

## PIONEER HOUSING

Regd. Office: 322, Commerce House, 140 N. M. Road, Shree K. M. Vardhan Chowk, Fort, Mumbai – 400 001.  
Site Office : Senroofs, Senroofs mile, Off. Goregaon - Mulund Link road, Nahur East, Mumbai - 400 081.  
T: +91 97028 91188 / 97028 92277. E: info@neelamrealtors.com www.neelamrealtors.com

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One Company. Many Landmarks. Million Dreams...

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**To,**  
**The Member Secretary,**  
**State Level Environment Impact Assessment Authority (SEIAA)**  
**Environment Department,**  
**Room No 217, 2<sup>nd</sup> Floor, Mantralaya,**  
**Mumbai: 400032.**  
**Maharashtra**

**Date: 22/04/2026**

**Sub:** Submission of six-monthly compliance report (**October 2025 to March 2026**) of Environment Clearance for Mixed Use Development at Plot bearing CTS No. 795/A, 795A/1 to 15 of village Nahur, Taluka-Kurla, situated at Goregaon Mulund Link Road, Mulund (W), State: Maharashtra

**Ref:** Environmental Clearance Letter: **EC24B039MH166365** Dated Feb 9, 2024

Respected Sir/Madam,

Your kind attention is invited to the above-cited subject and the file and environmental clearance letter under reference. In above context, we are pleased to submit the Data-Sheet and Point-wise compliance status to various stipulations, as laid down by the Ministry, in its above –cited letter, with supporting documents.

Thanking You,

For, **M/s. Pioneer Housing**

**KUNAL**  
**CHAMPALAL**  
**VARDHAN**

Digitally signed by  
KUNAL CHAMPALAL  
VARDHAN  
Date: 2026.04.22  
12:10:16 +05'30'

Authorized Signatory

Encls: As above

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Date: 22/04/2026

**To,**  
**Regional Officer,**  
**West- Central Zone (WCZ),**  
**Ministry of Environment, Forest and Climate Change**  
**East Wing, New Secretariat Building, Civil Lane,**  
**Nagpur - 440001**

**Sub:** Submission of six-monthly compliance report (**October 2025 to March 2026**) of Environment Clearance for Mixed Use Development at Plot bearing CTS No. 795/A, 795A/1 to 15 of village Nahur, Taluka-Kurla, situated at Goregaon Mulund Link Road, Mulund (W), State: Maharashtra

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**KUNAL** Digitally signed  
by KUNAL  
**CHAMPAL** CHAMPALAL  
**AL** VARDHAN  
**VARDHAN** Date: 2026.04.22  
12:10:36 +05'30'

Authorized Signatory

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**To,  
The Member Secretary**

**Date: 22/04/2026**

**Maharashtra Pollution Control Board**

**3<sup>rd</sup> & 4<sup>th</sup> floor, Kalpataru point, Sion Matunga**

**Scheme Road no.8, Opp. Sion Circle, Sion (E).**

**Mumbai-400 022.**

**Sub:** Submission of six-monthly compliance report (**October 2025 to March 2026**) of Environment Clearance for Mixed Use Development at Plot bearing CTS No. 795/A, 795A/1 to 15 of village Nahur, Taluka-Kurla, situated at Goregaon Mulund Link Road, Mulund (W), State: Maharashtra

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**L VARDHAN**

Digitally signed by  
KUNAL CHAMPALAL  
VARDHAN  
Date: 2026.04.22  
12:10:47 +05'30'

Authorized Signatory

Encls: As above

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional office (W), Nagpur.

Monitoring Report.

**DATA SHEET**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Details</b>
1.	Project type : River valley/ mining/ Industry/Thermal /Nuclear/other (specify)	8(a) Building and Construction projects
2.	Name of the Project	Environmental clearance for Expansion of Project "Mixed Use Development at Plot Bearing CTS No. 795/A, 795A/1 To 15 of village Nahur, Taluka-Kurla, Situating a Goregaon Mulund Link Road, Mulund (W) State: Maharashtra, 400078"
3.	Clearance letter(s)/OM and Date	EC No: EC24B039MH166365 & date 09/02/2024
4.	Location	Plot Bearing CTS No. 795/A, 795a/1 To 15 of Village Nahur, Taluka-kurla, Situated at Goregaon Mulund Link Road, Mulund (W), State: Maharashtra
a.	District	RAIGAD
b.	State	MAHARASHTRA
c.	Latitude / Longitude	<b>Latitude:</b> 19° 9'28.36"N <b>Longitude:</b> 72°56'58.54"E
5.	<b>Address of correspondence</b>	
	a) Address of concerned Project Chief Executive (with pin code & telephone / telex / fax numbers)	Pioneer housing 322, Commerce House, 140 N. M Road, Shree K. M Vardhan Chowk, Fort. Mumbai- Maharashtra 9920464646
	b) Address of Executive Project Engineer /Manager (with pin code /fax numbers)	Same as above

6.	Salient features	Building Configuration:					
		Existing Buildings As per EC dated in 2006			Proposed Buildings		
		<b>Build ing Name</b>	<b>Buildin g Config urat ion</b>	<b>Heigh t of the Buildi ng</b>	<b>Buildi ng Name</b>	<b>Buildi ng Confi gurati on</b>	<b>Heig ht of the Build ing</b>
		Buildi ng A1 (EWS )	Wing A&B Ground +1 <sup>st</sup> to 7 <sup>th</sup> floor cach	29.35	Buildi ng A1 (EWS	Wing A &B Groun d+1 <sup>st</sup> to 7 <sup>th</sup> floor each	29.3 5
		Buildi ng A2	Ground (Podiu m 1) +Podiu m 2+ Stift to 18 floor each	78.14 M.	Buildi ng A	Groun d (Podiu m 1) + Podiu m 2 + Stilt + 1 to 18 <sup>th</sup> floor each	78.1 8 M
		Build ng B1	Ground (podiu m 1) +Podiu m 2+S+1 <sup>st</sup> 28 <sup>th</sup> floors each	119 M	Buildi ng B	Groun d (podiu m 1) +Podi um 2+Stilt +1 <sup>st</sup> to 28 <sup>th</sup> floors each.	119 M
		Buildi ng D1	Baseme nt + Ground (Podiu m 1) + 2nd + Stilt + 1 to 13 floors each	51.95 M	Buildi ng D1	Basem ent + Groun d (Podiu m 1)+ 2nd to 3rd Podiu m + 4th to 9th. Podiu	230 M

					m Ist to 6th (pt) habitable floors + (Wing -A) 7th to 66th floors & (Wing -B) 7th to 54th floors. along with Jain & Shiva Temple			
		Buikding Cl	Ground podium 1podium 2+1 to 16 floor each	No to be constructed	Buliding DI (Com. Wing 'C')	02 Basements + Ground + 1st to 3rd floors	119.70 M	Newly Proposed
					Buildi ng E1	Wing A & B – 02 Basements + Ground + 1st Ameit y Lvl + 2nd to 54th floors each	183 M	Newly Proposed
					School Buildi ngs	MCG M School – Ground + 1st to 3rd floors Private School –	30 M	Newly Proposed

						Basement + Ground 1st to 7th floors		
					Sale Commercial Building	3 Basements + Ground 1st to 20th Floors	107.92 M	Newly Proposed
					Retail Market Welfare Centre Parking Lot	3 Basements + Ground 1st & 2nd floors	107.92 M	Newly Proposed
	a) of the Project	-						
	b) of the Environmental Management Plan	Details of Environmental Management Plan is attached as <b>Annexure</b>						
7.	Break-up of the project area							
	a) submergence area : forest & nonforest	Not applicable						
	b) Others	Total Plot area: 1,16,166.46 sq.m FSI area: 2,30,299.07 sq m Non-FSI area: 2,25,963.60 sq m BUA : 4,56,262.67 sq m						
8.	Break-up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers							
	a) SC, ST / Adivasis	Not applicable						
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey)	Not applicable						
9.	Financial details:							
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	1769.79 Crores						
	b) Allocation made for environmental management	Construction Phase						

	plans with item wise and year wise break-up	O&M : Rs. 148.50 Operation Phase Capital Cost: Rs. 1451.77 Lakhs Operation & Maintenance Cost: 126.50
	c)Benefit cost ratio/Internal rated of Return and the year of assessment	-
	d) Whether (c) includes the cost of environmental management as shown in the above	-
	e) Actual expenditure incurred on the environmental management plans so far	EMP – Construction phase cost is been incurred.
10.	Forest land requirement	No Forest Land Required
	a) The status of approval for diversion of forest land for non-forestry use	-
	b) The status of clearing felling	-
	c) The status of compensatory	-
	d) afforestation, if any	-
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	-
11.	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	
12.	Status of construction	
	a) Date commencement (Actual and/or planned)	Date of commencement: 01/06/2024
	b) Date of completion (Actual and/or planned)	Date of completion: 01/06/2030
13.	Reasons for the delay if the project is yet to start	Not applicable
14.	Dates of site visits	Not applicable
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	--
	b) Date of site visit for this monitoring report	--

## Site Photos





# **Architect letter**

**BHATNAGAR      AMBRE      KOTHARI****A R C H I T E C T S**  
303, MITTAL AVENUE, 110, N.M.ROAD, FORT, MUMBAI - 400 001.  
OFF TEL: (+91-22) 2082 4545;    OFF TEL: (+91-22) 2082 5454,  
Off Mail: bakarch@gmail.com; Personal Mail: archsga@gmail.com

Date : 07-05-2026

**To**  
**The Chairman,**  
**Maharashtra Pollution Control Board,**  
**Kalpataru Point, 3<sup>rd</sup> and 4<sup>th</sup> floor,**  
**Opp. PVR Theatre, Sion (E), Mumbai-400022**

Dear Sir,

**Subject:** Architect's Certificate stating current status of construction on site for Mixed Use Development at Plot bearing CTS No. 795/A, 795A/1 to 15 of village Nahur, Taluka – Kurla, situated at Goregaon Mulund Link Road, Mulund (W), Mumbai.

With reference to the above-mentioned subject this is to inform you that the total plot potential of the project is 1,16,166.46 sq. m. and status of construction on site till March 2026 is given below :

**PROPOSED BUILDING DETAILS :**

S R. N O	BUILDING DESCRIPTION	BUILDING CONFIGURATION	FSI AREA (till March 2026)	NON-FSI AREA (till March 2026)	TOTAL CONSTRU CTION BUA (till March 2026	STATUS OF CONSTRUCTION (till March 2026)
1	Building A1 (EWS): Wing A & B	Wing A&B-Ground+1 <sup>st</sup> to 7 <sup>th</sup> floors each wing	250.60	3706.54	3957.14	Completed
2	Building A2: Wing A & B	Ground (Podium 1) + Podium 2 + Stilt + 1 <sup>st</sup> to 18th floors each	14717.02	6497.83	21214.85	Completed
3	Building B1:Wing A & B	Ground (Podium 1) + Podium 2 + Stilt + 1 <sup>st</sup> to 28th floors each	25445.32	48793.21	74238.53	Completed
4	Jain Temple	Ground floor structure	173.61		173.61	Completed
	Shiva Temple	Ground floor structure	76.80		76.80	Completed
5	Building B2	Not constructed	0.00	0.00	0.00	Not constructed
6	Building C1	Commercial Building C1 having Common two level basement for car parking and services + Ground floor for only Commercial use.	0.00	753.00	753.00	2nd Basement (part) completed
7	<b>Building D1</b>	Residential Building D1 having Basement (for parking & services) + Podium -1 (ground- for Retail, Upashray , Services & Parking) + 2nd to 3rd Podium (for parking) + 4th to 9th Part Podium (for Parking) & 1st to 6th Part	51422.05	49009.55	100431.60	<b>Wing A &amp; B</b> Non Tower Area Construction work is partly completed up to podium-3 level <b>Wing A:</b> Construction work is

**BHATNAGAR AMBRE KOTHARI**

**A R C H I T E C T S**

303, MITTAL AVENUE, 110, N.M.ROAD, FORT, MUMBAI - 400 001.  
 OFF TEL: (+91-22) 2082 4545; OFF TEL: (+91-22) 2082 5454,  
 Off Mail: bakarch@gmail.com; Personal Mail: archsga@gmail.com

		Residential floor + 7th to 40 upper Residential floors for Wing A and 7th to 54th upper Residential floors for Wing B				completed up to 15th floor (only Wing Foot print) <b>Wing B:</b> Construction work is completed up to Terrace level (only Wing Foot print). Lift machine room and overhead water storage tank construction is also completed.
8	Building E1:Wing A & B	Not constructed	0.00	0.00	0.00	Not constructed
9	Municipal School Buildings: Gr + 3 Upper Floor	Basement + Ground + 03 Upper Floors	3387.23	1307.20	4694.43	Completed
	Private School Buildings:BS+ Gr + 7 Upper Floor	Basement + Ground + 07 Upper Floors	6901.23	1399.35	8300.58	Completed
10	Sale Commercial Building	Not constructed	0.00	0.00	0.00	Not Constructed
11	Retail Mall & Welfare Centre & Parking Lot	Not constructed	0.00	0.00	0.00	Not Constructed
<b>TOTAL PROPOSED BUILDING AREA</b>			<b>102373.86</b>	<b>111466.68</b>	<b>213840.54</b>	

Thanking you,  
 Yours faithfully,  
 For BHATNAGAR AMBRE KOTHARI

**SUNIL  
 GAJANAN  
 AMBRE**

**PARTNER.**  
 (Sunil G. Ambre)  
 Council of Architecture  
 Registration No.CA/84/8478.

## EMP

<b>Parameter</b>	<b>Cost (Rs. In Lakhs/year) up to September 2024</b>
Water spray for dust suppression	10.5
Site sanitation and Potable Water Supply to Labor	8.0
Ambient Air Quality Monitoring	1.2
On Site Air Monitoring & Display System	2.5
Sensors to monitor daily air quality	5.0
EMP of air, noise, DG exhaust	0.25
Water Quality Monitoring	0.18
Health check-up & first aid	72.30
Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.)	12.50
Disinfection	3.60
<b>Total</b>	<b>111.03</b>

**Environmental Clearance Half Yearly Compliance  
Report of M/s. PIONEER HOUSING**

**October 2025 to  
March 2026**

**Submitted to**

**Maharashtra State Pollution Control Board (MPCB)**

**Environmental Consultant**



**Building Environment (India) Pvt. Ltd**

Sector- 11, C.B.D. Belapur – 400 614

Telefax: 022 4123 7073/2757 8554

Web: [www.beipl.co.in](http://www.beipl.co.in)

**Submitted by**

**M/s. PIONEER HOUSING.**

**322, Commercial House, 140  
Nagindas Master road, K.M.  
Vardhan Chowk, Fort Mumbai -  
400023**

Sr. No	Specific condition (A) SEAC Condition	Compliance
1	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area on mother earth as per Hon'ble Supreme Court order	Document is attached an ANNEXURE 1
2	PP to obtain following NOCs & remarks as per amended planning for proposed buildings: a) Water Supply; b) Sewer Connection; c) SWD NOC/remarks; d) Tree NOC; e) Updated Nalla remarks; f) SWM/C & D NOC.	NOCs are attached an ANNEXURE 2
3	PP to upload updated EIA report with certified copies of Environment Damage Assessment Report, Remedial Plan and Natural & Community Resource Augmentation Plan from PP, their Architect & Accredited Environment Consultant as well as CA certificate	Document is attached an ANNEXURE 3
4	PP to submit a Bank Guarantee of Rs. 1,00,000,00/- to Maharashtra Pollution Control Board towards effective implementation of the Remediation plan and Natural and Community Resource Augmentation Plan..	Document is attached an ANNEXURE 4
5	PP to submit penalty of Rs. 2.23 Cr. to SEIAA, Maharashtra.	Document is attached
6	PP to submit Architect certificate mentioning that all required RG as per prevailing DCR is proposed on mother earth as per Apex court's order.	Document is attached
7	PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur,	Document is attached
8	PP to reduce discharge of treated water up to 35%.	Document is attached
9	PP to comply with SEIAA decision regarding activities to be carried out for Environmental restoration programme	Document is attached
10	.PP to revise EMP of construction/operation phase with respect to monetary provision	Document is attached

	for barricading, tree plantation as committed in damage assessment report.	
11	PP to provide air cleaning system in addition to the basement ventilation & include cost of basement ventilation and air cleaning system in the EMP and accordingly submit revised EMP of operation phase.	Document is attached
12	PP to submit undertaking that they will follow guidelines of dust mitigation issued by planning authority	Document is attached
13	PP to submit an indemnity bond indemnifying Environment Department, Government of Maharashtra, SEIAA and SEAC-2 from any legal consequences arises on account of disputes in respect of ownership of the land and other issues of the project.	Document is attached
	<b>SEIAA conditions-</b>	
1	PP to submit Bank Guarantee of Rs. 11,00,00,000/- towards effective implementation. of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of Rs. 2.23 Cr.	Noted
2	Maharashtra Pollution Control Board to ensure that, action has been initiated against. the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006	Noted and will be complied as instructed.
3	PP has provided mandatory RG area of 12665.40 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Noted Attached as an annexure.
4	This EC is restricted for Wing C of building D1 up to 13.80 m height and for building E 1 up to 175.95 m height. Further, EC is excluding the sale Commercial building as PP has not obtained CFONNOC for the same.	Noted
5	EC is restricted up to 183.55 m height for building D as per HRC NOC and up to 120 m height for building E1 as PP has not received HRC NOC for the same.	Noted

6	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted
7	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted
8	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.	Noted
9	SEIAA after deliberation decided to grant EC for-FSI- 1,48,828.56 m <sup>2</sup> , Non FSI- 1,62,308.14 m <sup>2</sup> , total BUA-3,11,136.70 m <sup>2</sup> . (Plan approval No-P-6914/2021(795A and others)/T-ward/NAHUR/T/337/1/New, dated-31.12.2021, P-16425/2023/(795A And Other)/T Ward/NAHUR-T/IOD/1/New, dated-26 September 2023) (Restricted as per approval)	Noted
Noted.		
<b>General Conditions</b>		
<b>A) Construction Phase</b>		
I.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Noted. The Solid waste Generated- Non-Biodegradable:3717 Kg/day Biodegradable: 2480 Kg/day Total: 6197 Kg/day. Solid waste is managed by local body and disposed safely.
II.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority,	Noted
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Hazardous waste viz. paints, varnishes etc. generated during construction sent to authorize hazardous waste management site.  Plastering waste shall be used for raft foundation and backfilling.

		<p>Since this is Mivan construction. No plaster will be generated.</p> <p>Tiles waste shall be used for china mosaic water proofing of terraces.</p> <p>Aluminium cutting waste shall be sold to recyclers.</p>
IV.	<p>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.</p>	<p>PP has reported that hutment are provided on site for construction workers.</p> <p>Proper housekeeping and regular pest control is being carried out through construction.</p> <p>First aid and medical facilities are provided during construction.</p> <p>Site sanitation like safe and adequate municipal water for drinking and domestic purpose, toilets, bathrooms and periodic checkup facilities are provided during construction phase. Waste generated from toilets and bathrooms is collected by sewage suction tanker by local solid waste management facility for further treatment.</p> <p>Solid Waste: Waste through construction activity is being reused as per the waste management plan and rest is sold to recyclers.</p>
V.	<p>Arrangement shall be made that waste water and storm water do not get mixed.</p>	<p>PP has reported that, Storm water drains have been designed considering peripheral storm water discharge.</p> <p>Storm water line and sewer drainage line will be separated to avoid the contamination.</p>
VI.	<p>Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.</p>	<p>PP has reported that Water demand during construction phase is reduced by recycling of water and premixed concrete.</p>

VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Will be complied.
VIII.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project	PP has reported that No ground water is used. Project does not depend upon the direct intake from ground water table. It is fully dependent upon Municipal Water Supply.  Plan approval for construction of basement has been obtained from MCGM
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Will be complied.
X.	The Energy Conservation Building code shall be strictly adhered to.	Noted.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Noted.
XII.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	PP has reported that additional soil was used for site levelling and backfilling purpose.
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants	PP has reported that Soil and groundwater were tested as a part of environmental clearance and were found devoid of any heavy metal and other toxic contamination. The monitoring reports are attached in Annexure hard copy for your reference as Enclosure-
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted.
XV.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	No DG sets being used during construction phase. An alternative source has been used.

XVI.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	<p>All the vehicles bringing construction material have valid PUC certificate which have filed for log maintenance.</p> <p>All the vehicles do comply with relevant air and noise standards. The proponent has instructed the contractors and sub-contractors to run the vehicles during nonpeak hours.</p>
XVII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>The measures mentioned in the EMP for noise abatement are being strictly followed. Site barricades of height 3.5 mt are provided to reduce noise pollution.</p> <p>Existing trees along the plot boundary are serving as permanent and natural noise barriers.</p> <p>It is also helpful in reducing the air borne particles and to absorb the vehicular emissions.</p> <p>The regular monitoring results indicate that the air and noise parameters are as per CPCB standard limits and do not show any incremental load because of the construction activity.</p>
XVIII.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<p>DG sets will be source of backup power for common area illumination and will conform to the rules made under Env. Protection Act, 1986.</p> <p>Low Sulphur diesel will be used. DG sets will be placed in an acoustic enclosure. All these DG sets will be operated for smaller period during power failure. Provision of adequate stack height as per CPCB norms.</p>

XIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/designated person.	A qualified EHS team is working on site for monitoring of construction phase.
<b>B)</b>	<b>Operation Phase</b>	
I.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Noted.
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	The Project is in construction phase and there is minimal E-waste generation and disposal being carried out as per standards.
III.	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100% treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	Noted.
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Noted. STP, MSW disposal facility, green belt development facility will be provided prior to occupation of the building as per mentioned in the Environmental clearance copy. A full- fledged STP of capacity of 1932 KLD will be installed onsite for the treatment of the entire waste water generated on the project has received water Supply From MCGM.

V.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted.
VI.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	The project has entry/exit points with sufficient width of road to avoid traffic congestion. Complete parking is internal. The site is well connected.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted.
VIII.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept	PP will comply with the same. The proponent will develop green belt of adequate density of local species along the periphery of the plot so as to provide protection against noise and air pollution and will enhance the aesthetic values of region.  Trees with large canopy have been planted so that they can suppress dust emissions.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	The project has erected environmental management cell within the construction supervision team to supervise all aspects of the Environmental management plan.
X.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Noted. STP, MSW disposal facility, green belt development facility will be provided prior to occupation of the building as per mentioned in the Environmental clearance copy. A full- fledged STP of capacity of 1932 KLD will be installed onsite for the treatment of the entire waste water generated on the project has received water Supply From MCGM.
XI.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded	Complied. We published public notice in local Newspapers.

	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://parivesh.nic.in">parivesh.nic.in</a>	
XII.	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.	Agreed to Comply with. Developers have submitted copy of Environment clearance to local Municipal Corporation and NGO and has been uploaded the same on the website of the company.
XIII.	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.	We will comply with the same.  We are submitting herewith six monthly report on status of compliance of stipulated EC conditions and Environmental monitoring reports to the Regional Office, MoEF with copy to this department and MPCB.
<b>C)</b>	<b>General EC Conditions</b>	
I.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Yes, developer has agreed to follow the mentioned condition.
II.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	It will be obtained
III.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Noted.
IV.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the	We are submitting herewith six monthly monitoring reports to the Regional Office, MoEF with copy to this department and MPCB.

	respective Zonal Office of CPCB and the SPCB.	
V.	The environmental statement for each financial year ending 31st March in Form-Vas 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.	We will comply with the Same.
VI.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted.
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Not Applicable.
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	<p>We have obtained Environmental Clearance from Environment Department, Government of Maharashtra.</p> <p>Project doesn't fall under violation of EP Act and no court case pending in the court of law.</p> <p>We will carry out the construction activity as per Environmental clearance and other approvals received.</p>
5	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all	All other applicable permissions/ NOCs shall be

	other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Obtained before starting proposed work at site.
6	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We understand and accepts this condition by MoEF.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Noted.
8	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted and will be complied.
9	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 <sup>a</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.

ENVIRONMENTAL  
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)



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

To,

The joint managing director  
PIONEER HOUSING  
322, Commercial House, 140 Nagindas Master road, K.M. Vardhan  
Chowk, Fort Mumbai -400023

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/INFRA2/442143/2023 dated 29 Aug 2023. The particulars of the  
environmental clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | EC24B039MH166365  |
| 2. File No.                                   | SIA/MH/INFRA2/442143/2023   |
| 3. Project Type                               | Expansion   |
| 4. Category                                   | B   |
| 5. Project/Activity including<br>Schedule No. | 8(b) Townships and Area Development<br>projects.  |
| 6. Name of Project                            | Mixed Use Development at Plot bearing<br>CTS No. 795/A, 795A/1 to 15 of village<br>Nahur, Taluka-Kurla, situated at<br>Goregaon Mulund Link Road, Mulund<br>(W), State: Maharashtra |
| 7. Name of Company/Organization               | PIONEER HOUSING   |
| 8. Location of Project                        | MAHARASHTRA   |
| 9. TOR Date                                   | N/A   |

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

Date: 09/02/2024

(e-signed)  
Pravin C. Darade, I.A.S.  
Member Secretary  
SEIAA - (MAHARASHTRA)

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

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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/442143/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s.Pioneer Housing,  
CTS No. 795/A, 795A/1 To 15,  
village Nahur, Taluka-Kurla,  
Goregaon Mulund Link Road,  
Mulund (W), Mumbai.

**Subject** : Environmental clearance for expansion of "Mixed Use Development project at Plot Bearing CTS No. 795/A, 795A/1 To 15 of village Nahur, Taluka-Kurla, Goregaon Mulund Link Road, Mulund (W), Mumbai by M/s.Pioneer Housing. (Violation Case)

**Reference** : Application no. SIA/MH/INFRA2/442143/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 215<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 under violation category as per MoEF&CC OM dated 07.07.2021 and recommend to SELAA. Proposal then considered in 271<sup>st</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 30<sup>th</sup> November, 2023.

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

Sr. No.	Description	Details
1	Proposal Number	Proposal No. SIA/MH/INFRA2/442143/2023
2	Name of Project	Environmental clearance for Expansion of Project "Mixed Use Development at Plot Bearing CTS No. 795/A, 795A/1 To 15 of village Nahur, Taluka-Kurla, Situated at Goregaon Mulund Link Road, Mulund (W), State: Maharashtra,400078"
3	Project category	8(b) – B1 "Township and Area Development"
4	Type of Institution	Category B
5	Project Proponent	Name Pioneer housing
		Regd. Office address 322, Commerce House, 140 N. M Road, Shree K. M Vardhan Chowk, Fort. Mumbai-

		Maharashtra
	Contact number	9920464646
	e-mail	accounts@neelamrealto rs.com
6	Consultant	BUILDING ENVIRONMENT (I) PVT. LTD. (QCI NABET ACCREDITED) Certificate No. NABET/EIA/2224/RA 0267 Validity limit- 27.05.2025
7	Applied for	Expansion (Violation)
8	Location of the project	Plot Bearing CTS No. 795/A, 795a/1 To 15 of Village Nahur, Taluka-kurla, Situated at Goregaon Mulund Link Road, Mulund (W), State: Maharashtra
9	Latitude and Longitude	Latitude: 19° 9'28.36"N Longitude: 72°56'58.54"E
10	Plot Area (sq.m.)	1,16,166.46 sq.m
11	Deductions (sq.m.)	63,488.85 sq m
12	Net Plot area (sq.m.)	52,677.61 sq m
13	Ground coverage (m <sup>2</sup> ) & %	32,285.36 sq.m.
14	FSI Area (sq.m.)	2,30,299.07 sq m
15	Non FSI Area (sq.m.)	2,25,963.60 sq m
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	4,56,262.67 sq m
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	3,79,018.91 sq m
18	Earlier EC details with Total Construction area, if any.	Received EC from MoEF, Delhi dated 21.09.2006 as per EIA Notification 1994 as amended on 7 <sup>th</sup> July 2004. As per the provisions of EIA Notification, 1994 the validity for this EC is for a period of 5 years for commencement of construction. BUA - 1,81,649.73 sq m
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	1,22,737.58 sq m
20	Building Configuration	



Existing Buildings As per EC dated in 2006			Proposed Buildings			Reason for modification/Change
Building Name	Building Configuration	Height of the Building	Building Name	Building Configuration	Height of the Building (Mtr.)	
Building A1 (EWS)	Wing A & B - Ground+1 <sup>st</sup> to 7 <sup>th</sup> floor each	29.35	Building A1 (EWS)	Wing A & B - Ground+1 <sup>st</sup> to 7 <sup>th</sup> floor each	29.35	No change
Building A2	Ground (Podium 1) +Podium 2+ Stilt + 1 to 18 <sup>th</sup> floor each	78.18 M	Building A2	Ground (Podium 1) +Podium 2+ Stilt + 1 to 18 <sup>th</sup> floor each	78.18 M	No Change
Building B1	Ground (podium 1) +Podium 2+Stilt+1 <sup>st</sup> to 28 <sup>th</sup> floors each	119 M	Building B1	Ground (podium 1) +Podium 2+Stilt+1 <sup>st</sup> to 28 <sup>th</sup> floors each	119 M	No change
Building D1	Basement + Ground (Podium 1) + 2nd + Stilt+ 1 to 13 floors each	51.95 M	Building D1	Basement + Ground (Podium 1) + 2nd to 3rd Podium + 4th to 9th Podium / 1st to 6th (pt) habitable floors + (Wing-A) 7th to 66th floors & (Wing-B) 7th to 54th floors. along with Jain & Shiva Temple	230 M	Change in configuration
Building C1	Ground podium 1 podium 2+1 to 16 floor each	Not to be constructed	Building D1 (Comm. Wing 'C')	02 Basements + Ground + 1st to 3rd floors	119.70 M	Newly Proposed

			Building E1	Wing A & B - 02 Basements + Ground + 1st Amenity Lvl + 2nd to 54th floors each	183 M	Newly Proposed
			School Buildings	MCGM School - Ground + 1st to 3rd floors Private School - Basement + Ground + 1st to 7th floors	30 M	Newly Proposed
			Sale Commercial Building	3 Basements + Ground + 1st to 20th Floors	107.92 M	Newly Proposed
			Retail Market + Welfare Centre + Parking Lot	3 Basements + Ground + 1st & 2nd floors	107.92 M	Newly Proposed
21	No. of Tenements & Shops			Existing - 556 Proposed - 1691 Total - 2247		
22	Total Population			Construction Phase- 150 nos. Operation phase- 15679 nos.		
23	Total Water Requirements KLD			Construction Phase- 12 KLD Operation Phase- 2005 KLD MCGM (Municipal Water Supply)/ Recycled Water from STP treated water		
24	Under Ground Tank (UGT) location			On Ground		
25	Source of water			MCGM		
26	STP Capacity & Technology			Capacity: Existing - 450 CMD Proposed -1932 CMD Technology: MBBR		
27	STP Location			On Ground		
28	Sewage Generation CMD & % of sewage discharge in sewer line			Existing -291 Proposed- 1802 KLD 35 % is discharge in sewer line i.e., 339 KLD		
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal
				Dry waste	81	handed over

				to authorized vendor
		Wet waste	54	handed over to authorized vendor
		Construction waste	7627	30% will be recycled and remaining material will be handed over to authorize vendor
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	3717	Non-Biodegradable waste will be handed over to authorized local vendor for recycling.
		Wet waste	2480	Biodegradable waste will be treated in OWC.
		E-Waste	3.3 TPA	Handed over to authorize recyclers.
		STP Sludge (dry)	270	Used as manure.
31	R.G Area in sq.m	Required RG on Mother earth -12665.40 sq m Proposed RG on Mother Earth-12665.40 sq m Existing Trees on Plot -192 nos. No of trees to be cut-0 No of trees to be transplanted-0 No of trees to be retained-192 nos. No of trees to be planted -685 nos. a) In RG Area -1000 nos. b) In Miyawaki Plantation (with area)-1877 (3002 sq.m.) Total nos. of trees after the development: 2877 + 192 = 3069 nos.		

32	Power requirement	During Operation Phase:	
		Details	
		Demand load (kW)	15662 KW
		Connected Load (KW)	44,112 KW
33	Energy Efficiency	Total Energy saving (%): 5 % Solar Energy saving – 5.04%	
34	D.G. set capacity	5 DG sets of capacity 250 kVA, 315 kVA, 625 kVA, 1000 kVA, 1010 kVA and 2 DG sets of capacity 1250 kVA each	
35	Parking nos.		Required Proposed
		4-wheeler parking	3608 3625
		2-wheeler parking	902 902
		EV Parking	902 902
36	No. & capacity of Rain water harvesting tanks /Pits	7 nos. of RWH tank of total capacity 670 KL	
37	Project Cost in (Cr.)	1769.79 Crores	
38	EMP Cost	Construction Phase: Rs. 148.50 Lakhs/Annum. Operation Phase: 1. Capital Cost: Rs. 1451.77 Lakhs. 2.O & M Cost: Rs. 126.50	
39	CER Details with justification if any...as per MoEF&CC circular dated 01/05/2018	-	

40	Details of Court Cases/litigations w.r.t the project and project location, if any.	<p>1) Suit No.375 of 1961. The said suit, consent decree was passed, by Hon'ble City Civil Court, on 8th April 1969.</p> <p>2) WP 4027 of 2015- this WP was disposed of in the year 2017. Order copy be given.</p> <p>3) Suit No.3051 of 2011 With reference to your requirement as Serial No.10, Suit No. 3051 Suit is pending. The parties in the suit filed their evidence and documents.by Order dated 20/03/2014, Suit was adjourned to consider the admissibility of the documents filed by the plaintiff. The matter is kept for arguments to decide the issue framed by the court on the point of limitation.</p> <p>a) The Notice of Motion 3705 of 2011 was filed for ad-interim and interim reliefs. Till date Hon'ble Court has not granted any ad interim or interim reliefs.</p> <p>b) The notice of Motion 1246 of 2013. This Notice of Motion is disposed of.</p> <p>4) Shri Amritlal Jain was one of the partners of M/s Pioneer Housing. After his demise, the dispute is in between legal heirs of Shri Amritlal Jain for their respective and limited shares in this partnership M/s Pioneer Housing. Arbitrator has appointed by order of 6.6.2022 by Hon'ble Justice G. S. Kulkarni. Matter is disposed of &amp; proceedings are now with Arbitrator</p>
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The comparative statement showing area/parameters approved in earlier EC and proposed construction with status of actual construction done on site is as follows:

Sr. No	Project details	Existing	Upon Expansion
1	Total Land/ plot area (sq m)	1, 16,166.46 sq m	1, 16,166.46 sq m
2	Build up area (sq m)	1,81,649.73 sq m	4,56,262.67 sq. m
3	FSI Area	97,756.00 sq m	2,30,299.07 sq. m
4	Non FSI Area	83,893.73 sq m	2,25,963.60 sq. m
5	Maximum number of floors	31	69

Sr. No	Project details	Existing	Upon Expansion
6	Total number of dwelling units	556	2247
7	Surface Parking Area (sq. m)	23,077.67	10,1179.98
8	Number of parking Required	697	3512
9	Open Area (sq m)	30,407.16 sq m	21,597.91 sq m
10	Paved area (sq m)	27,969.88 sq m	10,152.20 sq m
11	Unpaved Area (sq m)	2437.28 sq m	11,445.71 sq m
12	Water Requirement (Construction Phase)	12 KLD	12 KLD
13	Water Requirement (Operation Phase)	248 KLD	2005 KLD
14	Quantity of treated waste water generation per day	291 KLD	1082 KLD
15	Quantity of treated water proposed to use per day	164 KLD	1734 KLD
16	Quantity of treated water proposed to discharge outside the premises	127 KLD	339 KLD
17	Type of treatment plant	STP	STP
18	STP Capacity	450	1932
19	Green belt area (sq m)	7926.16 sq m	12,665.40 sq m
20	No of trees	192	1877
21	Cost of the project	380.60 Cr	1769.8 Cr
22	<b>Building Configuration</b>		
		<b>As per EC</b>	<b>As proposed Expansion</b>
	Building A1 (EWS): Wing A & B	Ground + 1 <sup>st</sup> to 7 <sup>th</sup> Floors each	Ground + 1 <sup>st</sup> to 7 <sup>th</sup> Floors each
	Building A2: Wing A & B	Ground (Podium 1) + Podium 2 + Stilt + 1 <sup>st</sup>	Ground (Podium 1) + Podium 2 + Stilt + 1 <sup>st</sup> to 18 <sup>th</sup> Floors each

Sr. No	Project details	Existing	Upon Expansion
		to 18 <sup>th</sup> Floors each	
	Building B1: Wing A & B	Ground (Podium 1) + Podium 2 + Stilt + 1 <sup>st</sup> to 28 <sup>th</sup> Floors each	Ground (Podium 1) + Podium 2 + Stilt + 1 <sup>st</sup> to 28 <sup>th</sup> Floors each
	Jain Temple Shiva Temple	--	Newly Proposed
	Building B2	Ground (Podium 1) + Podium 2 + Stilt + 1 <sup>st</sup> to 28 <sup>th</sup> floors each	-- Deleted
	Building C1	Wing A & B Ground (Podium 1) + Podium 2 + Stilt + 1 <sup>st</sup> to 16 <sup>th</sup> floors each	--- Deleted
	Building D1	<b>Wing A &amp; B</b> Basement + Ground (Podium 1) + Podium 2 + Stilt + 1 <sup>st</sup> to 13 <sup>th</sup> floors each	<b>Wing A, B and C</b> <b>Wing A:</b> Basement + Ground (Podium 1) + 2 <sup>nd</sup> to 3 <sup>rd</sup> Podia + 4 <sup>th</sup> to 9 <sup>th</sup> Podia/ 1 <sup>st</sup> to 6 <sup>th</sup> (pt) Habitable Floors + 7 <sup>th</sup> to 66 <sup>th</sup> Floor <b>Wing B:</b> Basement + Ground (Podium 1) + 2 <sup>nd</sup> to 3 <sup>rd</sup> Podia + 4 <sup>th</sup> to 9 <sup>th</sup> Podia/ 1 <sup>st</sup> to 6 <sup>th</sup> (pt) Habitable Floors + 7 <sup>th</sup> to 54 <sup>th</sup> Floor <b>Wing C:</b> 2 Basements + Ground + 3 Upper Floors
	Building E1: Wing A & B	--	2 Basements + Ground + 1 <sup>st</sup> to 54 <sup>th</sup> Floor each
	School Buildings:	--	MCGM School: Basement + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> Floors Private School: Basement + Ground + 1 <sup>st</sup> to 7 <sup>th</sup> Floors
	Sale Commercial Building	--	3 Basements + Ground + 1 <sup>st</sup> to 20 <sup>th</sup> Floors
	Retail Mall & Welfare Centre & Parking Lot	--	3 Basements + Ground + 2 Floors

3. Proposal an expansion of existing construction project under violation category. PP have applied under MoEF&CC OM dated 07.07.2021. Proposal has been considered by SEIAA in its 271<sup>st</sup> (Day-2) meeting held on 30<sup>th</sup> November, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to submission of BG of Rs.11,00,00,000/- and penalty of Rs. 2.23 Cr. Now, PP submitted the BG of Rs.11,00,00,000/- and penalty of Rs. 2.23 Cr. to Maharashtra Pollution Control Board

on 06.01.2024. SEIAA decided to grant Environment Clearance subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

- 1.PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area on mother earth as per Hon'ble Supreme Court order.
- 2.PP to obtain following NOCs & remarks as per amended planning for proposed buildings:
  - a) Water Supply; b) Sewer Connection; c) SWD NOC/remarks; d) Tree NOC; e) Updated Nalla remarks; f) SWM/C & D NOC.
- 3.PP to upload updated EIA report with certified copies of Environment Damage Assessment Report, Remedial Plan and Natural & Community Resource Augmentation Plan from PP, their Architect & Accredited Environment Consultant as well as CA certificate.
- 4.PP to submit a Bank Guarantee of Rs. 1,00,000,00/- to Maharashtra Pollution Control Board towards effective implementation of the Remediation plan and Natural and Community Resource Augmentation Plan.
- 5.PP to submit penalty of Rs. 2.23 Cr. to SEIAA, Maharashtra.
- 6.PP to submit Architect certificate mentioning that all required RG as per prevailing DCR is proposed on mother earth as per Apex court's order.
- 7.PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
- 8.PP to reduce discharge of treated water up to 35%.
- 9.PP to comply with SEIAA decision regarding activities to be carried out for Environmental restoration programme.
- 10.PP to revise EMP of construction/operation phase with respect to monetary provision for barricading, tree plantation as committed in damage assessment report.
- 11.PP to provide air cleaning system in addition to the basement ventilation & include cost of basement ventilation and air cleaning system in the EMP and accordingly submit revised EMP of operation phase.
- 12.PP to submit undertaking that they will follow guidelines of dust mitigation issued by planning authority.
- 13.PP to submit an indemnity bond indemnifying Environment Department, Government of Maharashtra, SEIAA and SEAC-2 from any legal consequences arises on account of disputes in respect of ownership of the land and other issues of the project.

**B. SEIAA Conditions-**

1. PP to submit Bank Guarantee of Rs.11,00,00,000/- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to

implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of Rs. 2.23 Cr.

2. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
3. PP has provided mandatory RG area of 12665.40 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
4. This EC is restricted for Wing C of building D1 up to 13.80 m height and for building E 1 up to 175.95 m height. Further, EC is excluding the sale Commercial building as PP has not obtained CFONNOC for the same.
5. EC is restricted up to 183.55 m height for building D as per HRC NOC and up to 120 m height for building E1 as PP has not received HRC NOC for the same.
6. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
7. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
8. 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.
9. SEIAA after deliberation decided to grant EC for-FSI- 1,48,828.56 m<sup>2</sup>, Non FSI- 1,62,308.14 m<sup>2</sup>, total BUA- 3,11,136.70 m<sup>2</sup>. (Plan approval No-P-6914/2021(795A and others)/T-ward/NAHUR/T/337/1/New, dated-31.12.2021, P-16425/2023/(795A And Other)/T Ward/NAHUR - T/IOD/1/New, dated- 26 September 2023) (Restricted as per approval)

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved

- sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
  - III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
  - IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
  - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
  - VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
  - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
  - VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
  - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
  - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise 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.
  - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
  - XII. 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.
  - XIII. 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.

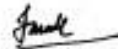
**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
  - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
  - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
  - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
  - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
  - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
  - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

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

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



Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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

**Signature Not Verified**

Digitally signed by: Smt Pravin C.  
Darde, I.A.S.

Designation: Member Secretary

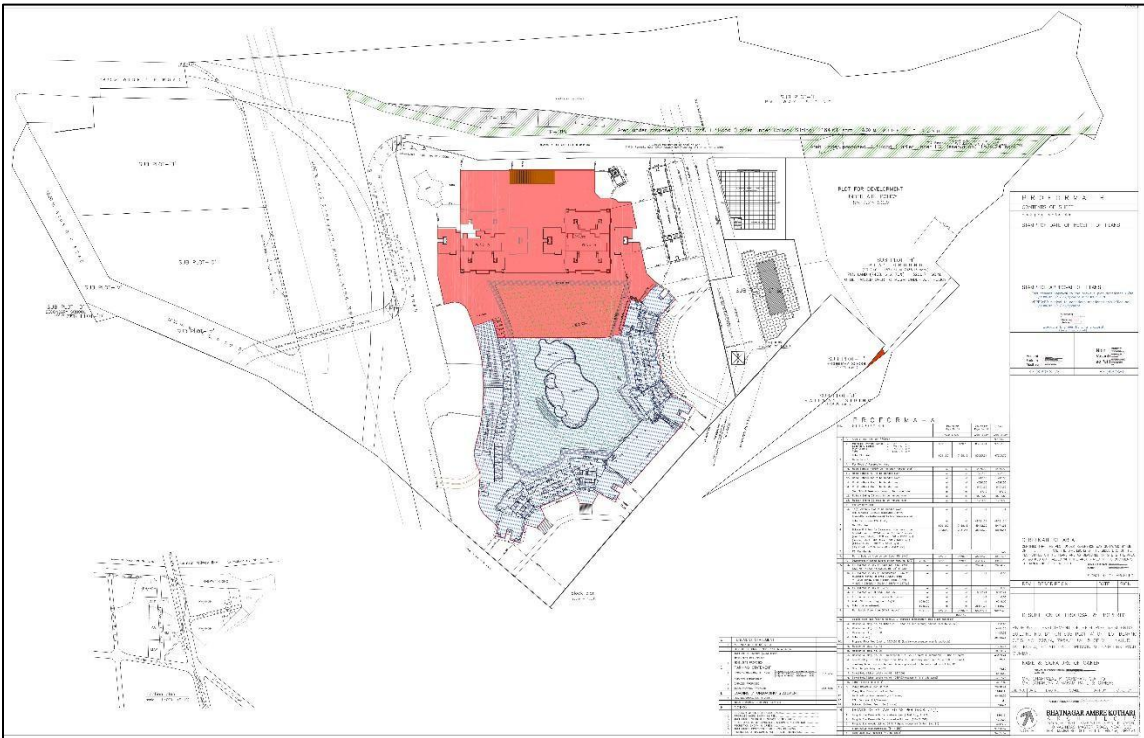
Date and Time: 29/02/2024 1:11:38 PM



# ANNEXURE 1

## IOD/LOI/Concession Approval

### Approved Layout for D1 Building – Wing A & Wing B



**STAMP OF APPROVAL OF PLANS**

This cancels Approval to the previous plan sanctioned J/no CF/4258/SPFS/A/337/4/Amend dated 09.05.2019  
 APPROVED subject to conditions mentioned this office no. CF/4258/SPFS/A/337/5/Amend

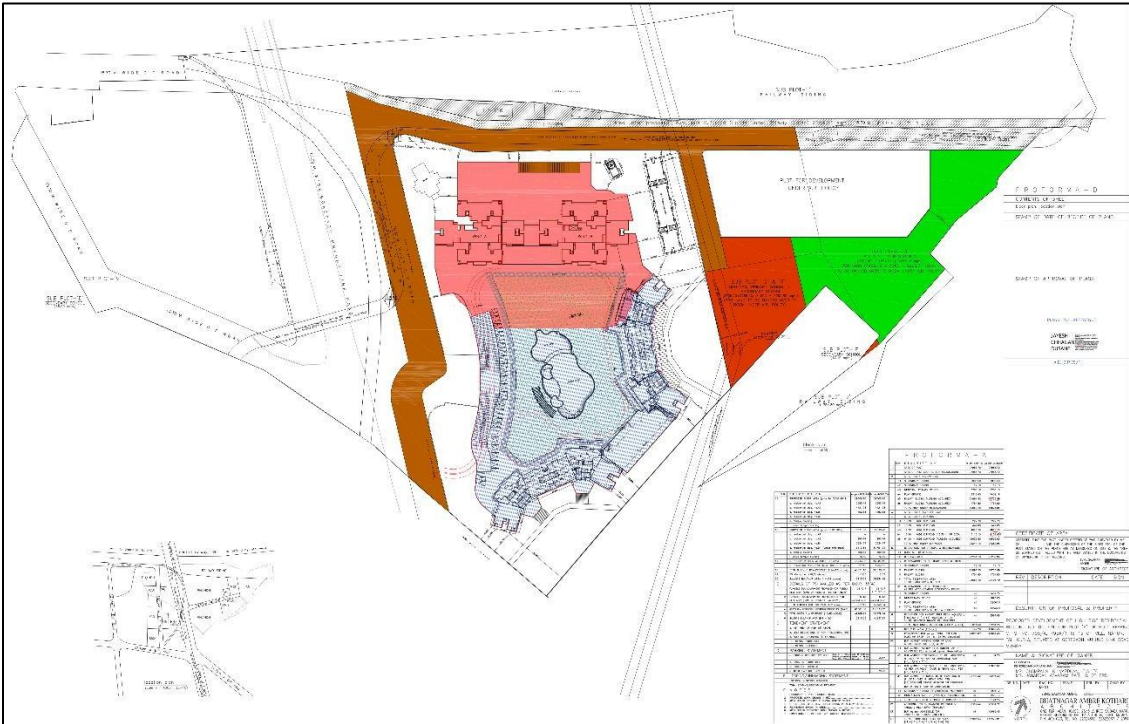
Handwritten in Blue/Black  
 Executive Engineer building proposi (Eastern suburbs.-II)

**Hemant Shriram Madhavi**  
 S.E.(B.P.)E.S./E

**Nitin Vasant Rao Patil**  
 A.E.(B.P.)S&T

11. A	Pure Residential Built-up Area	7816.44
12. B	Pure Non-Residential Built-up Area	1109.31
13.	Total Built-up Area Proposed (11+12) above	8925.75
14.	F.S.I. Consumed (12/3 above)	1.84
15.	Maximum Building Area (10-12 above)	413.35
B	DETAILS OF F.S.I. AVAILABLE AS PER D.C.R. 35(4)	
1.	Function B/A Permissible for residential user (1100-900) X 20%	18463.61
2.	Function B/A Permissible for non-residential user (1100) X 20%	424.97
3.	Function B/A already covered 381117 sqm (Consumed @ Item 10p 81)	3811.17
4.	Area built-up area permissible (18) X (20)	36446.87
5.	Total Gross B/A Proposed (12+13) above	94730.52

# Concession Approval for A2 & B1 Building



STAMP OF APPROVAL OF PLANS

PLANS FOR REFERENCE

**JAYESH CHHAGAN DUSANE**

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

BUA in lieu of Cost of Construction		
SECONDARY SCHOOL (a1x50%)x1.5x27500/RRR	nil	904.12
MUN.PRIMARY SCHOOL (a3x50%)x1.5x27500/RRR	nil	1220.13
TOTAL BUA IN LIEU OF COST OF CONSTRUCTION	nil	2124.25
ADDITIONAL FSI ON PAYMENT OF PREMIUM TABLE.12 REGN.30(A) [(e)x0.50]	6.517.44	20334.72
BUA as per ADVSS BLE "DR" TABLE.12 REGN.30(A) [(e)x1.00]	nil	40669.45
TOTAL PERMISSIBLE BUILT-UP AREA [(94)+(10)+(11)+(12)+(13)]	57984.63	147972.94

# D1 Building Tower 3 & Retail Shop



**STAMP OF APPROVAL OF PLANS**

Approved subject to the conditions mentioned in this office Letter No. CE/4288/BPES/AT

**LOTAN SUKADEO AHIRE**

Executive Engineer building proposal (Eastern suburbs-II)

Office No. 4288/BPES/AT  
 Date: 10/10/2023  
 Time: 10:30 AM

**PRADEEPKUM ARSURYABALI PATHAK**

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

**JAYESH CHHAGAN DUSANE**

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

11.	e1	BUA in lieu of Cost of Construction		
	e2	SECONDARY SCHOOL (e1x50%)x1.5x27500/RRR	nil	nil
	e3	MUN. PRIMARY SCHOOL (e3x50%)x1.5x77500/RRR	nil	nil
12.	e3	TOTAL BUA IN LIEU OF COST OF CONSTRUCTION	nil	nil
		ADDITIONAL FS ON PAYMENT OF PREMIUM TAB F.17 RFGN.30(A) [(8)x0.50]	6317.44	6317.44
13.		BUA as per ADMISSIBLE TDR (AH.L.12 RFGN.30(A) [(8)x1.00]	nil	35142.20
	f1	PERM. SLUM TDR @ COMPULSORY MIN. 20% TO BE CLAIMED @ LATER STAGE (7028.44 SQM)	nil	nil
	f2	PERM. RESERVATION TDR @ 80%	nil	28113.75
14.		TOTAL PERMISSIBLE BUILT-UP AREA [(a)-(b)+(c)+(d)+(e)-(f)-(g)]	57984.63	70753.94

## Approval letter D1 Building Tower 3 & Retail Shop

### MUNICIPAL CORPORATION OF GREATER MUMBAI CE/4288/BPES/AT

To,  
Architect  
Shri. Sunil G. Ambre, Architect,  
Ground Floor, Aban House 25/31,  
Shree Sai Baba Marg, Behind Rhythm House,  
Kala Ghoda, Fort, Mumbai-400 023.

Owner,  
Shri. Champalal K. Vardhan C.A. to Mr. Janardan  
Atmaram Patil & Others.  
M/s. Pioneer Housing, 322, Commerce House, 140  
N.M. Road, Fort, Mumbai-23

Subject: Amended Plans for Proposed Residential bldg. No D1 on land bearing C.T.S. No. 795,795/1 to  
15 of Village Nahur at Goregaon- Mulund Link Road at Mulund (W), Mumbai, 'T' ward.

Reference: Your online Application in File No. CE/4288/BPES/AT/337/4/Amend  
Sir,

I have to inform you that, the amended plans submitted by you for the above mentioned work are  
hereby approved, subject to the compliance of the condition mentioned in this office Intimation to  
Disapproval under No. CE/4288/BPES/AT dated 30/08/2018, following additional conditions.

- 1) That the R.C.C. Design and calculations as per the amended plans for the proposed work considering  
seismic forces as per relevant I.S. Codes Nos should be Submitted through the registered structural  
engineer before starting the work.
- 2) That all requisite fees, premiums, development charges deposits shall be paid before endorsement of  
C.C.
- 3) That extra water & sewerage charges shall be paid to A.E. Water works "T" ward before C.C.
- 4) That the latest paid bill from A.A. & C (T/E) Ward shall be submitted.
- 5) That the C.C shall be endorsed as per approved amended plan.
- 6) That the Quarterly Progress report of project shall be submitted.
- 7) That the valid Janata Insurance Policy shall be submitted.
- 8) That the work shall be carried out only between 6.00 am to 10.00 pm as per circular u/no  
Ch.E./DP/7749/Gen at 07.06.2016
- 9) That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be  
treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of  
M.C.G.M. Necessary condition in Sale Agreement to that effect shall be incorporated by the  
Developer/ Owner.
- 10) That the building A1 for PH shall have to be handed over before asking for further C.C.
- 11) That CC shall be restricted to an area equivalent to 50% of the permissible BUA of tenements in  
layout, as per the condition in 'Development Permission', that are required to be constructed in subplot  
B.
- 12) That a revised NOC from MoEF, will have to be submitted when the total built up area on site goes  
above 97756 sq.m.as permitted in the NOC from MoEF.
- 13) That the RUT shall be submitted stating that all the conditions mentioned in development permission  
have been complied.

PRADEEPKUM  
AR SURYABALI  
PATHAK

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

JAYESH  
CHHAGAN  
DUSANE

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

Yours faithfully,

LOTAN  
SUKADEO  
AHIRE  
Executive Engineer  
(Building Proposal) E.S.-II

PRADEEPKUM  
AR SURYABALI  
PATHAK

Digitally signed by PRADEEPKUM AR SURYABALI  
PATHAK  
DN: c=IN, o=Personal, postalCode=400004,  
st=MAHARASHTRA,  
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S.E.(B.P.) T/E

JAYESH  
CHHAGAN  
DUSANE

Digitally signed by JAYESH CHHAGAN DUSANE  
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cn=JAYESH CHHAGAN DUSANE,  
Date: 2019.05.08 19:22:26 +05'30'

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

Yours faithfully,

LOTAN  
SUKADEO  
AHIRE

Digitally signed by LOTAN SUKADEO  
AHIRE  
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st=MAHARASHTRA,  
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Date: 2019.05.08 19:22:26 +05'30'

Executive Engineer  
(Building Proposal) E.S.-II



# Approval for School Buildings

346  
Form .....  
88

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



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. P-6914/2021/(795 A And Other)/T  
Ward/NAHUR - T/337/1/New

MEMORANDUM

Municipal Office,  
Mumbai

To,  
Shri. Kunal C Vardhan

20, Shree Vardhan, Omar Park, B. D. Desai Road, Opp. Tata Garden, Mumbai-400 026.

With reference to your Notice 337 (New) , letter No. 5447 dated. 16/4/2021 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Development of School Building on plot bearing CTS Nos. 795/A, 795A/1 to 15 of Village Nahur, Tal. Kurla situated at Goregoan Mulund Link Road, in "T" Ward, Mumbai under the Accommodation Reservation Policy. CTS/CS/FP No. 795 A, 795A/1 to 15 furnished to me under your letter, dated 16/4/2021. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

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

- 1 That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen ' s Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
- 2 That the bore well shall not be constructed in consultation with H.E.
- 3 That the work shall not be carried out between 6.00 a.m. to 10.00 p.m. in accordance with Rule 5A (3)of the Noise Pollution(Regulation & 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.
- 4 That the board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 5 That the Pre-requisites as per Ease Of Doing Business circular shall not be submitted before applying for Plinth C.C.
- 6 That the registered undertaking agreeing a) To hand over excess parking space to M.C.G.M. free of cost in case full permissible F.S.I. / T.D.R. is not consumed as per circular No. Ch.E. /DP/TAC-01/20279/ Gen dated 20-10-2014 and b) That the Parking floors, voids etc. will not be

Page 1 of 10 On 31-Dec-2021

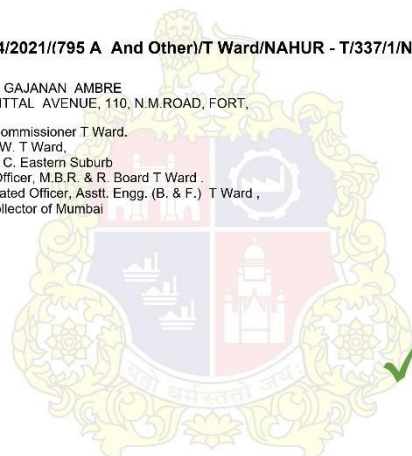
No. P-6914/2021/(795 A And Other)/T  
Ward/NAHUR - T/337/1/New

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

**P-6914/2021/(795 A And Other)/T Ward/NAHUR - T/337/1/New**

Copy To :- 1. SUNIL GAJANAN AMBRE  
303, MITTAL AVENUE, 110, N.M.ROAD, FORT,

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



Name : Haridrao Singh  
Bhawantsingh Sachdeo  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 31-Dec-2021 12:55:08

Page 10 of 10 On 31-Dec-2021



# IOD C1 BUILDING

346  
Form \_\_\_\_\_  
88

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



## BRIHANMUMBAI MUNICIPAL CORPORATION

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

No. P-16425/2023/(795A And Other)/T Ward/NAHUR - T/IOD/1/New  
Dated- 26 September 2023

MEMORANDUM

Municipal Office,  
Mumbai

To,

Shri. Kunal C. Vardhan Authorized Signatory of Shri. Champalal K. Vardhan C.A. to owner.

322, Commerce House, 140, Nagindas Master Road, Shree K.M. Vardhan Chowk, Fort,  
Mumbai-400001.

With reference to your Notice 337 (New) , letter No. - dated. 15/4/2023 and the plans, Sections Specifications and description and further particulars and details of your buildings at 795A, 795A/1 to 795A/15 of village Nahur furnished to me under your letter, dated 15/4/2023. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons thereof :-

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

- 1 That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen ' s Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
- 2 That the bore well shall not be constructed in consultation with H.E.
- 3 That the work shall not be carried out between 6.00 a.m. to 10.00 p.m. in accordance with Rule 5A (3) of the Noise Pollution(Regulation & 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.
- 4 That the board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 5 That the Pre-requisites as per Ease Of Doing Business circular shall not be submitted before applying for Plinth C.C.
- 6 That the registered undertaking agreeing a) To hand over excess parking space to M.C.G.M. free of cost in case full permissible F.S.I. / T.D.R. is not consumed as per circular No. Ch.E. /DP/TAC-01/20279/ Gen dated 20-10-2014 and b) That the Parking floors, voids etc. will not be misused shall not be submitted.

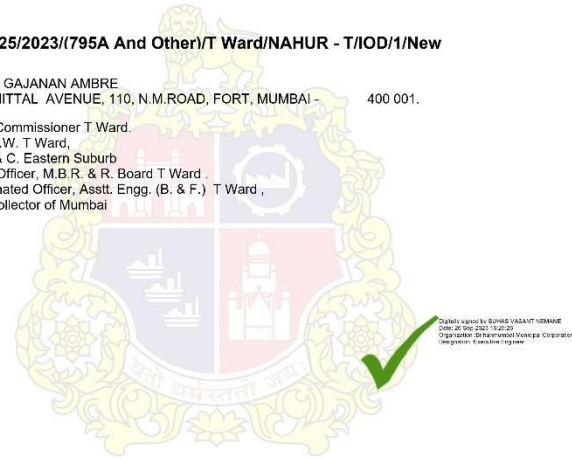
Page 1 of 11 On 26-Sep-2023

No. P-16425/2023/(795A And Other)/T Ward/NAHUR - T/IOD/1/New  
Dated- 26 September 2023

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

**P-16425/2023/(795A And Other)/T Ward/NAHUR - T/IOD/1/New**

- Copy To :-
1. SUNIL GAJANAN AMBRE  
303, MITTAL AVENUE, 110, N.M.ROAD, FORT, MUMBAI - 400 001.
  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



Digitally signed by SUSHIL VASANT KIRANE  
Date: 26 Sep 2023 19:20:20  
DN: cn=Sushil Vasant Kirane, o=Mumbai Municipal Corporation  
Serial=10000000000000000000


Page 11 of 11 On 26-Sep-2023

# IOD/LOI/Concession Approval

## Approval for Jain Temple

346  
Form 88

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

 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/2176/T/337(NEW)

MEMORANDUM

Municipal Office,  
Mumbai

To,  
Shri. Champalal K Vardhan  
322, Commerce House, 140, N.M. Road, Fort, Mumbai

With reference to your Notice 337 (New) , letter No. \_\_\_\_\_ dated. 29/7/2016 and the plans, Sections Specifications and description and further particulars and details of your buildings at Jain Temple & Upashraya Building, CTS NO.795/A, 795/A/1 to 15 furnished to me under your letter, dated 29/7/2016. 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 from MOEF / NBWL.
- 2 That the Janata Insurance Policy shall not be submitted.
- 3 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.
- 4 That the bore well shall not be constructed in consultation with H.E.
- 5 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.
- 6 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 7 That the necessary deposit for hoarding or the flex of size 4.00 mt. to 4.00 mt. for the advertisement of proposal shall not be made by you.
- 8 That the all requisite compliances / conditions as per the Ease of Doing Business Manual shall not be submitted before obtaining plinth C.C.

**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 set back land free of compensation and free of any encumbrance shall not be handed over to and possession receipt shall not be submitted from Assistant
- 3 The reservations affecting land u/r shall not be handed over to MCGM.
- 4 That in the event setback and /or reservation is not handed over then at FCC , area equivalent to the area of Setback and /or reservation shall not be restricted till such area is handed over or as per circular issued from time to time.
- 5 That the material testing report shall not be submitted.
- 6 That the yearly progress report of the work will not be submitted by the Architect.
- 7 That the application for separate P.R.C. in the name of M.C.G.M. for road set back/ D.P. Road /reservation in the layout shall not be submitted .

Page 1 of 6

## Approval for Shiv Temple

346  
Form 88

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

 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/2178/T/337(NEW)

MEMORANDUM

Municipal Office,  
Mumbai

To,  
Shri Champalal K. Vardhan  
322, Commerce House, 140, N.M. Road, Fort, Mumbai - 400001

With reference to your Notice 337 (New) , letter No. \_\_\_\_\_ dated. 2/8/2016 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Shiva Temple Building, CTS NO.795A, 795/A/1 to 15 furnished to me under your letter, dated 2/8/2016. 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 from MOEF / NBWL.
- 2 That the Janata Insurance Policy shall not be submitted.
- 3 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.
- 4 That the bore well shall not be constructed in consultation with H.E.
- 5 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.
- 6 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 7 That the all requisite compliances/ conditions as per the Ease of Doing Business Manual shall not be submitted before obtaining plinth C.C.

**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 set back land free of compensation and free of any encumbrance shall not be handed over to and

Page 1 of 9

## TOTAL APPROVED BUA by PLANNING AUTHORITY

**BHATNAGAR AMBRE KOTHARI**  
**A R C H I T E C T S**  
303, MITTAL AVENUE, 110, N.M.ROAD, FORT, MUMBAI - 400 001,  
OFF TEL: (91-22) 2082 4545; OFF TEL: (91-22) 2082 5454.  
OFF Mail: bakarch@gmail.com; Personal Mail: archspn@gmail.com

Date: 22/11/2023

To,  
The Chairman  
State Environmental Impact Assessment,  
Environment Department  
15th Floor, New Administrative Building  
Mantralaya, Mumbai, Maharashtra.

**Subject:** Architects Certificate stating current status of Building Approvals for Environmental clearance for Expansion of Project "Mixed Use Development at Plot Bearing CTS No. 795/A, 795A/1 To 15 of village Nahur, Taluka-Kurla, Situated at Goregaon Mulund Link Road, Mulund (W), State: Maharashtra,400078"

Dear Sir,

With Reference to the above-mentioned subject this is to confirm that project is appraised by SEAC II (Ref- MoM of 215<sup>th</sup> Meeting of SEAC II) appraised for Built Up Area 4,56,262.67 sq. m, FSI area 2,30,299.07 sq. m & Non FSI Area 2,25,963.60 sq. m  
Out of this Area we have already received IOD & Approvals for the Buildings as follow:

**Subject:** Architects Certificate stating current status of Building Approvals for Environmental clearance for Expansion of Project "Mixed Use Development at Plot Bearing CTS No. 795/A, 795A/1 To 15 of village Nahur, Taluka-Kurla, Situated at Goregaon Mulund Link Road, Mulund (W), State: Maharashtra,400078"

Dear Sir,

With Reference to the above-mentioned subject this is to confirm that project is appraised by SEAC II (Ref- MoM of 215<sup>th</sup> Meeting of SEAC II) appraised for Built Up Area 4,56,262.67 sq. m, FSI area 2,30,299.07 sq. m & Non FSI Area 2,25,963.60 sq. m  
Out of this Area we have already received IOD & Approvals for the Buildings as follow:

# TOTAL APPROVED BUA by PLANNING AUTHORITY

**BHATNAGAR AMBRE KOTHARI**  
**A R C H I T E C T S**  
 203, MITTAL AVENUE, 110, N. MURGAO, FORT, MUMBAI - 400 001.  
 OFF TEL: (+91-22) 2382 4545 / OFF TEL: (+91-22) 2382 5454.  
 Off Mail: bhkarch@gmail.com; Personal Mail: archsp@gmail.com

Date: 22-11-2023

To,  
**The Chairman,**  
**State Environmental Impact Assessment,**  
**Environment Department,**  
**15th Floor, New Administrative Building,**  
**Mantralaya, Mumbai, Maharashtra.**

Sub: Architects Certificate stating current status of Building Approvals for Environmental Clearance for Expansion of Project "Mixed Use Development at Plot bearing CTS No. 795/A, 795A/1 to 15 of village Nahur, Taluka-Kurla, situated at GoregaonMulund Link Road, Mulund (W), State: Maharashtra

Respected Sir,

With reference to the above-mentioned subject, this is to confirm that project is appraised by SEAC II (Ref- MoM of 215th Meeting of SEAC II) appraised for Built-up Area 4,56,262.67 Sqm FSI area 2,30,299.07 Sqm & Non FSI Area 2,25,963.60 Sqm

Out of this Area we have already received IOD & Approvals for the Buildings as follows:

Thanking you,  
 Yours Faithfully,  
 For BHATNAGAR AMBRE KOTHARI

**SUNIL GAJANAN AMBRE**  
 P A R T N E R,  
 (Sunil Ambre)  
 Council of Architecture  
 Registration No. CA/84/8478.

**BHATNAGAR AMBRE KOTHARI**  
**A R C H I T E C T S**  
 203, MITTAL AVENUE, 110, N. MURGAO, FORT, MUMBAI - 400 001.  
 OFF TEL: (+91-22) 2382 4545 / OFF TEL: (+91-22) 2382 5454.  
 Off Mail: bhkarch@gmail.com; Personal Mail: archsp@gmail.com

Building Name	IOD	FSI in Sqm	Non-FSI in Sqm	Total Area in Sqm	CC	OC	Remarks
Building A1 (LWS)	22-10-1996 CE/4285/BPES/AT	250.60	3706.54	3957.14	31.10.1996	OC Recd dt. 11.10.2019	Occupied
Building A2	22-10-1996 CE/4300/BPES/AT	14717.02	6497.83	21214.85	31.10.1996	OC Recd dt. 22.01.2016	Occupied
Building B1	22-10-1996 CE/4296/BPES/AT	25445.32	48793.21	74238.53	31.10.1996	Part OC Recd dt. 19.12.2018	Occupied
Building D1 + Jain Temple + Shiva Temple	22-10-1996 CE/4288/BPES/AT	92388.26	95885.06	188273.32	Further CC dt. 27.07.2023	Further CC dt. 27.07.2023	Part Building D1 (Wing B) is in violation
Building E1		38950.08	28932.13	67882.21			Proposed
School Building Private	IOD dt. 31-12-2023 [P-6914/2021(795 A And Other)T Ward/NAHUR - T/337/1/New]	6875.50	1646.70	8522.20			In Violation
School Building MCGM	IOD dt. 31-12-2023 [P-6914/2021(795 A And Other)T Ward/NAHUR - T/337/1/New]	3387.23	1205.71	4592.94			Proposed
Building C1	IOD dt. 26-09-2023 [P-16425/2023(795A And Other)T Ward/NAHUR - T/OD/1/New]	5764.63	4573.09	10337.72	09.11.2023		Proposed

**BHATNAGAR AMBRE KOTHARI**  
**A R C H I T E C T S**  
 203, MITTAL AVENUE, 110, N. MURGAO, FORT, MUMBAI - 400 001.  
 OFF TEL: (+91-22) 2382 4545 / OFF TEL: (+91-22) 2382 5454.  
 Off Mail: bhkarch@gmail.com; Personal Mail: archsp@gmail.com

Sale Commercial Building	42520.43	26254.87	68775.30	
Retail Market - Welfare Centre + Parking Lot	0.00	8168.46	8168.46	
<b>Total Area Approved in Sq.m</b>	<b>1,48,828.56</b>	<b>1,62,308.14</b>	<b>3,11,136.70</b>	
<b>Areas Appraised by SEAC</b>	<b>2,30,299.07</b>	<b>2,25,963.60</b>	<b>4,56,262.67</b>	

For BHATNAGAR AMBRE KOTHARI

**SUNIL GAJANAN AMBRE**  
 P A R T N E R,  
 (Sunil Ambre)  
 Council of Architecture  
 Registration No. CA/84/8478.

**TOTAL APPROVED BUA by PLANNING AUTHORITY**

	<b>FSI</b>	<b>Non – FSI</b>	<b>Total Contraction Built up Area</b>
Total Area Approved by local Authority in sq m	1,48,828.56	1,62,308.14	3,11,136.70
Areas Appraised by SEAC	2,30,299.07	2,25,963.60	4,56,262.67

# WATER NoC

## HE NoC for A1, A2 & B1 Building

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

(Hydraulic Engineer's Department)

AE/E/7089/T

210612004

Asstt. Eng. Wwr  
7 Ward Municipal  
Devdayal Road,  
Mumbai (West),  
Mumbai-400 080

7<sup>th</sup> Ward M. C.G.M. Office,  
Devdayal Road, Panch Rasta,  
Mumbai (West), Mumbai 400 080.  
Tel. No. 022 - 25645291, Ext. 350.

To,  
Champalal Vardhan, C.A. to Owner,  
Residential Building A - 1.

C.T.S. No. 795 / 795 / 2, 795 / 3A, 795 / 5A, 795 / 5C,  
795 / 8, 795 / 9A, 795 / 11, 795 / 12, 795 / 13, 795 / 14,  
795 / 16 of village Nahur, Mulund (East), Mumbai - 400 081.

**Subject** -> Request to issue N.O.C. for issuing Commencement Certificate in lieu of payment of Extra Sewerage Charges, proposed Residential Building A - 1 on plot bearing C.T.S. No. 795, 795 / 2, 795 / 3A, 795 / 5A, 795 / 5C, 795 / 8, 795 / 9A, 795 / 11, 795 / 12, 795 / 13, 795 / 14, 795 / 16 of village Nahur, Mulund (East), Mumbai - 400 081.

**Reference** :- i) Party's application 29/05/2014.

ii) Latest amended plans approved under No.

1. CE / 4285 / BPES / AT dated 20/03/2014 (for Building A-1).
2. CE / 4300 / BPES / AT dated 23/07/2013, (for Building A-2).
3. CE / 4296 / BPES / AT dated 23/10/2013 (Building B-1).

Gentleman,

By direction, you are requested to pay Rs. 55,90,250/- (Rupees Fifty Five Lacs Ninety Thousand Two Hundred Fifty Only) towards payment of Extra Sewerage Charges for CE / 4285 / BPES / AT dated 20/03/2014 (for Building A-1), CE / 4300 / BPES / AT dated 23/07/2013, (for Building A-2), CE / 4296 / BPES / AT dated 23/10/2013 (Building B-1) as per the provisions of Rule No. 5.2 of Sewerage Disposal Rules, 16/06/2012 in respect of proposed Residential Building A - 1 on plot bearing C.T.S. No. 795, 795 / 2, 795 / 3A, 795 / 5A, 795 / 5C, 795 / 8, 795 / 9A, 795 / 11, 795 / 12, 795 / 13, 795 / 14, 795 / 16 of village Nahur, Mulund (East), Mumbai - 400 081.

The necessary 'No Dues Pending' certificate will be issued only after payment of aforesaid amount towards E.S.C. and all outstanding dues, if any, of the existing and cut off water connections on the land under reference.

Yours faithfully,

  
Assistant Engineer  
Water Works (7) Ward  
Municipal Corporation of Greater Mumbai  
7<sup>th</sup> Ward

**बृहन्मुंबई महानगरपालिका**

जल अभियंता विभाग

कार्यकारी अभियंता इमारत प्रस्ताव (पु.उ.)  
टी / विभाग

कळ कति./ १२२४

काय. (नि. वस्.) / ता. हरकत प्रमाणपत्र

18 JAN 2017

विषय :- नगर प्रमाण क. ७९५ए, ७९५ए/१ ते १५, मॉड नॉहर, गोरेगाव मुलुंड लिंक रोड, मुलुंड (पूर्व) या भूखंडावरील प्रस्तावित लेआऊट.


संदर्भ :- १) सीई/५२४/बीपीईएस/एलओटी दि. २५/०३/२०१०  
२) छाननी शुक्र पावती क. ४२१०५७४ दि. ५/०९/२०११

मालकाचे नाव :- श्री. चंपलाल वर्धन - श्री. जनार्दन आत्माराम पाटील आणि इतरांकरीता मुलत्यार

जल अभियंता यांच्या आदेशावरून, मी आपणास नमूद करतो की, संदर्भित लेआऊट यास खालील अटीच्या सापेक्ष ह्या विभागापुरती हरकत नाही.

१. लेआऊट मधील प्रत्येक स्वतंत्र इमारतीस ह्या कार्यलयकडून ना हरकत प्रमाणपत्र प्राप्त करणे बंधनकारक राहिले.
२. घरगुती प्रयोजनाकरीता पाणीपुरवठा, पाणीपुरवठ्याचा मध्य वेत्रणा प्रकल्प पूर्ण झाल्यावर त्यावेळेस प्रचलित असलेल्या नियमानुसार, ताबा प्रमाणपत्र सादर केल्यावर दिला जाईल.
३. अनिवार्य / व्यावसायिक वापरासाठी, फ्लशिंगसाठी देव असलेल्या पाण्याव्यतिरिक्त पाणीपुरवठा, पाणीपुरवठ्याचा मध्य वेत्रणा प्रकल्प पूर्ण झाल्यावर त्यावेळेस प्रचलित असलेल्या नियमानुसार, ताबा प्रमाणपत्र सादर केल्यावर दिला जाईल.
४. मालकाने / विक्रयकाने मागणीनुसार विकास आराखड्यातील रस्त्यांमध्ये योग्य व्यासाची / जलवाहिनी / जलवाहिन्या टाकण्याची नियमानुसार यथाप्रमाण रक्कम अदा करणे.
५. अट क २ व ३ प्रमाणे पाणीपुरवठा, विकास आराखड्यातील रस्त्यांमध्ये योग्य व्यासाच्या जलवाहिन्या टाकल्यावर व कार्यान्वित झाल्यावरच तसेच अट क. १२ ची पूर्तता झाल्यावरच उपलब्ध करून देता येईल.
६. लेआऊट मधील सर्व प्रस्तावित इमारतीच्या / प्रकल्पित इमारतीच्या बंधनकारकासाठी व इमारतीस ताबा प्रमाणपत्र मिळाल्यावर फ्लशिंगसाठी विहिरीचे अथवा कूपनलिकेचे पाणी वापरणे, ते पाणी महानगरपालिकेच्या पाण्यात मिसळू देऊ नये, तसेच त्यासाठी स्वतंत्र साठवण टाकी व वेगळ्या रंगाने रंगवलेल्या स्वतंत्र जलवाहिन्या वापरण्यात येईल.
७. सादर भूखंडावर विहीर अथवा कूपनलिका खणण्यापूर्वी विभागातील सहाय्यक अभियंता जलकामे ह्यांची परवानगी घेणे बंधनकारक आहे.
८. लेआऊट मधील सर्व प्रस्तावित इमारतीच्या घरगुती वापरासाठी व फ्लशिंगसाठी स्वतंत्र भूमिगत शोषण टाक्यांची उद्वेग संवाहक व्यवस्था करावी. तसेच ह्या भूमिगत शोषण टाक्या किंवा टाक्यांची झाकणे लगतच्या जमिनीच्या पातळीपासून कमीतकमी ६० सेमी उंचावर असावीत.
९. लेआऊट मधील सर्व प्रस्तावित इमारतीच्या छतावरील पाण्याच्या टाक्याचा तळ गच्चीच्या जमीन पातळीपासून कमीतकमी १.२० मी. उंचावर असावा.
१०. लेआऊट मधील सर्व प्रस्तावित इमारतीमधील शीचकुपात फ्लशिंग साठी फक्त ड्युपल फ्लश वॉल्व्ह / ड्युपल फ्लशिंग सिस्टम (आव. एस. आय. मार्क असलेले) किंवा मॅन्युअली कंट्रोल्ड कॉम्प वापरण्यात यावेत.
११. सादर ना हरकत प्रमाणपत्र दि. २५/०३/२०१० च्या क. सीई/५२४/बीपीईएस/एलओटी अन्वये मंजूर झालेल्या आराखड्या सापेक्ष देण्यात येत आहे. ह्या आराखड्यामध्ये काही फेरबदल झाल्यास, सदरहू नाहरकत प्रमाणपत्र रद्द समजण्यात येईल व सुधारित आराखड्यासाठी ह्या कार्यलयकडून नवीन ना हरकत प्रमाणपत्र प्राप्त करणे बंधनकारक राहिले.
१२. सादर लेआऊटसाठी पाणीपुरवठा ६०० मी. मी. व्यासाची जलवाहिनी महानगरपालिकेतर्फे २७.४५ मी. रुंदीच्या विकास आराखड्यातील रस्त्यात टाकून व कार्यान्वित झाल्यानंतरच केला जाईल.

महानगरपालिका कार्यकारी अभियंता, जलकामे (नियोजन व संशोधन)

  
कार्यकारी अभियंता, जलकामे (नियोजन व संशोधन)

## HE NoC for A2

### BRIHANMUMBAI MAHANAGAR PALIKA

Hydraulic Engineer's Department

HE/431 A/EEWW (P & R) N.O.C.

To, Owner : Shri. Champalal Vardhan – C.A. to Owner 27 JUN 2014  
C/o : M/S J.K.Bumtaria  
4, Jalaram Nagar, 2, V.B.Lane,  
Ghatkopar (East) Mumbai – 400077.

Sub: - Terrace loop and downtake water distribution system for proposed building No. A2 'Wing A & B' on plot bearing C.T.S.No. 795A, 795A/1 to 15 of village Nahir at Goregaon Mulund link Road, Mulund (East), Mumbai.

Ref: -1) Your L.P.'s letter U/No. Nil submitted in this office on 07.06.2014.  
2) Amended Plans Approved U/No. CE/4300/BPES/AT dt. 23.07.2013.  
3) Scrutiny fee Rs. 17,300/- receipt sap. no. 1001769004 dt. 06.06.2014.

Gentlemen,

The terrace loop & down take water distribution system of water supply to the above building No. A2 (for Wing A & B) shall be as under: -

1. Provide 75 mm dia. domestic loop with two outlets of 75 mm dia. (On terrace at 19<sup>th</sup> floor level) from domestic overhead storage tank separately for each wing of 'A & B' respectively.
2. Provide 75 mm dia. flushing loop with two outlets of 75 mm dia. (On terrace at 19<sup>th</sup> floor level) from flushing overhead storage tank separately for each wing of 'A & B' respectively.
3. The domestic downtakes from 19<sup>th</sup> floor level loop shall be as under: -
  - a) Provide common feeder downtake line of 65 mm upto 17<sup>th</sup> floor further reduced to 50 mm dia upto 14<sup>th</sup> floor further reduced to 40 mm dia upto 10<sup>th</sup> floor further reduced to 32 mm dia upto 6<sup>th</sup> floor further reduced to 25 mm dia and further downtake from main feeder downtake as mentioned below.
 

18 <sup>th</sup> , 17 <sup>th</sup> floors	25 mm > 20 mm dia.
16 <sup>th</sup> , 15 <sup>th</sup> , 14 <sup>th</sup> , 13 <sup>th</sup> floors	25 mm > 20 mm = 20 mm > 15 mm dia.
12 <sup>th</sup> , 11 <sup>th</sup> , 10 <sup>th</sup> , 9 <sup>th</sup> floors	25 mm > 20 mm = 20 mm > 15 mm dia. with PRV on main feeder at 14 <sup>th</sup> floor level
8 <sup>th</sup> , 7 <sup>th</sup> , 6 <sup>th</sup> , 5 <sup>th</sup> floors	25 mm > 20 mm = 20 mm > 15 mm dia. with PRV on main feeder at 10 <sup>th</sup> floor level.
4 <sup>th</sup> , 3 <sup>rd</sup> , 2 <sup>nd</sup> , 1 <sup>st</sup> , Pod 1, Pod 2 & Still floors	25 mm = 25 mm = 25 mm > 20 mm = 20 mm > 15 mm = 15 mm dia. With PRV on main feeder at 6 <sup>th</sup> floor level.
  - b) Provide common feeder downtake line of 50 mm upto 10<sup>th</sup> floor further reduced to 40 mm dia upto 6<sup>th</sup> floor further reduced to 32 mm dia and further downtake from main feeder downtake as mentioned below.
 

18 <sup>th</sup> , 17 <sup>th</sup> floors	32 mm dia.
16 <sup>th</sup> , 15 <sup>th</sup> , 14 <sup>th</sup> , 13 <sup>th</sup> floors	32 mm dia. throughout.
12 <sup>th</sup> , 11 <sup>th</sup> , 10 <sup>th</sup> , 9 <sup>th</sup> floors	32 mm dia. throughout with PRV on main feeder at 14 <sup>th</sup> floor level
8 <sup>th</sup> , 7 <sup>th</sup> , 6 <sup>th</sup> , 5 <sup>th</sup> floors	32 mm dia. throughout with PRV on main feeder at 10 <sup>th</sup> floor level.
4 <sup>th</sup> , 3 <sup>rd</sup> , 2 <sup>nd</sup> , 1 <sup>st</sup> , Pod 1, Pod 2 & Still floors	32 mm dia. throughout With PRV on main feeder at 6 <sup>th</sup> floor level.
4. The flushing downtakes from 19<sup>th</sup> floor level loop shall be as under: -
  - a) Provide common feeder downtake line of 50 mm upto 10<sup>th</sup> floor further reduced to 40 mm dia upto 6<sup>th</sup> floor further reduced to 32 mm dia and further downtake from main feeder downtake as mentioned below.
 

18 <sup>th</sup> , 17 <sup>th</sup> floors	32 mm dia.
16 <sup>th</sup> , 15 <sup>th</sup> , 14 <sup>th</sup> , 13 <sup>th</sup> floors	32 mm dia. throughout.
12 <sup>th</sup> , 11 <sup>th</sup> , 10 <sup>th</sup> , 9 <sup>th</sup> floors	32 mm dia. throughout with PRV on main feeder at 14 <sup>th</sup> floor level
8 <sup>th</sup> , 7 <sup>th</sup> , 6 <sup>th</sup> , 5 <sup>th</sup> floors	32 mm dia. throughout with PRV on main feeder at 10 <sup>th</sup> floor level.
4 <sup>th</sup> , 3 <sup>rd</sup> , 2 <sup>nd</sup> , 1 <sup>st</sup> , Pod 1, Pod 2 & Still floors	32 mm dia. throughout With PRV on main feeder at 6 <sup>th</sup> floor level.

5. To provide dual flush valves of MCGM approved make.
6. The pipes and fitting to be used in the building shall be of uPVC (Sch-80) ASTM D 1785 and on approved list of MCGM.
7. The diameters specified for pipes are nominal diameters.
8. ISI Marked Wheel valves / gate valve shall be provided on each and every downtake (domestic and flushing) / Outlet at terrace level.
9. A branch connection to ablation tap in toilet shall be provided from domestic downtake.
10. The above terrace loop and downtake distribution system has been designed as per Amended plans approved under no. CE/4300/BPES/AT dated 23.07.2013 and for a total static head of 6.18 m (i.e. 6.00 + (1.90 / 3) – 0.45) for 19<sup>th</sup> floor level loop for 'Wing A & B' in building under reference & as proposed by you. Fresh approval shall be obtained from this office for any amendment in plans or in position/depth of overhead water storage tank.
11. The fire fighting arrangement shall be got approved from Chief Fire Officer. The inlet shall be taken into the underground suction tank and 20mm dia branch with stopcock and ball cock arrangement into the underground firefighting tank shall be provided. Similarly 20 mm dia branch with stopcock and ball cock arrangement, shall be provided from pump delivery main into overhead firefighting tanks. The water from firefighting tank shall not be mixed with domestic and flushing storages at any stage and shall be used only for fire fighting purpose.
12. All the conditions of HE's NOC and Chief Fire Officer's NOC shall be complied with.

As regards, size of water connection, capacity of suction tank, overhead storage tanks & pumps, the same shall be specified by the Assistant Engineer Water Works 'T' Ward.

Yours faithfully

*M.M. 27/6/14*  
Executive Engineer Water Works  
(Planning & Research) Y.C.

## For MCGM School & Privet School Building

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Hydraulic Engineer's Department  
**AE / E / 8338 / T Misc**

**Subject :-** Request for unmetered water connection for labour drinking purpose, allow to use bore well / tanker water for construction and to grant N.O.C. for issuing Commencement Certificate in lieu of payment of Extra Sewerage Charges for proposed development of School Building on plot bearing C.T.S. No. 795/A, 795/A to 15 of Village Nahur, Taluka Kurla situated at Goregaon Mulund Link Road, Mulund (West), Mumbai – 400 080.

**Reference :-** i) Standard application No. 10211 dated 21/02/2022 at page – 03 (122021800006).  
ii) I.O.D. plans sanctioned under No. P-6914/2021/ (795 A And Other) / T Ward / NAHUR-T / 337 / 1 / New dated 31/12/2021.

1) Name of the Applicant / Name of the Owner.	Shri Kunal C. Vardhan.			
2) Date of application.	21/02/2022.			
3) Architects Name and I.O.D. plans approved under No. and date.	Shri Sunil G. Ambre of M/s. Sunil Ambre & Associates. I.O.D. plans have been approved under No. P-6914/2021/ (795 A And Other) / T Ward / NAHUR-T / 337 / 1 / New dated 31/12/2021 (page – 17 to 59).			
4) Date of C.C. (If granted)	Not granted, so far.			
5) H.E. N.O.C.	Not submitted, so far.			
6) Details E.S.C. :-				
Sr. No.	No. and Date of approved plans	Total Built Up Area	Amount of E.S.C.	Remarks
1	P-6914/2021/ (795 A And Other) / T Ward / NAHUR-T / 337 / 1 / New dated 31/12/2021 (page – 17 to 59). IOD plans.	Total Covered area (as per Architect's letter dated 05/02/2022 at page – 07) is 13,115.03 say <b>13,116 sqm.</b>	13,116 x 285 = 37,38,060 say Rs. <b>37,38,100/-</b>	To recover total E.S.C. of Rs. <b>37,38,100/-</b> for total covered area of <b>13,116 sq. mtrs.</b>
7) Description of proposed building.	School Building No. 01 : Basement (Part) + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> upper floors. School Building No. 02 : Basement (Part) + Ground + 1 <sup>st</sup> to 7 <sup>th</sup> upper floors.			
8) Date of Inspection.	24/02/2022.			
9) Name and Designation of inspecting officer.	S.E.W.W. (T) Shri R.R. Chavan. J.E.W.W. (T) Smt. D.V. Bhigade.			
10) Whether premises butting the proposed D.P. Road? If so amount of prorata cost for laying 300 / 250 / 150 mm dia.	The plot under reference is affected by 18.30 Mtrs. wide D.P. Road on North side and 13.40 Mtrs. wide D.P. Road on West side. 'P' Form issued under No. AE / E / 7010 / T Misc dated 16/06/2014 for laying water main as per E.E.W.W. (P&R)'s sanctioned under No. HE/416/EEWW (P&R)/NOC dated 21/05/2019. Accordingly, 300 mm dia internal water main has been laid in 18.30 Mtrs. wide D.P. Road & 150 mm dia internal water main has been laid in 13.40 Mtrs. wide D.P. Road as per E.E.W.W. (P&R)'s certification dated 25/03/2015 (File No. AE/E/7010T Misc) <del>page - 2</del> <b>Said water mains are handed over to main.</b>			
11) Stage of construction work at the time of inspection.	Open Plot. <b>Construction of school building has not been started, so far.</b>			

12) Details of existing water connection / Municipal water supply to the premises.	M.S.T.'s remarks at page – 61 to 63 may please be seen in this regards.
13) Details of o/s dues of existing water connections.	H.C. (Billing) 'T' Ward's remarks will be taken at the time of issuing No Dues Certificate / granting L.D. water connection.
14) Name of License Plumber and P.L. No.	Shri Jitendra K. Patel. L.P. No. 2977.
15) Has the applicant started the new construction work before applying for water connection.	No.
16) Size of unmetered L.D. water connection requested as per Rule 2.7 of Water Charges Rule :	The applicant has requested for 15 mm dia x 15 mm dia L.D. water connection. Monthly compounded charges for 15 mm dia. are Rs. 7,000 + 70 % Sewerage charges i.e. total Rs. 11,900/- for one month, as per revised Water Charges Rules.
17) Security Deposit for 15 mm dia. (Six months compounded charges)	Rs. 11,900/- x 06 months = <b>Rs. 71,400/-</b>

In view of above E.E.W.W. (E.S.) N's approval is requested to the following:

- To grant 15 mm dia size unmetered water connection with 15 mm dia size internal line, at party's cost, under Section 92 of M.M.C. Act for Labour Drinking purpose from nearby water main at this stage and to be charged on compounded basis as per rule no. 2.7 of water charges rule effective from 01/04/2015 in G.W.P. with one tap, in the name of I.O.D. Holder.
- To issue No Dues Pending Certificate to grant C.C. for proposed redevelopment on the land under reference, as per I.O.D. plans approved under No. P-6914/2021/ (795 A And Other) / T Ward / NAHUR-T / 337 / 1 / New dated 31/12/2021.
- To allow to use tanker water / bore well water for construction purpose.

Subject to following conditions;

- To recover **Rs. 37,38,100/-** towards E.S.C. for total covered area of **13,116 sq. mtrs.**
- To recover **Rs. 71,400/-** towards Security Deposit for L.D. water connection.
- To clear all the outstanding dues of C.C. Nos. TX@0483484, TX@0483485, TX@0630961, TX@0630991, TX@0630992, TX@0631021, TX@0381294, TX@0580201 & TX@0580202, if any.
- To submit H.E. NOC and comply with the conditions before availing Humanitarian Ground / Permanent water connection.
- To keep the surrounding of the G.W.P. in hygienic condition and display a notice board 'the water is to be used for drinking purpose only.
- To submit N.O.C. from A.A. & C 'T' Ward.
- To submit NOC from A.E. (Maint.) 'T' Ward regarding proper drainage arrangement.
- To pay applicable connection making and cutting of water connection charges.
- To submit usual undertaking.
- To submit an undertaking to the effect that the water connection will be utilised for labour drinking purpose only and if any misuse is found, then the said connection will be cut off.
- The L.D. connection will be released only after submission of certified copy of C.C.
- To pay additional E.S.C. for the further amendment of plans for the development on plot under reference.
- If water is found Misused, necessary charges deem fit as per prevailing water charges rules are payable.
- With usual terms and conditions.

Submitted please.

*Bhigade*  
25/02/2022  
J.E.W.W. (T)

*Chavan*  
24/02/2022  
S.E.W.W. (T)

*Ward*  
24/02/2022  
A.E.W.W. (T) Ward

E.E.W.W. (E.S.) M  
Sir,

## DRAINAGE NoC

### MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Dy Ch E/SWD/1859/PI Cell dtd. 14 AUG 2015

**Sub :** Drainage approval for laying of 300 mm dia drainage line at DP road at CTS No. 795, 795/2, 795/3, 795/4, 795/8, 795/9, 795/11, 795/12, 795/14 & 795/16 village Nahur, at GM link road, Mulund(W) Regarding nalla retaining wall in Neelamnagar Phase II

**Ref :** 1. DyChE/SWD/3470/ES dtd. 28.07.2015  
2. DyChE/SP/10/T/P&D dtd. 16.07.2015

With reference to above, it is to inform you that, this office had offered major nalla remarks to the developer M/s Pioneer Housing; Neelam Realtors for the plot under reference.

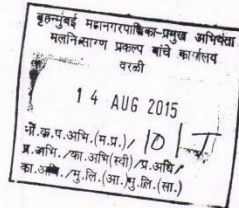
The remarks have been revised in the year 2011 and subsequently in the year 2014. The details of the nallas desired by you in your aforesaid letter are available in this office remarks. As such, the copies of the same are being forwarded for your information and further necessary actions please.

It is further to be mentioned here that the drainage line shall not cross the nalla above the I.L. and also the overflow of the same shall not be disposed into the nalla. As regards crossing the drainage line from nalla, min. 1.00 M. depth shall be available between the I.L and the drainage line please.

Forwarded for information please.

Acc: Pg (1-9)

E.E.(S.P.)P&D.(E.S)

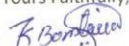



E.E.(S.W.D.) P.C.(E.S.)

As per (S.P.)  
for 10/11  
12/11/15  
10/11/15

SECSA'S  
M. Divans  
11/11/15  
A211 349

## DRAINAGE COMPLETION CERTIFICATE

<b>J. K. BUMTARIA</b>		Tel. Off. : 2513 0187 3295 5826
LICENSED PLUMBER ♦ SANITARY ENGINEERS		
Ref. No. _____	Date <u>08/08/2018</u>	
<b>DRAINAGE COMPLETION CERTIFICATE</b> <small>Vide Section No. 259/A, Sub. Section No. 3</small>		
TO: The Assistant Engineer (Building Proposal) Mumbai Municipal Corporation, "S&T" Ward, Vikhroli Office, Mumbai.		
Sub:- <u>DCC for proposed Building known as A-1 on</u> <u>CTS NO 795/A, 795/A-1 to 15 of village Nahur</u> <u>Mulund Goregaon link road, mulund (East) Mumbai-81</u>		
Ref:- <u>CF/4285/BPES/AT</u>		
Architect:- _____		
Sir,		
We do hereby certify that the above work of sanitation has been completed to our satisfaction, that the workmanship and all the material used are good, and that no provision of the act, OR By-Laws, and no requisition made, condition prescribed or order issued there under has been transgressed in course of the work.		
Thanking You,	Name of owner	
Yours Faithfully,  <b>J.K. BUMTARIA</b> LICENSED PLUMBER PL NO. 2977	<b>for PIONEER HOUSING</b>  Partner	
	Signature of owner	
4, Jalarang Nagar No. 2, V. B. Lane, Ghatkopar (East), Mumbai-400 077.		

# SWM/C & D Waste NoC

## For Building B1



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
(Solid Waste Management Department)

Office of Executive Engineer,  
SWM SWM Zonal Office 6,

Application Number - CE/4296/BPES/AT-SWM, dated - 29 Aug 2018  
Issued remarks Number **SWM/001532/2018/T/ES** Dated **29 Aug 2018**.

To (Architect / L.S),  
SUNIL GAJANAN AMBRE  
Aban House, Ground Floor, 25/31, Shri Sai  
Baba Marg Behind Rhythem  
House, Kalaghoda, Fort

CC (Owner),  
Champalal K. Vardhan  
322, Commerce House, 140, N.M. Road, Mumbai-400001

**Subject :-** Approval to Construction & Demolition Waste Management Plan for consumption of C&D waste in-situ / Nil for the site at CTS/CS Number CTS Nos. 795A, 795A/1 to 795A/15 . of village NAHUR - T at ward Ward T.

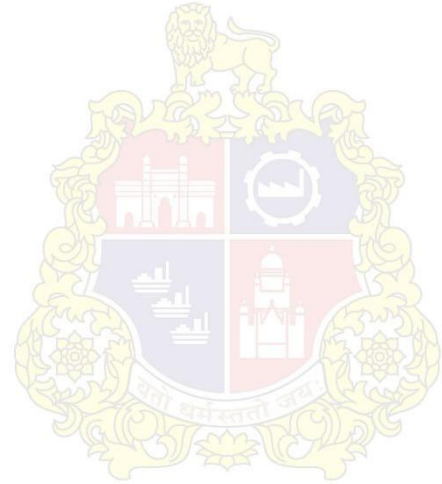
**Reference :-** Your application / online submission for C&D Waste Management Plan for consumption of C&D waste in-situ dtd. 29 Aug 2018

With reference to your application/ online submission, the Debris Management Plan for consumption of C&D waste in-situ / Nil submitted by you has been approved as per "Construction and Demolition Waste Rules 2016" and you are allowed to utilize the Construction & Demolition Waste for consumption of C&D waste in-situ / Nil for filling and levelling purpose subject to following terms & conditions.

1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.3.2018. You shall follow this order of Hon. Supreme Court and instructions therein.
2. You shall Consume & Utilize **Construction & Demolition Waste to the extent of 0 Brass as per undertaking submitted by you.**
3. You shall transport the C & D waste with proper precautions and employ adequate measures safe guards to dispersal of particles through the air at your construction site.
4. You have mentioned consumption of generated C & D waste in-situ / Nil for filling and leveling purpose. The C & D waste shall be utilized in-situ only.
5. The approval is granted presuming that the papers submitted by the applicants / Owners are genuine. For any dispute arising out of documents submitted by applicant, POA / Occupant / Owner shall be held responsible as prescribed under the law prevailing in force. The developer shall maintain record of C&D waste material utilize in-situ and shall make it available to MCGM and / or Monitoring Committee wherever required for inspection.
6. The approval granted hereto does not absolve the other approval required from the other department of M.C.G.M. or Govt. authorities.
7. In case of disputes, court matters etc. related to the subject site / land / property, this approval cannot be treated as a valid proof.
8. In case of any breach of condition is brought to the notice of MCGM or Monitoring Committee, Show Cause Notice will be issued and decision will be taken within one month as expeditiously as possible, which shall be binding on you / land owner.
9. This approval is not a permission for excavation or permission for dumping but this is the only approval under Construction & Demolition Waste Management Plan for consumption of C&D waste in-situ.
10. You shall submit valid Bank Guarantee from the bankers approved by the MCGM and the amount applicable as per attached table. The bank guarantee remains valid till grant of Occupation Certificate (OCC).
11. The License Architect / License Engineer shall upload compliance report in respect of Construction & Demolition Waste Management Plan, any breach will entitle the cancellation of building permission and work will be liable to stop immediately.

**Note:**

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
2. The above remarks are system generated and does not require any signatures.
3. This C & D approval is issued subject to obtaining the valid IOD / CC.



## For Building D1



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
(Solid Waste Management Department)

Office of Executive Engineer,  
SWM SWM Zonal Office 6,

Application Number - CE/4288/BPES/AT-SWM/1/New, dated - 18 Nov 2021  
Issued remarks Number /009313/2021/T/ES Dated 01 Dec 2021.

To (Architect / L.S.), SUNIL GAJANAN AMBRE Aban House, Ground Floor, 25/31, Shri Sai Baba Marg, Behind Rythem House, Kalaghoda, Fort	CC (Owner), PIONEER HOUSING 322, Commerce House, 140 Nagindas Master Road, K. M. Vardhan Chowk, Fort, Mumbai
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**Subject :-** Approval to Construction & Demolition Waste Management Plan for the site at CTS/CS Number 795/A, 795A/1 to 795A/15 of village NAHUR - T at ward Ward T.

**Reference :-** Your application / online submission for C&D Waste Management Plan levelling & filling at designated site dtd. 18 Nov 2021.

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

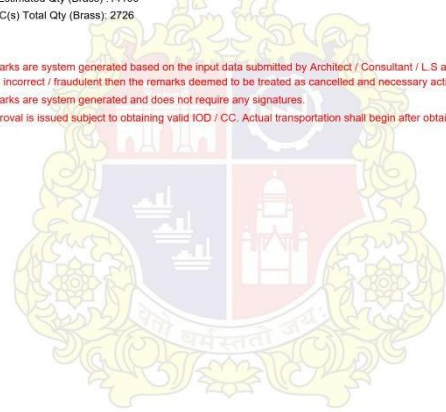
1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.3.2018. You shall follow this order of Hon. Supreme Court and instructions therein.
2. You shall handle & transport **Construction & Demolition Waste / Excavation Material to the extent of 2726 Brass only to the designated unloading site Plot bearing Survey No. 95/A, 95/K & 96/1 of village Sasunavghar, Taluka Vasal, Dstt. Palghar (M/s. S. M. Transport Mr. Suraj Mishra (9221936360 / 9967706589 E-Mail id suraj.s.mishra87@gmail.com), Mr. Sohail Qureshi (9082441168)) & validity 19 Oct 2022.**
3. You shall transport the C&D waste with proper precautions and employ adequate measures safe guards to dispersal of particles through the air.
4. You have mentioned designated site for transportation of C&D waste for filling and levelling purpose. The C&D waste shall be transported and deposited at the designated site only The Landfill site (unloading site) shall be governed by the Construction and Demolition Waste Management Rules, 2016 and Solid Waste Management Rules, 2016.
5. In the event for any reason whatsoever, the consent given by the Designated Site / Agency is revoked or the time limit for the designated site has expired or the capacity of unloading site is exhausted. In such case the builder / developer shall forthwith stop the transportation activities. The builder / developer shall submit revised Construction and Demolition waste management plan along with required valid documents for revalidation of existing C&D waste Management Plan.
6. The construction & Demolition Waste shall be transported through your Transport Contractor. The details of the same shall be uploaded in the system by the applicant at the time of actual transportation.
7. The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape / fall of waste on road from moving vehicle. The body and wheels shall be cleaned and washed thoroughly to avoid spreading of waste on road.
8. The copy of approved Construction and Demolition Management Plan Shall be accompanied with each and every vehicle under this

approval. The developer shall issue the proper Challan for each and every trip of vehicles and that shall be acknowledged by the agency of unloading site. The developer shall maintain record of C&D material transported and shall make it available to MCGM and / or Monitoring Committee whenever required for inspection.

9. The approval is granted presuming that the papers submitted by the applicants / Owners are genuine. For any dispute arising out of documents submitted by applicant, POA / Occupant / Owner shall be held responsible as prescribed under the law prevailing in force.
10. The approval granted hereto does not absolve the other approval required from the other department of M.C.G.M. OR Govt. authorities.
11. In case of disputes, court matters etc. related to the subject site / land / property, this approval cannot be treated as a valid proof.
12. In case of any breach of condition is brought to the notice of MCGM or Monitoring Committee, Show Cause Notice will be issued and decision will be taken within one month as expeditiously as possible, which shall be binding on you / land owner.
13. This approval is not a permission for excavation or permission for dumping but this is the only approval under Construction & Demolition Waste Management Plan for the transportation of Construction & Demolition Waste for unloading at designated unloading site.
14. You / Land owner shall submit valid Bank Guarantee from the bankers approved by the MCGM and the amount applicable as per attached table. The bank guarantee remains valid till grant of Occupation Certificate (OCC).
15. The license architect / license engineer shall upload compliance report in respect of Construction & Demolition Waste Management Plan, any breach will entitle the cancellation of building permission and work will be liable to stop immediately.
16. (A) Project Total Estimated Qty (Brass) :14100  
(B) Obtained NOC(s) Total Qty (Brass) :2726

**Note:**

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
2. The above remarks are system generated and does not require any signatures.
3. This C & D approval is issued subject to obtaining valid IOD / CC. Actual transportation shall begin after obtaining valid IOD / CC only.



## For School Buildings plot (2021)



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
(Solid Waste Management Department)

Office of Executive Engineer,  
SWM Zonal Office 6,

Application Number - P-6914/2021/(795 A And Other)/T Ward/NAHUR - T-SWM/1/New, dated - 19 Nov 2021

Issued remarks Number /009628/2021/T/ES Dated 21 Dec 2021.

To (Architect / L.S), SUNIL GAJANAN AMBRE 303, MITTAL AVENUE, 110, N.M.ROAD, FORT,	CC (Owner), Kunal Vardhan 322, Commerce House,140 Nagindas Master Road, K. M. Vardhan Chowk, Fort , Mumbai
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**Subject :-** Approval to Construction & Demolition Waste Management Plan for the site at CTS/ICS Number 795 A, 795A/1 to 15 of village NAHUR - T at ward Ward T.

**Reference :-** Your application / online submission for C&D Waste Management Plan levelling & filling at designated site dtd. 19 Nov 2021.

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

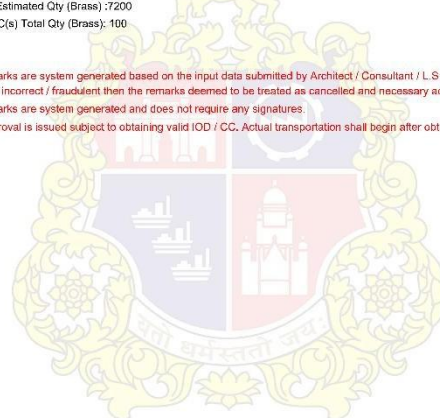
1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.3.2018. You shall follow this order of Hon. Supreme Court and instructions therein.
2. You shall handle & transport **Construction & Demolition Waste / Excavation Material to the extent of 100 Brass only to the designated unloading site Plot bearing Survey No. 95/A, 95/K & 96/1 of village Sasunavghar, Taluka Vasai, Dist.Paighar (M/s. S. M. Transport Mr.Suraj Mishra (9221936360 / 9967708589 E-Mail id suraj.s.mishra87@gmail.com), Mr. Sohail Qureshi (9082441168)) & validity 19 Oct 2022.**
3. You shall transport the C&D waste with proper precautions and employ adequate measures safe guards to dispersal of particles through the air.
4. You have mentioned designated site for transportation of C&D waste for filling and levelling purpose. The C&D waste shall be transported and deposited at the designated site only The Landfill site (unloading site) shall be governed by the Construction and Demolition Waste Management Rules, 2016 and Solid Waste Management Rules, 2016.
5. In the event for any reason whatsoever, the consent given by the Designated Site / Agency is revoked or the time limit for the designated site has expired or the capacity of unloading site is exhausted. In such case the builder / developer shall forthwith stop the transportation activities. The builder / developer shall submit revised Construction and Demolition waste management plan along with required valid documents for revalidation of existing C&D waste Management Plan.
6. The construction & Demolition Waste shall be transported through your Transport Contractor. The details of the same shall be uploaded in the system by the applicant at the time of actual transportation.
7. The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape / fall of waste on road from moving vehicle. The body and wheels shall be cleaned and washed thoroughly to avoid spreading of waste on road.
8. The copy of approved Construction and Demolition Management Plan Shall be accompanied with each and every vehicle under this

approval. The developer shall issue the proper Challan for each and every trip of vehicles and that shall be acknowledged by the agency of unloading site. The developer shall maintain record of C&D material transported and shall make it available to MCGM and / or Monitoring Committee whenever required for inspection.

9. The approval is granted presuming that the papers submitted by the applicants / Owners are genuine. For any dispute arising out of documents submitted by applicant, POA / Occupant / Owner shall be held responsible as prescribed under the law prevailing in force.
10. The approval granted hereto does not absolve the other approval required from the other department of M.C.G.M. OR Govt. authorities.
11. In case of disputes, court matters etc. related to the subject site / land / property, this approval cannot be treated as a valid proof.
12. In case of any breach of condition is brought to the notice of MCGM or Monitoring Committee, Show Cause Notice will be issued and decision will be taken within one month as expeditiously as possible, which shall be binding on you / land owner.
13. This approval is not a permission for excavation or permission for dumping but this is the only approval under Construction & Demolition Waste Management Plan for the transportation of Construction & Demolition Waste for unloading at designated unloading site.
14. You / Land owner shall submit valid Bank Guarantee from the bankers approved by the MCGM and the amount applicable as per attached table. The bank guarantee remains valid till grant of Occupation Certificate (OCC).
15. The license architect / license engineer shall upload compliance report in respect of Construction & Demolition Waste Management Plan, any breach will entitle the cancellation of building permission and work will be liable to stop immediately.
16. (A) Project Total Estimated Qty (Brass) :7200  
(B) Obtained NOC(s) Total Qty (Brass): 100

**Note:**

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
2. The above remarks are system generated and does not require any signatures.
3. This C & D approval is issued subject to obtaining valid IOD / CC. Actual transportation shall begin after obtaining valid IOD / CC only.



## For School Buildings plot (2022)



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
(Solid Waste Management Department)

Office of Executive Engineer,  
SWM SWM Zonal Office 6,

Application Number - P-6914/2021/795 A And Other/T Ward/NAHUR - T/SWM/1/Amend, dated - 19 Apr 2022

Issued remarks Number /0/2022/T/ES Dated 19 Apr 2022.

To (Architect / L.S),  
SUNIL GAJANAN AMBRE  
303, MITTAL AVENUE, 110, N.M.ROAD,  
FORT,  
CC (Owner),  
Kunal Vardhan  
322, Commerce House,140 Nagindas Master Road, K. M.  
Vardhan Chowk, Fort, Mumbai

**Subject :-** Approval to Construction & Demolition Waste Management Plan for the site at CTS/CS Number 795 A, 795A/1 to 15 of village NAHUR - T at ward Ward T.

**Reference :-** Your application / online submission for C&D Waste Management Plan levelling & filling at designated site dtd. 19 Apr 2022.

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

1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.3.2018. You shall follow this order of Hon. Supreme Court and instructions therein.
2. You shall handle & transport **Construction & Demolition Waste / Excavation Material to the extent of 3630 Brass only to the designated unloading site Survey No.30/1/K,30/3,30/5,33/1,33/2,33/3,34/1,34/2,35/4/A,35/1,35/2,35/3/A,35/3B,35/5,35/6,36/1,36/2,36/3,36/4,37/2/B of village Alkunda,Taluka Bhiwandi,Dist.Thane.(Mr. Vipin Chapshi Shah-9930992999) & validity 17 Apr 2023.**
3. You shall transport the C&D waste with proper precautions and employ adequate measures safe guards to dispersal of particles through the air.
4. You have mentioned designated site for transportation of C&D waste for filling and levelling purpose. The C&D waste shall be transported and deposited at the designated site only The Landfill site (unloading site) shall be governed by the Construction and Demolition Waste Management Rules, 2016 and Solid Waste Management Rules, 2016.
5. In the event for any reason whatsoever, the consent given by the Designated Site / Agency is revoked or the time limit for the designated site has expired or the capacity of unloading site is exhausted. In such case the builder / developer shall forthwith stop the transportation activities. The builder / developer shall submit revised Construction and Demolition waste management plan along with required valid documents for revalidation of existing C&D waste Management Plan.
6. The construction & Demolition Waste shall be transported through your Transport Contractor. The details of the same shall be uploaded in the system by the applicant at the time of actual transportation.
7. The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape / fall of waste on road from moving vehicle. The body and wheels shall be cleaned and washed thoroughly to avoid spreading of waste on road.
8. The copy of approved Construction and Demolition Management Plan Shall be accompanied with each and every vehicle under this approval. The developer shall issue the proper Challan for each and every trip of vehicles and that shall be acknowledged by the agency

Page 1 of 2

of unloading site. The developer shall maintain record of C&D material transported and shall make it available to MCGM and / or Monitoring Committee whenever required for inspection.

9. The approval is granted presuming that the papers submitted by the applicants / Owners are genuine. For any dispute arising out of documents submitted by applicant, POA / Occupant / Owner shall be held responsible as prescribed under the law prevailing in force.
10. The approval granted hereto does not absolve the other approval required from the other department of M.C.G.M. OR Govt. authorities.
11. In case of disputes, court matters etc. related to the subject site / land / property, this approval cannot be treated as a valid proof.
12. In case of any breach of condition is brought to the notice of MCGM or Monitoring Committee, Show Cause Notice will be issued and decision will be taken within one month as expeditiously as possible, which shall be binding on you / land owner.
13. This approval is not a permission for excavation or permission for dumping but this is the only approval under Construction & Demolition Waste Management Plan for the transportation of Construction & Demolition Waste for unloading at designated unloading site.
14. You / Land owner shall submit valid Bank Guarantee from the bankers approved by the MCGM and the amount applicable as per attached table. The bank guarantee remains valid till grant of Occupation Certificate (OCC).
15. The license architect / license engineer shall upload compliance report in respect of Construction & Demolition Waste Management Plan, any breach will entitle the cancellation of building permission and work will be liable to stop immediately.
16. (A) Project Total Estimated Qty (Brass) :7200  
(B) Obtained NOC(s) Total Qty (Brass): 3730

**Note:**

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
2. The above remarks are system generated and does not require any signatures.
3. This C & D approval is issued subject to obtaining valid IOD / CC. Actual transportation shall begin after obtaining valid IOD / CC only.

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## SWD – Nalla Remark

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. DyChE/ 5944 /SWD/ES dt. - 9 SEP 2010

**E.E.(B.P.)E.S.**

M/S Bhatnagar Ambre Kothari  
Architects,  
Ground Floor, Aban House,  
25/31, Shree Sai Baba Marg,  
Behind Rhythm House, Kalra Ghoda,  
Fort, Mumbai-400 023.

Sub: Remarks regarding S.W. Drains / Nallas, etc. for proposed layout / building on plot bearing C.T.S.No. 795A, 795A/1 to 15 of village Nahur at Mulund Goregaon link Road, Mulund (West).

Ref:- Architect M/S Bhatnagar Ambre Kothari's letter dated 23.10.2009.

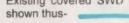
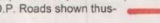

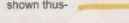
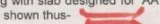



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The remarks regarding storm water drain and Natural Water Course passing through the property mentioned above are as under & the remarks are offered without prejudice to the ownership of land and status of the land and structures thereon :-

1 Whether any natural water course is passing through the property.	Yes
2 Size of existing natural water course.	As per E.E. (S.W.D.) Pl. Cell (ES)'s revised and revaluated remarks u/no Dy.Ch.E. /SWD/ 1924 /Pl. Cell dt. 12.09.2008.
3 Size to which the existing natural water course should be widened.	To be maintained as per Item No.5 below 92 feet above T.H.D. or 15cm. above the formation level of the raised footpath or the existing access road whichever is higher.
4 Nature of land (whether the R.L. is above 27.43 THD or not)	
5 Minimum formation level of the plot required.	
6 Whether 7.5 m. or 15.0 m space from either side of the nalla is to be left out.	As per D.C. Regulation 1991 and Pl. Cell remarks mentioned above.
7 Adequate storm water drains shall be provided in the property including provision for admitting storm water coming from the surrounding locality if required in future.	
8 While constructing the S.W. Drain invert level of the drain shall be kept such as to admit the storm water coming from the adjoining areas.	
9 Additional remarks if any A condition may please be included in the terms & conditions that the party will have either to bear full cost of training and constructing natural water course in the property if the Corporation takes the work in hand or the party shall construct the same as per Municipal Specifications.	
10 The access / internal roads of the layout should be provided with pucca open S.W.Drains on each/one side having an area of Sq.m. (as indicated in the accompanying plan). The remarks are offered considering the CTS boundaries as shown in the Amended Layout approved by E.E.B.P.(E.S.) u/no CE/524/BPES/LOT dated 25.03.2010 and building plans approved by E.E.B.P.(E.S.) u/no CE/4301/BPES/AT dated 22.10.1996. The road side drains, if any, should be constructed on final R.L. obtained from Competent Authority.	
11 Side open spaces shall be leveled consolidated and paved with proper slope to drain in such a way to dispose off the storm water into the S.W.Drains as proposed and into the existing drains along Municipal Roads.	
12 The S.W.Drain remarks for the holding under reference shown bounded in black as shown by you and marked as A-B-C-D-E-F-G-H-I-J-K-L-M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z-Z1-Z2-Z3-A on accompanying plan are as under -	

a) The storm water drains as per these remarks shall be constructed as per M.C.G.M. specifications and the walls should be of c.c. M-20 of minimum thickness 0.20 m. over a bed concrete of M-15(1:2:4) c.c. 15 cm. thick and M-20 c.c. haunches of 8 cm. thick with cement plaster in cm. (1.2) 12 mm thick for haunches.

P.T.O..

<p>b) The gradient of the drains shall be given such way to create velocity of 1.22 m / sec. In case of steep localities where velocity is likely to exceed 2.40m. / Sec. intermediate drop in invert shall be provided.</p> <p>c) All cross drains shall be 1.5 times the size of the drains proposed.</p> <p>d) Before commencing the Nalla work as per remarks issued by Planning Cell Dy.Ch.E. /SWD/ 1924 /Pl. Cell dt. 12.09.2008, party should intimate office of the Executive Engineer (S.W.D.) Pl. Cell, E.S. and for internal work of S.W.D. as per remarks, party should intimate this office.</p> <p>e) Existing covered SWD on 45.70mt wide Mulund Goregaon link Road along <del>E1-E2</del> shown thus- </p> <p>f) Proposed 0.60M x 0.90M covered S.W. Drains R5-R6-R7-R8, R9-R10, R11-R12-R13, R16-R18-R14, R17-R19-R19, R21-R20, R22-R23, R24-R25, R26-Z, Z2-R4 and R28-R23 on final R.L. of 18.30mt wide D.P. Roads shown thus- </p> <p>g) Proposed 0.60M x 0.75M covered S.W. Drains S5-R1, S3-R2 and R3-R4 on final R.L. of 13.40mt wide D.P. Roads shown thus- </p> <p>h) To construct 0.45M x 0.45M internal S.W.D. within premises, as under, at starting points and further to be provided with bottom slope of 1:500 towards discharging points and same may be covered with R.C.C./I.M.S gratings shown thus- 1)between P1-P2-P3 and P4-P5-P6-P7-P8-P9-P10 for Playground Reservation, 2)between S1-S2-S3 and S4-S5 for Secondary School Reservation, 3)between M1-M2 and M1-M3 for Municipal Primary School Reservation, 4)between W1-W2 for Retail Market + Welfare Centre + Parking Lot Reservation</p> <p>i) To construct 0.45M x 0.60M internal S.W.D. within premises in <b>Sub Plot 'A'</b> between S4-J-K-R5 at starting points and further to be provided with bottom slope of 1:500 towards discharging points and same may be covered with R.C.C./I.M.S gratings shown thus- </p> <p>j) Proposed 1.00M wide R.C.C. slab culverts on 18.30M wide D. P. Roads marked <b>C1 and C2</b> in M-35 cc along with slab designed for 'AA' Class loading on structurally stable M-25 c.c. walls shown thus- </p> <p>k) A catch pit of size 0.90m X 0.45 X 0.30m (deep below invert level) shall be provided at point M2, point M3, point S3, point S5, point P3, point P10, point W2 &amp; point R5 (as shown on the plan) which may be covered with R.C.C./I.M.S gratings.</p> <p>l) To provide water entrances of size 0.45 m x 0.45 m clear opening with G.I. grating at top and silt trap section at bottom and connect same to S.W.D through 230 mm dia laterals at 4.50 m o/c distance near road side compound wall along R5-R8, R11-R8 and R5-R1 as per municipal specifications inside the plot</p> <p>m) <b>All conditions mentioned in revised and revaluated remarks issued by Ex. Eng.(SWD) (Planning Cell) (ES) u/no DyChE/SWD/1924/Planning Cell dt. 12.09.2008 shall be complied with.</b></p> <p>n) To provide Carriage entrance of AA Class loading slab at every gate with opening of size 0.60mx0.90m at center along with heavy duty frame and cover and locking arrangement.</p> <p>o) Proper arrangement to dispose of storm water from paved/unpaved open spaces R.G.ramp, approaches &amp; internal road shall be made to avoid flooding during monsoon season.</p> <p>p) The invert of the S.W.D on upstream side shall never be lower than the invert on downstream side drain.</p> <p>q) The compound wall shall not be constructed on S.W.D wall/nalla wall.</p> <p>r) Adequate nos of weep holes (150mm dia ) shall be provided in the compound wall wherever necessary.</p> <p>s) All above S.W.D/Carriage entrance Work shall be constructed as per design of Lic. Structural engineer and stability &amp; completion certificate from lic. structural Engineer shall be submitted before asking completion certificate to this office.</p> <p>t) Separate S.W.D. remarks for Sub Plot 'B' shall be obtained from this office as and when plans for proposed building on the said plot are approved by E.E.B.P.(E.S.)</p>	<p><b>NOTE:-</b> 1)The remarks offered above are valid for one year from the date of issue. 2)The remarks are offered without prejudice to the ownership of land and status of the land and structures thereon. 3)If there is any amendment/changes in plan/ayout revised remark will have to be obtained before completion.</p> <p style="text-align: center;"> S.E.(P&amp;D) S.W.D. 'T' Ward</p> <p style="text-align: center;"> A.E.(S.W.D.) (Z-VI) Planning</p> <p style="text-align: center;"> Ex.Eng.(S.W.D.)E.S.(Z-VI)</p>
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# CFO NoC-A1 Building

Office of the Chief Fire Officer,  
Mumbai Fire Brigade, 25, B. B. Road,  
Municipal Corporation of Greater  
Mumbai, 400 002, Mumbai  
19, Sheikh Mujibur Road, B. B. Road,  
Dhulela, MUMBAI-400 002.

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

No. *Gen/51/2008/1080*  
Date *22/04/2008*

Sub: Fire Protection & Fire Fighting Requirement for proposed High Rise Residential building No 2 on property bearing C.T.S. Nos. 795, 795/2, 795/3A, 795/4, 795/5A, 795/6C, 795/8, 795/9A, 795/11, 795/12, 795/13, 795/14, 795/16 of Village Nahur, Situated off Goregaon-Mulund Link Road Mulund (East), Mumbai.  
For Shri. Champalal K. Vardha G.A. to Shri. Jagadham Atmanan Patil & others.

Ref: Letter from Architect M/s. Bhatnagar Ambre Kothari dated 29/02/2008  
M.F.B. No. MS/1080

**E.E.P./E.S.**

This is a proposal for the construction of highrise residential Building having two wings with ground floor on sills and 23<sup>rd</sup> upper floors. The total height of the building from general ground level to the terrace level will be 69.73 mtrs.

The ground floor on sills is proposed to be used for car parking and ancillary uses such as electric meter rooms, entrance lobby etc. All the upper floors are proposed to be used as residential flats.

The building is provided with a single enclosed type staircase having flight width of 1.5 mtrs. The staircase is externally located and is adequately ventilated. Three lifts are proposed for vertical transport. The lift lobby / common corridor is also ventilated to outside air, as per the details shown on the enclosed plans.

The building abuts on 15.40 mtrs wide D.F. Road. The available open space around the building as per proposed development are as follows.

North Side	: min. 52.06 mtrs upto 15.40 mtrs wide D.F. Road & min. 20.37 mtrs in between bldg. no 2 & 5
South Side	: min. 30.73 mtrs upto 18.30 mtrs wide D.F. Road
West Side	: min. 34.38 mtrs in between bldg. no. 1 & 2 & 41.02 mtrs in between bldg. No. 2 & 3
East Side	: min. 17.01 mtrs upto 13.40 mtrs wide D.F. Road

Architect has proposed ten flats on each floor of each wing except on refuge on 5<sup>th</sup> floor & 16<sup>th</sup> floor level. Joint Refuge areas measuring 331.84 Sq.mtrs have been provided at 8<sup>th</sup> & 16<sup>th</sup> floor levels as shown on the plan. The terrace floor of the building also treated as refuge area as per the norms and guidelines.

In view of the above, as far as this department is concerned, there would be no objection for the construction of proposed highrise residential building comprising of two wings having silt on ground floor and 23<sup>rd</sup> upper floors as per the details shown on the enclosed plans, signed in token of approval, subject to the satisfactory completion of the following requirements.

4

- e) **External hydrants :**  
Six external hydrants shall be provided within the confines of the site on the wet side at the locations marked on the plan.
- f) **Alternate source of power supply :**  
An alternate source of L.V. H.V. supply from a separate sub station and D.G. Set with appropriate change over switch shall be provided for Fire pump, fire lifts, staircase and corridor lighting circuits and manual fire alarm system. It shall be housed in a separate cabin.
- g) **Portable fire extinguishers :**  
The following portable fire extinguishers shall be provided at the Electrical meter (service room) at ground floor level and lift machine room at terrace level.  
Dry chemical powder type fire extinguisher. 1 No.  
Of 3.2 kgs capacity with L.S.I. mark. 2 No.  
Buckets filled with dry clean sand. 2 Nos.
- h) **Automatic sprinkler system :**  
Automatic sprinkler system shall be provided in the lift lobby / common passages at each floor level of each wing as per the standards laid down by TAC or relevant IS Specifications.

**II. REFUGE AREA :**

- i) The Joint refuge area measuring 331.84 sq mtrs have been provided at 8<sup>th</sup> & 16<sup>th</sup> floor levels.
  - a) The layout of the refuge area shall not be changed / modified at any time in future.
  - b) The refuge areas shall be provided with railing / parapet of 1.10 meters height on external sides and shall be sound construction.
  - c) Refuge area shall be segregated by brick masonry partition wall of 9" thickness and access to the refuge area shall be gained through half an hour fire resistant self-closing door.
  - d) There shall not be any opening's into the refuge area from any portion of the occupied premises.
  - e) Lifts and / or open type staircase shall not open into refuge areas.
  - f) The refuge area shall be earmarked exclusively for the use of Occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises / drills if conducted by the Fire Brigade Department.
  - g) The refuge areas shall not be allowed to be used for any other Purpose and it shall be the responsibility of the owner / occupier to maintain the same clean and free of encroachments and encroachments at all times.
  - h) The entrance doors to the refuge areas shall be painted or Fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
  - i) Adequate drinking water facilities shall be provided in the refuge areas.

5

- j) Adequate emergency lighting facility connected to the electric Circuits of staircase, corridor / passage etc. lighting shall be provided.

ii) The terrace of the building shall be treated as refuge area.

- a) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY"
- b) Adequate drinking water facility shall be provided in the refuge area.
- c) Adequate emergency lighting facility connected to the electric circuits of staircase, corridor / passage etc. lighting shall be provided.

**12. FIRE ALARM SYSTEM:**  
The building shall be provided with manual fire alarm system within main control panel at ground floor level and pullboxes and hooters at each floor of upper floor levels. The layout of the fire alarm system shall be in accordance with the relevant Indian Standards Specifications.

**13. FIRE ESCAPE MASK**  
Approved by U.L./C.E./N.F.P.A. shall be provided at each floor level and quantity of the Masks shall be decided with consultation of C.F.O.'s Department.

**14. The Building Monitoring System for all fire fighting and safety installations installed for the building shall be provided.**

The party has paid the Capitation fee of Rs. 2,57,500/- vide Receipt / SAP Doc No. 1000058756 dated 04-04-2008 on gross built up area of 25,750.00 Sq.mtrs. as certified by the Architect vide his letter dated 31-03-2008.

E.E.P. (E.S.) is therefore requested to verify the gross built-up area and inform this Department if it is more for the purpose of levying additional Capitation Fee, if necessary.

C. F. O.

Copy to M/s. Bhatnagar Ambre Kothari  
Architect, Mumbai

*[Signature]*  
CHIEF FIRE OFFICER  
MUMBAI FIRE BRIGADE.

## CFO NoC for A2 Building

~~FORM~~  
CFO - N.O.C

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

No. : FB/HR/R-VI/267  
Date: 28/12/2015

Sub:- N.O.C. from fire safety point of view for the part Occupation certificate to occupy the high-rise residential building on plot bearing C.T.S. No. 795-A.795/1 to 15 of village Nahur, at Goregaon-Mulund link road Mulund(E), Mumbai.

Ref:- i) Letter from M/s. Pioneer Housing Ltd.  
ii) M.F.B. No.HR/R VI/267 dated 23/12/2015.

**E.E.B.P. (E.S.)**

In this case please refer to the NOC issued by this department u/r No. FBM/S/508/1082 dated 22/04/2008 stipulating for fire protection and fire fighting for the construction of a high rise residential building having two wings with ground floor on stilt & 23<sup>rd</sup> upper residential floors with total height of 69.75 mtrs. from general ground level to the terrace level.

Further amended NOC issued by this department u/r No. FB/HR/ES/283 dated 25/02/2011 stipulating for fire protection and fire fighting for the construction of a high rise residential building No.A2 having 03 levels of podium + stilt +25 upper residential floors with total height of 97.40 mtrs. from general ground level to the terrace level.

Further amended NOC issued by this department u/r No. FB/HR/ES/230 dated 29/05/2012 stipulating for fire protection and fire fighting for the construction of a high rise residential building No.A2 having 02 levels of podium + stilt +1<sup>st</sup> to +18<sup>th</sup> upper residential floors with total height of 69.98 mtrs. from general ground level to the terrace level.

Further amended NOC issued by this department u/r No. FB/HR/ES/726 dated 14/12/2013 stipulating for fire protection and fire fighting for the construction of a high rise residential building having stilt on 1<sup>st</sup> podium(+0.15 mtrs.level) +2<sup>nd</sup> podium level(+3.15 mtrs. level)+ upper stilt(6.75 mtrs.level) +1<sup>st</sup> to +18<sup>th</sup> upper residential floors with total height of 69.98 mtrs. from general ground level to the terrace level.

Now, the Architect, vide his letter under reference has intimated about the completion of construction work and compliance of all the Fire Protection and Fire Fighting requirements stipulated by this department and has requested to issue NOC from fire safety point of view to occupy and part use of 1<sup>st</sup> to 18<sup>th</sup> upper residential floors of the said high rise residential building.

On receipt of the letter from the architect, a senior officer of this department visited the site/building to verify and ensure the compliance of Fire Protection and Fire Fighting requirements stipulated by this department vide above referred NOC's. It was observed that the party has complied with all the Fire Protection and Fire Fighting requirements stipulated by this department.

The fire fighting requirements such as wet riser system, fire and booster pump set, hydrant system, fire alarm system, etc. were tested and found in good working order. The party has produced Form-A, certificate by licensed agency M/s.Noble Fire Tech Engineering, bearing License No. MFS-LA/F-0156, regarding the compliance of the Fire Prevention and life safety Measures and licensed agency has given the list of fire fighting equipments installed in the premises, i.e. Annexure-A. The party has also produced lift certificate & Structural stability certificate. All other requirements pertaining to civil engineering side may be seen by E.E.B.P. (E.S.).

The party has given Undertaking that they will give separate alternate supply within 90 days, and sealing of electric duct accordingly compliance from this department shall be taken till that BCC shall not be issued and further all the electrical circuit, lifts, D.G. set, ceiling of electric duct, panels, connections, fire alarm alternate source shall be verified by licensed MEP consultant.

As per above referred N.O.C. party had provided overhead water storage tank but Hydraulic Engineer requested to certify the capacity of overhead water storage tank.

The party has earlier paid Scrutiny fee of Rs.2,57,500/- vide receipt No./ SAP document No. 1000058782 dated 04/04/2008 on the total gross built-up area of 3600.00 sq mtrs. as certified by the Architect vide his letter dated 20/06/2012.

The party has again paid additional Scrutiny fee of Rs.2,35,300/- vide receipt No./ SAP document No. 10000747210 dated 06/12/2010, totaling to Rs.4,92,800/- as per revised rate on the total gross built-up area of 18,960.00 sq. mtrs. as certified by the Architect.

Now, the architect has again stated in his letter that the gross build up area calculated is same as the earlier build up area. Hence, no additional scrutiny fee is to be levied.


In view of the above, as far as this Department is concerned, there is no objection to allow the party to occupy and part use of high rise residential building i.e.1<sup>st</sup> to + 18 upper residential floors of the said high rise residential building with total height of 69.98 mtrs. from general ground level to the terrace level from fire fighting installations point of view.

However, All the firefighting requirement inspected by this department on the day of inspection, it shall be the responsibility of the owner / occupier to observe the fire safety measures, maintained the fire fighting system in good working order from the next day of the inspection. If any item or requirements if missing from the next day this department or inspection officer is not responsible for the same, accordingly BCC to be issued. If found Adequacy regarding Improper Implementation of requirements, then owner, occupiers, architect shall have to complied. All occupiers should be trained to fight fire in incipient stage & evacuation in emergency. This NOC for occupation is issued without prejudice to legal matters pending in court of law if any. Electrical audits of entire premises shall be done periodically under the supervision of competent authority to prevent electric fire in premises in future.

In case, if any complaint/ issues raised in future regarding installation of fire fighting system, it should be rectified by occupiers and owner accordingly. All occupiers should be trained to fight fire in incipient stage and evacuation in emergency.

The party shall give the annual maintenance contract for the Fire Fighting System to the approved License agency for the period of five years. A certificate shall be submitted every six months (In January & July) to this office regarding good working condition of the fire fighting system as per Maharashtra Fire Prevention and Life safety Measures Act 2006.

E.E.B.P. (E.S.) is requested to verify civil work and all other requirements pertaining civil engineering side including open spaces and gross built up area and inform this department if it is more for the purpose of levying additional scrutiny fee, if required. This N.O.C. is issued as per the inspection report submitted by inspecting officer.

  
Dy. Chief Fire Officer  
Mumbai Fire Brigade  
28/12/2015

## CFO NoC for B1 Building

Office of  
Fire Officer  
Fire Brigade  
Head Quarters,  
1 Fire Station,  
Agri. Sharma,  
Mumbai 400 059.

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

No. FG/HR/ES/727  
Date: 14/12/13

**Sub:** N.O.C. stipulating for the revised plans for the proposed construction of High Rise Residential Building No. B1 on the plot bearing C.T.S. No. 795A, 795A/1 to 15.in village Nahur at Goregaon-Mulund Link Road, Mumbai.

**Ref:** Letter No. CE/A296/BPES/AT dated 04.12.2012  
M.F.B.No.HR/ES/727 Dtd. 11.12.2012.

**Ch. Eng. (D.P.)**

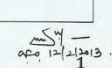
In this case please refer to the NOC issued by this office vide no. FBM/S/508/1081 dated 22-04-2008. The plans comprised of ground floor on stilts & 23 upper floors. The total height of building from general ground level to terrace level being 69.75 mtrs.

Now, Architect has submitted revised plans for approval. As per the plans Architect has proposed to construct high rise residential building B-1 comprising of two wings designated as wing 'A' & 'B'. Both wings are having stilt on 1<sup>st</sup> podium level (+ 0.15 mtrs. level) + 2<sup>nd</sup> podium level (+ 3.15 mtrs. level) + upper stilt (6.75 mtrs. level) + 1<sup>st</sup> to 28<sup>th</sup> upper residential floors with total height of 107.75 mtrs. from general ground level up to terrace level.

The Architect has proposed stilt on ground, podium & upper stilt are common for Building Nos. D-1, B-1 & A-2. Architect has submitted separate proposal for approval of Building Nos. D-1 & A-2, which are connected to building No.B-1 by podiums.

**Floor wise users are as under:**

Floor	Description
Podium -1	@ + 0.15 mtrs level having floor height of 3.00 m. comprising of horizontal car parking, meter rooms, double height entrance lobbies.
Podium -2	@ + 3.15 mtrs level having floor height of 3.60 m comprising of horizontal car parking.

  
 14/12/13

b. The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA".


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

The party has paid total scrutiny fees of Rs. 2,57,500.00 vide Receipt No. 1000058776 dated 04-04-2008 & have further paid additional scrutiny fee of Rs. 4,04,100.00 vide receipt / SAP docket No. 1000739798 dated 26.11.2010 totalling to Rs. 6,61,600.00. Further, the party has separately paid Rs. 12,01,100.00 vide Receipt No. 10000739786 dated 26-11-2010 towards scrutiny fees for Podium Structure which is now integrated with building no. B1.


The Architect has now certified the total built up area of 75,960.00 sqm. and the additional scrutiny fees of Rs. 36,300/= is paid vide Receipt No. 0944279 & SAP Doc. No. 1001296468 dated 19-12-2012..

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

This NOC is subject to approval of High rise Technical Committee .

  
 CHIEF FIRE OFFICER,  
 MUMBAI FIRE BRIGADE.

Copy to: i) E.E.B.P. (E.S.)  
 ii) M/s. Bhatnagar Ambre Kothari,  
 Architects, Mumbai.

  
 CHIEF FIRE OFFICER,  
 MUMBAI FIRE BRIGADE.

13



## CFO NoC for Building D1 Wing C

**BRIHANMUMBAI MUNICIPAL CORPORATION  
MUMBAI FIRE BRIGADE**

**Sub:** NOC for Fire-fighting & fire safety requirements for the proposed amendments in High-rise Residential building No D1 & proposed construction of Low-rise Commercial Building (Wing 'C') on plot bearing C.T.S. No 795A, 795A/1 to 795A/15 of village Nahur, Tal. Kurla, Situated at Goregaon Mulund Link Road, Mumbai.

**Ref:** 1) Online submission from **Mr. Sunil Gajanan Ambre**, Architects  
2) File No. **CE/4288/BPES/AT/CFO**

**Mr. Sunil Gajanan Ambre, Architects**

In this case, please refer to the N.O.C. issued by this office vide No. FBM/S/508/1080, dated 22.04.2008 for construction of high-rise residential building having ground floor on stilts + 23 upper floors. The total height of building from general ground level to terrace level being 69.75mtrs. (Treated as cancelled)

Further, please refer to the NOC issued by this office *u/r*. No. FB/HRC/ES/728, dated- 01.02.2014, for the construction of high-rise residential building D-1 having 02 level podium + stilt + 40 upper residential floors with a total height of 155.35mtrs. from general ground level up to terrace level. (Treated as cancelled)

Further, please refer to the N.O.C. issued by this office *u/n*. FB/HRC/ES/23, dated- 19.03.2014, for the construction of High-rise residential building D-1 having 'A' & 'B' wings, both the wings comprising of 02 level podium + stilt + 49 upper residential floors (49th part floor) with a total height of 186.85mtrs. from general ground level up to terrace level with Fire Check Floor between 17th-18th floor & 39th-40th floors at the height of 71.25mtrs. & 146.55mtrs. height respectively from general ground level up to terrace level. The Architect has proposed stilt on ground, podium & upper stilt are common for Building Nos. D-1, B-1 & A-2. Architect has submitted separate proposal for approval of Building Nos. B-1 & A-2, which are connected to building No. D-1 by podiums. P1, P2 & upper stilt level. (Treated as cancelled)

Further, please refer to the Online N.O.C. issued by this office dated- 28/03/2018, for the construction of high-rise residential building having common basement thereafter building is divided into three wings i.e. Wing 'A', 'B' & 'C', where, Wing 'A' & 'C' comprising of single level basement (-3.05mtrs.) + ground (podium-1) + Podium-2 + podium-3 (stilt) + podium-4 + podium-5(1<sup>st</sup> floor) to podium-9(5th floor) + podium top level (6th floor) (28.75mtrs.) + 7th to 55<sup>th</sup> floors with a total height of 204.15mtrs. from general ground level up to terrace level, along with two fire check floors 1st fire check floor between 18th & 19th floor at the height of 62.95mtrs. & 2nd fire check floor between 39th-40th floors at the height of 147.95mtrs. and Service floor between 25th & 26th floors at the height of 98.55mtrs. from general ground level. Whereas Wing 'B' is having single level basement (-3.05mtrs.) + ground (podium-1) + podium-2 + podium-3 (Stilt) + podium-4 + podium-5 (1st floor) to podium-9 (5th floor) + podium top level (6<sup>th</sup> floor) (28.75mtrs.) + 7th to 55th floors with a total height of 200.75mtrs. from general ground level up to terrace level along with two fire check floors, 1st fire check floor between 18th & 19th floor at the height of 62.95mtrs. & 2nd fire check floor between 39th-40th floors at the height of 147.95mtrs. and Service floor between 25th & 26th floors at the height of 98.55mtrs. from general ground level.

1

construction of the building. It is Architect/Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building

- x) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fire Protection measures & Fixed Fire Fighting Safety system installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.

- xi) This approval is issued without prejudice to legal matters pending in court of law, if any

VINAYAK  
MOTIRAM  
MAINKAR

**Divisional Fire Officer  
(Scrutinized & Proposed by)**

COPY TO:

1. Ch. Eng. D.P.,
2. E.E.(B.P.) E.S.

RAVINDRA  
NARAYANRAO  
AMBULGEKAR

**Dy. Chief Fire Officer  
(Approval by)**

Digitally signed by  
RAVINDRA  
NARAYANRAO  
AMBULGEKAR  
Date: 2023.02.17  
15:26:26 +05'30'

18

## CFO NoC for E1 Building

### **BRIHANMUMBAI MUNICIPAL CORPORATION MUMBAI FIRE BRIGADE**

**SUB:** NOC from fire safety point of view i.e. firefighting & fire protection point of view for the proposed construction of High-rise Residential building i.e., E1 under Accommodation Reservation Policy on Sub-Plot F, G & H on plot bearing CTS Nos. 795/A, 795A/1 to 15 of Village Nahur, Tal. Kurla situated at Goregaon Mulund Link Road, Mumbai.

**REF:** Online Proposal u/no.P-1745/2019/(795A/6,795A/7)Tward/Nahur-T-CFO/1/NEW submitted by Architect Shri.Sunil Ambre of M/S. Sunil Ambre & Associates.

#### **MR. SUNIL AMBRE, ARCHITECT**

This is a proposal for the construction of High-rise Residential building comprising of Wing A & Wing B. Wing A & Wing B having common 2 level basement (-08.40 mtrs.) + common Ground floor for stilt + service floor + common 1<sup>st</sup> floor for Amenities + 2<sup>nd</sup> to 54<sup>th</sup> upper residential floors with a total height of 175.95 mtrs. from general ground level up to terrace level as shown on the plans.

#### **THE FLOOR WISE USERS OF THE BUILDING ARE AS UNDER:**

Floor	Floor wise users	
	Wing A	Wing B
2 <sup>nd</sup> Basement floor (-08.40 mtrs.)	Common Pump room + UG Tanks + Sewerage treatment plant + Surface & Stack car parking having pit accessible by 06.00 mtrs. wide two-way ramp.	
1 <sup>st</sup> Basement floor (-04.20 mtrs.)	Filtration plant + 02 nos. of Electric meter room + RWH Water tank + Surface & Stack car parking accessible by 06.00 mtrs. wide two-way ramp.	
Ground floor	02 nos. of Entrance lobby + Space for Electric sub station + BMS room + Fire control room + Stack car parking + D.G. Set.	
Service floor	Services	
1 <sup>st</sup> floor	02 nos. of GYM + 02 nos. of Indoor game & Yoga + 02 nos. of Multipurpose Hall + Society office with Lounge + Kids play area with Lounge + Swimming pool (open to sky).	
2 <sup>nd</sup> to 6 <sup>th</sup> , 8 <sup>th</sup> to 13 <sup>th</sup> , 15 <sup>th</sup> to 20 <sup>th</sup> , 22 <sup>nd</sup> to 27 <sup>th</sup> , 29 <sup>th</sup> to 34 <sup>th</sup> , 36 <sup>th</sup> to 41 <sup>st</sup> , 43 <sup>rd</sup> to 48 <sup>th</sup> , 50 <sup>th</sup> to 54 <sup>th</sup> floors	08 nos. of Residential flat on each floor.	08 nos. of Residential flat on each floor.
7 <sup>th</sup> , 14 <sup>th</sup> , 21 <sup>st</sup> , 28 <sup>th</sup> , 35 <sup>th</sup> , 42 <sup>nd</sup> & 49 <sup>th</sup> floors	06 nos. of Residential flat + Refuge area.	06 nos. of Residential flat + Refuge area.
Terrace floor	Open to Sky	Open to Sky

#### **Note:**

- i) The Fire-Fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
- ii) The width of Abutting Road & Open spaces is mentioned in plans as submitted by the Architect attached herewith & these parameters shall be verified by the Architect.
- iii) The Schematic Drawings / Plans of Automatic sprinkler system, Automatic smoke detection system, Wet riser system, public address system, Manual fire alarm system shall be submitted to C.F.O. dept.
- iv) The area, size, etc. for the Sprinkler system, Detection system, Fire alarm system, Wet riser system, public address system, Fire duct, Electrical duct etc. to be verified & examined by M.E.P. Consultant.
- v) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of M.C.G.M. / C.F. O's Department, till then shall not be allowed to use.
- vi) There shall be no trees located in the compulsory open spaces or in the access way near the Entrance gates.
- vii) This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner / Occupier / Developer / Architect etc.
- viii) The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect / Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- ix) As per Section 3 of Maharashtra Fire Prevention & Life Safety Measures Act, 2006, it is the liability of Owner / Occupier to provide the Fixed Fire-Fighting installations & shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention & Life Safety Measures Act. or the Rules.
- x) This approval is issued without prejudice to legal matters pending in court of law, if any.

Vinod  
Dattaram  
Mayekar

Digitally signed by  
Vinod Dattaram  
Date: 2019.11.28  
18:57:57

**Divisional Fire Officer.**

Scrutinized & prepared by

C.C. to- E.E.(B.P.E.S.)

RAVINDRA  
NARAYANRAO  
AMBULGEKAR

Digitally signed by  
RAVINDRA  
NARAYANRAO  
Date: 2019.11.28  
13:18:57

**Dy.C.F.O**

Approved by

## CFO NoC for School Buildings

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

**Sub:** Fire protection measures & fire-fighting safety requirements for the proposed Low-rise School Building No. 1 & Building No. 2 under accommodation Reservation Policy on Sub-Plot F, G & H on plot bearing CTS Nos. 795/A, 795A/1 to 15 of village Nahur, Tal. Kurla situated at Goregaon Mulund Link Road, in 'T' Ward, Mumbai.

**Ref:** 1. Online submission by Architects Sunil G. Ambre of M/s. Sunil Ambre & Associates.  
2. File No.P-6914/2021/(975A and Others)/T-ward/Nahur-T-CFO/New

**Architects Sunil Gajanan Ambre**  
**of M/s. Sunil Ambre & Associates:**

This is a proposal for construction of 02 nos. of low-rise School Buildings out of which one of the building i.e. Building No. 1 having part basement (-6.15mtrs.) + ground floor + three upper floors for school purpose with a total height of 16.05 mtrs. from general ground level up to terrace level & Building No. 2 having part basement (-4.40mtrs.) + Ground floor + seven upper floors for school purpose with a total height of 30.00 mtrs. from general ground level up to terrace level as shown on plans.

**FLOOR WISE USERS OF THE BUILDING:**

Floors	User	
	Building No. 1	Building No. 2
Part Basement (Bldg.No.1,-6.15mtrs.) (Bldg.No.2,-4.40mtrs.)	U.G. tanks + STP + Pump room	U.G. tanks + Room for mechanical equipment + Pump room Sequencing Batch Reactor tank.
Ground Floor	Transport vehicles parking + 02nos. of meter rooms + Assembly hall + Administrative office + Staff room + Entrance lobbies + gents & ladies toilets	Parent Advisory Room + reception & 02 nos. of entrance lobby + meeting room + heads & admin room + waiting & meeting room + free collection & acc room + account room + electric meter room + IT & server room + Canteen (for ready to eat food) + art studio (activity room) + Pool area + gents toilets
1 <sup>st</sup> floor	Library + 02nos. of laboratory + 11nos. of class rooms + Gents &	06 nos. of class rooms + Game zones room + toilets for boys & girls + cabin

- C.C.) If found any contradiction, the proposal shall be referred back to this Department.
8. Necessary permission shall be obtained from competent authority for elevation at terrace level.
  9. E.E.(B.P.) E.S. shall examine the proposal as per relevant Regulations of DCPR-2034.
  10. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order& in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
  11. This approval is issued from fire risk point of view only without prejudice to legal matters pending in court of law if any.

HARISHCHAN  
DRA VASANT  
GIRKAR  
**Div. Fire officer**  
**(Scrutinized& Prepared by)**

Deepak Kalipada Ghosh  
Digitally signed by Deepak Kalipada Ghosh  
Date: 2021.10.19  
17:28:30 +0530'  
**Dy. Chief Fire Officer**  
**(Final Approval)**

**COPY TO:**  
**E.E.(B.P.)E.S.**



## HRC NoC

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
 No. CHE/HRB-847/DPES 29 JAN 2021

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

To,  
**M/s.Bhatnagar Ambre Kothari,**  
 Architects & Interior Designers  
 Aban House, Gr.Floor,  
 25/31, Shree Sai Baba Marg,  
 Kala Ghoda, Fort, Mumbai-400023.

**Sub:-** Proposed High Rise Residential Building No.D1 comprising of Wings A & B, on plot bearing C.T.S.Nos.795/A, 795A/1 to 15 of Village Nahur, situated at Goregaon-Mulund Link Road, Mulund(E), Mumbai, in 'T' Ward.

**Developer:** Mr.Kunal C.Vardhan of M/s.Pioneer Housing  
**Architect:** M/s.Bhatnagar Ambre Kothari  
**Str.Con:** M/s.J+W Consultants LLP  
**Geotech.:Con.:** Mr.Gaurav S.Parab of M/S Global Geo Technics

**Ref:-** Your letter dtd.4.7.2019.

Gentleman,

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee constituted by Hon'ble Municipal Commissioner under Regulation 19(3) of Development Control & Promotion Regulation 2034 has accepted your proposal for proposed High Rise Residential Building No.D1 comprising of Wings A & B, on plot bearing C.T.S.Nos.795/A, 795A/1 to 15 of Village Nahur, situated at Goregaon-Mulund Link Road, Mulund(E), Mumbai, in 'T' Ward, as per the High Rise Committee meeting held on 30.11.2019, subject to the terms & conditions as mentioned below:-

The proposal envisages construction of High Rise Residential **Building No.D-1** having **wings A & B** comprising of Podium 1 (Ground) + Podium 2nd to 4th + Podium 5th to 9th with part habitable floors 1st to 5th + 6th to 50th upper habitable floors with Service Floor at 113.75 mt. between 30th & 31st floor having total height of **183.55 mt.** from general ground level up to terrace level.

**MANDATORY CONDITIONS:**

1. Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road and constructed before construction activities commence. This will help in

floors with Service Floor at 113.75 mtr. between 30th & 31st floor having total height of 183.55 mt. from general ground level up to terrace level. on plot bearing C.T.S.Nos.795/A, 795A/1 to 15 of Village Nahur, situated at Goregaon-Mulund Link Road, Mulund(E), Mumbai, in 'T' ward.

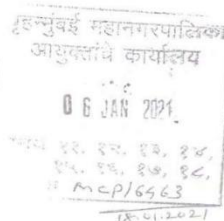
On receipt of approval, the letter will be issued under the signature of Ch.Eng.(D.P.).

Submitted please.

*Chithore*  
 (S.B.Jadhav)  
 A.E.(DP)HRC

*Chithore*  
 (P.Chithore)  
 CH.ENG.(D.P.)

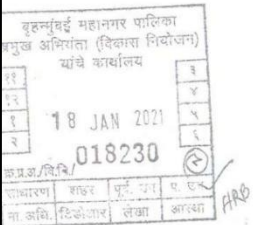
(I.S.Chahal)  
**Hon.M.C.**  
 Sir,



151-24  
 Municipal Commissioner

AECDP/HRC

*Ch. Engineer (D.P.) & Dir. (E.S. & P.)*



## Tree NoC

### MUNICIPAL CORPORATION OF GREATER MUMBAI TREE AUTHORITY

(Case No.127/11-12)  
Office of the Supdt. of Gardens  
Veer mata Jijabai Bhosale Udyan,  
Dr.Ambedkar Road Byculla (E).  
Mumbai-400027.  
**No.DYSG/TA/MC/SHI**  
**Date:- 14/3/11**

To,  
Shri. Champalal K. Vardhan C. A. to Owner  
322, Commerce House,  
140, N.M.Road,  
Shree K.M. Vardhan Chowk,  
Fort, Mumbai-400023.

**Sub :** Permission for removal/removal by transplanting of trees coming in the work of proposed construction of building No. A-1, A-2, B-1, C-1 & D-1 & Podium on plot bearing CTS. No.795A, 795A/1 to 15 of village Nahur at Nahur Railway Station, Near East & West Flyover at Mulund (E).  
**Ref :** 1) Your proposal dt. 21-06-2011.  
2) Tree Authority's Resolution No.123 dt. 02-09-2011

Sir/Madam,

With reference to above it is to inform that your request for removal of trees coming in the work of proposed development has been considered by the Tree Authority under section 8(3) of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified upto 9th June 2004. The permission for **cutting of 03(Three)** trees (bearing tree Sr. No.70, 88 & 89) and **transplanting of 37(Thirty Seven)** trees (bearing tree Sr. No.46 to 69, 71 to 83) is given by the Tree Authority vide its resolution No.123 dt. 02-09-2011.

The remaining **49 (Forty Nine)** trees ( bearing tree Sr. No.1 to 45, 84 to 87 ) should be retained where they are.

As per the provision under section 8(3)(a) of the said Act, you are hereby directed that no tree shall be cut/transplanted until fifteen days (15) after the permission is given by the Tree Authority.

As shown by you in the plan in yellow colour, you are directed to plant **06(Six)** trees in the said property in lieu of the trees allowed to cut within 30 days in accordance with the provision under section 8(5) of the said Act and intimate to the Tree Officer about the action taken thereto.

Further in accordance with the provision under section 11(1) of the said Act, you are hereby directed to plant **requisite** number of trees as per the norms of the Tree Authority i.e. in open spaces 2 (Two) trees per 100 sq. mtr. and in R. G.Area 5(Five) trees per 100 sq. mtr. and care should be taken so that tree grows properly and give a report to the Tree Officer about the condition of these trees once in six months for a period of 3 years.

As per provision under section 19(b), you are directed to obtain the N.O.C. of the Tree Officer for planting of trees in open spaces as well as in R.G.Area as per the norms of Tree Authority before getting occupation / completion certificate of the newly constructed building.

...2...

Your attention is kindly drawn to the provisions under section of 21 of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified on 3<sup>rd</sup> November 2006.

21(1) Whoever fells any tree or causes any tree to be felled in contraventions of the provisions of the Act or without reasonable excuse fails to comply with any order issued or condition imposed by the Tree Officer or the Tree Authority or voluntarily obstructs any member of the Tree Authority or the Tree Officer or any Officers and Servants subordinate to him in the discharge of their functions under this Act, shall, on conviction, be punished with the fine of not less than one thousand rupees which may extend upto five thousand rupees for every offence and also with imprisonment for a term of not less than one week, which may extend upto one year.

(2) The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offence.

As per direction of the Tree Authority, you are hereby directed to submit the photographs taken while transplanting of trees and the C.D. of the transplantation of the trees, so as to ensure proper transplantation of the trees.

You are requested to contact Jr. Tree Officer ( 'T' ) Ward to monitor the technical aspects for transplantation and plantation of trees whose contact No.9930931093.

Thanking you,

Yours faithfully,

**No. DYSG/TA/SHI/MC/OD**  
Date: 14/3/11

SHI  
Supdt. of Gardens  
& Tree Officer.

Copy to :-

- 1) M/s. Alpha Environs; Architect's  
208, P.N. Kothari Ind. Estate,  
Near Asian Paints,  
L.B.S. Marg, Bhandup(W),  
Mumbai-400078.
  - 2) Asstt. Commissioner ( 'T' ) Ward / Jr. Tree Officer ( 'T' ) Ward  
To monitor the work of transplantation & plantation in lieu of cutting of trees for technical aspects. The contact no. of Architect / Developer is 2561 7279/5597 3264 and contact no. of Liaison Officer is ----- for information of Jr. Tree Officer and submit the compliance report every fifteen days.
  - 3) Dy. SG ( E S ) with a copy of the plan.
- For information and necessary action please.

SHI  
Supdt. of Gardens  
& Tree Officer.

## AVIATION NoC



### भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/030822/659217

**मालिक का नाम एवं पता**  
**OWNERS Name & Address**

Mr.Kunal C.Vardhan Joint Managing Director of M/s.Pioneer Housing  
322,Commerce House,140 Nagindas Master Road,K.M.Vardhan Chowk,Fort,Mumbai-400023.

**दिनांक/DATE:** 07-04-2022

**वैधता/ Valid Up to:** 06-04-2030

#### ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।  
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।  
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SNCR/WEST/B/030822/659217 ✓
आवेदक का नाम / Applicant Name*	Mr.Vilas Sawant
स्थल का पता / Site Address*	C.T.S.No.795A (pt) of Village Nahur at Goregaon Mulund Link Road,Nahur (East),Mumbai,,Nahur,Mumbai,Maharashtra ✓
स्थल के निर्देशांक / Site Coordinates*	19 09 25.55N 72 56 55.32E, 19 09 26.79N 72 56 56.52E, 19 09 29.24N 72 56 57.85E, 19 09 24.75N 72 56 58.68E, 19 09 28.61N 72 57 00.12E, 19 09 28.12N 72 57 00.44E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	5.55 M ✓
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	255.55 M ✓

\* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant\*



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट  
मुंबई- 400099 दूरभाष संख्या 91-22-28300606  
Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel no 91-22-28300606



### भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/030822/659217

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer	प्रा. वि. प्र. 7/1/2022 श्री. विलास सावंत / GANESH GURAVASTAV श्री. General Manager (ATM - DOAS), W.R. एअरपोर्ट प्राधिकरण / Deptt. Of Airports Following पश्चिम विमानपत्तन प्राधिकरण / Airports Authority of India मुंबई / Mumbai - 400099
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	श्री. विलास सावंत 07/04/2022 Ashok Tikker MGR (ATM - DOAS)
द्वारा जांचा गया Verified by	P.K. Singh 07/04/2022 AGM(ATM - DOAS)

ईमेल आईडी / EMAIL ID : nocwr@aai.gov  
फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

#### Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	13759	62.05
Navi Mumbai	22019.05	325.43
Santa Cruz	11333.48	50.87
NOCID	SNCR/WEST/B/030822/659217	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट  
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606

## ANNEXURE 2

### PIONEER HOUSING

Regd. Office: 322, Commerce House, 140 N. M. Road, Shree K. M. Vardhan Chowk, Fort, Mumbai - 400 001.  
 Site Office : Senroofs, Senroofs mile, Off. Goregaon - Mulund Link road, Nahur East, Mumbai - 400 081.  
 T: +91 97028 91188 / 97028 92277. E: info@neelamrealtors.com www.neelamrealtors.com

One Company. Many Landmarks. Million Dreams...



To,  
 The Chairman  
 State Environmental Impact Assessment Authority (SEIAA),  
 Environment department,  
 New administrative building,  
 15<sup>th</sup> floor, Mantralay,  
 Mumbai-400032

Date 18.11.2023

Subject: Damage cost Assessment for the project Environmental clearance for Expansion of Project "Mixed Use Development at Plot Bearing CTS No. 795/A, 795A/1 To 15 of village Nahur, Taluka-Kurla, Situated at Goregaon Mulund Link Road, Mulund (W), State: Maharashtra, 400078"

Respected Sir,

With Reference to above subject damage cost is carried out, as mentioned in summary below.

Damage costing as per MoEF OM - SOP on handling Violation cases, dated 07.07.2021			
Sr. No	Details	Amount in INR	Reference
A.	Total project cost incurred up to the date of filing of the application attributed to the area of violation	₹ 445.87Cr	As per CA certificate.
B.	Cost of remedial measures as per damage assessment	₹ 1,00,00,000	Cost of Damage Assessment payable as bank guarantee
C.	1% of A	₹ 4.46cr	
D.	Total project turnover during the period of violation	₹ 36,61,49,396	Building No. A1, A2 & B1 are occupied. These buildings are constructed as per earlier EC. Therefore, turnover for these buildings is not considered for penalty calculation. Turnover for building D1- Rs. 36,61,49,369. Total turnover - Rs X 0.25% = Rs. 9,15,373.49/- Construction of D1 building & school building is not yet

### PIONEER HOUSING

Regd. Office: 322, Commerce House, 140 N. M. Road, Shree K. M. Vardhan Chowk, Fort, Mumbai - 400 001.  
 Site Office : Senroofs, Senroofs mile, Off. Goregaon - Mulund Link road, Nahur East, Mumbai - 400 081.  
 T: +91 97028 91188 / 97028 92277. E: info@neelamrealtors.com www.neelamrealtors.com

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			completed nor operational hence the turnover clause 12.ii of SOP dated 07/07/2021 is not applicable to the project. Therefore, same is not included in calculation.
E.	0.25% of the total turnover during the period of violation	NIL	NA
F.	<b>Total Penalty C+E</b>	<b>₹ 4.46Cr</b>	<b>Penalty cost to be paid to SEIAA</b>
G.	The amount shall be halved if PP reports such violation without coming to the knowledge of the Government	<b>₹ 2.23 Cr</b>	As per MoEF OM - SOP on handling Violation cases, dated 07.07.2021 The percentage rates, as above, shall be halved if the PP Suo-moto reports such violations without such violation coming to the knowledge of the Government either on inquiry or complaint <b>Penalty cost to be paid to SEIAA</b>

The calculation of Economic benefits (1 % of project cost for area under violation) is already considered in Damage assessment as per Approach paper issued by SEIAA Maharashtra also, the Penalty (1% of project cost for area under violation) is calculated as per OM Dated 07.07.2021 by MoEF & CC.

Attaching Damage Assessment Report from page 3 onwards

Yours Sincerely

KUNAL  
 CHAMPALA  
 LVARDHAN  
 13:29:28 +05'30'

Mr. Kunal Vardhan

Pioneer Housing

SUNIL  
 GAJANAN  
 AMBRE

Mr. Sunil Ambre

Architect

Mr. Hrushikesh Kolatkar

Environmental Consultant




# CA Certificate

Sr. No.	Particulars	Amount in Crores
1.	A-1 Building	23.61
2.	A-2 Building	145.89
3.	B-1 Building	211.10
4.	A Wing – D-1 Building	355.47
5.	B Wing – D-1 Building	298.92
6.	C Wing – D-1 Building	58.33
7.	A Wing – E-1 Building	149.57
8.	B Wing – E-1 Building	149.57
9.	Sale Commercial Building (Including Welfare Centre & Parking)	303.73
10.	Private School	46.25
11.	Municipal Corporation School	27.35
	<b>Total</b>	<b>1769.79</b>

This Certificate is issued at the specific request of the firm and we have no obligation, and we are not required to give testimony in any court of law, or other governmental or legal proceedings with reference to any matter mentioned herein above.

**For SANKET R SHAH & ASSOCIATES**  
Chartered Accountants

  
Sanket Shah  
(Proprietor)

Place: Mumbai  
Date: 15<sup>th</sup> February, 2022  
UDIN: 23152369BGUOPB2899

Office : 25, B Wing, 2nd Floor, New Happy Home, Tilak Road, Opp. Hotel Gurukrupa, Ghatkopar (East), Mumbai - 400077.  
Mob. : +91 9022469464 • Email : srshahandasso@gmail.com / casanketshah@gmail.com

### ANNEXURE 3

We wish to inform you that Rs.22300000 has been credited to beneficiary ( SEIAA SEAC SECRETARIAT ) account as per RTGS Transaction on 23-NOV-23 at 12:38:19.

Below are the details of the transaction.

Beneficiary Bank Name: STATE BANK OF INDIA

Beneficiary Account Number: 33876812558

Debit Bank Account Number: XX0873

UTR Reference Number: KKBKR52023112300626692

## ANNEXURE 4

**BHATNAGAR AMBRE KOTHARI**  
**A R C H I T E C T S**  
303, MITTAL AVENUE, 116, N.M.ROAD, FORT, MUMBAI - 400 001.  
OFF TEL: (+91-22) 2082 4545; OFF TEL: (+91-22) 2082 5454,  
Off Mail: bakarch@gmail.com; Personal Mail: archog@gmail.com

Date: 29-09-2023

### **CERTIFICATE**

#### **TO WHOMSOEVER IT MAY CONCERN**

This is to clarify that in the Environmental clearance for Expansion of Proposed "Mixed Use Development on plot bearing CTS Nos. 795/A, 795A/1 To 15 of village Nahur, Taluka -Kurla, situated at Goregaon Mulund Link Road, Mulund (West), State: Maharashtra, Mumbai 400078 for Pioneer Housing, the proposed LOS area on Mother Earth is 12,665.40 sqm as against the required LOS of 12,665.40 sqm worked out @ 25% of Net Plot Area.

For BHATNAGAR AMBRE KOTHARI

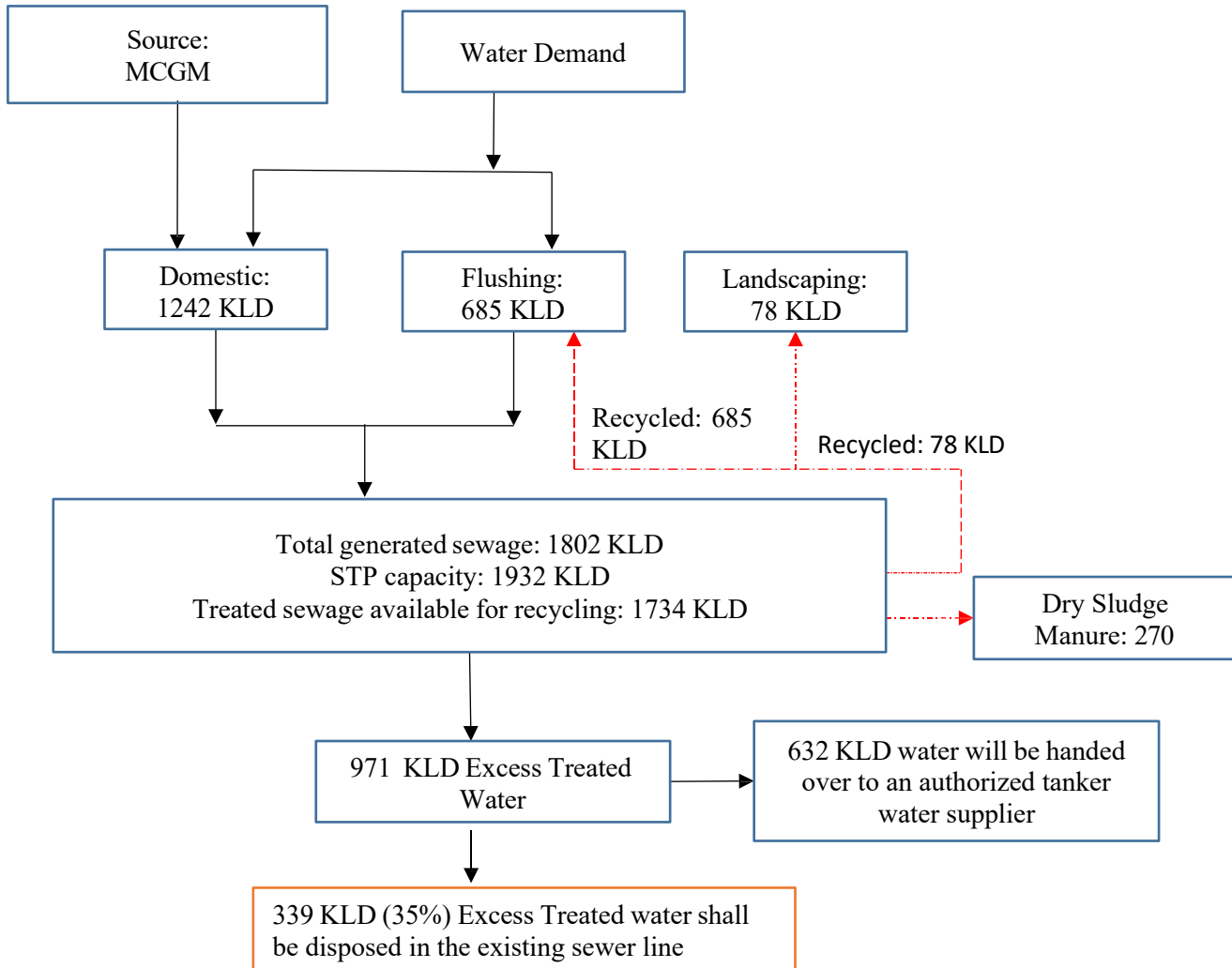
SUNIL  
GAJANAN  
AMBRE  
P A R T N E R.  
(Sunil G. Ambre)  
Council of Architecture  
Registration No. CA/84/8478.

This is to clarify that in the Environmental clearance for Expansion of Proposed "Mixed Use Development on plot bearing CTS Nos. 795/A, 795A/1 To 15 of village Nahur, Taluka -Kurla, situated at Goregaon Mulund Link Road, Mulund (West), State: Maharashtra, Mumbai 400078 for Pioneer Housing, the proposed LOS area on Mother Earth is 12,665.40 sqm as against the required LOS of 12,665.40 sqm worked out @ 25% of Net Plot Area.

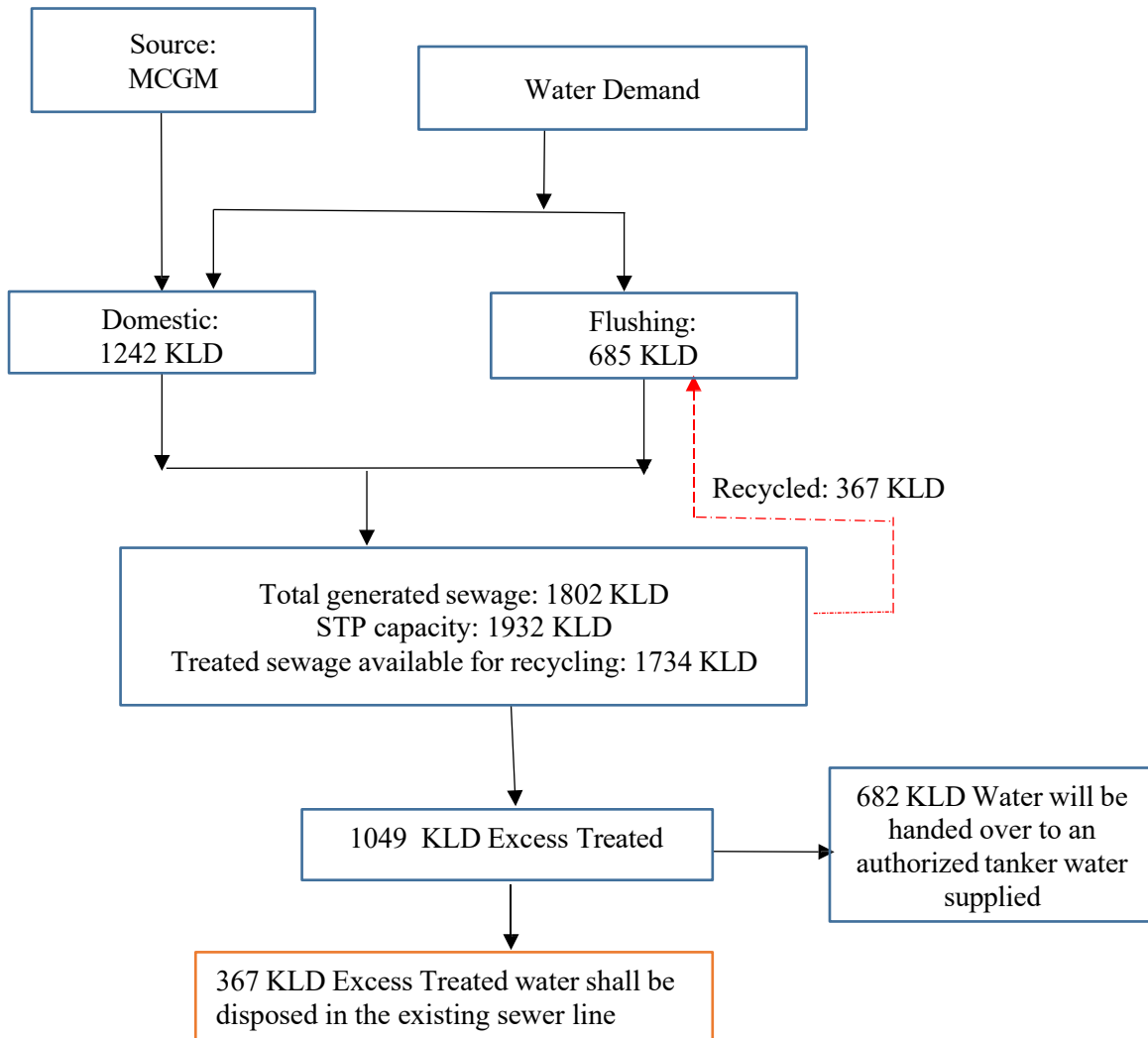
## ANNEXURE 5

### WATER BALANCE PER DAY BASIS - TOTAL

#### Non-Monsoon Season



## Monsoon Season



MoU with Tanker Water Supplier (discharge up to 35%)



महाराष्ट्र MAHARASHTRA 2023 74AA 256608



प्रधान मुद्रांक कार्यालय, मुंबई  
प.सु.वि.नं. 1,00,000/3  
18 SEP 2023

सक्षम अधिकारी  
श्रीमती सुयमा चव्हाण

Date: 04.08.2023

To  
State Expert Appraisal Committee (SEAC-II)  
Environment Department,  
15th Floor, New Administration Building,  
Mantralay, Mumbai-400 032.

Subject: Agreement for treated water generated for Environmental clearance for Expansion of Project "Mixed Use Development At Plot Bearing CTS No. 795/A, 795A/1 To 15 of village Nahur, Taluka-Kurla, Situated At Goregaon Mulund Link Road, Mulund (W), State: Maharashtra,400078"

पioneer Housing - 1  
322, Commerce House,  
140, N. M. Road, Fort,  
Mumbai - 400 001

00248

27 SEP 2023  
27 SEP 2023

पioneer Housing - 1  
322, Commerce House,  
140, N. M. Road, Fort,  
Mumbai - 400 001

00248

27 SEP 2023  
27 SEP 2023

Dear Sir,

Total Water requirement for the project, "Mixed Use Development At Plot Bearing CTS No. 795/A, 795A/1 To 15 of village Nahur, Taluka-Kurla, Situated At Goregaon Mulund Link Road, Mulund (W), State: Maharashtra,400078" is 2005 KLD. Total Sewage generation from the above project will be 1802 KLD which will be treated with 1932 CMD STP Plant on site.

We agree to take 632 KLD of Treated available during Non- Monsoon & 682 KLD during monsoon season at the sewage treatment plant from the above project for the purpose of non-portable use.

Whereas the 35% of excess treated water i.e. 339 KLD during non-monsoon season & 367 KLD during monsoon season will be disposed in existing sewer line.

Thanking You,

Yours faithfully,  
For PIONEER HOUSING

Signatory

BEFORE ME  
R. R. SHARMA  
ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA  
Plot No. 204, Gur Zor, Building No. 42, Poojari Sagar Complex, J.C. Housing Society, Near Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, Mumbai - 400 001  
29 SEP 2023

NOTARY  
R. R. SHARMA  
(GREATER MUMBAI)  
(MAHARASHTRA)  
Regd. No. 10487  
Dt. 04/10/2023  
GOVT. OF INDIA

NOTARY  
R. R. SHARMA  
(GREATER MUMBAI)  
(MAHARASHTRA)  
Regd. No. 10487  
Dt. 04/10/2023  
GOVT. OF INDIA

## ANNEXURE 6

### EMP of construction Phase

<b>Parameter</b>	<b>Cost (Rs. In Lakhs/year)</b>
<b>Water spray for dust suppression</b>	<b>30.24</b>
<b>Site sanitation and Potable Water Supply to Labour</b>	<b>8</b>
<b>Ambient Air Quality Monitoring</b>	<b>2.4</b>
<b>On Site Air Monitoring &amp; Display System</b>	<b>5</b>
<b>Sensors to monitor daily air quality</b>	<b>15</b>
<b>EMP of air, noise, DG exhaust</b>	<b>0.5</b>
<b>Water Quality Monitoring</b>	<b>0.36</b>
<b>Health check-up &amp; first aid</b>	<b>72.3</b>
<b>Landscaping (As per Damage Assesment Report)</b>	<b>6</b>
<b>Site Barricading</b>	<b>3</b>
<b>Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.)</b>	<b>12.5</b>
<b>Disinfection</b>	<b>7.2</b>
<b>Total</b>	<b>162.5</b>

### EMP of Operation Phase

<b>Sr. No.</b>	<b>EMP Measures</b>	<b>Capital Cost (Rs. Lacs)</b>	<b>O&amp;M Cost/Y (Rs. In Lacs)</b>
<b>1</b>	<b>STP</b>	<b>352</b>	<b>10.50</b>
<b>2</b>	<b>Rainwater Harvesting tanks</b>	<b>500</b>	<b>2.00</b>
<b>3</b>	<b>Solid Waste Management</b>	<b>37.00</b>	<b>11.00</b>
<b>5</b>	<b>Energy Saving using Solar System</b>	<b>148.00</b>	<b>17.00</b>
<b>6</b>	<b>Gardening &amp; Landscaping</b>	<b>30.00</b>	<b>0.74</b>
<b>7</b>	<b>LFD</b>	<b>125.00</b>	<b>1.00</b>
<b>8</b>	<b>DMP</b>	<b>250.17</b>	<b>20.50</b>
<b>9</b>	<b>Basement Dewatering</b>	<b>9.00</b>	<b>2.25</b>
<b>10</b>	<b>Air Cleaning System</b>	<b>30</b>	<b>0.3</b>
<b>Total</b>		<b>1451.17</b>	<b>126.50</b>

## ANNEXURE 7

Reply: Noted & Included in EMP

<b>Sr. No.</b>	<b>EMP Measures</b>	<b>Capital Cost (Rs. Lacs)</b>	<b>O&amp;M Cost/Y (Rs. In Lacs)</b>
<b>1</b>	<b>STP</b>	<b>352</b>	<b>10.50</b>
<b>2</b>	<b>Rainwater Harvesting tanks</b>	<b>500</b>	<b>2.00</b>
<b>3</b>	<b>Solid Waste Management</b>	<b>37.00</b>	<b>11.00</b>
<b>5</b>	<b>Energy Saving using Solar System</b>	<b>148.00</b>	<b>17.00</b>
<b>6</b>	<b>Gardening &amp; Landscaping</b>	<b>30.00</b>	<b>0.74</b>
<b>7</b>	<b>LFD</b>	<b>125.00</b>	<b>1.00</b>
<b>8</b>	<b>DMP</b>	<b>250.17</b>	<b>20.50</b>
<b>9</b>	<b>Basement Dewatering</b>	<b>9.00</b>	<b>2.25</b>
<b>10</b>	<b>Air Cleaning System</b>	<b>30</b>	<b>0.3</b>
	<b>Total</b>	<b>1451.17</b>	<b>126.50</b>

# ANNEXURE 8

भारतीय गैर न्यायिक भारत INDIA  
 ₹. 500 FIVE HUNDRED RUPEES  
 पाँच सौ रुपये Rs. 500  
 INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 2023 CD 778697

NOTARY  
 R. R. SHARMA  
 GREATER MUMBAI (MAHARASHTRA)  
 Regd. No. 10487  
 DL 30/10/2028

महान मुद्रांक कार्यालय, मुंबई.  
 प.मु.क्र. ८००००३  
 - 7 NOV 2023  
 सक्षम अधिकारी

नीतती सुपना सक्का

Date: 16.11.2023

**UNDERTAKING**

TO WHOMSOEVER IT MAY CONCERN

We, Pioneer Housing hereby undertake that we will follow all the latest guidelines regarding Air pollution & will comply all the necessary dust control mitigation measures suggested by BMC (Ref- MGCF-1102 Dated on 25.10.2023) for the project "Environmental clearance for Expansion of Project "Mixed Use Development at Plot Bearing CTS No. 795/A, 795A/1 To 15 of village Nahur, Taluka-

वीरपत्र - Annexure - I  
 (Only for Affidavit (UT))

PIONEER HOUSING  
 322, Commerce House,  
 140, N. M. Road, Fort,  
 Mumbai - 400 001

001124

17 NOV 2023  
 17 NOV 2023

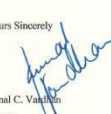
GREATER MUMBAI (MAHARASHTRA) Regd. No. 10487 DL 30/10/2028

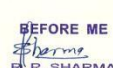
महान मुद्रांक कार्यालय, मुंबई.  
 प.मु.क्र. ८००००३  
 - 7 NOV 2023

सक्षम अधिकारी

नीतती सुपना सक्का

Kurla, situated at Goregaon Mulund Link Road, Mulund (W), State: Maharashtra, 400078". We also confirm that we will install onsite AAQM system with display unit with display at project site for daily air quality monitoring.

Yours Sincerely  
  
 Kunal C. Vaidyan  
 partner  
 M/A Pioneer Housing

**BEFORE ME**  
  
**R. R. SHARMA**  
 B.S.No. 104/111/5  
 ADVOCATE HIGH COURT  
 NOTARY, GOVT. OF INDIA  
 Flat No. 304, 3rd Floor, Building No  
 I-42, Poonam Sagar Complex,  
 Co. Housing Society, Near Akshay Bank  
 Mira Road (E), Thane, Maharashtra-401107  
 17 NOV 2023

NOTARY  
 R. R. SHARMA  
 GREATER MUMBAI (MAHARASHTRA)  
 Regd. No. 10487  
 DL 30/10/2028

NOTARY  
 R. R. SHARMA  
 GREATER MUMBAI (MAHARASHTRA)  
 Regd. No. 10487  
 DL 30/10/2028

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 R. R. SHARMA  
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 DL 30/10/2028

NOTARY  
 R. R. SHARMA  
 GREATER MUMBAI (MAHARASHTRA)  
 Regd. No. 10487  
 DL 30/10/2028

# ANNEXURE 9



महाराष्ट्र MAHARASHTRA

2023

CD 778837



To,  
State Expert Appraisal Committee (SEAC-II),  
State Environmental Impact Assessment Authority (SEIAA),  
Environment Department,  
Govt. of Maharashtra  
New Administrative Building,  
15th Floor, Mantralaya, Mumbai 400 032.

I, Shri. Kunal C. Vardhan C.A. to Mr. Janardan Atmaram Patil & Others, M/s. Pioneer Housing have proposed Mixed Use Development at CHS. No. 795/A, 795A/1 to 15 village Nahur, Taluka-Kurla, Goregaon Mulund Link Road Mumbai

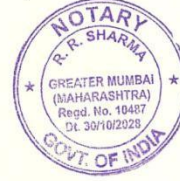
*KC*

"We hereby indemnify Environment Department; Government of Maharashtra for any legal consequences Arises on account of disputes in respect of any litigation above mentioned project"

Yours Faithfully,

*Kunal C. Vardhan*

For Shri. Kunal C. Vardhan C.A. to Mr. Janardan Atmaram Patil & Others.  
M/s. Pioneer Housing  
Authorised Signatory



**BEFORE ME**  
*R. R. Sharma*  
**R. R. SHARMA**  
B.Sc., Hon.) LL.B.  
ADVOCATE HIGH COURT  
NOTARY, GOVT. OF INDIA  
Flat No. 304, 3rd Floor, Building No  
I-42, Poonam Sagar Complex,  
Co. Housing Society, Near Allahabad Bank  
Mira Road (E), Thane, Maharashtra-401107  
**17 NOV 2023**





# 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, 3rd  
and 4th floor, Opp. Cine  
Planet Cinema, Near Sion  
Circle, Sion (E),  
Mumbai-400022

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000257255/CE/2603001460

Date: 12/03/2026

To,  
M/s. Pioneer Housing,  
CTS No. 795A/1, Plot Bearing CTS  
No.795/A, 795A/1 to 15 of village Nahur,  
Taluka-Kurla, Goregaon Mulund Link Road,  
Mulund (W), Mumbai,



## Sub: Consent to Establish (Part-II) for Mixed Use development Construction project under Orange Category

- Ref:**
1. Consent to Establish granted vide No BO/RO(P&P)/350 dtd 05.04.2006
  2. Revalidation of Consent to Establish with Expansion (Part-I) granted vide No Format1.0/CAC-CELL/UAN No.0000257118/CE/2510000632 dtd 08/10/2025
  3. Application for Consent to Operate(Part-I) vide No 0000257153
  4. Minutes of 12th Consent Appraisal Committee Meeting of 2025-26 held on 01/12/2025

Your application NO. MPCB-CONSENT-0000257255

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

1. **The Consent to Establish(Part-II) granted for period upto commissioning of the project or 5 Yrs whichever is earlier**
2. **The capital investment of the project is Rs.1567.8 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish(Part-II) is valid for building construction project named as M/s. Pioneer Housing, CTS No. 795A/1, Plot Bearing CTS No.795/A, 795A/1 to 15 of village Nahur, Taluka-Kurla, Goregaon Mulund Link Road, Mulund (W), Mumbai on Total Plot Area of 116166.46 SqMtrs for Proposed Part-II total construction BUA of 1,35,724.92 SqMtrs out of Total Construction BUA of 311136.70 SqMtrs as per EC granted dated 09/204 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC dtd 21.09.2006	116166.50	97756.00
2	C for Expansion dtd 09.02.2024	116166.46	311136.70
3	Revalidation of Consent to Establish with Expansion (Part-I) dtd 08/10/2025	116166.46	175411.78

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

<b>Sr No</b>	<b>Description</b>	<b>Permitted (in CMD)</b>	<b>Standards to</b>	<b>Disposal</b>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	1734	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S-1	DG Set-315 kVA	01	As per Schedule -II
S-2, S-3	DG Set-1250 kVA-2 Nos	02	As per Schedule -II
S-4	DG Set-625 kVA	01	As per Schedule -II
S-5	DG Set-250 kVA	01	As per Schedule -II
S-6	DG Set-1000 kVA	01	As per Schedule -II
S-7	DG Set-315 kVA	01	As per Schedule -II
S-8	DG Set-1010 kVA	01	As per Schedule -II
S-9	DG Set-625 kVA	01	As per Schedule -II
S-10	DG Set-1000 kVA	01	As per Schedule -II
S-11	DG Set-1010 kVA	01	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Biodegradable	2480 Kg/Day	OWC with composting or Biodigester with composting	As Manure
2	Non-biodegradable	3717 Kg/Day	Segregation	Handed over to Authorized recyclers
3	STP Sludge	173 Kg/Day	Dewatering	As Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	1000	Ltr/A	Reprocessing	To Authorized Reprocessor

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 shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
  11. 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.
  12. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
  13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
  14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
  15. The project proponent shall make provision of charging electric vehicles in atleast 30 % of total available parking area.
  16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/442143/2023 dtd 09.02.2024 for Mixed Use development Construction project on Total Plot Area of 116166.46 SqMtrs & total construction BUA of 3,11,136.70 SqMtr as per specific condition.
  17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of Consent to Establish & Environmental Clearance.
- The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

MPCB

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Shri. Abhay Pimparkar**  
 Member Secretary  
 For and on behalf of,  
**Maharashtra Pollution Control Board**  
 ms@mpcb.gov.in  
 2026-03-12 20:24:40 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	3539580.00	MPCB-DR-36304	03/09/2025	RTGS
2	907176.00	MPCB-DR-40330	26/02/2026	NEFT

**Copy to:**

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

## SCHEDULE-I

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

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **1932 CMD for treatment of domestic effluent of 1734 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	2005.00
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.	Grandening/Other consumption	0

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

## SCHEDULE-II

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-315 kVA	Acoustic Enclosure	3.00	HSD 64 Ltr/Hr	1	SO <sub>2</sub>	30.72 Kg/Day
S-2,S-3	DG Set-1250 kVA-2 Nos	Acoustic Enclosure	30.00	HSD 250 Ltr/Hr	1	SO <sub>2</sub>	120 Kg/Day
S-4	DG Set-625 kVA	Acoustic Enclosure	5.00	HSD 125 Ltr/Hr	1	SO <sub>2</sub>	60 Kg/Day
S-5	DG Set-250 kVA	Acoustic Enclosure	3.00	HSD 50 Ltr/Hr	1	SO <sub>2</sub>	24 Kg/Day
S-6	DG Set-1000 kVA	Acoustic Enclosure	30.00	HSD 200 Ltr/Hr	1	SO <sub>2</sub>	96 Kg/Day
S-7	DG Set-315 kVA	Acoustic Enclosure	3.00	HSD 64 Ltr/Hr	1	SO <sub>2</sub>	30.72 Kg/Day
S-8	DG Set-1010 kVA	Acoustic Enclosure	30.00	HSD 202 Ltr/Hr	1	SO <sub>2</sub>	96.96 Kg/Day
S-9	DG Set-625 kVA	Acoustic Enclosure	5.00	HSD 125 Ltr/Hr	1	SO <sub>2</sub>	60 Kg/Day
S-10	DG Set-1000 kVA	Acoustic Enclosure	30.00	HSD 200 Ltr/Hr	1	SO <sub>2</sub>	96 Kg/Day
S-11	DG Set-1010 kVA	Acoustic Enclosure	30.00	HSD 202 Ltr/Hr	1	SO <sub>2</sub>	96.96 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **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/C20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish (Part-III)	Rs 25 Lakhs	Existing/Extend	Compliance of Consent Conditions	Upto Commissioning of the Project	Upto Commissioning of the Project

\*\* 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/C20/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/C20/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



## SCHEDULE-IV

### **Conditions during construction phase**

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

### **General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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This certificate is digitally & electronically signed.

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