noise, lubricating oil
27.	Crane and tower operators	Stress, isolation
28.	Excavating and loading machine operators	Silica dust, histoplasmosis, whole-body vibration, heat stress, noise
29.	Grader, dozer and scraper operators	Silica dust, whole-body vibration, heat noise
30.	Truck and tractor equipment operators	Whole-body vibration, diesel engine exhaust

### ***Construction Hazards***

As in other jobs, hazards for construction workers are typically of four classes:

1. Chemical Hazards,
2. Physical Hazards,
3. Biological Hazards and
4. Social Hazards

### ***Evaluating Exposure***

Evaluating either primary or bystander exposure requires knowing the tasks being done and the composition of ingredients and by-products associated with each job or task. This knowledge usually exists somewhere (e.g., material safety data sheets, MSDSs) but may not be available at the job site. With continually evolving computer and communications technology, it is relatively easy to obtain such information and make it available.

### ***Management for Safe Construction Work***

Effective safety programmes have several features in common. They are manifest throughout organizations, from the highest offices of a general contractor to project managers, supervisors, union officials and workers on the job. Codes of practice are conscientiously implemented and evaluated. Costs of injury and illness are calculated and performance is measured; those that do well are rewarded, those that do not are penalized. Safety is an integral part of contracts and subcontracts. Everybody-managers, supervisors and workers-receives general, site-specific and site-relevant training. Inexperienced workers receive on-the-job training from experienced workers. In projects where such measures are implemented, injury rates are significantly lower than on otherwise comparable sites.

### ***Preventing Accidents And Injuries***

Entities in the industry with lower injury rates share several common characteristics: they have a clearly defined *policy statement* that applies throughout the organization, from top management to the project site. This policy statement refers to a specific code of practice that describes, in detail, the hazards and their control for the pertinent occupations and tasks at a site. *Responsibilities are clearly assigned* and standards of performance are stated. Failures to meet these standards are investigated and penalties imposed as appropriate. Meeting or exceeding standards is rewarded. An *accounting system* is used that shows the costs of each injury or accident and the benefits of injury prevention. *Employees or their representatives are involved* in establishing and administering a programme of injury prevention. Involvement often occurs in the formation of a *joint labour or worker*

*management committee. Physical examinations are performed to determine workers' fitness for duty and job assignment.*

*Hazards are identified, analysed and controlled* following the classes of hazards. The entire work site is inspected on a regular basis and results are recorded. Equipment is inspected to ensure its safe operation (e.g., brakes on vehicles, alarms, guards and so on). Injury hazards include those associated with the most common types of lost-time injuries: falls from heights or at the same level, lifting or other forms of manual materials handling, risk of electrocution, risk of injury associated with either highway or off-road vehicles, trench cave-ins and others. Health hazards would include airborne particles (such as silica, asbestos, synthetic vitreous fibres, diesel particulates), gases and vapours (such as carbon monoxide, solvent vapour, engine exhaust), physical hazards (such as noise, heat, hyperbaric pressure) and others, such as stress.

*Preparations are made for emergency situations* and emergency drills are conducted as needed. Preparations would include assignment of responsibilities, provision of first aid and immediate medical attention at the site, communication at the site and with others off the site (such as ambulances, family members, home offices and labour unions), transportation, designation of health care facilities, securing and stabilizing the environment where the emergency occurred, identifying witnesses and documenting events. As needed, emergency preparedness would also cover means of escape from an uncontrolled hazard such as fire or flood.

*Accidents and injuries are investigated and recorded.* The purpose of reports is to identify causes that could have been controlled so that, in the future, similar occurrences can be prevented. Reports should be organized with a standardized record-keeping system to better facilitate analysis and prevention. To facilitate comparison of injury rates from one situation to another, it is useful to identify the pertinent population of workers within which an injury occurred, and their hours worked, in order to calculate an injury rate (i.e., the number of injuries per hour worked or the number of hours worked between injuries).



Workers and supervisors receive training and education in safety. This education consists of teaching general principles of safety and health, is integrated into task training, is specific for each work site and covers procedures to follow in the event of an accident or injury. Education and training for workers and supervisors is an essential part of any effort to prevent injuries and disease. Training about safe work practices and procedures have been provided by some companies and trade unions. These procedures, include lockout and tagout of electrical power sources during maintenance procedures, use of lanyards while working at heights, shoring trenches, providing safe walking surfaces and so on. It is also important to provide site-specific training, covering unique features about the job site such as means of entry and exit. Training should include instruction about dangerous substances. Performance or hands-on training, demonstrating that one knows safe practices, is much better.

Information about chemical, physical and other health hazards is available at the work site in the languages that workers use. If workers are to work intelligently on the job, they should have the information necessary to decide what to do in specific situations.

And finally, contracts between contractors and subcontractors should include safety features. Provisions could include establishing a unified safety organization at multi-employer work sites, performance requirements and rewards and penalties.

### ***FIRE PROTECTION***

The objective of installing Fire Alarm system shall be to provide early warning. The building shall be protected by comprehensive fire protection system in conformity with National Building Code requirements backed by proper manning and maintenance. The system proposed shall be Analogue Addressable type fire detection and alarm system. It shall consists of fire alarm control panel, photo electric smoke sensors, manual call points, hooters and fault isolators. The detectors shall be combination of photo electric type smoke detectors and heat detectors. The cabling shall be with armored copper conductor cables.

Semi addressable fire alarm system for all towers will be provided. It shall be linked to the Main Fire Panel located in the Fire Control room in the ground floor. This Main Fire Panel shall be linked to the Fire Panel for the complete development.

Zone will be provided for the flow switch one for each floor.

The automatic fire alarm shall be provided depending on the height of the tower. It shall be as follows:

- The Option of using Fire Survival cables (MICC) cables may be considered.
- The entire building will be designed as per NBC-2016 of India pertaining to fire hazards.
- Hazard classification as per the NBC-2016, Part IV-Fire & Life Safety:  
Group A, sub division A-4(Residential Buildings): Apartment Houses  
Minimum Requirements for fire-fighting Installations (as per NBC 2016 Part IV Table 7 - Residential Buildings – Above 60 m in height)

Minimum fire-fighting requirement (as per NBC 2016 Part IV Table 7) will be provided in the project. The same is tabulated as under:

<b>Sr. No.</b>	<b>Description</b>	<b>Minimum Fire Fighting Requirement</b>
1	Fire extinguisher	Required
2	First Aid Hose Reel	Required
3	Wet Riser	Required
4	Down Comer	Not-Required
5	Yard Hydrant	Required
6	Automatic sprinkler system	Required
7	Manually operated fire alarm system	Required
8	Automatic detection & alarm system	Required
9	Underground water tank	200,000 Lit.
10	Terrace water tank	10, 000 Lit.

## **1.8 ELECTRICAL SAFETY MEASURES**

Following steps shall be taken for safety measures.

1. HT & LT danger sign boards shall be installed wherever required.
2. Rubber mats of adequate sizes shall be placed in the front of HT, LT, Panels & Sub Distribution Boards.
3. Sand buckets & Fire Extinguisher shall be kept closed to transformers, diesel generators & panels.
4. Shock treatment charts written in English, Hindi and local languages framed in wooden and covered with glass shall be hanged at required places.
5. Earth leakage circuit breaker are provided for human safety against any leakage in the system
6. MCB Distribution Boards will be used in places of rewirable fuses.
7. MCCB's and ACB's are used for the safety and protection instead of earlier switch fuse units.
8. There will be no loose wire and no over loading
9. For Neutral isolation, 4 Pole switches shall be provided in the incomer of all the panels & boards.
10. Outgoing MCB's shall not be of less than 10KA fault withstand capacity in the final DB's.
11. All panels & boards shall be designed as per the expected short circuit level at that point.
12. Lighting & small power boards shall have 100% sized neutral bus bar.
13. All electrical equipment & not current carrying metallic parts shall be effectively earthed.
14. Separate feeders from the Main LT Panel shall be provided for: (as per NBC):
  - Fire-fighting pumps
  - Lifts
  - Staircases & Lift well pressurization fans
  - Plumbing pumps
  - Lifts

## 1.9 EMP IMPLEMENTATION SCHEDULE

Phased according to the priority, the implementation schedule is presented below.

### Implementation Schedule for EMP

Sr. No.	Recommendations	Requirement
1	Air pollution control measures	Before commissioning of respective units.
2	Water pollution control measures	Before commissioning of the project.
3	Noise control measures	Along with the commissioning of the project.
4	Solid waste management	During commissioning of the project.
5	Green belt development	Stage-wise implementation.

The responsibility of EMP implementation lies with the project proponent for a period of 5 years or till society formation. Once the project is established, the EMP responsibility will be properly handed over with clearly defined procedures and guidelines of Society.

## 1.10 ENVIRONMENTAL MONITORING ROUTINES

A comprehensive monitoring programme is suggested as given below;

### Monitoring Schedule for Environmental Parameters

Sr. No.	Particulars	Monitoring frequency	Duration of monitoring	Important parameters for monitoring
<b>I</b>	<b>AIR QUALITY</b>			
	Ambient Air monitoring			
1.	Project premises	Once in a month	24 hourly sample	PM, SO <sub>2</sub> , NO <sub>2</sub>
2.	Stack Monitoring	Once in a month	Grab	SO <sub>2</sub> , SPM, NO <sub>2</sub> , HC, CO
<b>II</b>	<b>WATER &amp; WASTE WATER QUALITY</b>			
1.	Water Quality			
i	Ground water at two locations (up-gradient and down-gradient) of treated effluent discharge area/ land	Once in a month	Grab	As per MPCB requirements
2.	Waste water quality			
i	Inlet to STP	Daily	Composite	-
ii	Treated effluent prior to	Daily	Composite	-

	discharge			
<b>III</b>	<b>SOIL QUALITY</b>			
1.	Within project premises at 1 location on effluent discharging area / land	Once in a month	Composite Sample	As per MPCB requirements
2.	Ecological preservation and up-gradation	Seasonal	Visual observations	Survival rate
<b>IV</b>	<b>NOISE MONITORING</b>			
1.	Project premises	Once in a month	Day and Night	As per MPCB requirements

### 1.11 ENVIRONMENTAL LEGISLATIONS

There are many Environmental Acts & Rules which are formulated by Ministry of Environment and Forests (MoEF) for the prevention of Environmental pollution and are to be compiled by the Industry. All the regulations are not applicable to all. The Act and Rules which are to be constantly perused and followed by the Industry are enumerated in the following section.

#### Particulars of Environmental Legislations

Year of Enactment	LEGISLATION
1974	The Water (Prevention and Control of Pollution) Act.
1975	The Water (Prevention and Control of Pollution) Rules.
1977	The Water (Prevention and Control of Pollution) Cess Act.
1978	The Water (Prevention and Control of Pollution) Cess Rules.
1988	The Water (Prevention and Control of Pollution) as amended.
1981	The Air (Prevention and Control of Pollution) Act.
1987	The Air (Prevention and Control of Pollution) and as amended.
1986	The Environment (Protection) Rules.
1991	The Environment (Protection) Rules (Amended).

#### 1.11.1 ENVIRONMENT PROTECTION ACT & RULES

Among the various notifications coming under the Environment (Protection) Act, following are the notifications applicable to this project are:

### Notifications under Environmental Protection Act & Rules

Year of Notification	RULES
G.S.R. 320 (E)[18-03-2016]:	Plastic Waste Management Rules 2016
G.S.R. 338 (E) [23-03-2016]:	E-waste (Management) Rules, 2016.
G.S.R. 343(E). [28-03-2016]:	Bio-Medical Waste Management Rules, 2016.
G.S.R. 317(E). [29-03-2016]:	Construction and Demolition Waste Management Rules, 2016
G.S.R. 395 (E) [04-04-2016]:	Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016.
S.O. 1357(E) [08-04-2016]:	Solid Waste Management Rules, 2016 - cover all domestic, institutional, commercial and any other Non-residential solid wastes except HW, Hazardous Chemicals, Bio-medical wastes, e-wastes, radio-active waste and lead acid batteries.

#### 1.11.2 ENVIRONMENTAL STATEMENT

Under rule 14 of the Environmental Protection Rules 1986, every person carrying on an industry, operation or process requiring Consent under Section 25 of Water (Prevention and Control of Pollution) Act, 1974 (6 of 1974) or under Section 21 of the Air (Prevention and Control of Pollution) Act 1981 (14 of 1981) or both or authorization under the Hazardous Waste (Management & Handling) Rules 1989 issued under the Environment (Protection) Act, 1986 (29 of 1986) shall submit an Environmental Statement Report for the financial year ending the 31<sup>st</sup> March in Form-V to the concerned State Pollution Control Board on or before 15<sup>th</sup> Day of September every year.

### 1.12 BUDGETARY ALLOCATION

#### 1.12.1 BUDGETARY ALLOCATION FOR EMP DURING CONSTRUCTION

Sr. No.	Attributes	Particulars	Total Cost per annum (Rs. In Lacs)
1.	Water Environment	Drinking	0.5
2.	EHS	Sanitation	0.5
3.	EHS	Health Check	0.5
4.	Air Environment	Water for dust suppression	0.25
		<b>Total</b>	<b>1.75</b>

**1.12.2 BUDGETARY ALLOCATION FOR EMP DURING OPERATION**

<b>Sr. No.</b>	<b>COMPONENT</b>	<b>DESCRIPTION</b>	<b>CAPITAL COST (Lakhs)</b>	<b>OPERATIONAL COST (Lakhs/Annum)</b>	<b>Man power For O &amp; M</b>
1.	Water & Waste water Management	Sewage Treatment Plants	97.35	9.8	One Operator One Helper
2.	Water Conservation	Rainwater harvesting System	11.9	1.2	Same helper use
3.	Green belt Management	Landscape development	520	50	One Gardener
4.	Solid Waste Management	OWC & Curing Machine	30	20	One Operator One
5.	Renewable Energy	Solar Panel Installation for Street & Landscape Lighting	14	1.8	Out sourced
6.		Environmental Monitoring	--	10	MoEF Approved Lab
		<b>TOTAL</b>	<b>166.25</b>	<b>17.18</b>	



### **1.13 ENVIRONMENTAL MANAGEMENT CELL**

Apart from having an Environmental Management Plan, it is also necessary to have a permanent organizational set up charged with the task of ensuring its effective implementation of mitigation measures and to conduct environmental monitoring. The major duties and responsibilities of Environmental Management Cell shall be as given below:

- To implement the Environmental Management Plan.
- To ensure regulatory compliance with all relevant rules and regulations.
- To ensure regular operation and maintenance of pollution control devices.
- To minimize environmental impacts of operations by strict adherence to the EMP.
- To initiate environmental monitoring as per approved schedule.
- Review and interpretation of monitored results and corrective measures in case monitored results are above the specified limit.
- Maintain documentation of good environmental practices and applicable environmental laws as ready reference.
- Maintain environmental related records.
- Coordination with regulatory agencies, external consultants, monitoring laboratories.
- Maintain of log of public complaints and the action taken.

#### ***Organizational Structure of Environmental Management Cell***

A dedicated person who will report to the site manager should supervise normal activities of the EMP cell. The Environment Management Cell shall be consisting of a hierarchal structure having people from both the Contractor's and Project Proponent side which will coordinate and supervise the activities within the plan with respect to environment. With the systematic hierarchal structure, the managing and resolving of issues are faster and efficient. Further the Standard Operating Procedures (SOPs) supports in completing the respective activity in more planned and organized manner.



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/2119/T/337(NEW)/FCC/1/Amend

#### COMMENCEMENT CERTIFICATE

To.  
M/s Lohitka Properties LLP C.A to Owner  
Sheth house next to dindoshi fire stn  
Gen .A.K.vaidya Marg malad (E)

Sir,

With reference to your application No. **CHE/ES/2119/T/337(NEW)/FCC/1/Amend** Dated. **27 Nov 2018** 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 **27 Nov 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **514, 531(pt), 531/1 to 14, 532A & 534** Division / Village / Town Planning Scheme No. **MULUND-W** situated at **LBS Marg** Road / Street in **T Ward** 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. **Assistant Engineer S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 16/10/2017

Issue On : 17 Oct 2016

Valid Upto : 16 Oct 2017

Application Number : CHE/ES/2119/T/337(NEW)CC/1/Old

Remark :

C.C. upto plinth for phase I as per approved phase programme dated 13/10/2016 and as per approved plan dated 01/09/2016.

Approved By

A.G.TAMBEWAGH

Executive Engineer

---

Issue On : 19 Jul 2017

Valid Upto : 16 Oct 2017

Application Number : CHE/ES/2119/T/337(NEW)FCC/1/Old

Remark :

Further C.C. for wing A & B as per the last approved amended plans dt 10-7-2017 i.e. for core portion of Stilt + 4 level Podium + upper Stilt i.e. excluding the portion beyond building line + 1st to 8th upper floors for wing A & B.

Approved By

J.C SIDDHPURA

Assistant Engineer (BP)

---

Issue On : 18 Jul 2018

Valid Upto : 16 Oct 2018

Application Number : CHE/ES/2119/T/337(NEW)FCC/1/Old

Remark :

Further full C.C. for wing A & B and C.C. upto podium level for wing C as per approved amended plans dtd:20.6.2018

Approved By

J.C SIDDHPURA

Assistant Engineer (BP)

Issue On : 22 Mar 2019

Valid Upto :

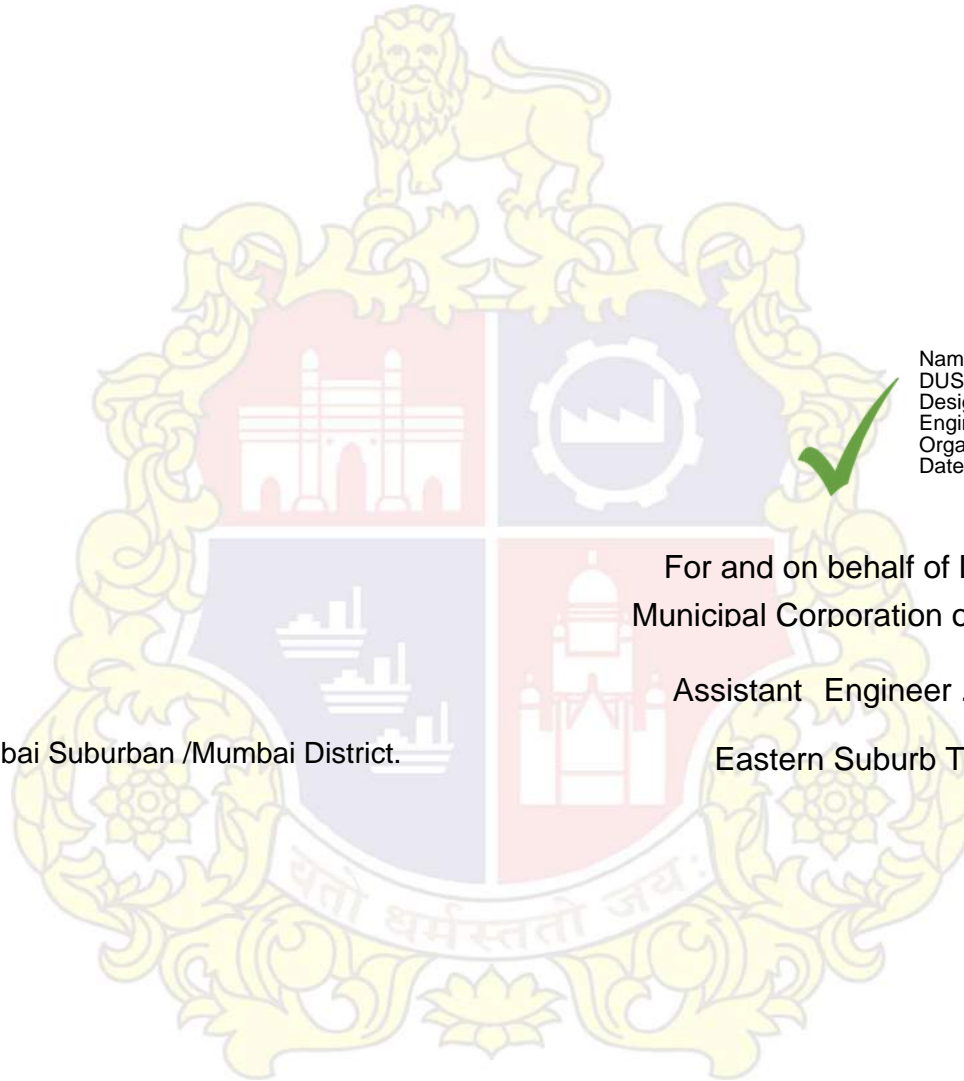
16 Oct 2019

Application Number :

CHE/ES/2119/T/337(NEW)/FCC/1/Amend

Remark :

Full further C.C. for wing A & B and CC upto podium level for wing C as per approved amended plans dated 11-3-2019.



Name : JAYESH CHHAGAN  
DUSANE  
Designation : Assistant  
Engineer  
Organization : MCGM  
Date : 22-Mar-2019 16: 13:33

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

Assistant Engineer . Building Proposal  
Eastern Suburb T Ward Ward

Cc to :

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

Valid upto 14 OCT 2017

346

Form -----

88

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

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

**CHE / ES / 2036 / T / 337 (NEW) 15 OCT 2016**

**MEMORANDUM**

Municipal Office,  
Mumbai ..... 20

M/s. Lohitka Properties L.L.P. C.A. to owner

With reference to your Notice, letter No. 8030..... dated 25/07/2016 and delivered on ..... 20 and the plans, Sections, and Description and further particulars and details of your buildings at

Proposed building No.10 on property bearing C.T.S.No. 514, 531(pt.), 531/1 to 14, 532A and 534 of village Nahur at L.B.S.Marg, Mulund(West), 'T' Ward furnished

to me under your letter, dated .....20..... I have to inform you that I cannot approval of the building or work proposed to be erected or executed and I therefore hereby formally intimate to you under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons:-

**A. BEFORE STARTING THE WORK**

1. That construction area shall exceed 20,000 sq.mt. without obtaining NOC from MOEF.
2. That NOC from High Rise Committee / M.C. shall not be obtained before commencement work beyond plinth.
3. That the Janata Insurance Policy shall not be submitted.
4. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification, report, etc. shall not be maintained on site till completion of the entire work.
5. That the bore well shall not be constructed in consultation with H.E.
6. That the work shall not be carried out between sunrise and sunset i.e. between 6.00 a.m. to 10.00 p.m. and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
7. That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.

This intimation of Disapproval is Provisional and upto plinth and issued on the basis of the terms and conditions contained in the Registered Undertaking cum Indemnity by the owner dated 28/09/2016.

*[Signature]*  
15/10/16  
S.E.B.P.

*[Signature]*  
A.E. (B.P.) S&T

*[Signature]*  
15/10/16  
ole  
Executive Engineer  
(Building Proposal) E.S.II



( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the level 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 any time before the ..... day of **4 OCT. 2017**, but not so as to contravene any of the provision of the said Act, as amended as aforesaid of 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.

*[Signature]*  
15/10/16  
SBN

*[Signature]*  
15/10  
KR

*[Signature]*  
15/10/16  
Executive Engineer, Building Proposals  
Zone, E-II T-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 & discharge the powers, duties & 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 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 such building.

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

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

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

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

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

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

Attention is drawn to the notes accompanying this intimation of Disapproval.



## NOTES

- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of work and during the progress of construction work.
- (3) Temporary permission on payment of deposit should be obtained to any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of Building Completion Certificate and a certificate signed by Architect submitted along with the Building Completion Certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any municipal water for construction purposes. Failing this, it will be presumed that municipal tap water has been consumed on the construction works and bill preferred against the 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 paper debris, etc. should not be deposited over footpaths or public street by the owner / architect / their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimensions.
- (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 on footpath.
- (12) All the terms and condition of the approved layout / sub-division under No. of should be adhered to and complied with.
- (13) No Building / Drainage Completion Certificate will be accepted nor water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and condition for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any, should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq.meters below pavement.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to demolished are demolished.

S.E.B.P.

A.E. (B.P.) S&amp;T

Executive Engineer Building Proposal  
(Eastern Suburbs.)

- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Hosing Commissioner under Section 13(h)(H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1(aa) of 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 sanction 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 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 be taken up in hand unless the City Engineer is satisfied with the following :-
- Specific plans in respect of evicting or re-housing the existing tenants on hour stating their number and the area in occupation of each.
  - Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as 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 started during monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over head storage work above the finished level of the terrace shall not be 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 foundation 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 requirement.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden marl rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. Above the top where they are to be fixed on 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 use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No.5(b).  
 (b) Lintels or arches should be provided over door and widow opening.  
 (c) The drains should be laid as required under Section 234-1(a).  
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additions are intended to be carried out on old foundations and structures, you will do so at your own risk.

15 OCT 2016

copy to

owner, Architect, The collector M.S.D.  
 Asst. comm. P. Ward, EX. Engr. town planning  
 A-E-W.W. P. Ward  
 P.Y. R & C (E-S)

15 OCT 2016

S.E.B.P.

A.E. (R.P.) S&T

15/10/16

Executive Engineer, Building Proposals

Zones ..... P. .... Wards

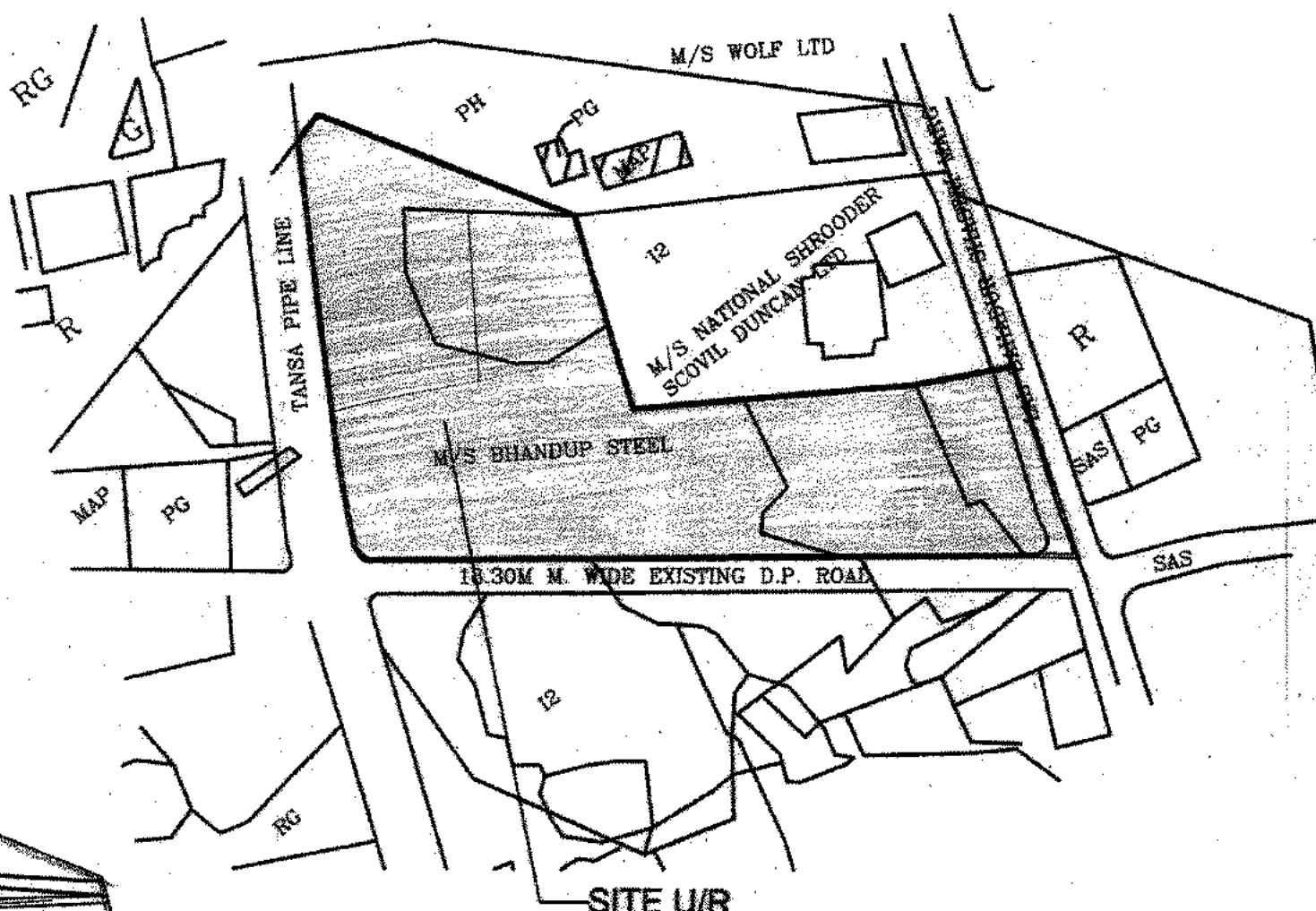
E. E. B.P. (E/S)



BLDG NO	FILE NO.	BUILTUP AREA
1	CE/4658/BPES/AT	4167.68
2	CE/4630/BPES/AT	9128.16
3	CE/4621/BPES/AT	6052.24
4	CE/4622/BPES/AT	10966.88
5	CE/4694/BPES/AT	4575.44
	TOTAL	34890.40

BLDG.NO	FILE NO.	BUILTUP AREA
6	CE/4695/BPES/AT	7809.36
8	CE/4773/BPES/AT	5810.48
TOTAL		13619.84

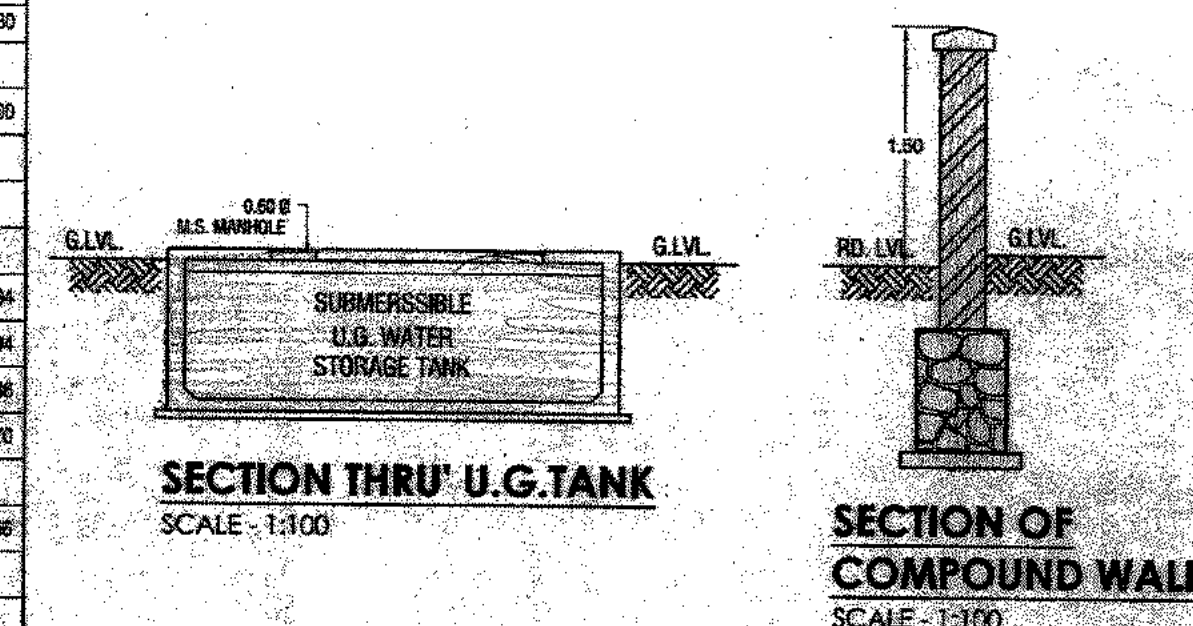
PLOT AREA AS PER P.P.CARO	
C.T.S.NO.	AREA IN SQ.M
531(P1)	37365.30
532/A	10322.70
514	2404.70
531/1	8.40
531/2	6.70
531/3	21.10
531/4	41.40
531/5	5.30
531/6	18.00
531/7	54.40
531/8	6.40
531/9	1.70
531/10	52.10
531/11	5.40
531/12	3.90
531/13	2.30
531/14	25.90
524	9086.60
TOTAL AREA 50430.20	



## LOCATION PLAN

SCALE-1:500  
D.P.SHEET NO.E6  
WARD-'T'

FORM - A				
A	AREA STATEMENT	AS PER OLD APPROVED PLAN	PLAN AS PER AMENDED DCR AFTER 6.1.2012	TOTAL SQ.MTS
1	AREA OF PLOT (SUB- PLOT-A) AS PER P.B.CARD	48548.30	-	48548.30
2	DEDUCTIONS FOR	-	-	-
a	ROAD SET-BACK AREA	421.00	-	421.00
b	PROPOSED ROAD	-	-	-
c	ANY RESERVATION ( )	-	-	-
d	% AMENITY SPACE AS PER DCR 9057(SUB PLOT.)	-	-	-
e	ENCROACHMENT AREA	1790.94	-	1790.94
	TOTAL (a+b+c+d+e)	2216.94	-	2216.94
3	BALANCE AREA OF PLOT (1-2)	46331.35	-	46331.35
4	DEDUCTION FOR 15% RECREATIONAL GROUND SPACE (IF DEDUCTIBLE FOR IND)	6949.25	-	6949.25
5	NET AREA OF PLOT (3-4)	39382.10	-	39382.10
6	ADDITION FOR FLOOR SPACE INDEX Z(A)/100% FOR B.P.ROAD Z(B)/100% FOR SET BACK	421.00	-	421.00
7	TOTAL AREA (5+6)	39803.10	-	39803.10
8	FSI: RESTRICTED UP TO 0.50	39822.30	-	39822.30
9	FLOOR SPACE INDEX PERMISSIBLE	-	-	0
10	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (ALREADY PURCHASE + 200CM TO 50.75) F.S.I. CREDIT AVAILABLE BY: 0.50	2004.00	-	2004.00
11	PERMISSIBLE FLOOR AREA (8+10) ABOVE	59847.15	-	59847.15
12	EXISTING FLOOR AREA (BLDG.NO.1,2,3,4 & 5)	34899.40	-	34899.40
13	PROPOSED BUILT UP AREA BLDG NO. 7	-	00.00	00.00
14	PROPOSED BUILT UP AREA BLDG NO. 6 & 8	13619.84	-	13619.84
15	PROPOSED BUILT UP AREA BLDG NO. 9 (Parking building i.e. amenity)	4999.25	-	4999.25
16	PROPOSED BUILT UP AREA BLDG NO. 10 - UIR	-	00.00	00.00
17	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	-	-	-
18	TOTAL BUILT UP AREA PROPOSED (12+13+14+15+16+17)	48510.24	4999.25	53509.49
a	PURELY RESIDENTIAL BUILT UP AREA	44342.55	-	44342.55
b	REMAINING NON-RESIDENTIAL BUILT UP AREA ( BLDG.NO. 1 & 9 )	4167.69	4999.25	9166.94
19	FSI CONSUMED AS PER NET HOLDING - 18.12	-	-	18.12
<b>B DETAILS OF FSI AVAILED AS PER DCR 35(4)</b>				
1	RUNGIBLE BUILT UP AREA COMPONENT PROPOSED WIDE DCR 35(4) FOR PURELY RESIDENTIAL - 0R (10R X 0.35)	-	-	-
2	RUNGIBLE BUILT UP AREA COMPONENT PROPOSED WIDE DCR 35(4) FOR NON-RESIDENTIAL - 0R (10R X 0.30)	-	-	-
3	TOTAL RUNGIBLE BUILT UP AREA WIDE DCR 35(4) (1R1 + 1R2)	-	-	-
20	TOTAL GROSS BUILT UP AREA PROPOSED (18+19)	48510.24	4999.25	53509.49
<b>C TENEMENT STATEMENT</b>				
(1)	PROPOSED AREA (ITEM 20 ABOVE)	48510.24	4999.25	53509.49
(2)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	4167.69	4999.25	9166.94
(3)	AREA AVAILABLE FOR TENEMENT (1) MINUS (2)	44342.55	-	44342.55
(4)	TENEMENT PERMISSIBLE DENSITY OF TENEMENTS SQ. (HECTARES)	1995 NOS	-	1995 NOS
(5)	TENEMENT PROPOSED BLDG NO. 7	-	-	-
(6)	TENEMENT EXISTING BLDG NO. 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	504 nos	-	504 nos
(7)	TENEMENT PROPOSED BLDG NO. 6 & 8	102 nos	-	102 nos
(8)	TENEMENT PROPOSED BLDG NO. 10	-	-	-
(9)	TOTAL TENAMENT ON THE PLOT	606 nos	-	606 nos
<b>D PARKING STATEMENT</b>				
(1)	PARKING REQUIRE BY REGULATION FOR:-			
	CAR			
	SCOOTER/MOTOR CYCLE			
(2)	OUTSIDER (VISITORS)			
(3)	COVERED GARAGE PERMISSIBLE			
(4)	COVERED GARAGE PROPOSED			
	CAR			
	SCOOTER/MOTOR CYCLE			
(5)	OUTSIDER (VISITORS)			
	TOTAL PARKING PROVIDED			



## CERTIFICATE OF AREA

7.19 Certified that the plot under reference was surveyed by me on 22.07.2016 and dimensions of sides etc. Of plot stated on plan are measured on site and the area worked out to be 10,52.40 sq.mt. (ten thousand one hundred thirty two and point four zero) and tallies with the area stated in document A.P. Scheme records / land records deptt./city survey records.

## PROFORMA 'B'

### CONTENTS OF SHEET



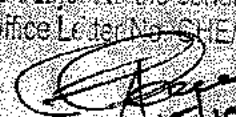


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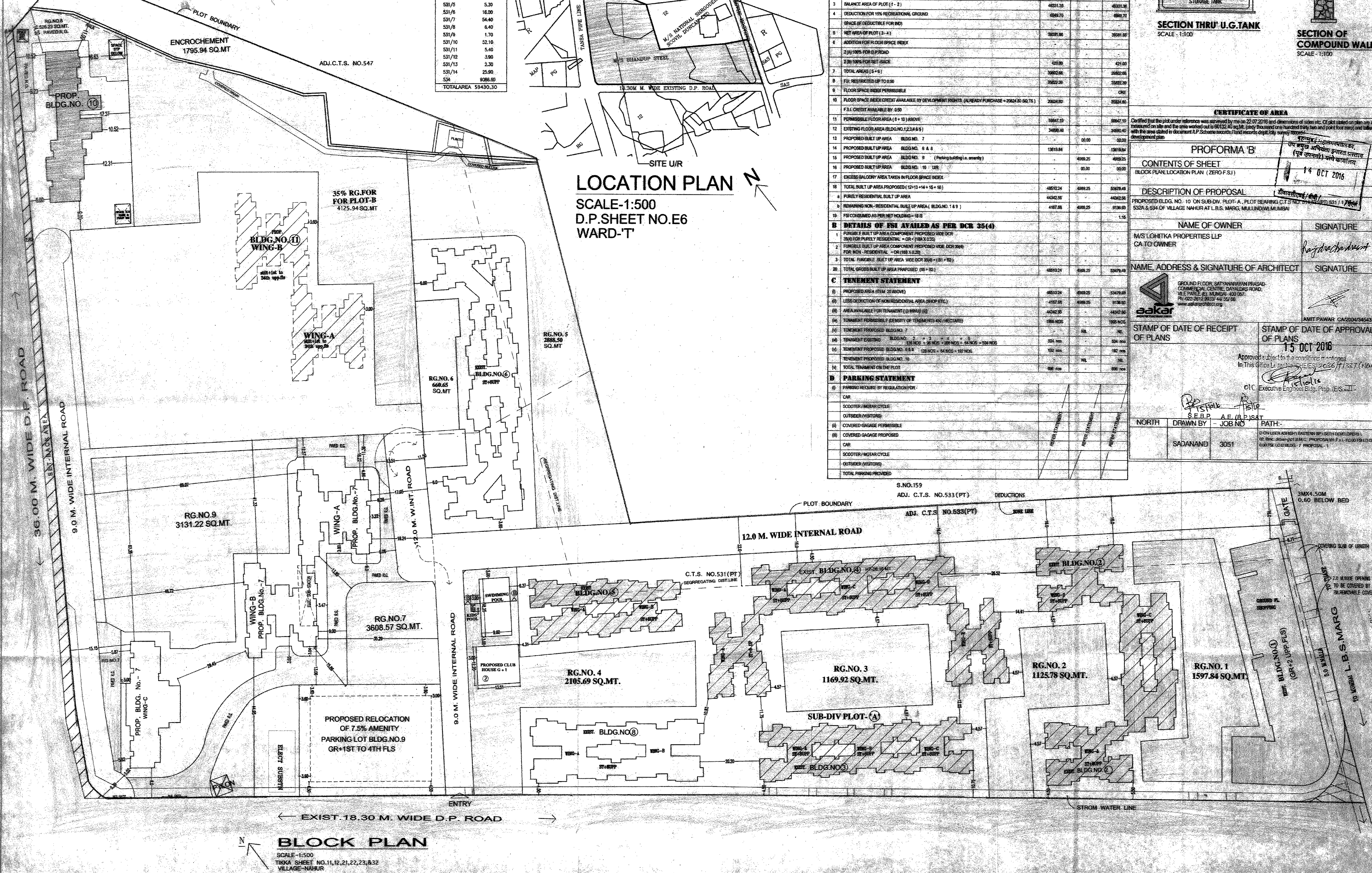
CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN (ZERO F.S.)

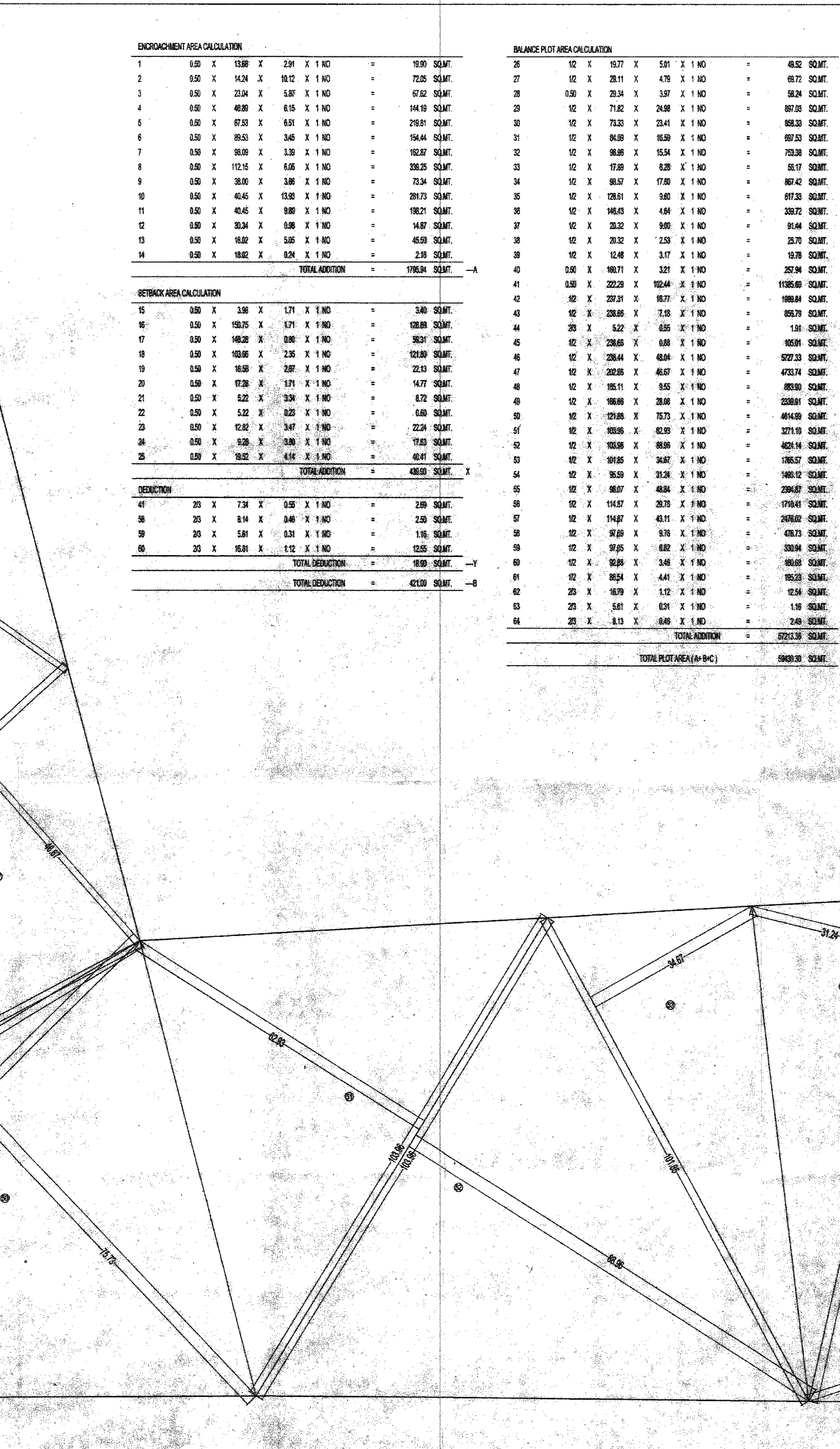
## DESCRIPTION OF PROPOSAL

PROPOSED BLDG. NO. 10 ON SUB-DIV. PLOT-A, PLOT BEARING C.T.S NO. 514/52 (PT. 531) / 1/532A & 534 OF VILLAGE NAHUR AT L.B.S. MARG, MULLUND W. MUMBAI

NAME OF OWNER		SIGNATURE	
M/S LOHITKA PROPERTIES LLP CA TO OWNER		<i>Rajendra Chaudhant</i>	
NAME, ADDRESS & SIGNATURE OF ARCHITECT		SIGNATURE	
 <p>GROUND FLOOR, SATYANARAYAN PRASAD, COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI-400 057. Ph-422-2612 89338 44/ 55/ 06 www.aakararchitects.org</p>		 <b>AMIT PAWAR</b> CA/2004/GA543	
STAMP OF DATE OF RECEIPT OF PLANS		STAMP OF DATE OF APPROVAL OF PLANS	
		<b>15 OCT 2016</b> Approved subject to the conditions mentioned In This Office Letter No. <b>SE/EE-2036/7/337</b> (New)  o/c Executive Engineer Bldg. Prop. (E/S-II)	
<div style="display: flex; justify-content: space-around;"> <div>   <b>B. P. Khatke</b>  <b>S.E.P.P.</b> </div> <div>   <b>A. K. Khatke</b>  <b>A.E./S&amp;T</b> </div> </div>			
NORTH	DRAWN BY	JOB NO	PATH:-
	SADANAND	3051	C:\DW\USER\KAGH\SYSTEM BP\SETH\002\DWG\01 02_bmc_dwg\0101EMC_PROPOSAL1.Fbx 10.00 P301.0 0.00/0.00 LOD BLDG. 7 PROPOSAL_1







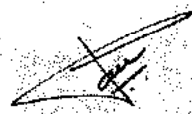
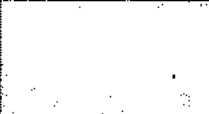





ENCROACHMENT AREA CALCULATION						
1	0.50	X	13.86	X	2.94	X 1 NO = 18.90 SQ.MT.
2	0.50	X	14.24	X	10.12	X 1 NO = 72.05 SQ.MT.
3	0.50	X	23.04	X	5.87	X 1 NO = 67.62 SQ.MT.
4	0.50	X	48.89	X	6.15	X 1 NO = 144.19 SQ.MT.
5	0.50	X	67.53	X	6.91	X 1 NO = 219.81 SQ.MT.
6	0.50	X	89.53	X	3.45	X 1 NO = 154.44 SQ.MT.
7	0.50	X	98.09	X	3.39	X 1 NO = 162.87 SQ.MT.
8	0.50	X	112.15	X	6.06	X 1 NO = 339.25 SQ.MT.
9	0.50	X	38.00	X	9.36	X 1 NO = 73.34 SQ.MT.
10	0.50	X	41.45	X	13.95	X 1 NO = 281.73 SQ.MT.
11	0.50	X	40.45	X	9.80	X 1 NO = 198.21 SQ.MT.
12	0.50	X	30.34	X	9.96	X 1 NO = 14.87 SQ.MT.
13	0.50	X	18.02	X	5.05	X 1 NO = 45.59 SQ.MT.
14	0.50	X	18.82	X	0.24	X 1 NO = 2.16 SQ.MT.
TOTAL ADDITION					=	1795.34 SQ.MT.

SETBACK AREA CALCULATION						
15	0.50	X	3.96	X	1.71	X 1 NO = 3.40 SQ.MT.
16	0.50	X	159.75	X	1.71	X 1 NO = 128.89 SQ.MT.
17	0.50	X	149.26	X	0.90	X 1 NO = 56.31 SQ.MT.
18	0.50	X	103.66	X	2.35	X 1 NO = 121.80 SQ.MT.
19	0.50	X	18.55	X	2.97	X 1 NO = 22.13 SQ.MT.
20	0.50	X	67.28	X	1.71	X 1 NO = 14.77 SQ.MT.
21	0.50	X	5.22	X	3.34	X 1 NO = 8.72 SQ.MT.
22	0.50	X	5.22	X	0.25	X 1 NO = 0.60 SQ.MT.
23	0.50	X	12.82	X	3.87	X 1 NO = 22.24 SQ.MT.
24	0.50	X	9.28	X	3.90	X 1 NO = 17.63 SQ.MT.
25	0.50	X	19.92	X	6.14	X 1 NO = 40.41 SQ.MT.
TOTAL ADDITION					=	486.50 SQ.MT. X

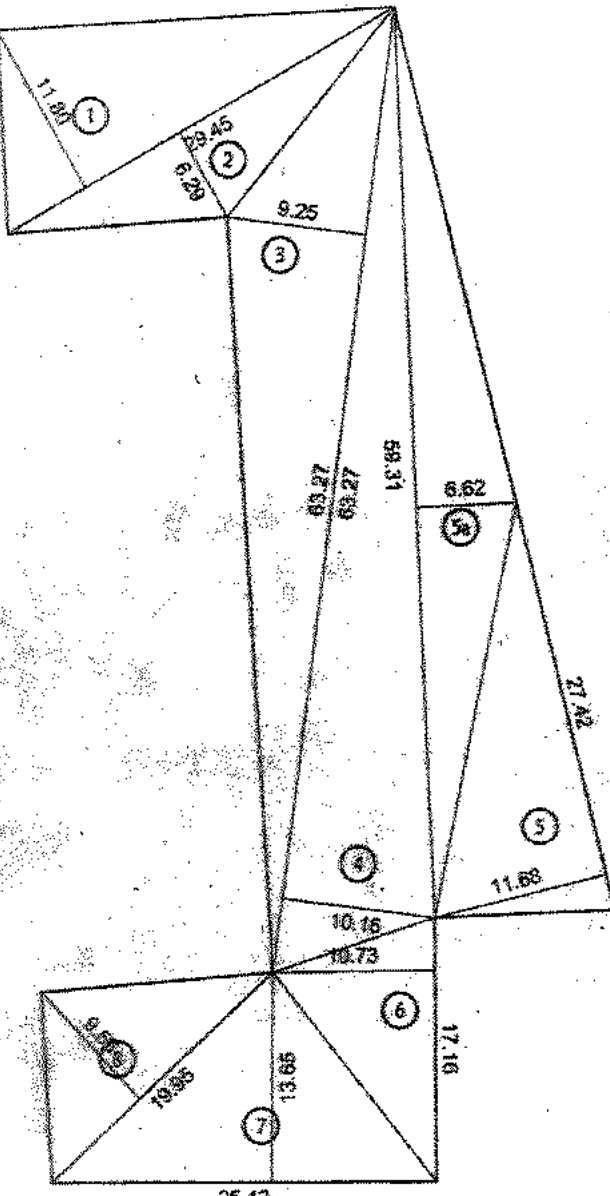
DEDUCTION									
41	23	X	7.34	X	0.55 X 1 NO	=	2.59	SQ.MT.	
58	23	X	8.14	X	0.46 X 1 NO	=	2.50	SQ.MT.	
59	20	X	5.81	X	0.31 X 1 NO	=	1.16	SQ.MT.	
60	23	X	15.81	X	1.12 X 1 NO	=	2.55	SQ.MT.	
TOTAL DEDUCTION							=	18.90	SQ.MT.
TOTAL DEDUCTION							=	421.00	SQ.MT.

BALANCE PLOT AREA CALCULATION							
26	12	X	19.77	X	5.01	X	1 NO = 48.92 SQ.MT.
27	12	X	28.11	X	4.79	X	1 NO = 68.72 SQ.MT.
28	0.50	X	29.34	X	3.97	X	1 NO = 38.24 SQ.MT.
29	12	X	71.82	X	24.98	X	1 NO = 687.03 SQ.MT.
30	12	X	73.33	X	23.41	X	1 NO = 683.33 SQ.MT.
31	12	X	84.09	X	16.59	X	1 NO = 697.53 SQ.MT.
32	12	X	98.96	X	15.54	X	1 NO = 753.38 SQ.MT.
33	12	X	17.89	X	6.28	X	1 NO = 55.17 SQ.MT.
34	12	X	98.57	X	17.80	X	1 NO = 867.42 SQ.MT.
35	12	X	126.51	X	9.80	X	1 NO = 617.33 SQ.MT.
36	12	X	146.43	X	4.84	X	1 NO = 338.72 SQ.MT.
37	12	X	26.32	X	9.00	X	1 NO = 91.44 SQ.MT.
38	12	X	26.32	X	2.53	X	1 NO = 25.70 SQ.MT.
39	12	X	12.48	X	3.17	X	1 NO = 19.78 SQ.MT.
40	0.50	X	168.71	X	3.21	X	1 NO = 257.94 SQ.MT.
41	0.50	X	222.29	X	102.44	X	1 NO = 1135.69 SQ.MT.
42	12	X	237.31	X	19.77	X	1 NO = 1989.81 SQ.MT.
43	12	X	238.66	X	7.18	X	1 NO = 656.78 SQ.MT.
44	23	X	5.22	X	0.55	X	1 NO = 1.01 SQ.MT.
45	12	X	238.65	X	0.88	X	1 NO = 105.01 SQ.MT.
46	12	X	238.44	X	68.04	X	1 NO = 5727.33 SQ.MT.
47	12	X	212.85	X	46.87	X	1 NO = 4733.74 SQ.MT.
48	12	X	185.11	X	9.55	X	1 NO = 853.90 SQ.MT.
49	12	X	168.66	X	28.68	X	1 NO = 2338.91 SQ.MT.
50	12	X	121.88	X	75.73	X	1 NO = 4614.99 SQ.MT.
51	12	X	103.95	X	82.95	X	1 NO = 3771.10 SQ.MT.
52	12	X	103.95	X	98.96	X	1 NO = 4824.14 SQ.MT.
53	12	X	191.85	X	34.87	X	1 NO = 1765.57 SQ.MT.
54	12	X	95.59	X	31.38	X	1 NO = 1466.12 SQ.MT.
55	12	X	98.07	X	48.84	X	1 NO = 2394.67 SQ.MT.
56	12	X	114.57	X	29.78	X	1 NO = 5719.41 SQ.MT.
57	12	X	114.97	X	43.11	X	1 NO = 2476.02 SQ.MT.
58	12	X	97.69	X	9.76	X	1 NO = 478.73 SQ.MT.
59	12	X	97.65	X	6.82	X	1 NO = 330.94 SQ.MT.
60	12	X	95.84	X	3.46	X	1 NO = 180.68 SQ.MT.
61	12	X	86.54	X	4.41	X	1 NO = 155.23 SQ.MT.
62	23	X	16.79	X	1.12	X	1 NO = 12.54 SQ.MT.
63	23	X	5.61	X	0.31	X	1 NO = 1.18 SQ.MT.
64	23	X	4.13	X	0.46	X	1 NO = 2.49 SQ.MT.
TOTAL ADDITION							= 5243.35 SQ.MT.
TOTAL PLOT AREA (A+B+C)							5949.30 SQ.MT.

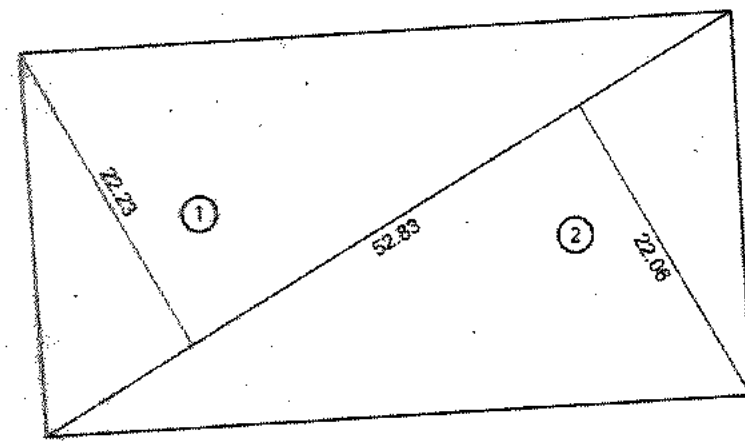
<div style="display: flex; justify-content: space-between; align-items: center;"> <span>2 / 4</span> <span>FORMA 'B'</span> </div>			
<b>CONTENTS OF SHEET</b>			
PLOT AREA DIAGRAM & PLOT AREA CALCULATION			
<b>DESCRIPTION OF PROPOSAL</b>			
PROPOSED LAY-OUT CUM SUB-DIV. & AMALGAMATION OF PLOT BEARING C.T.S. NO. NO. 514/31(PT) 531 / 1 TO 14, 532A & 534 OF VILLAGE NAHUR AT L.B.S. MARG, MULLUND(W), MUMBAI			
<b>NAME OF OWNER</b>		<b>SIGNATURE</b>	
<b>M/S LOHITKA PROPERTIES LLP CA TO OWNER</b>			
<b>NAME, ADDRESS &amp; SIGNATURE OF ARCHITECT</b>		<b>SIGNATURE</b>	
 <p>GROUND FLOOR, SATYANARAYAN PRASAD- COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI-400 057. Ph:-022-2612 9933 / 44/ 53/ 66. www.aakarchitect.org</p>		 <b>AMIT PAWAR CA/2004/34543</b>	
<b>STAMP OF DATE OF RECEIPT OF PLANS</b>		<b>STAMP OF DATE OF APPROVAL OF PLANS</b>	
		<div style="text-align: right;"> <b>15 OCT 2016</b>          Approved subject to the conditions mentioned.          In This Office L.L. No. NS-GE/ES/2036/T/1337 (New)            O.C. Executive Engineer Bldg. Prop. (E/S.) <u>III</u> </div> <div style="text-align: left; margin-top: 20px;">   <b>S.E.B.P.</b> </div>	
<b>NORTH</b> 	<b>DRAWN BY</b>	<b>JOB NO.</b>	<b>PATH:-</b> (Mumbai Suburban) Eastern MP/22, 3km (approx.) 62, Road, Shrawanji (B) MIDC, MIDC COLONY P. S. L. N. 401 014, 27/27 zone, corner 1/2 D. R. B. C., 10th Floor, 10th

बृहन्मुंबई महानगरपालिका,  
उप प्रमुख अभियंता इमारत प्रस्ताव  
(पूर्व उपनगर) यांचे कार्यालय  
14 OCT 2016  
उपवासी/बीपी/इएन

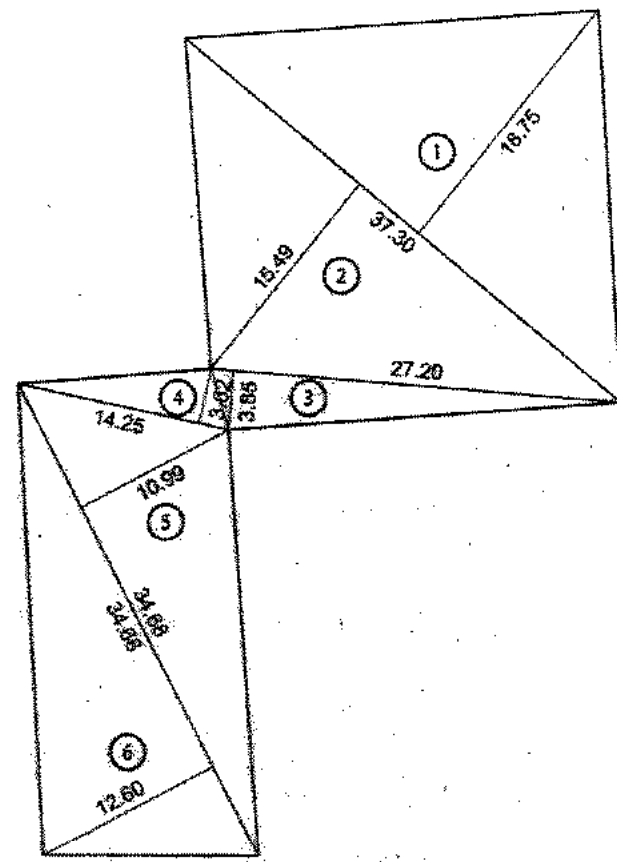




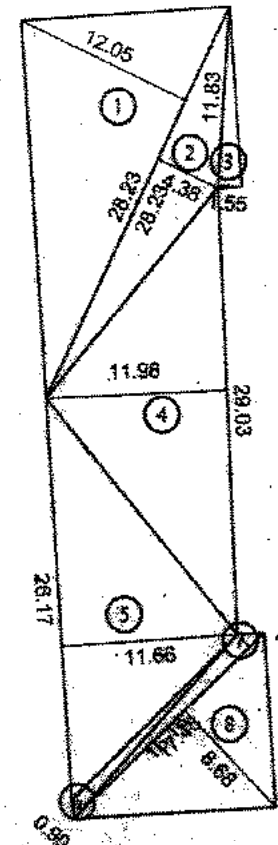
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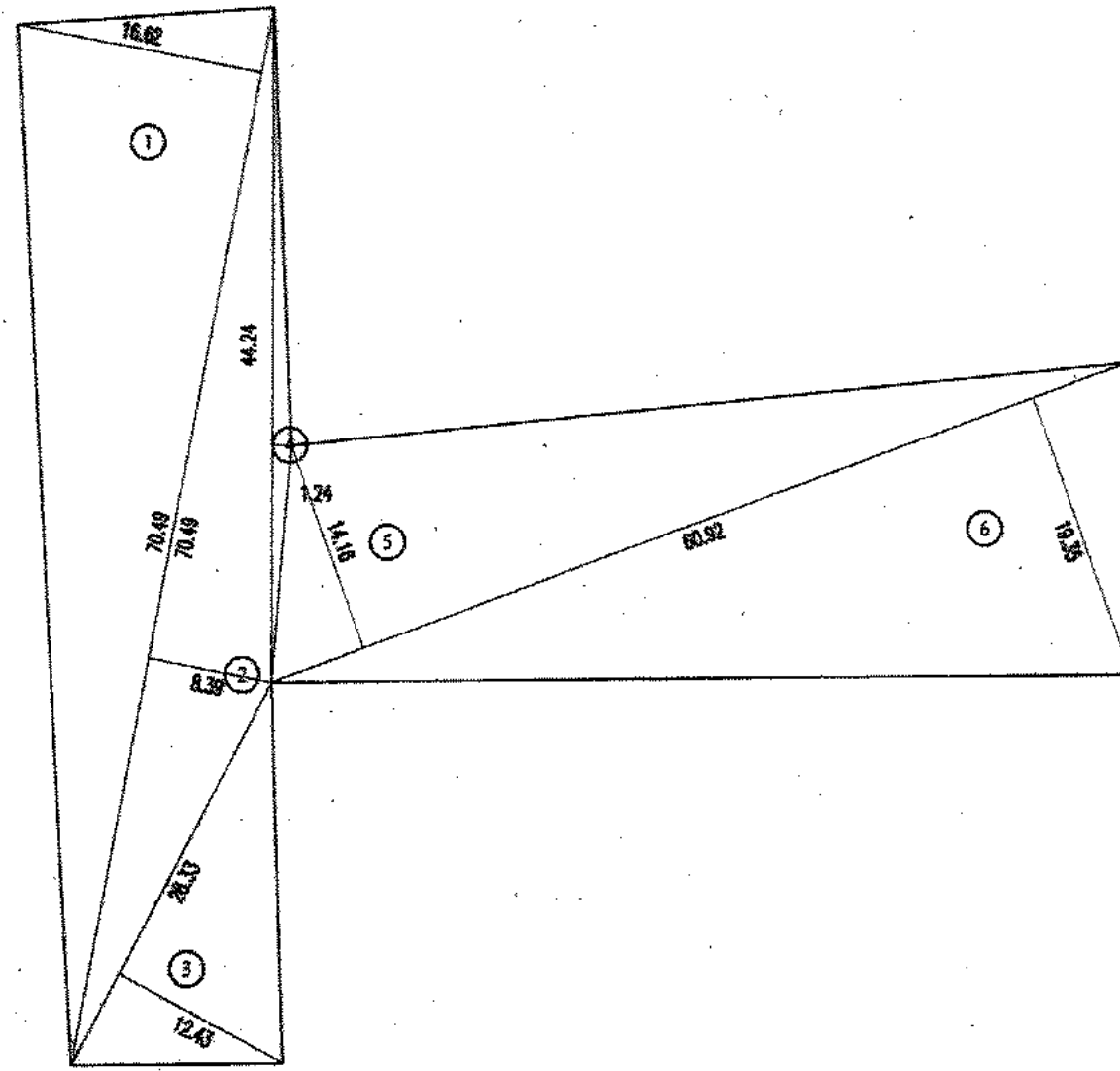
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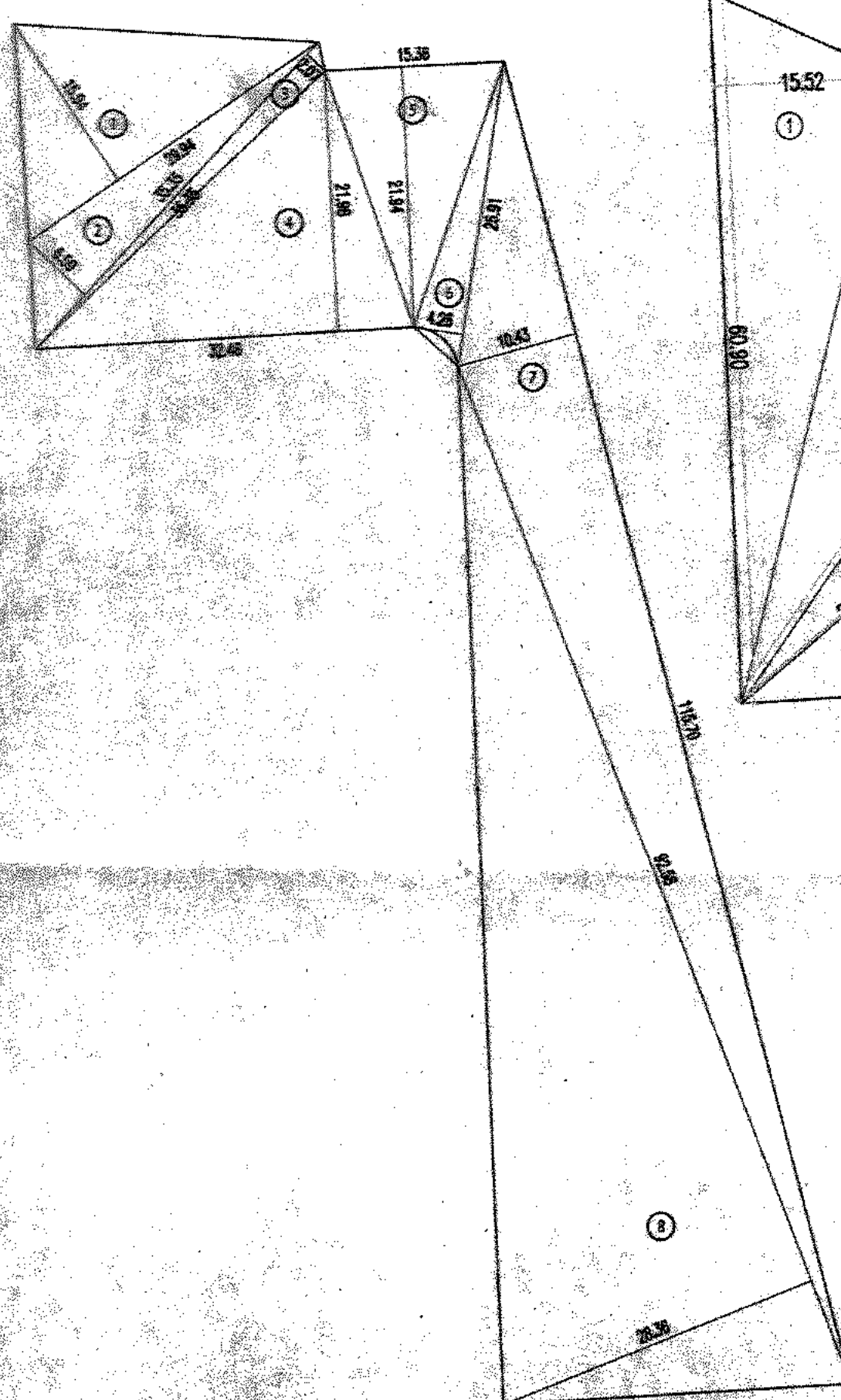
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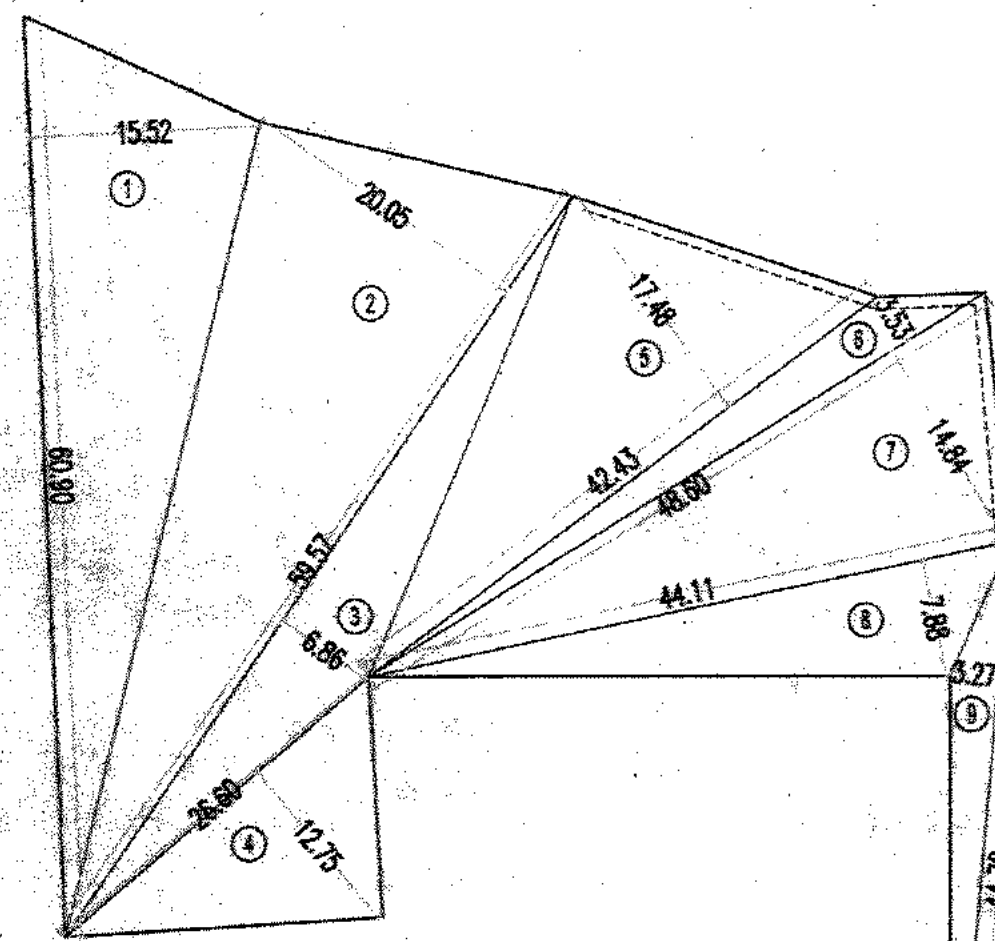
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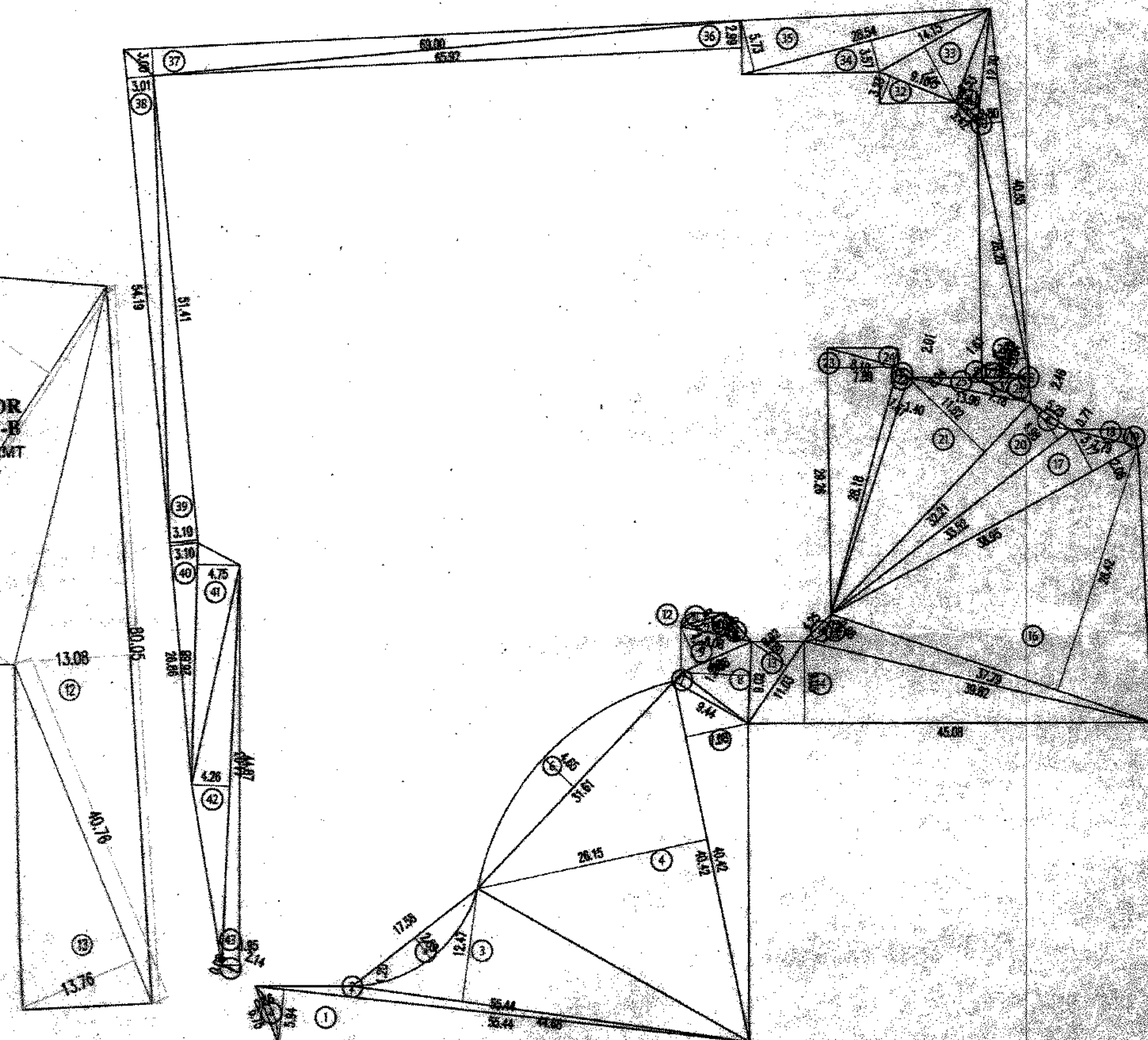
RG. NO - 4 AREA DIAGRAM  
SCALE-1:500



RG. NO - 5 AREA DIAGRAM  
SCALE-1:500



35% RG. AREA DIAGRAM  
FOR PLOT-B  
SCALE-1:500



RG. NO - 7 AREA DIAGRAM  
SCALE-1:500

### 35% R.G. AREA CALCULATION

35% R.G.REQD.OF 46331.36 X 35% = 16215.98 SQ.MT.  
INCL.10% ADDITIONAL R.G.AREA  
4633.14 SQ.MT. AS PER SANCTION 'TTO'R' PERMISSION PLAN  
UNDER NO.CHE/469/DT-15-5-1995

TOTAL		R.G.AREA		REQD.		=16215.98		SQ.M	
V.G.NO.1									
1	1/2	X	29.45	X	11.80	X	1 NO	=	173.76 SQ.MT.
2	1/2	X	29.45	X	6.29	X	1 NO	=	92.62 SQ.MT.
3	1/2	X	63.27	X	9.25	X	1 NO	=	292.62 SQ.MT.
4	1/2	X	63.27	X	10.16	X	1 NO	=	321.41 SQ.MT.
5	1/2	X	27.42	X	11.68	X	1 NO	=	160.13 SQ.MT.
5a	1/2	X	59.31	X	6.62	X	1 NO	=	190.32 SQ.MT.
6	1/2	X	17.16	X	10.73	X	1 NO	=	92.06 SQ.MT.
7	1/2	X	25.43	X	13.65	X	1 NO	=	173.56 SQ.MT.
8	1/2	X	19.95	X	9.56	X	1 NO	=	95.36 SQ.MT.

R.G.NO.2	TOTAL AREA OF R.G.NO.1				= 1597.84	SQ.MT. X
1 1/2 X	37.30 X	18.75 X	1 NO	=	349.69	SQ.MT.
2 1/2 X	37.30 X	3.45 X	1 NO	=	288.89	SQ.MT.
3 1/2 X	27.20 X	15.89 X	1 NO	=	52.36	SQ.MT.
4 1/2 X	14.25 X	3.62 X	1 NO	=	25.79	SQ.MT.
5 1/2 X	34.68 X	10.99 X	1 NO	=	190.57	SQ.MT.
6 1/2 X	34.68 X	12.60 X	1 NO	=	218.48	SQ.MT.
TOTAL AREA OF R.G.NO.2				=	1125.78	SQ.MT. X

R.G.NO.3										
1	1/2	X	52.83	X	22.23	X	1 NO	=	587.21	SQ.MT.
2	1/2	X	52.83	X	22.06	X	1 NO	=	582.71	SQ.MT.
TOTAL AREA OF R.G.NO.3									=	1169.92 SQ.MT. X

R.G.NO.4											
1	1/2	X	70.49	X	16.62	X	1 NO	=	585.77	SQ.MT.	
2	1/2	X	70.49	X	8.39	X	1 NO	=	295.71	SQ.MT.	
3	1/2	X	28.33	X	12.43	X	1 NO	=	176.07	SQ.MT.	
4	1/2	X	44.24	X	1.24	X	1 NO	=	27.43	SQ.MT.	
5	1/2	X	60.92	X	14.16	X	1 NO	=	431.31	SQ.MT.	
6	1/2	X	60.92	X	19.35	X	1 NO	=	589.40	SQ.MT.	
TOTAL AREA OF R.G.NO.4									=	2105.69	SQ.MT. X

R.G.NO.5										
1	1/2	X	29.94	X	15.94	X	1 NO	=	238.62	SQ.MT.
2	1/2	X	35.35	X	6.59	X	1 NO	=	116.48	SQ.MT.
3	1/2	X	35.35	X	2.07	X	1 NO	=	36.59	SQ.MT.
4	1/2	X	32.48	X	21.98	X	1 NO	=	356.96	SQ.MT.
5	1/2	X	15.36	X	21.94	X	1 NO	=	168.50	SQ.MT.
6	1/2	X	25.91	X	4.26	X	1 NO	=	55.19	SQ.MT.
7	1/2	X	115.70	X	10.43	X	1 NO	=	603.38	SQ.MT.
8	1/2	X	92.58	X	28.36	X	1 NO	=	1312.78	SQ.MT.
TOTAL AREA OF R.G.NO.5 = 2888.50 SQ.MT. X										

R.G.NO.6										
1	1/2	X	28.23	X	12.05	X	1 NO	=	170.09	SQ.MT.
2	1/2	X	28.23	X	4.38	X	1 NO	=	41.82	SQ.MT.
3	1/2	X	11.83	X	1.55	X	1 NO	=	9.17	SQ.MT.
4	1/2	X	29.03	X	11.98	X	1 NO	=	173.89	SQ.MT.
5	1/2	X	26.17	X	11.66	X	1 NO	=	152.57	SQ.MT.
6	1/2	X	16.16	X	0.90	X	1 NO	=	7.27	SQ.MT.
7	1/2	X	17.48	X	1.14	X	1 NO	=	9.96	SQ.MT.
8	1/2	X	17.48	X	8.69	X	1 NO	=	75.06	SQ.MT.
TOTAL AREA OF R.G.NO.6									=	660.63 SQ.MT.

TOTAL R.G.PROPOSED FOR PLOT -A

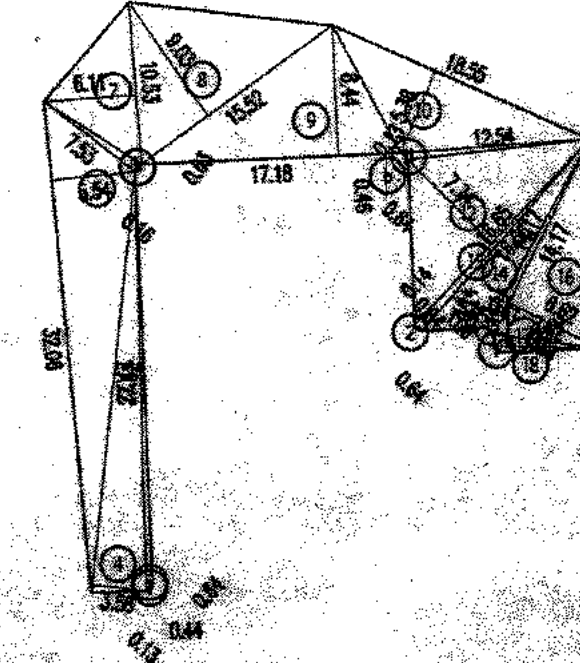
R.G.NO.1	1597.84	SQ.MT.
R.G.NO.2	1125.78	SQ.MT.
R.G.NO.3	1169.92	SQ.MT.
R.G.NO.4	2105.69	SQ.MT.
R.G.NO.5	2888.50	SQ.MT.
R.G.NO.6	660.63	SQ.MT.
R.G.NO.7	3608.57	SQ.MT.
R.G.NO.8	528.23	SQ.MT.
R.G.NO.9	3131.22	SQ.MT.
(ON PODIUM)		
TOTAL-	16816.38	SQ.MT.

### 35% R.G. AREA CALCULATION FOR

35% R.G.REQD.OF10882.00X35%=3808.70 SQ.MT.

PROPOSED 35% R.G

1	1/2	X 60.90	X 15.52	X 1 NO	=	472.58	SQ.MT.
2	1/2	X 59.57	X 20.05	X 1 NO	=	597.19	SQ.MT.
3	1/2	X 59.57	X 6.86	X 1 NO	=	204.33	SQ.MT.
4	1/2	X 26.60	X 12.75	X 1 NO	=	169.58	SQ.MT.
5	1/2	X 42.43	X 17.48	X 1 NO	=	370.84	SQ.MT.
6	1/2	X 48.60	X 3.53	X 1 NO	=	85.78	SQ.MT.
7	1/2	X 48.60	X 14.84	X 1 NO	=	360.61	SQ.MT.
8	1/2	X 44.11	X 7.88	X 1 NO	=	173.79	SQ.MT.
9	1/2	X 44.70	X 3.27	X 1 NO	=	73.08	SQ.MT.
10	1/2	X 51.12	X 21.42	X 1 NO	=	547.50	SQ.MT.
11	1/2	X 51.12	X 14.76	X 1 NO	=	377.27	SQ.MT.
12	1/2	X 72.78	X 13.08	X 1 NO	=	475.93	SQ.MT.
13	1/2	X 40.76	X 13.76	X 1 NO	=	280.43	SQ.MT.
TOTAL ADDITION						= 4188.96	SQ.MT.



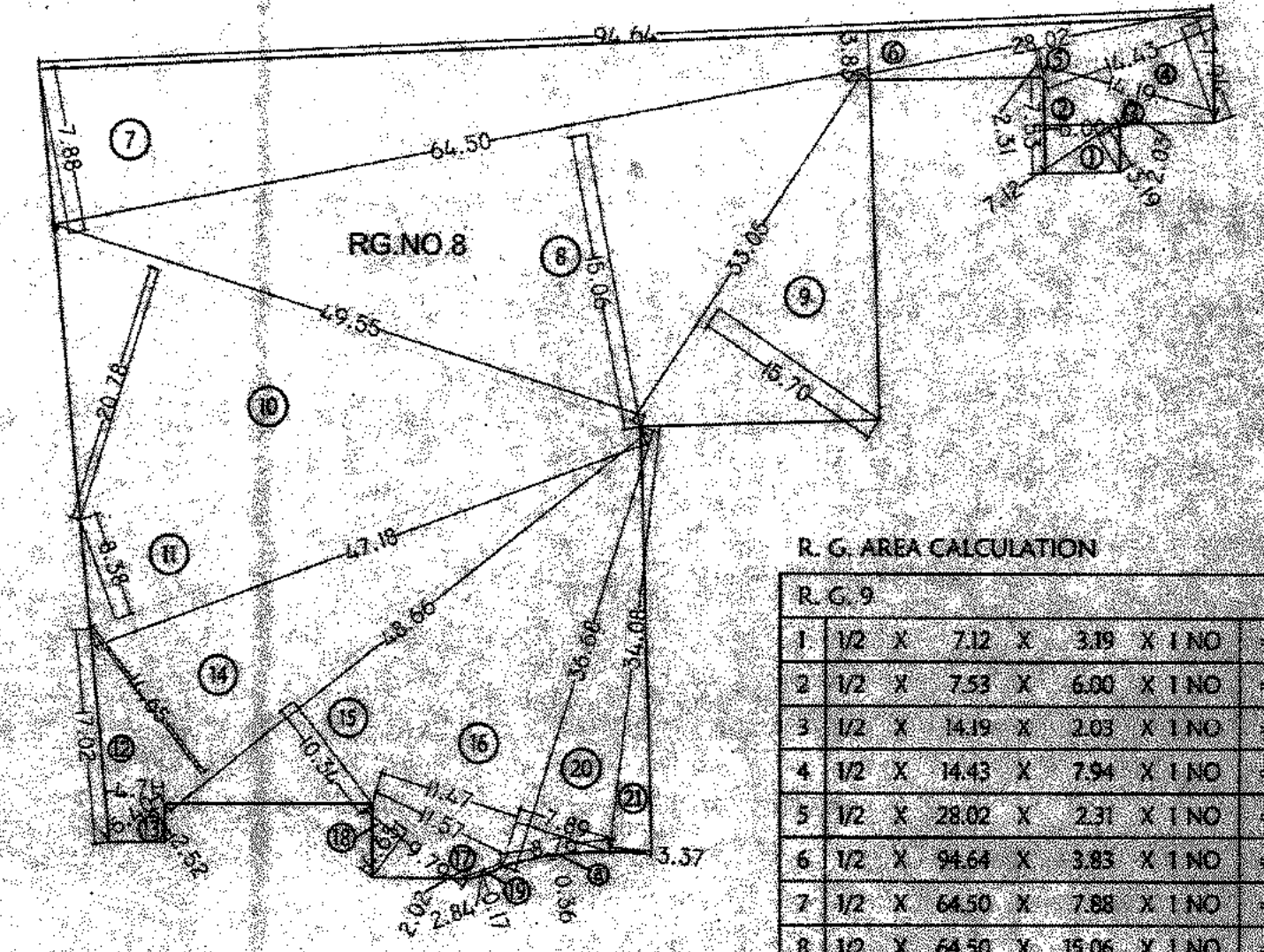
RG. NO - 8 AREA DIAGRAM  
SCALE-1:500

P.C.NO.8				
1	2 1/2	X	0.64	X 0.13 X 2 NO.1 = 0.11 SQ.MTR.
2	2 1/2	X	0.64	X 0.34 X 1 NO. = 0.06 SQ.MTR.
3	1/2	X	27.22	X 0.44 X 1 NO. = 5.99 SQ.MTR.
4	1/2	X	27.52	X 3.98 X 1 NO. = 49.26 SQ.MTR.
5	1/2	X	32.06	X 5.54 X 1 NO. = 88.81 SQ.MTR.
6	1/2	X	7.53	X 0.63 X 1 NO. = 2.37 SQ.MTR.
7	1/2	X	10.53	X 6.11 X 1 NO. = 32.17 SQ.MTR.
8	1/2	X	15.52	X 9.03 X 1 NO. = 70.07 SQ.MTR.
9	1/2	X	12.18	X 8.44 X 1 NO. = 72.50 SQ.MTR.
10	1/2	X	18.55	X 5.78 X 1 NO. = 53.61 SQ.MTR.
11	1/2	X	12.54	X 0.46 X 1 NO. = 2.88 SQ.MTR.
12	1/2	X	16.66	X 7.74 X 1 NO. = 64.47 SQ.MTR.
13	1/2	X	16.66	X 0.64 X 1 NO. = 5.33 SQ.MTR.
14	1/2	X	16.65	X 3.06 X 1 NO. = 25.47 SQ.MTR.
15	1/2	X	14.17	X 0.81 X 1 NO. = 4.32 SQ.MTR.
16	1/2	X	14.17	X 6.62 X 1 NO. = 46.90 SQ.MTR.
17	1/2	X	7.01	X 0.74 X 1 NO. = 2.59 SQ.MTR.
18	1/2	X	6.92	X 0.42 X 1 NO. = 1.45 SQ.MTR.
TOTAL ADDITION				= 528.36 SQ.MTR.

DEDUCTIONS							
a	2/3	X	0.63	X	0.16	X 1 NO	= 0.07 SQ.MT.
b	2/3	X	0.64	X	0.13	X 1 NO	= 0.06 SQ.MT.
TOTAL DEDUCTION							= 0.13 SQ.MT.
TOTAL BUILT UP AREA (X - Y)							= 528.23 SQ.MT.

RGNO2							
1	12	12	55.94	5.59	X 130	164.66	10.04
2	12	12	55.94	1.20	X 130	39.39	2.56
3	12	12	64.86	12.67	X 130	228.38	14.59
4	12	12	40.45	28.15	X 130	356.89	22.69
5	12	12	40.45	7.09	X 130	148.39	9.52
6	12	12	31.61	8.65	X 130	97.99	6.29
7	12	12	59.4	1.22	X 130	5.76	0.36
8	12	12	9.02	7.69	X 130	34.06	2.21
9	12	12	8.25	4.71	X 130	20.14	1.32
10	12	12	4.08	2.06	X 130	10.42	0.68
11	12	12	5.27	1.03	X 130	2.71	0.17
12	21	21	2.15	0.44	X 130	0.62	0.04
13	12	12	0.03	4.80	X 130	26.47	1.71
14	12	12	40.45	9.05	X 130	269.99	17.34
15	12	12	39.61	3.61	X 130	72.27	4.64
16	12	12	37.71	21.62	X 130	337.00	21.59
17	12	12	28.95	5.17	X 130	100.69	6.52
18	12	12	7.73	1.61	X 130	5.27	0.34
19	23	23	2.08	0.08	X 130	0.11	0.01
20	12	12	33.52	4.98	X 130	83.46	5.42
21	12	12	32.21	1.80	X 130	190.36	12.39
22	12	12	28.16	1.40	X 130	19.73	1.27
23	12	12	25.26	7.89	X 130	155.43	10.04
24	12	12	8.16	2.01	X 130	8.22	0.52
25	12	12	15.96	1.62	X 130	5.93	0.38
26	12	12	7.16	2.46	X 130	8.68	0.56
27	12	12	4.35	1.18	X 130	3.73	0.24
28	12	12	5.67	0.04	X 130	0.11	0.01
29	12	12	28.27	4.99	X 130	70.58	4.56
30	12	12	40.45	7.63	X 130	351.7	22.49
31	12	12	2.76	2.71	X 130	17.51	1.12
32	12	12	9.15	3.22	X 130	14.19	0.92
33	12	12	9.02	7.65	X 130	49.88	3.24
34	12	12	24.94	3.62	X 130	86.24	5.59
35	12	12	1.45	0.33	X 130	81.77	5.33
36	12	12	4.04	2.39	X 130	8.15	0.53
37	12	12	10.02	3.30	X 130	10.93	0.70
38	12	12	5.18	3.31	X 130	8.74	0.56
39	12	12	8.74	3.10	X 130	75.89	4.92
40	12	12	36.86	3.10	X 130	41.62	2.71
41	12	12	34.63	4.75	X 130	69.37	4.50
42	12	12	34.63	4.26	X 130	99.78	6.44
43	12	12	44.87	1.15	X 130	48.74	3.18
TOTAL ADDITION						3694.87	237.01

REDUCTIONS			
a	279 x 17.58 x 2.59 x 1 X NO	=	2887 SQ.MT.
b	269 x 8.24 x 0.62 x 1 X NO	=	266 SQ.MT.
c	269 x 6.73 x 0.66 x 1 X NO	=	257 SQ.MT.
d	113 x 4.27 x 0.89 x 1 X NO	=	249 SQ.MT.
e	263 x 8.25 x 1.24 x 1 X NO	=	249 SQ.MT.
f	273 x 1.41 x 0.24 x 1 X NO	=	0.26 SQ.MT.
g	269 x 1.61 x 0.24 x 1 X NO	=	0.32 SQ.MT.
h	273 x 5.62 x 0.65 x 1 X NO	=	1.1 SQ.MT.
i	275 x 2.14 x 0.23 x 1 X NO	=	0.09 SQ.MT.
TOTAL REDUCTION			46.30 SQ.MT.
TOTAL BUILT UP AREA (X-VI)			560.87 SQ.MT.






**RG. NO - 9 AREA DIAGRAM**  
**SCALE-1:500**

### R. G. AREA CALCULATION

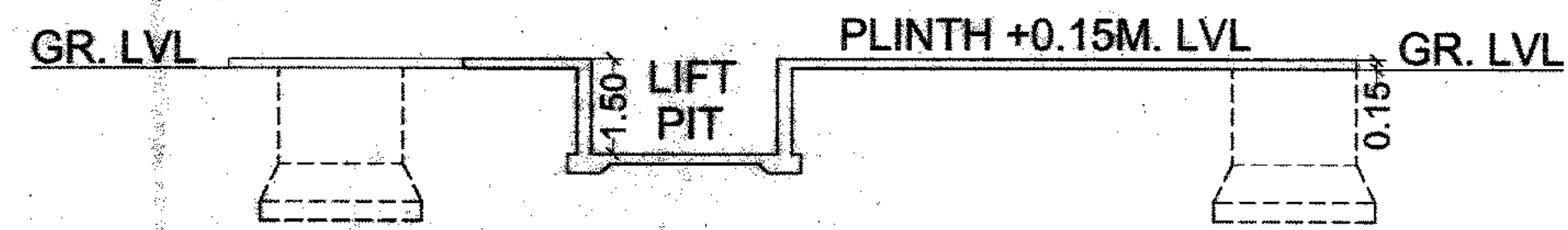
R. G. 9				
1	1/2	X	7.12	X 3.19 X 1 NO = 11.36 SQ.MT.
2	1/2	X	7.53	X 6.00 X 1 NO = 22.59 SQ.MT.
3	1/2	X	14.19	X 2.03 X 1 NO = 14.40 SQ.MT.
4	1/2	X	14.43	X 7.94 X 1 NO = 57.29 SQ.MT.
5	1/2	X	28.02	X 2.31 X 1 NO = 32.36 SQ.MT.
6	1/2	X	94.64	X 3.83 X 1 NO = 181.24 SQ.MT.
7	1/2	X	64.50	X 7.88 X 1 NO = 254.13 SQ.MT.
8	1/2	X	64.50	X 15.06 X 1 NO = 485.69 SQ.MT.
9	1/2	X	33.05	X 16.70 X 1 NO = 259.44 SQ.MT.
10	1/2	X	49.35	X 20.78 X 1 NO = 514.82 SQ.MT.
11	1/2	X	47.18	X 8.36 X 1 NO = 197.68 SQ.MT.
12	1/2	X	17.02	X 4.71 X 1 NO = 40.08 SQ.MT.
13	1/2	X	5.40	X 2.52 X 1 NO = 6.80 SQ.MT.
14	1/2	X	48.66	X 14.65 X 1 NO = 256.43 SQ.MT.
15	1/2	X	48.66	X 10.34 X 1 NO = 257.57 SQ.MT.
16	1/2	X	36.68	X 11.67 X 1 NO = 210.36 SQ.MT.
17	1/2	X	11.57	X 2.02 X 1 NO = 11.69 SQ.MT.
18	1/2	X	9.79	X 4.65 X 1 NO = 22.76 SQ.MT.
19	2/3	X	2.84	X 0.17 X 1 NO = 0.32 SQ.MT.
20	1/2	X	36.68	X 7.89 X 1 NO = 144.70 SQ.MT.
21	1/2	X	33.88	X 3.37 X 1 NO = 57.09 SQ.MT.
TOTAL ADDITION				= 3132.80 SQ.MT.

DEDUCTIONS									
a	$\frac{1}{2} \times$	8.76	$\times$	0.36	$\times$	I NO	=	1.58	SQ.MT.
TOTAL DEDUCTION							=	1.58	SQ.MT.
TOTAL BUILT UP AREA [X - YI]							=	3131.22	SQ.MT.

बृहन्मुंबई महानगरपालिका  
उप प्रमुख अभियंता इमारत प्रस्ताव  
(पूर्व उपनगरे) यांचे कार्यालय  
14 OCT 2016  
डिवायसीएवई/डीपी/ /ईएस

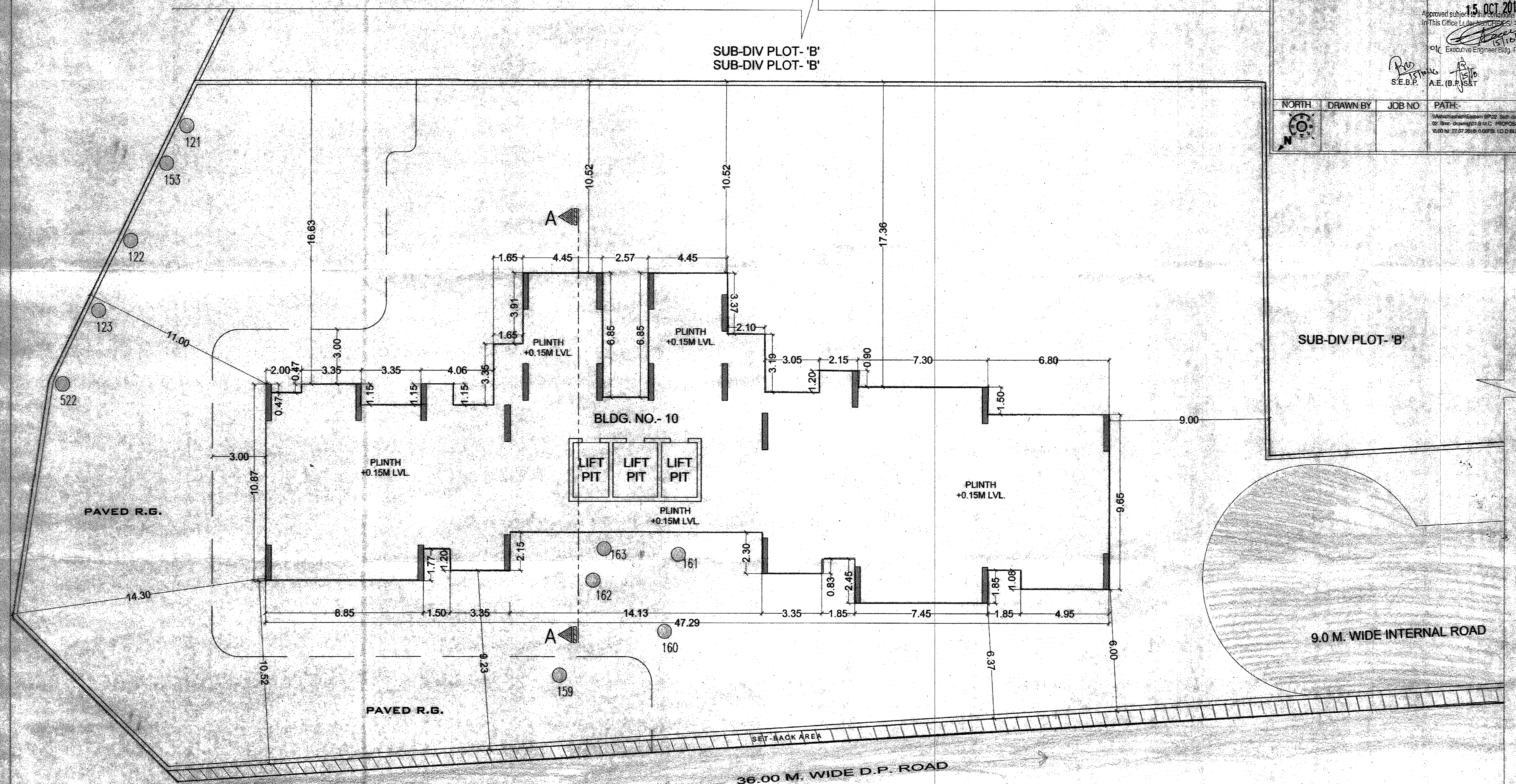
<b>PROFORMA 'B'</b>					
<b>CONTENTS OF SHEET</b> R.G.AREA CALCULATION ( ZERO F.S.I )					
<b>DESCRIPTION OF PROPOSAL</b> PROPOSED BLDG NO. 18 ON SUBDIV. PLOT - A, PLOT BEARING C.T.R NO. 514, SSI/ PT. SSI / 1 TO 14 582A & 594 OF VILLAGE WAHUR AT L.B.S. MARG, MULUNDU (W) MUMBAI					
<b>NAME OF OWNER</b>  M/S LOHITKA PROPERTIES LLP CA TO OWNER			<b>SIGNATURE</b>  <i>Rajendra Chaudhari</i>		
<b>NAME, ADDRESS &amp; SIGNATURE OF ARCHITECT</b>   GROUND FLOOR, SATYANARAYAN PRASAD, COMMERCIAL CENTRE, JAMNADAS ROAD, VILE PARLE (E), MUMBAI- 400 057 PH:-022-2612-9603, 44-352-06 www.dakarchitectural.com			<b>SIGNATURE</b>   AMIT PAWAR CA/204/34543		
<b>STAMP OF DATE OF RECEIPT OF PLANS</b>			<b>STAMP OF DATE OF APPROVAL OF PLANS</b>  <b>15 OCT 2016</b> Approved subject to the conditions mentioned in This Certificate No. TCS/ES/1337/G/16  Rajendra Chaudhari Executive Engineer, Dept. Prop. (ES) - II		
<b>NORTH</b>	<b>DRAWN BY</b>  SADANAND	<b>JOB NO.</b>  3051	<b>PATH-</b>  D:\ON USER\ASHISH\1 EASTERN BPCL\NEW DEVELOPMENT\12 12 TEM. DRAWING\03-14-6, PROGRESSIVE ST-STATION\KOTI 1001.DWG 3-10-15, D.O.D. 2015-7-10 PAPER: 1		





**SECTION :- A-A**  
BLDG. NO.- 10  
SCALE :- 1:100

SUB-DIV PLOT- 'B'  
SUB-DIV PLOT- 'B'



**STILT FLOOR PLAN**  
SCALE :- 1:100

<b>PROFORMA 'B'</b>			
<b>CONTENTS OF SHEET</b>			
STILT FLOOR PLAN			
<b>DESCRIPTION OF PROPOSAL</b>			
PROPOSED BLDG. NO. 10 ON SUB-DIV. PLOT-A, PLOT BEARING C.T.S NO. 514,531(FD) 531/1 TO 14, 532A & 534 OF VILLAGE NAHUR AT L.B.S. MARG, MULUND(W),MUMBAI			
<b>NAME OF OWNER</b>		<b>SIGNATURE</b>	
M/S LOHITKA PROPERTIES LLP CA TO OWNER		<i>[Signature]</i>	
<b>NAME, ADDRESS &amp; SIGNATURE OF ARCHITECT</b>		<b>SIGNATURE</b>	
 GROUND FLOOR, SATYANARAYAN PRASAD- COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI-400027 Ph:-022-2512 5933/ 44/ 55/ 68 www.aakararchitect.org		<i>[Signature]</i> AMIT PAWAR CA/2004/34543	
<b>STAMP OF DATE OF RECEIPT OF PLANS</b>		<b>STAMP OF DATE OF APPROVAL OF PLANS</b>	
		15 OCT 2016 Approved subject to the conditions mentioned in This Office Letter No. EES-13617-237 (New) <i>[Signature]</i> o/c Executive Engineer Bldg. Prop. (E.S.-II) S.E.B.P. A.E. (B.P.)S&T	
<b>NORTH</b>	<b>DRAWN BY</b>	<b>JOB NO</b>	<b>PATH-</b>
			1. Adhikar/Plan/SP-22, Sub. drawing 22, Bldg. drawing/13 M.C. PROPOSAL/Floor-1 10.00 M. 27.07.2016 0.00FS, 10.00 BLDG. -10 PROPOSAL-1





MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. CHE/ES/2119/T/337(NEW)

01 SEP 2016

MEMORANDUM

Municipal Office,  
Mumbai

To,

✓ M/S Lohitka Properties LLP C.A. to Owner

Sheth House, Next to Dindoshi Fire Station, Opp. Oberoi Mall, Gen. A. K. Vaidya Marg, Malad(E),  
Mumbai - 400 097.

With reference to your Notice 337 (New), letter No. 8026 dated. 12/5/2016 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Bldg. No. 7 on plot bearing C.T.S. Nos. 514, 531(pt), 531/1 to 14, 532A & 534 of Village Nahur at LBS Marg, Mulund(W), Mumbai, CTS NO.514, 531(pt), 531/1 to 14, 532A & 534 furnished to me under your letter, dated 12/5/2016. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

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

- 1 That construction area shall exceed 20,000 sq.mt. Without obtaining NOC
- 2 That NOC from Highrise Committee/MC shall not be obtained before commencement work beyond plinth.
- 3 That the Janata Insurance Policy shall not be submitted.
- 4 That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 5 That the bore well shall not be constructed in consultation with H.E.
- 6 That the work shall not be carried out between sunrise and sunset. and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 7 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 8 That the necessary deposit for hoarding or the flex of size mto m for the advertisement of proposal shall not be made by you.
- 9 That the pre requisites conditions of Ease of Doing Business shall not be complied with .
- 10 That the layout shall not be got amended .

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

- 1 That the plinth/stilt height shall not be got checked by this office staff.
- 2 That MOEF NOC shall not be submitted even though construction area exceeds 20,000 smt.
- 3 All the payments as intimated by various departments of MCGM shall not be paid.
- 4 That the amended Remarks of concerned authorities / empanelled consultants for the approved plan ,if differing from the plans submitted for remarks ,shall not be submitted for: a) S.W.D. b) Parking c) Roads d) Sewerage e) WaterWorks f) Fire Fighting Provisions g) Tree authority h) Hydraulic Engineer i) PCO q) HighTension Line r) NOC from Electric Supply Company
- 5 That setback and free of compensation and free of any encumbrance shall not be handed over to and

*[Signature]*  
Executive Engineer Building Proposal  
(Eastern Suburbs.)-II



01 SEP 2016

possession receipt shall not be submitted from Assistant commissioner of the ward.

- 6 The reservations affecting land u/r shall not be handed over to MCGM.
- 7 That the work shall not be carried out between 6.00 AM to 10.00 PM. only in accordance with Rule 5A(3) of Noise Pollution (Regulation and Control) rules, 2000 and the provision of Notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed as per circular u/no. ChE/DP/7749/Gen of 07-06-2016.
- 8 That the Material testing report shall not be submitted.
- 9 That the yearly progress report of the work will not be submitted by the Architect.
- 10 That the application for separate P.R.C. in the name of M.C.G.M. for road setback / D.P. Road/reservation in the layout shall not be submitted.
- 11 Civil Aviation NOC shall not be submitted before exceeding the height of building as mentioned in Table no. of DCR 1991.
- 12 That Remarks from HRC shall not be submitted before exceeding height of 70 mtrs.
- 13 That the condition mentioned in I to R permission shall not be complied with

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

- 1 That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level which ever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side.
- 2 That Agreement in consultation with legal department for handing over of tenement/built up accommodation shall not be executed and final copy of executed agreement shall not be submitted. Advance Possession shall not be handed over with title certificate by advocate.
- 3 That Society Office permissible as per DCR before occupation for the building under reference shall not be constructed.
- 4 That Fitness Centre permissible as per DCR before occupation for the building under reference shall not be constructed. (if applicable)
- 5 That the condition mentioned in the Notification No. TPB-4312/CR-45/2012(2)/UD-11 dt. 08.11.2013 regarding inclusive housing shall not be complied with before occupation for the building under reference.
- 6 That the dust bin will not be provided.
- 7 That 3.00 mt. wide paved pathway upto staircase will not be provided.
- 8 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 9 That the construction of layout road or access roads/development of setback land will not be done and the access and setback land will not be developed accordingly including providing street lights and S.W.D. only if additional FSI is being claimed.
- 10 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 11 That the carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 12 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 13 That final N.O.C. from concerned authorities/empanelled consultants for a) S.W.D. b) Parking c) Roads d) Sewerage e) Water Works f) CFO/ Fire Fighting Provisions g) Tree authority h) Hydraulic Engineer shall not be submitted before occupation.
- 14 That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall not be submitted.
- 15 That the construction of D.P. road and development of setback and will not be done including providing street lights and S.W.D.
- 16 That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
- 17 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

*[Signature]*  
Executive Engineer Building Proposal  
(Eastern Suburbs.)-II



01 SEP 2016

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

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

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

*[Signature]*  
Executive Engineer, Building Proposals,  
Zone, ES-II T-Wards.

#### SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-  
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-  
  - a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
  - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
  - c) Not less than 92 ft. ([!TownHall]) above Town Hall Datum.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

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

*[Signature]*  
Executive Engineer Building Proposal  
(Eastern Suburbs.)-II



01 SEP 2016

## NOTES

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

  
Executive Engineer Building Proposal  
(Eastern Suburbs.)-II



01 SEP 2016

drainage before submission of the Building Completion Certificate.

- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over 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 nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape

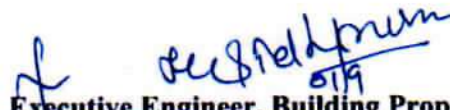
*f de Gndh...*  
 Executive Engineer Building Proposal  
 (Eastern Suburbs.)-II



01 SEP 2016

pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible 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 as its lower ends in cement concrete blocks.

- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening  
c The drains should be laid as require under Section 234-1(a)  
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

  
Executive Engineer, Building Proposals  
Zones EST wards.

CHE/ES/2119/T/337(NEW)

- Copy To :- 1. AMIT GANPATRAO PAWAR  
201-202, AMIPRABHA APTT., OPP MILON STORE, DEVIDAS LANE, BORIVALI(W)
2. Asst. Commissioner T Ward.  
3. A.E.W.W. T Ward,  
4. Dy.A & C. Eastern Suburb  
5. Chief Officer, M.B.R. & R. Board T Ward .  
6. Designated Officer, Asstt. Engg. (B. & F.) T Ward ,  
7. The Collector of Mumbai



# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

No:- Format1.0/CAC-CELL/UAN No.0000056167/CE /CAC-1909000332

Date: 13/09/2019

To,  
M/s Lohitka Properties LLP,  
Plot bearing C.T.S Nos. 514, 531(pt) & 531/1 to 14, 532-A, 532-C & 534,  
Village Nahur, Mulund (W), Mumbai.

**Sub: Consent to Establish for construction of residential cum commercial project Under RED Category**

**Ref:** 1. Environment Clearance accorded by MCGM vide No. Dy.Ch.E/9113/BPES dtd 12.08.2017

Your application No.MPCB-CONSENT-0000056167 Dated 21.09.2018

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

- The Consent to Establish is granted for a period upto commissioning of project or 5 years / or upto 31-12-2022 whichever is earlier.**
- The capital investment of the project is Rs.527 Crs. (As per C.A Certificate submitted by industry).**
- The Consent to Establish for construction of residential cum commercial project M/s Lohitka Properties LLP, plot bearing C.T.S No. 514, 531(pt) & 531/1 to 14, 532-A, 532-C & 534, Village Nahur, Mulund (W), Mumbai., Kurla, Mumbai Suburban. on Total Plot Area of 47033.46 Sq Mtrs. and Total construction BUA of 51863.02 Sq Mtrs. (including utilities and services as per Construction commencement certificate issued by local body)**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted	Standards to	Disposal
1.	Trade effluent	0	NA	NA
2.	Domestic effluent	239	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
0	NA	1	As per Schedule -II

- Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Construction waste	1 Brass/D	NA	disposed at authorized site
2	Biodegradable Waste from workers	490 Kg/Day	OWC followed by composting	Used as manure within premise
3	Non Biodegradable from workers	326 Kg/Day	NA	Handed over to MCGM
4	STP Sludge	1.2 Kg/Day	--	Used as manure within premise

- Conditions under Hazardous & Other Wastes (M & T M) Rules 2008 for treatment and disposal of hazardous waste:**



Sr No	Category No.	Quantity	UoM	Treatment	Disposal
8	This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.				
9	This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.				
10	PP should seek clarification about validity of Environment Clearance from the Competent Authority.				
11	PP shall ensure compliances of all the permissions obtained including Environment Clearance.				
12	PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.				
13	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.				
14	PP shall install organic waste digester along with composting facility/bio-digester (biogas) with composting facility for the treatment of wet garbage.				
15	PP shall obtain NOC from MCGM for disposal of construction debris at specific site inspected and approved by Municipal Corporation.				
16	PP shall submit Bank Guarantee of Rs. 25 Lakhs towards compliance of Environment Clearance and Consent to Establish conditions.				
17	Consent shall be issued without prejudice to the order passed as may be passed by the Hon'ble Supreme Court of India in special leave petition Civil No. D23708/2017.				

For and on behalf of the  
Maharashtra Pollution Control Board.

(E. Ravendiran IAS),  
Member Secretary

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1054000.00	7614657	21/09/2018	NEFT

**Copy to:**

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CC-CAC Desk- for record & website updating purpose



**SCHEDULE-I**  
**Terms & conditions for compliance of Water Pollution Control:**

1)

A] As per your application, you have installed MBBR based Sewage Treatment Plants (STPs) of combined capacity **240 CMD having MBBR Technology.**

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
(1)	BOD (3 days 27o C)	10
(2)	Suspended Solids	20
(3)	COD	50
(4)	Residual Chlorine	1ppm

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system. PP shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit. PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	275.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



## SCHEDULE-II

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

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
0	NA	NA	0	NA	0

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

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

Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - b) The toilet shall be provided with exhaust system connected to chimney through ducting.
  - c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.



*[Handwritten signature]*



**SCHEDULE-III**  
**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	2500000	15	Towards compliance of the Environmental Clearance & Consent to Establish conditions	31.12.2023	30.04.2024

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

**BG Forfeiture History**

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1						



*[Handwritten signature]*



#### **SCHEDULE-IV**

##### **Conditions during construction phase**

<b>A</b>	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
<b>C</b>	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.

##### **General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G.Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of 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 Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.





# Maharashtra Pollution Control Board

## 615fddc67060564eb165bec7

### MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24044532/4024068/4023516  
Website: <http://mpcb.gov.in>  
Email: [jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000114197/CO 2110000426

Date: 08/10/21

To,  
LOHITKA PROPERTIES LLP  
Residential Building No. 7 on plot Bearing  
CTS. No. 514, 531(pt), 531/1 to 14, 532A  
(pt) and 534 of Village Nahur, at L.B.S  
Road, 'T' ward, Mulund (W),



Your Service is Our Duty

#### Sub: Consent to Operate(1st part) for residential construction project in Red Category

- Ref:**
1. Consent to establish granted vide No Format1.0/CAC Cell/UAN No 0000056167/CE/CAC-1909000332 dtd 13.09.2019
  2. Minutes of 7th Consent Committee Meeting held on 03.09.2021 & 09.09.2021

Your application NO. MPCB-CONSENT-0000114197

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for period upto 31/08/2022
2. The capital investment of the project is Rs.175 Cr. (As per C.A Certificate submitted by industry).
3. The Consent to Operate (1st part) is valid for residential construction project named as M/s LOHITKA PROPERTIES LLP, Residential Building No. 7 on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai on Total Plot Area of 59276.0 SqMtrs for part construction BUA of 47351.15 SqMtrs out of Total Construction BUA of 247640.08 SqMtrs as per specific condition of EC granted dated 04.12.2019 including utilities and services.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	126.65	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body



# Maharashtra Pollution Control Board

## 615fddc67060564eb165bec7

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set-750 KVA	01	As per Schedule -II
S-2	DG set-750 KVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	331 Kg/Day	SEGREGATION	Hand Over to Local Body
2	WET WASTE	221 Kg/Day	OWC and composting	As Manure
3	STP Sludge	12 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A Reprocessing	To Authorized Reprocessor

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall operate Organic waste digester with composting facility or biodigester with composting facility effectively
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
- The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000002192 dtd 04.12.2019 for construction project having total plot area of 59276.0 Sqm and total construction BUA of 247640.08 Sqm.

For and on behalf of the  
Maharashtra Pollution Control Board.

  
(Ashok Shingare IAS),  
Member Secretary

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	350000.00	MPCB-DR-6093	22/05/2021	RTGS

**Copy to:**

- Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV  
- They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Sion, Mumbai





# Maharashtra Pollution Control Board

## 615fddc67060564eb165bec7

### SCHEDULE-I

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

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant (STP) with design capacity of 275 CMD based on MBBR
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	149.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



# Maharashtra Pollution Control Board

## 615fddc67060564eb165bec7

### SCHEDULE-II

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

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG set-750 KVA	Acoustic Enclosure	5.5	HSD	116 Ltr/Hr
S-2	DG set-750 KVA	Acoustic Enclosure	5.5	HSD	116 Ltr/Hr

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

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C 2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate(1st Part)	Rs 10 Lakhs	15 Days	Operation & Maintenance of Pollution Control Systems	Continuous	31.12.2022



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Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
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\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

# Existing BG obtained for above purpose if any may be extended for period of validity as above.

### BG Forfeiture History

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

### BG Return details

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

### SCHEDULE-IV

#### General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.



# Maharashtra Pollution Control Board

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- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
- f) D.G. Set shall be operated only in case of power failure.
- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the  
Maharashtra Pollution Control Board.



  
(Ashok Shingare IAS),  
Member Secretary







