



RAGHU LEELA REALTORS PVT. LTD.

5th Floor, Hive 67, Next to Raghuleela Mall, Borsapada Road, Kandivali (West), Mumbai 400 067

Email: info@voraskyline.biz

Corporate Identity Number (CIN) : U49200MH1996PTC102920

Date: 10/10/2025

To,

Ministry of Environment, Forest & Climate Change

Integrated Regional Office,

Ground Floor, East Wing, New Secretariat Building,

Civil Lines, Nagpur – 440 001, Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions stipulated in Environmental Clearance letter for the proposed construction of 'Slum Rehabilitation Scheme', Project at CTS nos. 32(pt), 33, 35, 37, 37/1 to 85 of Village: Kandivali, Behind Poisar Depot, Kandivali (West), Mumbai. Maharashtra.'

Ref. No. : Environmental Clearance no. SIA/MH/MIS/218170/2021; dated: 18/06/2022.

Respected Sir/Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of our construction work and point-wise compliance status to various stipulations laid down by the Ministry in its Clearance letter no. SIA/MH/MIS/218170/2021, dated: 18/06/2022 along with the necessary annexure.

This compliance report is submitted for the period from **April 2025 to September 2025**.

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

Thanking You,

Yours Sincerely,

For, **Raghu Leela Realtors Pvt. Ltd.**

(Authorized Signatory)

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

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



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To,

Date: 10/10/2025

Regional Office, Maharashtra Pollution Control Board,

Kalpataru Point, 1st floor, Sion Circle,

In front of Cine Planate Theater,

Shiv (East), Mumbai - 400 022. Maharashtra.

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Date: 10/10/2025

To,

Member Secretary, State Level Environmental Impact Assessment Authority (SEIAA),

217, Department OF Environment, Government of Maharashtra,

2ndFloor, Annex Building,

Mantralaya, Mumbai – 400 032. Maharashtra.

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Date: 10/10/2025

To,

Regional Directorate, Pune, Central Pollution Control Board,
(Ministry of Environment, Forest & Climate Change), Govt. of India,
Survey no. 110, Dhankude Multipurpose Hall,
Baner Road, Baner, Pune – 411 045. Maharashtra.

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: Part A:

Current Status of Work

Status of construction work	:	<ul style="list-style-type: none">❖ Total constructed built up area on site as on September 2025 is ❖ <u>Occupied / Completed building:</u> 14,279.46 Sqm ❖ <u>Under construction:</u>❖ Sale: 47,211 Sqm.❖ Rehab: 18,750 Sqm.
Date of commencement (Actual and/or planned)	:	<ul style="list-style-type: none">❖ Sale Building: December 2012 (Actual)❖ Rehabilitation Building: December 2012 (Actual)
Date of completion (Actual and/or planned)	:	<ul style="list-style-type: none">❖ Sale Building: December 2025 (Planned)❖ Rehabilitation Building: December 2025 (Planned)

: PART B:

Compliance status of conditions stipulated in Environmental clearance for the proposed 'SRA project on Plot at CTS no 32, 33, 35, 37, 37/1 to 85, of village Kandivali, Behind Poisar Depot, Taluka: Borivali, District: Mumbai, Granted by SEIAA, Govt. of Maharashtra vide letter no. SEAC 2013/CR-108/TC-1, dated: 16/04/2013 which is further amended vide letter no. SEAC-2010/CR-816/TC-2, dated: 25/03/2014 & further amendment in EC no. SIA/MH/MIS/218170/2021, dated: 18/06/2022 are as follows;

Sl. No.	Stipulated Clearance Conditions	Compliance Status
SPECIFIC CONDITIONS :-		
PART A: SEAC CONDITION :-		
i	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	<ul style="list-style-type: none"> ❖ Slum Rehabilitation Authority (SRA) issued revised Letter of Intent (LOI) for the project vide letter no. SRA/ENG/2343/RC/PL/LOI, dated: 16/02/2021. ❖ SRA issued revised Intimation of approval for sale building 2 vide letter no. SRA/ENG/2790/RC/PL/AP, dated: 31/12/2021. ❖ Please refer Annexure – 1 for LOI & IOA ❖ Undertaking stating breakup of commensurate non FSI area as per approved IOA & LOI from MMRDA is attached. ❖ Please refer Annexure – 2 for Undertaking for Non FSI area.
ii	PP to obtain following NOCs as per amended plan: a) Water Supply; b) Sewer Connection; c) CFO NOC for Rehab building; d) Tree NOC; e) HRC NOC, f) Civil Aviation NOC	<p><u>Water Supply:</u></p> <ul style="list-style-type: none"> ❖ MCGM issued water NOC for entire layout vide letter no. HE/1183/EEWW(P&R)N.O.C, dated: 14/05/2012 & 06/09/2021. ❖ Please refer Annexure – 3 for Water NOC <p><u>Sewer Connection</u></p> <ul style="list-style-type: none"> ❖ We have received Drainage approval for Rehabilitation Building 1 dt. 18.07.2012 and for Sale Building 2 dt. 25.06.2012. ❖ Also received Sewerage remarks dt.03.08.2021 and Drainage approval dt. 28.09.2021 for Sale Building 2 as per amended plan.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		<p>❖ Please refer Annexure – 4 for Drainage approval.</p> <p><u>CFO NOC</u></p> <p>❖ 1 Received NOC from Chief Fire Officer for Sale Building 2 on dt. 22.02.2022 and for Rehabilitation building dt. 30.05.2012.</p> <p>❖ Submitted of application to obtain revised CFO NOC for Rehabilitation Building 1 on dt.29.03.2022. Acknowledgement copy of the same is attached.. Copy of NOCs shall be submitted to your good office after receipt of the same.</p> <p>❖ Please refer Annexure - 5 for CFO NOC for sale building 2 & Acknowledgement copy.</p> <p><u>Tree NOC</u></p> <p>❖ Received Tree NOC dt.12.04.2013 from MCGM Copy of the same is attached as Enclosure 2E. Total 4 nos of trees are already cut; 4 nos of trees already transplanted and 9 nos of trees are retained as per this Tree NOC. Now no additional cutting or transplantation of trees is involved as per amended planning.</p> <p>❖ Please refer Annexure - 6 for Tree NOC</p> <p><u>Civil aviation NOC</u></p> <p>❖ Received Civil Aviation NOC from Airport authority of India on 07.06.2016 which was valid up to 06.06.2021 however validity of NOC was further extended upto 05.03.2022 as per circular dt. 18.08.2020 by Airport Authority of India (AAI), New Delhi.</p> <p>❖ We have submitted application for revalidation of Civil Aviation NOC.</p> <p>❖ Please refer Annexure - 7 for Civil aviation NOC & Ack copy for Revalidation in Civil NOC</p> <p><u>HRC NOC:</u></p> <p>❖ We are in process of submission of application to obtain HRC NOC for Sale building 2. Copy of NOCs shall be submitted to your good office after receipt of the same.</p>
iii	PP to submit certified six-monthly compliance report of earlier EC from Regional Office,	❖ Six monthly compliance reports to Regional Office (RO) are being submitted regularly

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	MOEP&CC, Nagpur.	<p>on half yearly basis</p> <ul style="list-style-type: none"> ❖ We have also submitted request letter to Regional Office, MoEF & CC, Nagpur for site visit and to obtain certified six-monthly compliance report. ❖ Please refer Annexure - 8 for Request letter sent to RO. ❖ Now site visit of Regional Officer, MoEF & CC is awaited. We will submit certified compliance report of earlier EC to your good office once received.
iv	PP to revise tree list including nos. of trees to be planted in Miyawaki plantation.	<ul style="list-style-type: none"> ❖ Revised tree list including nos. of trees to be planted in Miyawaki plantation is attached. ❖ Please refer Annexure – 9 Tree Plantation.
v	PP to submit undertaking that construction of School building is complied with Right to Education (RTE) act.	<ul style="list-style-type: none"> ❖ Undertaking from Architect stating that construction of School building is complied with Right to Education (RTE) act is attached. ❖ Please refer Annexure – 10 for Undertaking School Bldg. RTE Act
PART B: SEIAA CONDITION		
1	EC is restricted up to 64.40 m height for rehab building as per CFO NOC dated 30.05.2012. EC is restricted for sale building up to 120 rn height as PP has not obtained HRCNOC	❖ In process of submission of application to obtain HRC NOC for Sale building 2
2	PP to obtain revalidated civil aviation NOC.	❖ Submitted application for revalidation of Civil Aviation NOC
3	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.	❖ Agreed to comply with.
4	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	❖ Noted.
5	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA. III dt.04.01.2019.	❖ Noted.
6	SEIAA after deliberation decided to grant EC for FSI- 44,597.23 m2, Non-FSI- 57,274.77 m2, Total BUA- 101872.00 m2, (Plan approval no. SRA/ENG/2790/RC/PL/AP, dated: 31.12.2021).	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
GENERAL CONDITION		
A	Construction Phase:	
i.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	<ul style="list-style-type: none"> ❖ Already done: ❖ Demolition debris has been reused on site for refilling. ❖ Excavation Earth : Partly reused for refilling in foundations and remaining disposed off to Authorized land fill site as per NOC dt.30.04.2019 and 10.11.2020 received from Solid Waste Department, MCGM ❖ Construction waste material: Partly reused on site and remaining disposed to the authorized landfill site with permission of M.C.G.M. ❖ To be done: ❖ Demolition debris shall be reused on site for refilling and partly shall be disposed to authorized landfill site with permission of M.C.G.M. ❖ Excavation earth material shall be partly reused on site for refilling and remaining shall be disposed to authorized landfill as per NOC received from M.C.G.M.
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.	<ul style="list-style-type: none"> ❖ Already done: ❖ Demolition debris has been reused on site for refilling. ❖ Excavation Earth : Partly reused for refilling in foundations and remaining disposed off to Authorized land fill site as per NOC dt.30.04.2019 and 10.11.2020 received from Solid Waste Department, MCGM ❖ Construction waste material: Partly reused on site and remaining disposed to the authorized landfill site with permission of M.C.G.M. ❖ To be done: ❖ Demolition debris shall be reused on site for refilling and partly shall be disposed to authorized landfill site with permission of M.C.G.M. ❖ Excavation earth material shall be partly reused on site for refilling and remaining shall be disposed to authorized landfill as per NOC received from M.C.G.M.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
iii.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	❖ No generation of hazardous waste during construction.
iv.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<ul style="list-style-type: none"> ❖ All necessary facilities have been provided on site for the construction workers. ❖ 75 nos of temporary hutment are provided for 325 nos of residential workers. ❖ Site sanitation like safe & adequate Municipal water for drinking and domestic purpose, 15 nos of toilet and 15 nos of bathroom and first aid & periodical medical checkup facilities have been provided. ❖ Proper housekeeping & regular pest control have been carried out.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	<ul style="list-style-type: none"> ❖ Provision of internal storm water drainage system with adequate capacity. ❖ Minimizing the incremental runoff from the site with the help of Rain Water Harvesting tanks of total capacity 165 KL ❖ Proper management of channelization of storm water from site by using proper SWD system and discharge points of adequate capacity. ❖ Use of screens and silt traps to SWD. ❖ Proper maintenance of storm water drainage to avoid choking of drains and flooding on site. ❖ Provision of 3 STP capacities of 590 KL for treatment of waste water.
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	❖ Ready Mixed Concrete is being used in building construction.
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<ul style="list-style-type: none"> ❖ The construction process does not involve in any activity which may lead to leaching of heavy metals and toxic contaminants, hence no chance of contamination of ground water & soil. ❖ Ground water level: The ground water table at the project site is 2.0 Meter below ground level. ❖ No extraction of Ground water. ❖ Soil quality is being monitored. ❖ Please refer Annexure –11 for Monitoring

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		Reports.
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.	❖ No extraction of ground water for construction purpose also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.
ix.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	❖ Low flow fixtures will be provided for the showers and toilet flushing.
x.	The Energy Conservation Building code shall be strictly adhered to.	❖ Agreed to comply with.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	❖ This is slum rehabilitation development hence top soil will be negligible.
xii.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	❖ Excavation Earth : Partly reused for refilling in foundations and remaining disposed off to Authorized land fill site as per NOC dt.30.04.2019 and 10.11.2020 received from Solid Waste Department, MCGM
xiii.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	❖ Chemical analysis of ground water done at the time of geotechnical investigation. ❖ Soil quality is being monitored. ❖ Please refer Annexure - 11 for Monitoring reports.
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	❖ Noted.
xv.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	❖ No use of DG set during construction phase.
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	❖ Vehicles with valid PUC are allowed to enter the site. Vehicles are operated only during non-peak hours. ❖ PUC records maintained at security gate.
xvii.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air	❖ Ambient air and Noise level monitoring is being carried out. ❖ Please refer Annexure - 11 for Monitoring

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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.	reports. ❖ Green belt will be developed over an area of 972.00 Sq. meters on ground with different plantation of trees.
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	❖ No use of DG set during construction phase.
xix.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	❖ Regular supervision of the above measures is being monitored by 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.	❖ Provision of adequate space for solid waste management. ❖ Proper segregation of biodegradable and Non-biodegradable waste on site. ❖ Biodegradable waste will be treated in organic waste converter. ❖ Non-biodegradable waste will hand over to MCGM. ❖ Manure & sludge generated from OWC & STP will be utilized in the existing premises for gardening.
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	❖ Noted.
iii.	The installation of Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to maximum extent possible. Treatment of 100% grey water	❖ Provision of 3 STP capacities of 590 KL for treatment of waste water. ❖ Treated sewage will be re-used for flushing and gardening.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from SIP. 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.	<ul style="list-style-type: none"> ❖ Proper segregation of biodegradable and Non-biodegradable waste on site. ❖ Biodegradable waste will be treated in organic waste converter. ❖ Non-biodegradable waste will hand over to MCGM ❖ Manure & sludge generated from OWC & STP will be utilized in the existing premises for gardening. ❖ Green belt will be developed over an area of 972.00 Sq. meters on ground with different plantation of trees. ❖ MPCB granted consent to operate for the Project vide order no. Format1.0/CC/UAN No. 0000210982/CO/2501000383, dated: 04/01/2025. ❖ Please refer Annexure – 12 Consent to operate.
v.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	<ul style="list-style-type: none"> ❖ Slum Rehabilitation Authority issued Part OCC for sale building 2, up to 7th podium & commercial (pt) of Wing - A and part ground floor of Wing - B, vide letter no. SRA/ENG/2790/RC/PL/AP, dated: 28.12.2023. ❖ Please refer Annexure – 13 for Part Occupancy certificate. ❖ MCGM issued water NOC for entire layout vide letter no. HE/1183/EEWW(P&R)N.O.C, dated: 14/05/2012 & 06/09/2021. ❖ Please refer Annexure – 3 for Water NOC ❖ We have received Drainage approval for Rehabilitation Building 1 dt. 18.07.2012 and for Sale Building 2 dt. 25.06.2012. ❖ Also received Sewerage remarks dt.03.08.2021 and Drainage approval dt. 28.09.2021 for Sale Building 2 as per amended plan. ❖ Please refer Annexure – 4 for Drainage

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		approval.
vi.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	<ul style="list-style-type: none"> ❖ Adequate parking provision and proper traffic movement for smooth traffic flow. ❖ Vehicles having valid Pollution Under Control certificate will be allowed. ❖ Proper traffic management. ❖ The traffic congestion will be avoided by proper parking arrangement and maintaining smooth traffic flow.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	❖ Noted.
viii.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	❖ Green belt will be developed over an area of 972.00 Sq. meters on ground with different plantation of trees
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	<ul style="list-style-type: none"> ❖ A separate environment management cell has been established under project head. ❖ Environmental quality is being monitored through external MoEF & CC approved laboratory.
x.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	<p>Separate funds have been allocated for Implementation of Environmental Protection Measures;</p> <p>During construction phase;</p> <ul style="list-style-type: none"> ❖ Rs. 79.13 Lakhs have been allocated for the entire construction period. <p>During operation phase;</p> <ul style="list-style-type: none"> ❖ Capital cost: Rs. 269.05 Lakhs & ❖ O & M: Rs. 104.91 Lakhs per Annum.
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	❖ Noted.
xii.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	<p>We submit six monthly compliance reports to :</p> <ul style="list-style-type: none"> ❖ RO, MPCB, Sion, Mumbai. ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environmental Department, Mantralaya.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
xiii.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	❖ Environmental clearance copy submitted to SRA.
xiv.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	❖ Agreed to comply with.
C	General EC Condition :	
i.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	❖ Noted.
ii.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	❖ MPCB granted consent to establish for the Project vide order no. MPCB/ROHQ/Mumbai/CE/CC/7079, dated: 23/08/2013. ❖ Further expansions in consent to establish for the Project vide order no. Format1.0/CC/UAN No. 0000200766/CE/2501000384, dated: 04/01/2025. ❖ Please refer Annexure – 14 for consent to Establish.
iii.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2013/CR-108/TC-1, dated: 16/04/2013 which is further amended vide letter no. SEAC-2010/CR-816/TC-2, dated: 25/03/2014. ❖ Further amendment in EC no. SIA/MH/MIS/218170/2021, dated: 18/06/2022. ❖ Please refer Annexure – 15 for Environment Clearance copy

Sl. No.	Stipulated Clearance Conditions	Compliance Status
iv.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We submit six monthly compliance reports to : ❖ RO, MPCB, Sion, Mumbai. ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environmental Department, Mantralaya.
v.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional offices of MoEF by e-mail.	❖ Environment statement (Form V) for the year 2024-2025 has been submitted on MPCB web portal.
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.	❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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.	❖ Noted.
7	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	❖ Noted.
8	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.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	❖ Noted.

Compliance as per

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forests & Climate Change

Regional Office (WCZ), Nagpur

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project.
2.	Name of the project	:	Proposed Slum Rehabilitation project on plot at CTS nos. 32, 33, 35, 37, 37/1 to 85, of village Kandivali, Behind Poisar Depot, Kandivali (West), Mumbai.
3.	Clearance letter (s) / OM No. and date	:	Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2013/CR-108/TC-1, dated: 16/04/2013 which is further amended vide letter no. SEAC-2010/CR-816/TC-2, dated: 25/03/2014. Further amendment in EC no. SIA/MH/MIS/218170/2021, dated: 18/06/2022.
4.	Location		
	a. District (s)	:	Mumbai

	b.	State (s)	:	Maharashtra.
	c.	Latitude/ Longitude	:	Latitude: 19°12'47.54"N Longitude: 72°50'53.90"E
5.		Address for correspondence	:	Mr. Jigar Vora, M/s. Raghuleela Realtors Pvt. Ltd. 'A' Wing, 1st floor, Dattani Tower, Kora Kendra, S. V. Road, Borivali (West), Mumbai - 400 092.
	a.	Address of Concerned Project Chief Engineer (With pin code & Telephone / telex / fax numbers)	:	Mr. Muneeb Ansari, M/s. Raghuleela Realtors Pvt. Ltd. Proposed Slum Rehabilitation project on plot at CTS nos. 33, 35, 37(pt), 37/56 to 58, 37/61 to 85,
	b.	Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	of village Kandivali, Behind Poisar Depot, Kandivali (West), Mumbai.
6.		Salient features		
	a.	of the project	:	Rehabilitation: One Building: (part) Ground + (part) Stilt + 1 to 33 floors + 34 th (part) floors Reservation: Municipal Secondary School Ground + 5 floors. Sale: 1 Building with 2 wings. Wing A: Basement + Ground (PT)/ Stilt (PT) + 1 st to 5th Podia (PT) Commercial (PT) + 6th to 7th Podia + E Deck Floor+ pt to 30th Residential Floors Wing B: Basement+ Ground (PT)/ Stilt (PT) + pt to 5th Podia(PT Commercial (PT) + 6 th to 7th Podia + E Deck Floor + pt to 23 rd Residential Floors Parking Tower : Ground + 14 th Floors
	b.	of the environmental management plans	:	Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 79.13 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 269.05 Lakhs & ❖ O & M: Rs. 104.91 Lakhs per Annum.
7.		Breakup of the project area		
	a.	Submergence area forest & non-forest.	:	Not Applicable.
	b.	Others	:	FSI Area: 54,620.56 Sq. mt Non FSI Area: 63,993.32 Sq. mt Total BUA Area: 1,18,613.88 Sq. mt
8.		Breakup of the project affected Population	:	Not Applicable.

	with enumeration of that losing houses/dwelling unit's Only agricultural land only, Dwelling units & agricultural Land & landless laborer's/artisan.		
	a. SC, ST/Adivasis	:	Not Applicable.
	b. Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out Or only provisional figures, if a Survey is carried out give details And years of survey)	:	Not Applicable.
9.	Financial details		
	a. Project cost as originally planned and subsequent revised estimates and the year of price reference.	:	Total cost of the project: Rs. 461.90 Cr.
	b. Allocation made for environmental management plans with item wise and year wise Break-up.	:	<p>Separate funds have been allocated for Implementation of Environmental Protection Measures;</p> <p>During construction phase;</p> <p>❖ Rs. 79.13 Lakhs have been allocated for the entire construction period.</p> <p>During operation phase;</p> <p>❖ Capital cost: Rs. 269.05 Lakhs &</p> <p>❖ O & M: Rs. 104.91 Lakhs per Annum.</p>
	c. Benefit cost ratio/Internal rate of Return and the year of assessment	:	--
	d. Whether (c) includes the cost of environmental management as shown in the above	:	--
	e. Actual expenditure incurred on the project so far	:	Rs. 426 Cr
	f. Actual expenditure incurred on the Environmental Management plans so far.	:	Rs. 0.12 Cr
10.	Forest land requirement		
	a. The status of approval for diversion of forest land for non-forestry use	:	Not Applicable.
	b. The status of clearing felling	:	Not Applicable.
	c. The status of compensatory afforestation, if any	:	Not Applicable.
	d. Comments on the viability & sustainability of compensatory afforestation program in the light of	:	Not Applicable.

		actual field experience so far		
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information.		:	Nil
12.	Status of construction		:	❖ Total constructed built up area on site as on September 2025 2025 is ❖ <u>Occupied / Completed building:</u> 14,279.46 Sqm ❖ <u>Under construction:</u> ❖ Sale: 47,211 Sqm. ❖ Rehab: 18,750 Sqm.
	a.	Date of commencement (Actual and/or planned)	:	❖ Sale Building: December 2012 (Actual) ❖ Rehabilitation Building: December 2012 (Actual)
	b.	Date of completion (Actual and/of planned)	:	❖ Sale Building: December 2025 (Planned) ❖ Rehabilitation Building: December 2025 (Planned)
13.	Reasons for the delay if the Project is yet to start.		:	--
14	Dates of site visits			
	a.	The dates on which the project was monitored by the Regional office on previous occasions, if any.	:	--
	b.	Date of site visit for this monitoring report.	:	--
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits) (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)		:	--



SLUM REHABILITATION AUTHORITY

No: SRA/ENG/2343/RC/PL/LOI

Date:

16 FEB 2021

1. **Architect** : Shri. Vishwas Satodia
01/A-wing, Upper Ground Floor, Shah
Arcade-II, Rani Sati Marg, Malad (E),
Mumbai-400 097.
2. **Developer** : M/s. Raghuleela Realtors Pvt. Ltd.
A-Wing, 1st floor Dattani Tower
Kora- Kendra, S.V. Road Borivali West
Mumbai - 92.
- ✓ 3. **Society** : "Shree Siddheshwar 'B' CHS (Prop.)"
S.R. Scheme on Slum and Non Slum plot
bearing C.T.S. No. 33, 35, 37, 37/1 to 85 &
additional slum plot bearing CTS. No. 32(pt.)
of village Kandivali, Tal-Borivali.

Sub.: Issue of Revised LOI for Slum Rehabilitation Scheme C.T.S. No. 33, 35, 37, 37/1 to 85 & additional slum plot bearing CTS. No. 32(pt.) of village Kandivali, Tal-Borivali, behind Poisar Depot, Kandivali (W), Mumbai 400 067. Mumbai for "Shree Siddheshwar 'B' CHS (Prop.)"

Ref.: LOI u/no. SRA/ENG/2343/RC/PL/LOI dated 05/10/2011.

Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions;

1. This LOI supersedes the earlier LOI issued u/no. SRA/ENG/2343/RC/PL & ML/LOI dated 05/10/2011.
2. This letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure- II issued by Competent Authority and other relevant document.

3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

(Without utilization of permissible TDR on non-slum plot)

Sr. No.	Description	Plot		Total (sq.mt.)
		Slum Plot 4.00 FSI	Non-slum Plot (1.00 Zonal FSI)	
1	Plot area	7045.11	5570.69	12615.80
2	Deduction for			
	a) Setback area of D.P. Roads	973.55	763.27	1736.82
	b) Secondary school	335.14	--	335.14
	c) 5% Amenity open space	--	240.37	240.37
3	Balance plot area	5736.42	4567.05	10303.47
4	Net area of plot for computation of T/S density.	5736.42	4567.05	10303.47
5	Addition for FSI	1308.69	---	1308.69
6	Total Plot Area for FSI Purpose	7045.11	4567.05	11612.16
7	Basic Permissible F.S.I.	4.00	1.00	-
8	Basic BUA permissible in-situ	28180.44	4567.05	32747.49
9	Rehab BUA	13147.18	-	13147.18
10	Rehab passages & Amenity Area	5530.56	-	5530.56
11	Rehab Component proposed.	18677.74	-	18677.74
12	Sale Component (11 x Incentive BUA=1.05)	19611.63	4567.05	24178.68
13	Total BUA sanctioned for the project (9 + 12)	32758.81	4567.05	37325.86

SRA/ENG/2343/RC/PL & ML /LOI

14	Total BUA sanctioned for the project (13 /6)	4.649	1.00	-
15	Sale BUA permissible in-situ	19611.63	4567.05	24178.68
16	TDR generated	-	-	-
17	No. of Rehab t/s. as per Reg. 33(10)	-		
	i) Rehab Residential	188 nos.	-	188 nos.
	ii) Rehab Commercial	05 nos.	-	05 no.
	iii) Temple	01 no.	-	01 no.
18	Provisional PAP tenements as against non-eligible rehab tenements			
	• Residential	115 nos.	-	115 nos.
	• Commercial	12 nos.	-	12 nos.
19	PAP tenements generated as per Clause 3.8 of Reg. 33 (10)			
	• Residential	62 nos.	-	62 nos.
20	Amenities :			
	a. Balwadi	02 no.	-	02 no.
	b. Welfare Center	02 no.	-	02 no.
	c. Society Office	03 no.	-	03 no.
	d. Skill Development Centre	02 no.	-	02 no.
	e. Community hall	01 no.		01 no.
	f. Library	02 no.	-	02 no.
21	A) BUA of buildable reservation	1340.55	-	1340.55

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B) Area of non-buildable reservation	973.55	763.27	1736.82
i) Setback of D.P. Road.			

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer /Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
5. Details of land ownership :- Part Private & part Municipal Land which is developed by M/s. Raghuleela Realtors Pvt. Ltd.
6. Details to access:- The plot under S.R. Scheme is accessible from 02 nos. of 18.30 mtr. wide existing Roads & 27.45 mtr. wide D.P. Road.
7. Details of D.P. remarks:- As per D.P. Remarks, the plot under reference is situated partly in residential zone and partly in Commercial Zone and it is affected R.E1.2 i.e Primary/Secondary School and affected by 13.40 mtr. & 27.45 mtr. wide existing D.P. Road.
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit for additional tenements in S.R. Scheme and shall also pay Infrastructural Development charges at the rate of 2% of ready Reckoner rate as prevailing on the date of issue of LOI per sq. mtr. such an amount as may be decided by GOM from time to time shall be paid by the Owner/Developer/Society/NGO for the BUA over and above the Zonal (basic) FSI (excluding fungible compensatory area), for the rehabilitation and free sale components.
9. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq. m. free of cost.

The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

10. The amenity tenements of Anganwadi as mentioned in salient features condition no. 3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office, Library & Skill Development Center as mentioned in salient features condition no.3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over /Taking over receipt shall be submitted to SRA by the developer.
11. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
12. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
13. The developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
14. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
15. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
16. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers/property owners or any others before IOA in a prescribed format.
17. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on



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terms and conditions as may be decided by Slum Rehabilitation Authority.

18. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) within a period of two weeks from the date of this LOI.
B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
19. The IOA/Building plans will be approved in accordance with the Development Control And Promotion Regulation-2034 and prevailing rules, policies and conditions at the time of approval.
20. The Arithmetical error/typographical error if any revealed at any time shall be corrected on either side.
21. That you shall submit Registered Undertaking from Developer before approving C.C. to the 1st rehab bldg. stating that they will hand over the PAP tenements to SRA/MCGM or any designated Govt. Authority.
22. That you shall submit the concurrence from concerned Dept. of MCGM before developing the buildable reservation of (RE 1.2 i.e. Primary/Secondary School Reservation) C.C. to school bldg. no. 3.
23. That the BUA/TDR of 813.20 sq. mtr. in lieu of cost of construction against handing over of built up amenity will be granted only after handing over of secondary school reservation bldg. no. 3 to the MCGM/Competent Authority.
24. That the mutation entry in single/separate P.R. Cards & P.R. Card in the name MCGM & lesse as society for additional will be submitted before asking C.C. to the last 25% of sale BUA in S.R. for additional plot.
25. That you the 10% of total sale BUA is restricted or kept in abeyance or equivalent area of additional plot from sale BUA in abeyance which ever is higher while release of IOA till certified Annexure-II not issued and NOC/clearance regarding clause 2.8 of 33(10) from MCGM shall be submitted along with certified Annexure-II.
26. That you shall submit the NOC from (i) E.E. (M & E) will be insisted regarding adequacy of light & ventilation to the basement (ii) E.E. (M

& E) for Mechanical parking system (iii) E.E. (T & C) for parking layout will be insisted before Further C.C. & (iv) NOC from CFO will be insisted before granting further CC to respective building.

27. That you shall submit the NOC from Reliance Energy/Concerned Electric Supply Co. before approving actual Electric Receiving Station / Electric Substation.
28. That the remark from Electric Supply Company shall be submitted for the proposed location & size of meter rooms in rehab & sale buildings. If there is any deviation in requirement and provided then plans shall be get approved accordingly.
29. That the registered undertaking shall be submitted from the developer stating therein that, the electric, fire ducts, service ducts & Fitness Centre will not be misused.
30. That you shall submit the Road setback shall be handed over before asking C.C. for the last 25% of sale BUA in S.R. Scheme under reference.
31. That you shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg. The security deposit bank guarantee deposited with the SRA will be released thereafter.
32. Rehab/Sale Building :-
 - a. That you shall appoint Project Management Consultant with prior approval of Dy. Ch.E./E.E.(S.R.A.) for implementation / supervision / completion of S.R. Scheme.
 - b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
 - c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, mechanized parking, etc. for a period of ten years from the date of issue of Occupation Certificate to the High-rise Rehab building.
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
 - d. The Third Party Quality Auditor shall be appointed for the scheme with prior approval of Dy. Ch.E./E.E. (SRA) for quality audit of the building work at various stages of the S.R. Scheme.

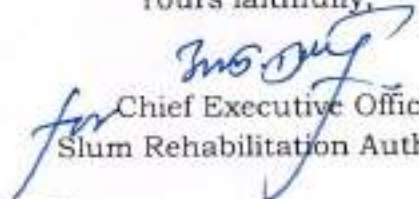


SRA/ENG/2343/RC/PL & ML /LOI

- e. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the High-rise Rehab building.
Entire maintenance cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer/educational institute.
- 33. That you shall submit RERA registration certificate.
- 34. That the Conveyance/Lease Deed for rehab component and sale component or composite component shall be executed before obtaining occupation certificate respectively.
- 35. That the owner/developer shall incorporate a clause in the purchase agreement with the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers stating that, wet waste will be treated in situ and shall have to be maintained in operational condition as per the requirement of MCGM if any.
- 36. That the work shall not be carried out between 10.00 pm to 6.00 am, in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
- 37. That you shall comply the provision of D.C. Regulation no.66 of DCPR-2034.
- 38. That the developer shall ensure compliance of the provision of building & other construction workers (Regulation & Employment and condition of service) Act, 1996 and submit documentation to that effect in order to comply various orders of Hon'ble Supreme Court of India in 1A 127961/2018 on SWM (c) No(s) 1/2015.
- 39. That the Developer shall comply all the conditions in the circular issued by Government of Maharashtra on 28/08/2019 relevant to amendment in Section 15A of Slum Act 1971.
- 40. That you shall abide with all the proceedings/orders of the court of law or any judicial/cosy judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposals by due cognizance of it from time to time.

If applicants Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with D.C.P. Regulations-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority

(Hon^{ble} CEO (SRA) has approved Revised LOI)



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2790/RC/PL/AP

Date:-

31 DEC 2021

To,
Architect
Shri. Vishwas Satodia,
01/A-wing, Upper Ground Floor,
Shah Arcade-II, Rani Sati Marg,
Malad (East), Mumbai-400 097.

Sub: Amended plans of Sale bldg. no. 2 for Proposed S.R. Scheme on Slum and Non-Slum plot bearing C.T.S. No. 33, 35, 37, 37/1 to 85 & additional slum plot bearing CTS. No. 32(pt.) of village Kandivali, Tal-Borivali, behind Poisar Depot, Kandivali (W), Mumbai 400 067. Mumbai for "Shree Siddheshwar 'B' CHS (Prop.)" 30 & 32 for non-slum plot and as per Reg. 33(10) for Slum plot by amalgamation as per Clause 7.1 of Reg. 33(10) of DCPR-2034.

Ref.: SRA/ENG/2790/RC/PL/AP

Gentlemen,

With reference to the above, the amended plans submitted by you for the sale Building No.2 are hereby approved by this office subject to following conditions;

1. That all the conditions mentioned in LOI & IOA shall be complied with.
2. That the proposed changes shall be shown on canvas mounted plans to be submitted at the time of O.C.C./B.C.C.
3. That the revised R.C.C. design & calculation from the Structural Engineer as per present amended plans shall be submitted before asking C.C./endorsement of C.C. as per plans.
4. That you shall obtain CFO NOC for proposed amended plans before obtaining further C.C to bldg. under reference.
5. That you shall obtain revised NOC from E.E(T &C), M&E & Civil Aviation NOC.

One set of amended plans is retuned herewith as token of approval.

Yours faithfully,


Executive Engineer-V
Slum Rehabilitation Authority

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. -: 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail :

info@sra.gov.in

Copy to:

- ✓ 1. M/s. Raghuleela Realtors Pvt. Ltd.
2. Asst. Commissioner, R/C-ward
3. A.E. (WW), R/C-ward
4. A.A. & C., R/C- ward

1903 033 113

g. Jewale
3.11.2024

Executive Engineer-V
Slum Rehabilitation Authority

LAYOUT

PROPOSED BLOCK PLAN
BLOCK PLAN AS PER C.T.S. PLAN
LOCATION PLAN
SLUM PLOT AREA TRANSLATION
R.G. AREA TRANSLATION

FORM I (SUMMARY)

1	AREA OF PLOT	50 MTS.
1	SLUM + NON SLUM = TOTAL PLOT AREA (5070.59 + 7048.11)	12618.80
2	DEDUCTIONS FOR	
(A)	FOR RESERVATION / ROAD AREA	
(a)	Road set - back area to be handed over (100%) (Regulation no 16)	1736.82
(b)	Road set - back area to be handed over (100%) (Regulation no 16)	335.14
(c)	Reservation area to be handed over (100%) (Regulation no 17)	
(B)	For Amenity area	
(a)	Area of amenity plot / plots to be handed over as per DCR 14(A)	240.37
(C)	Deductions for Existing BUA to be retained if any Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed	NA
3	Total deductions : (2(A) + 2(B) + 2(C) as and when applicable)	2312.33
4	BALANCE AREA OF PLOT (1 minus 3)	10306.47
5	TOTAL PERMISSIBLE BUILT UP AREA (4867.05 + 3274.81)	8141.86
6	PERMISSIBLE SALE BUILT UP AREA IN SITU (4867.05 + 19611.03)	24178.88
7	PROPOSED AREA REHAB FSI	13147.18
8	PROPOSED AREA SALE FSI: REHAB BLDG 1 COMM - 236.48 SQ.M. COMM - 8004.76 SQ.M.	24178.88
9	Fungible Compensatory Area as per Regulation No. 31(3) (35%)	4601.51
(a)	Permissible Fungible Compensatory area for Rehab component without charging premium (13147.18 X 35%)	3679.18
(b)	Fungible compensatory area available for rehab component without charging premium	3679.18
(c)	Permissible Fungible Compensatory area by charging premium: (24178.88 X 35%)	8463.54
(d)	Fungible Compensatory Area available on payment of premium	7271.37
11	Total built up area proposed including Fungible Compensatory Area (7271.37 + 8141.86)	47476.42

FORM II

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REDEVELOPMENT OF PROPERTY
BEARING SLUM PLOT AND NON SLUM PLOT AT
C.T.S. NO. 33, 35, 37, 39, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 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3526, 3528, 3530, 3532, 3534, 3536, 3538, 3540, 3542, 3544, 3546, 3548, 3550, 3552, 3554, 3556, 3558, 3560, 3562, 3564, 3566, 3568, 3570, 3572, 3574, 3576, 3578, 3580, 3582, 3584, 3586, 3588, 3590, 3592, 3594, 3596, 3598, 3600, 3602, 3604, 3606, 3608, 3610, 3612, 3614, 3616, 3618, 3620, 3622, 3624, 3626, 3628, 3630, 3632, 3634, 3636, 3638, 3640, 3642, 3644, 3646, 3648, 3650, 3652, 3654, 3656, 3658, 3660, 3662, 3664, 3666, 3668, 3670, 3672, 3674, 3676, 3678, 3680, 3682, 3684, 3686, 3688, 3690, 3692, 3694, 3696, 3698, 3700, 3702, 3704, 3706, 3708, 3710, 3712, 3714, 3716, 3718, 3720, 3722, 3724, 3726, 3728, 3730, 3732, 3734, 3736, 3738, 3740, 3742, 3744, 3746, 3748, 3750, 3752, 3754, 3756, 3758, 3760, 3762, 3764, 3766, 3768, 3770, 3772, 3774, 3776, 3778, 3780, 3782, 3784, 3786, 3788, 3790, 3792, 3794, 3796, 3798, 3800, 3802, 3804, 3806, 3808, 3810, 3812, 3814, 3816, 3818, 3820, 3822, 3824, 3826, 3828, 3830, 3832, 3834, 3836, 3838, 3840, 3842, 3844, 3846, 3848, 3850, 3852, 3854, 3856, 3858, 3860, 3862,

CONTENTS OF SHEET

SALE BLDG. NO. 2
GROUND FLOOR (WING - B & A)
AREA DIAGRAM GROUND FLOOR (WING - B & A)
CAR PARKING AREA STATEMENT
COMPOUND WALL & SUCTION TANK

P.C.C. COPING 0.23M THICK
0.10M THICK
EARTH FILLING 0.15M THICK
P.C.C. BEDDING

SECTION OF PRO
COMPOUND WALL
SECTION THROUGH
SUCTION TANK

OWC FOR COMM. PANEL RM. & STILT
AREA DIAGRAM GROUND FL. (WING - B)
SCALE: 1:200

STILT AREA CALCULATION :-
ST1 25.20 X 11.36 = 286.27 SQ M
ST2 17.15 X 1.24 = 21.27 SQ M
ST3 2.75 X 5.15 = 14.19 SQ M
ST4 2.82 X 0.21 = 0.59 SQ M
ST5 1/2 X 2.85 X 1.10 = 1.57 SQ M
ST6 1/2 X 2.85 X 1.21 = 1.72 SQ M
ST7 1/2 X 2.85 X 1.06 = 1.52 SQ M
ST8 0.10 X 1.75 = 0.18 SQ M
ST9 1/2 X 2.85 X 0.35 = 0.50 SQ M
ST10 1/2 X 1.82 X 0.85 = 0.77 SQ M
ST11 1/2 X 1.82 X 0.48 = 0.44 SQ M
ST12 2.80 X 2.25 = 6.30 SQ M
ST13 5.65 X 3.01 = 16.91 SQ M
353.45 SQ M (I)

(WING - A)
BUILT-UP AREA STATEMENT: GROUND FL.
AREA OF BLOCK (ABCD) = 45.66 X 62.85 = 2867.85 SQ M
STANDARD DEDUCTIONS :-
1. 12.47 X 12.60 = 157.12 SQ M
2. 31.25 X 2.45 = 76.56 SQ M
3. 12.47 X 0.89 = 11.10 SQ M
4. 1/2 X 0.45 X 0.20 = 0.05 SQ M
5. 12.80 X 4.40 = 56.32 SQ M
6. 10.10 X 10.38 = 104.84 SQ M
7. 8.40 X 0.35 X 2 = 5.88 SQ M
8. 1.35 X 4.53 = 6.11 SQ M
9. 0.55 X 3.38 = 1.86 SQ M
10. 2.55 X 3.58 = 9.13 SQ M
11. 5.95 X 2.10 = 12.50 SQ M
12. 5.60 X 1.80 = 10.08 SQ M
13. 3.80 X 2.45 = 9.31 SQ M
14. 3.15 X 1.01 = 3.18 SQ M
15. 1.25 X 2.45 = 3.06 SQ M
16. 1/2 X 14.03 X 3.72 = 26.10 SQ M
17. 1/2 X 52.77 X 2.81 = 74.14 SQ M
18. 1/2 X 10.39 X 3.92 = 20.36 SQ M
19. 1/2 X 21.14 X 1.81 = 19.02 SQ M
20. 1/2 X 44.02 X 1.82 = 39.88 SQ M
21. 1/2 X 1.54 X 0.08 = 0.06 SQ M
636.53 SQ M (II)
CONSTRUCTED AREA :-
(A) - (II) = 2407.85 - 636.53 = 1771.32 SQ M (B)
COMM. LIFT AREA CALCULATION :-
CL1 2.55 X 2.30 = 5.87 SQ M
CL2 2.85 X 1.23 = 3.51 SQ M
CL3 2.85 X 3.53 = 10.06 SQ M
90.93 SQ M (III)
STAIRCASE, LIFT AREA CALCULATION :-
ST1 6.70 X 4.40 X 2 = 58.96 SQ M
ST2 1/2 X 6.81 X 0.39 X 2 = 2.66 SQ M
ST3 1/2 X 7.03 X 0.39 X 2 = 2.74 SQ M
ST4 7.03 X 0.21 X 2 = 2.95 SQ M
ST5 5.50 X 1.30 = 7.15 SQ M
ST6 2.25 X 1.50 = 3.38 SQ M
TOTAL STAIRCASE, LIFT AREA :-
(B) + (III) = 1771.32 + 90.93 + 1771.32 = 3633.57 SQ M (C)
TOTAL COMM. LIFT AREA :-
(B) + (III) = 1771.32 + 90.93 = 1862.25 SQ M (D)
SALE SHOP AREA :-
(B) - (C) = 1771.32 - 290.15 = 1481.17 SQ M

(WING - A)
BUILT-UP AREA STATEMENT: GROUND FL.
AREA OF BLOCK (ABCD) = 45.66 X 62.85 = 2867.85 SQ M
STANDARD DEDUCTIONS :-
1. 12.47 X 12.60 = 157.12 SQ M
2. 31.25 X 2.45 = 76.56 SQ M
3. 12.47 X 0.89 = 11.10 SQ M
4. 1/2 X 0.45 X 0.20 = 0.05 SQ M
5. 12.80 X 4.40 = 56.32 SQ M
6. 10.10 X 10.38 = 104.84 SQ M
7. 8.40 X 0.35 X 2 = 5.88 SQ M
8. 1.35 X 4.53 = 6.11 SQ M
9. 0.55 X 3.38 = 1.86 SQ M
10. 2.55 X 3.58 = 9.13 SQ M
11. 5.95 X 2.10 = 12.50 SQ M
12. 5.60 X 1.80 = 10.08 SQ M
13. 3.80 X 2.45 = 9.31 SQ M
14. 3.15 X 1.01 = 3.18 SQ M
15. 1.25 X 2.45 = 3.06 SQ M
16. 1/2 X 14.03 X 3.72 = 26.10 SQ M
17. 1/2 X 52.77 X 2.81 = 74.14 SQ M
18. 1/2 X 10.39 X 3.92 = 20.36 SQ M
19. 1/2 X 21.14 X 1.81 = 19.02 SQ M
20. 1/2 X 44.02 X 1.82 = 39.88 SQ M
21. 1/2 X 1.54 X 0.08 = 0.06 SQ M
636.53 SQ M (II)
CONSTRUCTED AREA :-
(A) - (II) = 2407.85 - 636.53 = 1771.32 SQ M (B)
COMM. LIFT AREA CALCULATION :-
CL1 2.55 X 2.30 = 5.87 SQ M
CL2 2.85 X 1.23 = 3.51 SQ M
CL3 2.85 X 3.53 = 10.06 SQ M
90.93 SQ M (III)
STAIRCASE, LIFT AREA CALCULATION :-
ST1 6.70 X 4.40 X 2 = 58.96 SQ M
ST2 1/2 X 6.81 X 0.39 X 2 = 2.66 SQ M
ST3 1/2 X 7.03 X 0.39 X 2 = 2.74 SQ M
ST4 7.03 X 0.21 X 2 = 2.95 SQ M
ST5 5.50 X 1.30 = 7.15 SQ M
ST6 2.25 X 1.50 = 3.38 SQ M
TOTAL STAIRCASE, LIFT AREA :-
(B) + (III) = 1771.32 + 90.93 + 1771.32 = 3633.57 SQ M (C)
TOTAL COMM. LIFT AREA :-
(B) + (III) = 1771.32 + 90.93 = 1862.25 SQ M (D)
SALE SHOP AREA :-
(B) - (C) = 1771.32 - 290.15 = 1481.17 SQ M

FORM - 'II'

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED SLUM REDEVELOPMENT OF PROPERTY
BEARING SLUM PLOT AND NON SLUM PLOT AT
C.T.S. NO. 33.35, 37.37, 170.85, 32 (H) OF VILLAGE
KANDIVALI, TAL. BORIVALI, BEHIND POISAR DEPOT,
KANDIVALI (W) MUMBAI NO. 400067

NAME OF THE OWNER AND SIGNATURE

M/S RAGHULEELA REALTORS PVT. LTD.

REVISION DATE SCALE DRN BY CHK BY

1:200 ANKUSH SHEETAL

STAMP AND DATE OF APPROVAL OF PLANS

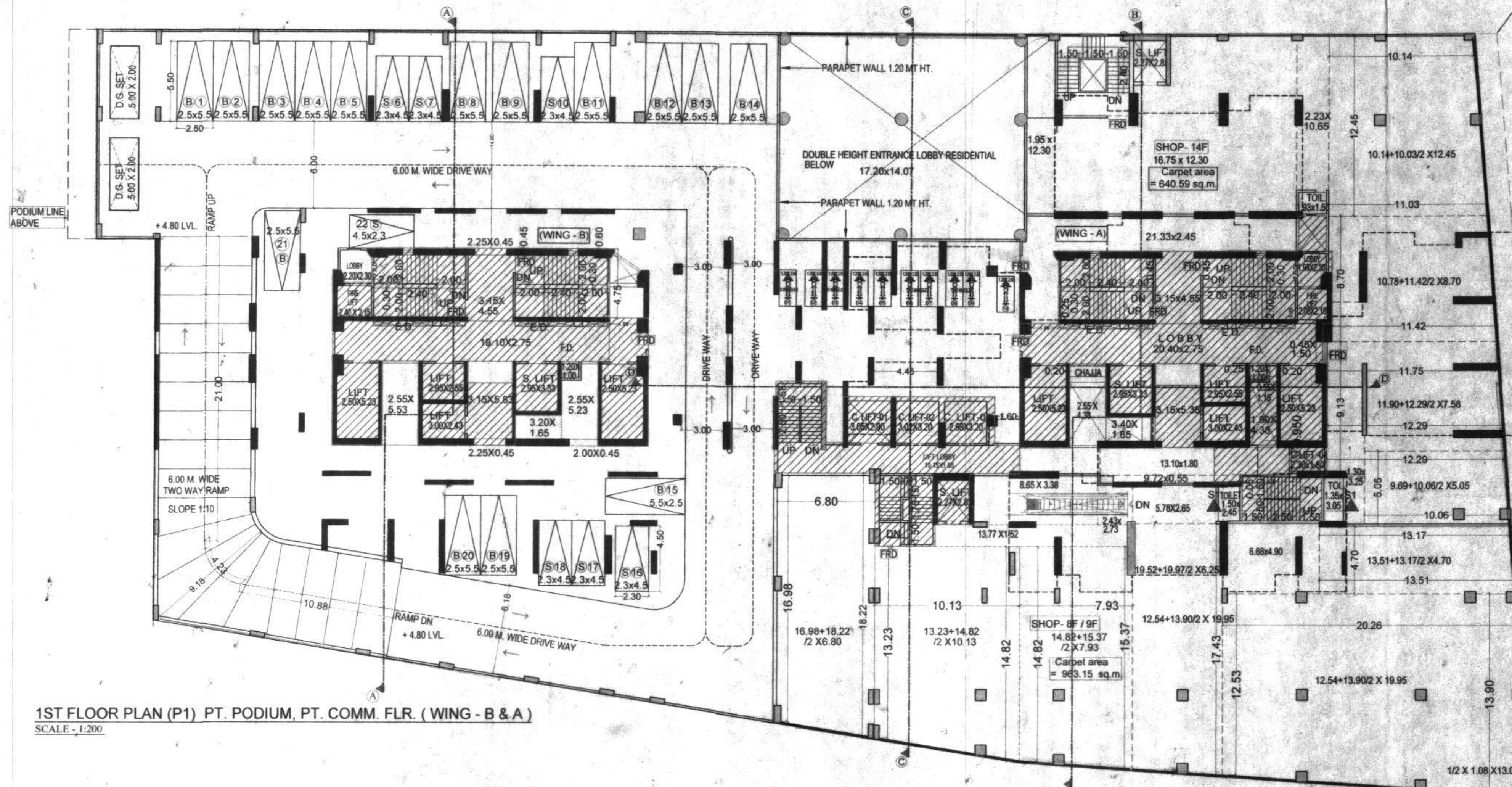
NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA (ARCHITECT)

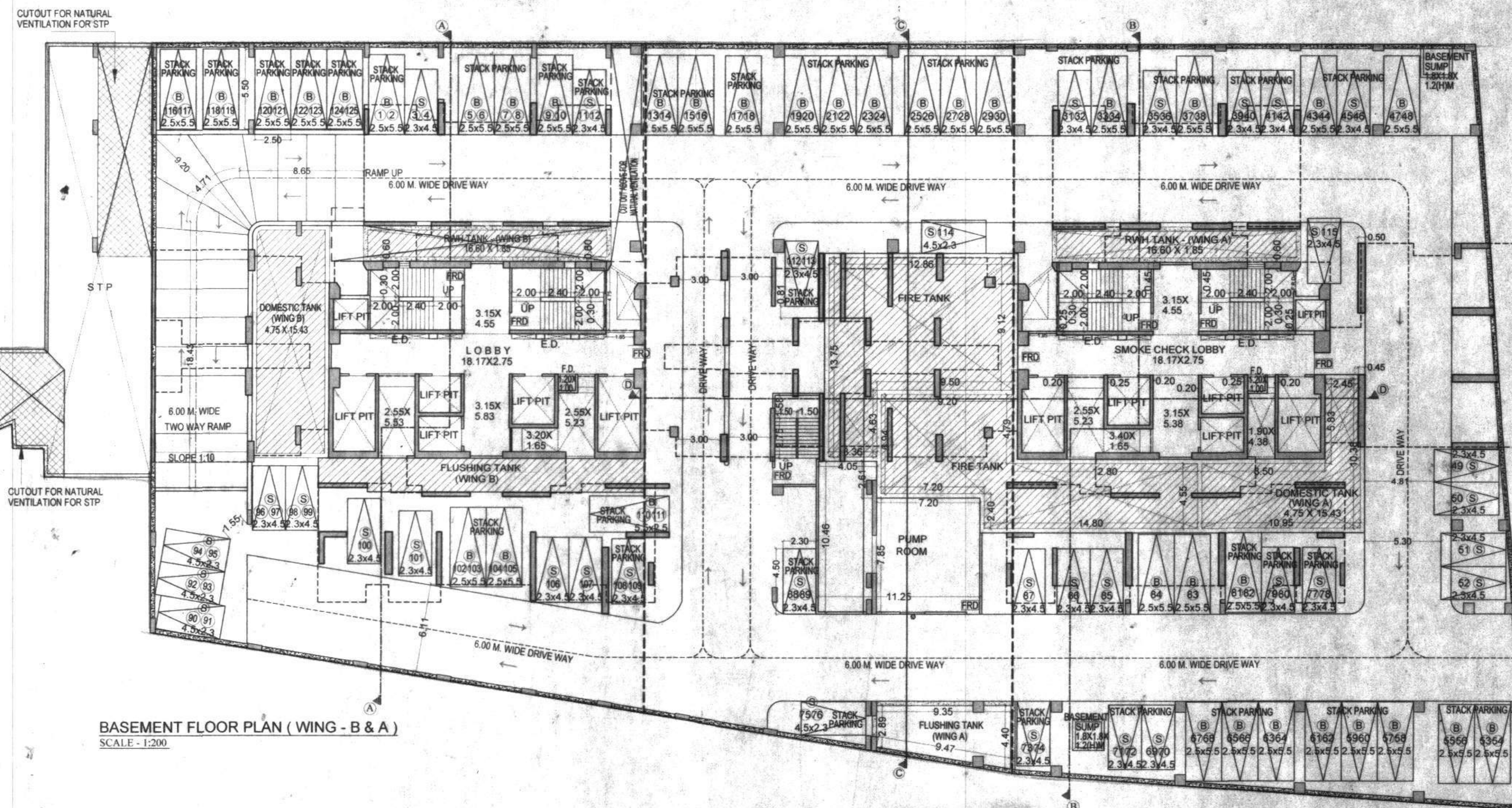
1102 / B - WING, 11TH FLOOR, SHAH ARCADE - II,
RAVI SATI MARG, MALAD (E), MUMBAI - 400 087
MOBILE - 7715951745

This cancels Approval to the Previous Plans sanctioned under no. 504/ENR/2-17/19/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1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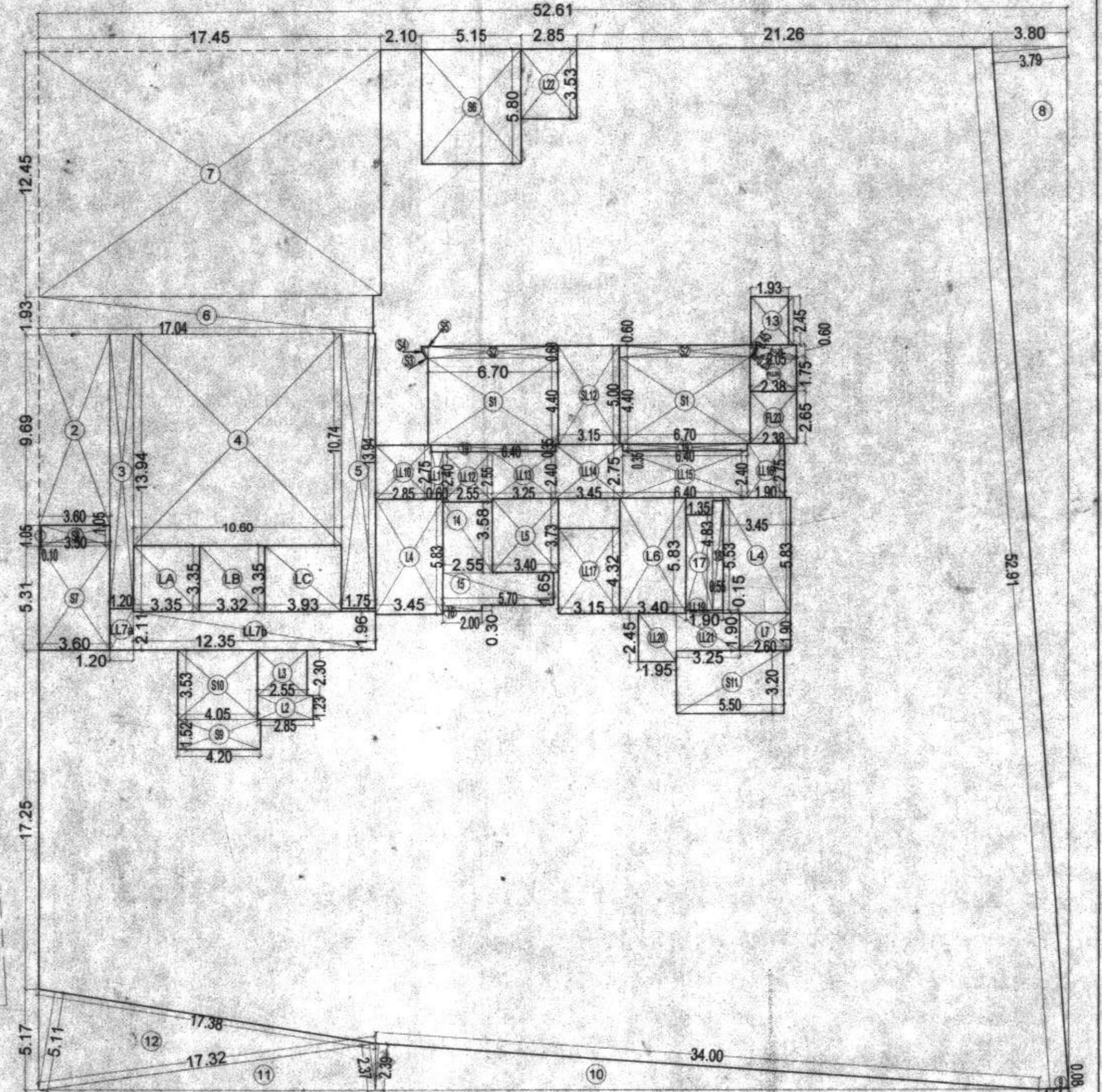
SALE BLDG. NO. 2
1ST FLOOR PLAN (WING - B & A)
BASEMENT FLOOR PLAN (WING - B & A)
AREA DIAGRAM (WING - B & A)



1ST FLOOR PLAN (P1) PT. PODIUM, PT. COMM. FLR. (WING - B & A)
SCALE: 1:200



BASEMENT FLOOR PLAN (WING - B & A)
SCALE: 1:200



AREA DIAGRAM 1ST FLOOR (WING - A)
SCALE: 1:200

(WING - A)

BUILT-UP AREA STATEMENT: 1ST FLR.

AREA OF BLOCK (ABCD) = 52.61 X 52.85 = 2780.44 SQ.M.

STANDARD DEDUCTIONS :-

1. 0.10 X 1.05 =	0.11 SQ.M.	S9. 4.20 X 1.52 =	6.38 SQ.M.
2. 3.60 X 9.69 =	34.88 SQ.M.	S10. 4.05 X 3.53 =	14.30 SQ.M.
3. 1.20 X 13.94 =	16.73 SQ.M.	S11. 5.50 X 3.20 =	17.60 SQ.M.
4. 10.60 X 10.74 =	113.84 SQ.M.	LA. 3.35 X 3.35 =	11.22 SQ.M.
5. 1.75 X 13.94 =	24.40 SQ.M.	LB. 3.32 X 3.35 =	11.12 SQ.M.
6. 17.04 X 1.93 =	32.89 SQ.M.	LC. 3.93 X 3.35 =	13.17 SQ.M.
7. 17.45 X 12.45 =	217.25 SQ.M.	L2. 2.85 X 1.23 =	3.51 SQ.M.
8. 1/2 X 52.61 X 3.79 =	100.26 SQ.M.	L3. 2.55 X 2.30 =	5.87 SQ.M.
9. 1/2 X 1.54 X 0.08 =	0.06 SQ.M.	LA. 3.45 X 5.83 X 2 =	40.23 SQ.M.
10. 1/2 X 34.00 X 2.38 =	40.63 SQ.M.	L5. 3.40 X 3.73 =	12.68 SQ.M.
11. 1/2 X 17.32 X 2.37 =	20.52 SQ.M.	L6. 3.40 X 5.83 =	19.82 SQ.M.
12. 1/2 X 17.38 X 5.11 =	44.41 SQ.M.	L7. 2.60 X 1.90 =	4.94 SQ.M.
13. 1.80 X 2.45 =	4.73 SQ.M.	LL7a. 1.20 X 2.11 =	2.53 SQ.M.
14. 2.55 X 3.58 =	9.13 SQ.M.	LL7b. 12.35 X 1.96 =	24.21 SQ.M.
15. 5.70 X 1.65 =	9.41 SQ.M.	LL10. 2.85 X 2.75 =	7.84 SQ.M.
16. 2.00 X 0.30 =	0.60 SQ.M.	LL11. 0.80 X 2.40 =	1.92 SQ.M.
17. 1.35 X 4.83 =	6.52 SQ.M.	LL12. 2.55 X 2.55 =	6.50 SQ.M.
18. 0.55 X 5.53 =	3.04 SQ.M.	LL13. 3.25 X 2.40 =	7.80 SQ.M.
19. 6.40 X 0.35 X 2 =	4.48 SQ.M.	LL14. 3.45 X 2.75 =	9.49 SQ.M.
		LL15. 6.40 X 2.40 =	15.36 SQ.M.
		LL16. 1.90 X 2.75 =	5.23 SQ.M.
		LL17. 3.15 X 4.32 =	13.61 SQ.M.
		LL19. 1.90 X 0.15 =	0.29 SQ.M.
		LL20. 1.95 X 2.45 =	4.78 SQ.M.
		LL21. 3.25 X 1.90 =	6.16 SQ.M.
		LL22. 2.85 X 3.53 =	10.06 SQ.M.
		LL23. 2.38 X 2.65 =	6.31 SQ.M.
		LL24. 2.38 X 1.75 =	4.17 SQ.M.
		LL25. 2.05 X 0.60 =	1.23 SQ.M.
		LL26. 1/2 X 0.45 X 0.20 =	0.05 SQ.M.
			423.85 SQ.M. (C)

CONSTRUCTED AREA :-

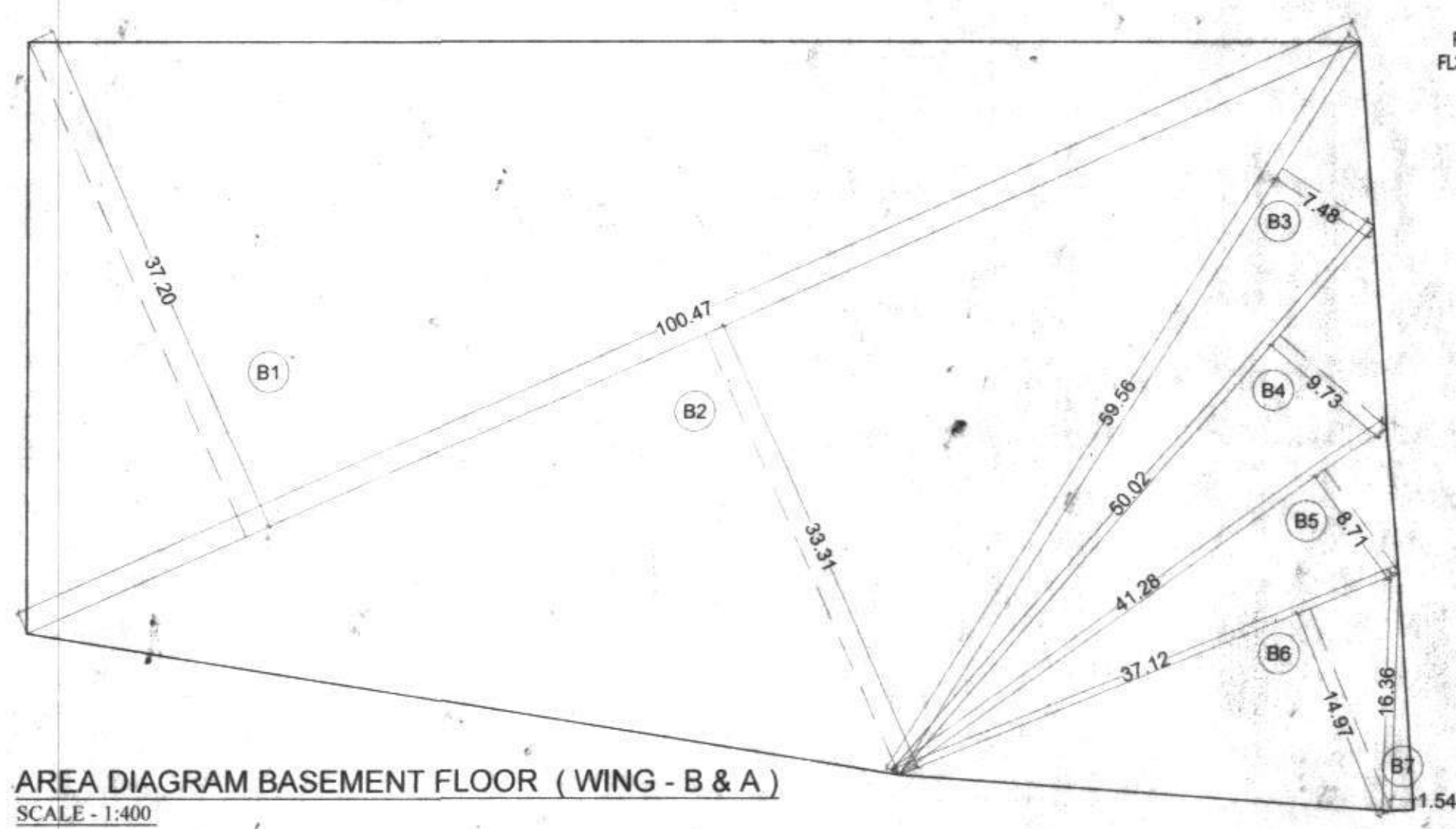
(A) - (I) = 2780.44 - 683.89 = 2096.55 SQ.M. (B)

STAIRCASE, LIFT AREA CALCULATION :-

S1. 6.70 X 4.40 X 2 =	58.96 SQ.M.	S9. 4.20 X 1.52 =	6.38 SQ.M.
S2. 6.70 X 0.60 X 2 =	8.04 SQ.M.	S10. 4.05 X 3.53 =	14.30 SQ.M.
S3. 1/2 X 0.51 X 0.08 X 2 =	0.04 SQ.M.	S11. 5.50 X 3.20 =	17.60 SQ.M.
S4. 1/2 X 0.68 X 0.10 X 2 =	0.07 SQ.M.	LA. 3.35 X 3.35 =	11.22 SQ.M.
S5. 1/2 X 0.68 X 0.29 X 2 =	0.20 SQ.M.	LB. 3.32 X 3.35 =	11.12 SQ.M.
S6. 5.15 X 5.80 =	29.87 SQ.M.	LC. 3.93 X 3.35 =	13.17 SQ.M.
S7. 3.80 X 5.31 =	20.12 SQ.M.	L2. 2.85 X 1.23 =	3.51 SQ.M.
S8. 3.50 X 1.05 =	3.68 SQ.M.	L3. 2.55 X 2.30 =	5.87 SQ.M.
		LA. 3.45 X 5.83 X 2 =	40.23 SQ.M.
		L5. 3.40 X 3.73 =	12.68 SQ.M.
		L6. 3.40 X 5.83 =	19.82 SQ.M.
		L7. 2.60 X 1.90 =	4.94 SQ.M.
		LL7a. 1.20 X 2.11 =	2.53 SQ.M.
		LL7b. 12.35 X 1.96 =	24.21 SQ.M.
		LL10. 2.85 X 2.75 =	7.84 SQ.M.
		LL11. 0.80 X 2.40 =	1.92 SQ.M.
		LL12. 2.55 X 2.55 =	6.50 SQ.M.
		LL13. 3.25 X 2.40 =	7.80 SQ.M.
		LL14. 3.45 X 2.75 =	9.49 SQ.M.
		LL15. 6.40 X 2.40 =	15.36 SQ.M.
		LL16. 1.90 X 2.75 =	5.23 SQ.M.
		LL17. 3.15 X 4.32 =	13.61 SQ.M.
		LL19. 1.90 X 0.15 =	0.29 SQ.M.
		LL20. 1.95 X 2.45 =	4.78 SQ.M.
		LL21. 3.25 X 1.90 =	6.16 SQ.M.
		LL22. 2.85 X 3.53 =	10.06 SQ.M.
		LL23. 2.38 X 2.65 =	6.31 SQ.M.
		LL24. 2.38 X 1.75 =	4.17 SQ.M.
		LL25. 2.05 X 0.60 =	1.23 SQ.M.
		LL26. 1/2 X 0.45 X 0.20 =	0.05 SQ.M.
			423.85 SQ.M. (C)

OFFICE AREA =

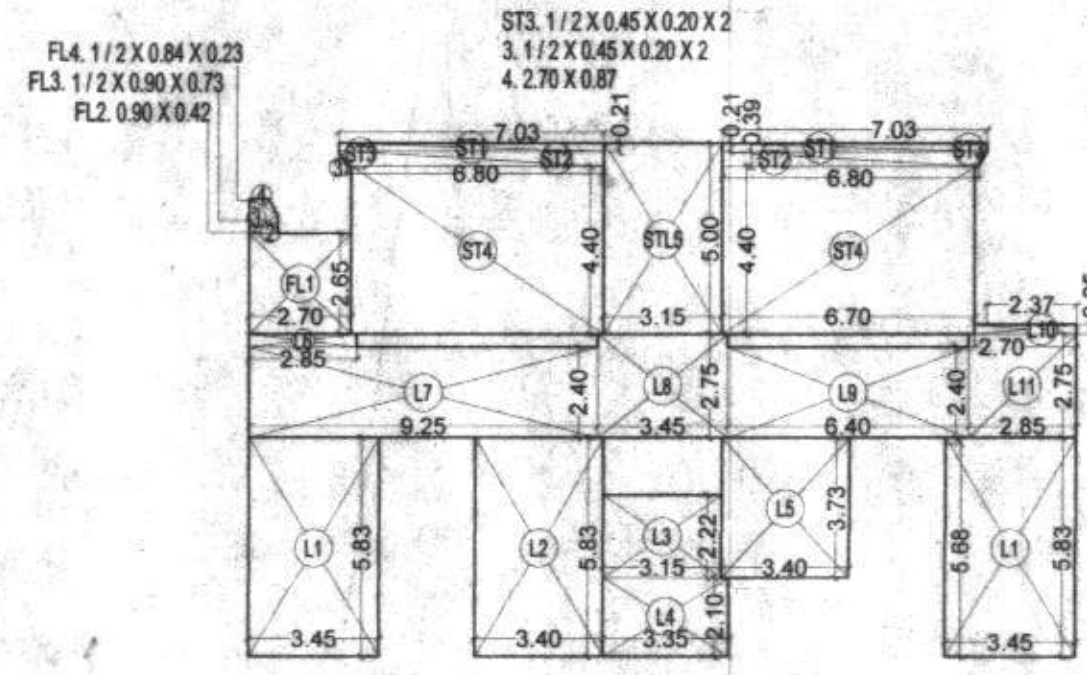
(B) - (C) = 2096.55 - 423.85 = 1672.70 SQ.M.



AREA DIAGRAM BASEMENT FLOOR (WING - B & A)
SCALE: 1:400

(WING - B & A)
BUILT-UP AREA STATEMENT: BASEMENT FLR.

B1. 0.5 X 100.47 X 37.20 =	1868.74 SQ.M.
B2. 0.5 X 100.47 X 33.31 =	1673.33 SQ.M.
B3. 0.5 X 59.56 X 7.48 =	222.75 SQ.M.
B4. 0.5 X 50.02 X 9.73 =	243.35 SQ.M.
B5. 0.5 X 41.28 X 8.71 =	179.77 SQ.M.
B6. 0.5 X 37.12 X 14.97 =	277.84 SQ.M.
B7. 0.5 X 16.36 X 1.54 =	12.60 SQ.M.
	4478.38 SQ.M.

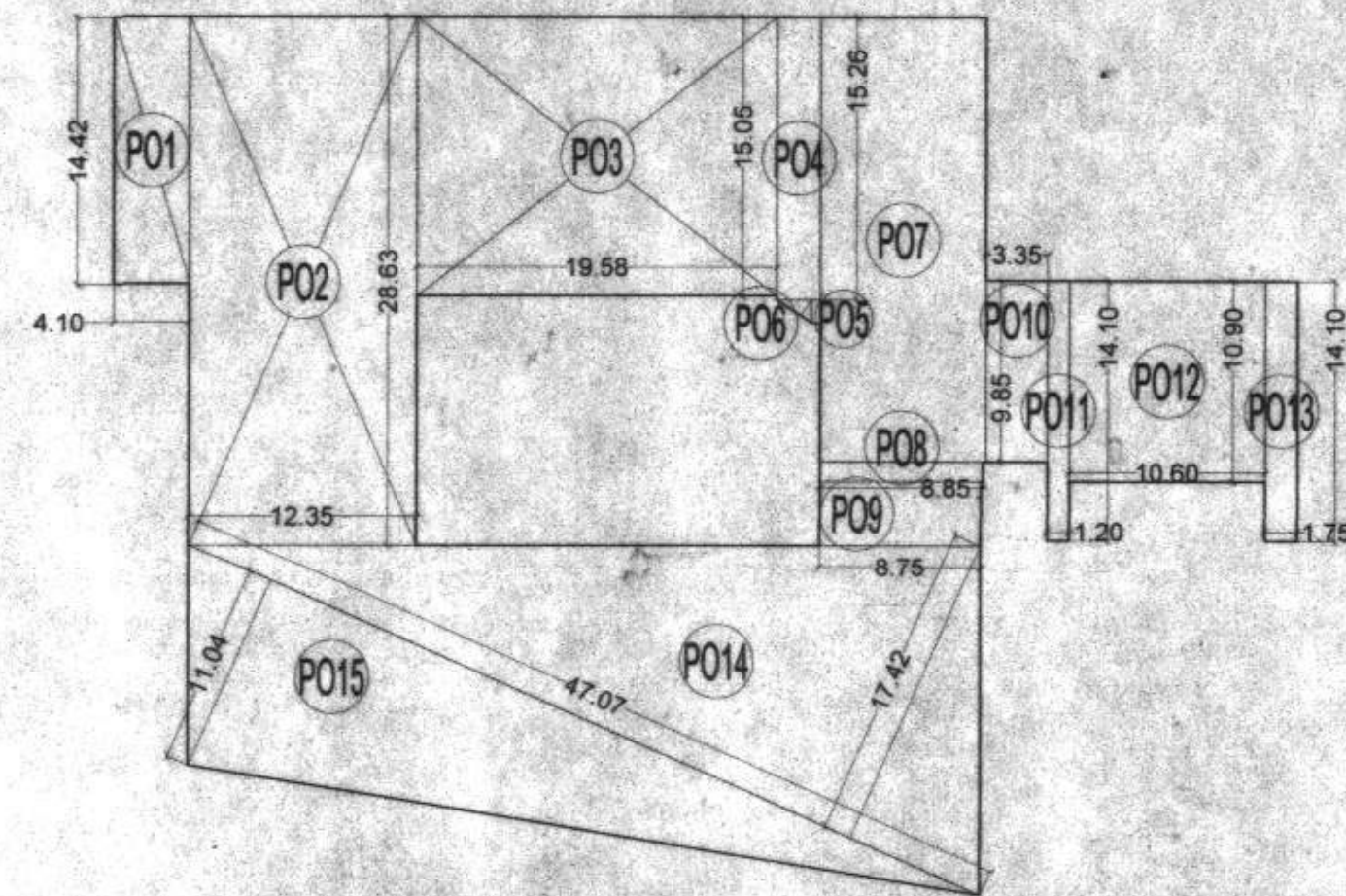


AREA DIAGRAM STAIRCASE, LIFT 1ST FLR.
(P1) PT. PODIUM, PT. COMM. FLR. (WING - B)
SCALE: 1:200

(WING - B)
BUILT-UP AREA STATEMENT: 1ST FLOOR

STAIRCASE, LIFT AREA CALCULATION :-

ST1. 7.03 X 0.21 X 2 =	2.95 SQ.M.
ST2. 6.80 X 0.39 X 2 =	5.30 SQ.M.
ST3. 1/2 X 0.45 X 0.20 X 2 =	0.09 SQ.M.
ST4. 6.70 X 4.40 X 2 =	58.96 SQ.M.
ST5. 3.15 X 5.08 =	15.95 SQ.M.
L1. 3.45 X 5.83 X 2 =	40.23 SQ.M.
L2. 3.40 X 5.83 =	19.82 SQ.M.
L3. 3.15 X 2.22 =	6.99 SQ.M.
L4. 3.35 X 2.10 =	7.04 SQ.M.
L5. 3.40 X 3.73 =	12.68 SQ.M.
L6. 2.85 X 0.35 =	1.00 SQ.M.
L7. 8.25 X 2.40 =	22.20 SQ.M.
L8. 3.45 X 2.75 =	9.49 SQ.M.
L9. 6.40 X 2.40 =	15.36 SQ.M.
L10. 2.70 X 0.25 =	0.68 SQ.M.
L11. 2.85 X 2.75 =	7.84 SQ.M.
FIRE EVACUATION LIFT AREA :-	
FL1. 2.70 X 2.65 =	7.16 SQ.M.
FL2. 1/2 X 0.90 X 0.42 =	0.19 SQ.M.
FL3. 1/2 X 0.90 X 0.73 =	0.33 SQ.M.
FL4. 1/2 X 0.84 X 0.23 =	0.10 SQ.M.
	234.16 SQ.M. (II)



AREA DIAGRAM 1ST FLOOR PLAN (P1) PT. PODIUM, PT. COMM. FLR. (WING - B)
SCALE: 1:400

BUILT-UP AREA STATEMENT: 1ST FLOOR

PODIUM AREA CALCULATION :-

P01. 4.10 X 14.42 =	59.12 SQ.M.
P02. 12.35 X 28.83 =	353.88 SQ.M.
P03. 19.58 X 15.05 =	294.68 SQ.M.
P04. 2.37 X 15.36 =	36.17 SQ.M.
P05. 0.50 X 1.26 =	0.63 SQ.M.
P06. 1/2 X 2.25 X 1.04 =	1.17 SQ.M.
P07. 9.00 X 34.07 =	306.63 SQ.M.
P08. 8.85 X 1.05 =	9.29 SQ.M.
P09. 8.75 X 3.51 =	30.71 SQ.M.
P10. 3.35 X 9.85 =	33.00 SQ.M.
P11. 1.20 X 14.10 =	16.92 SQ.M.
P12. 10.50 X 10.90 =	114.54 SQ.M.
P13. 1.75 X 14.10 =	24.68 SQ.M.
P14. 1/2 X 47.07 X 17.42 =	409.88 SQ.M.
P15. 1/2 X 47.07 X 11.04 =	259.83 SQ.M.
TOTAL	1861.93 SQ.M. (I)

FORM - 'II'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REDEVELOPMENT OF PROPERTY

BEARING SLUM PLOT AND NON SLUM PLOT AT

C.T.S. NO. 33.35, 37.37 / TO 85, 32 (P) OF VILLAGE

KANDIVALI, TAL. BORIVALI, BEHIND POISAR DEPOT,

KANDIVALI (W) MUMBAI NO. 400067

NAME OF THE OWNER AND SIGNATURE

M/S RAGHULEELA REALTORS PVT. LTD.

REVISION DATE SCALE DRN BY CHK BY

1:200 ANKUSH SHEETAL

STAMP AND DATE OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. SRA/ENG/275/RC/10/14/15 Dated: 15/08/2021

Approved Subject to the conditions mentioned in this office permission letter no. SRA/ENG/275/RC/10/14/15 Dated: 31 DEC 2021

Slum Rehabilitation Authority VISHWAS SATODIA [ARCHITECT]

NAME & SIGNATURE OF ARCHITECTS

NORTH

VISHWAS SATODIA

ARCHITECT / INTERIOR DESIGNER / VALUER

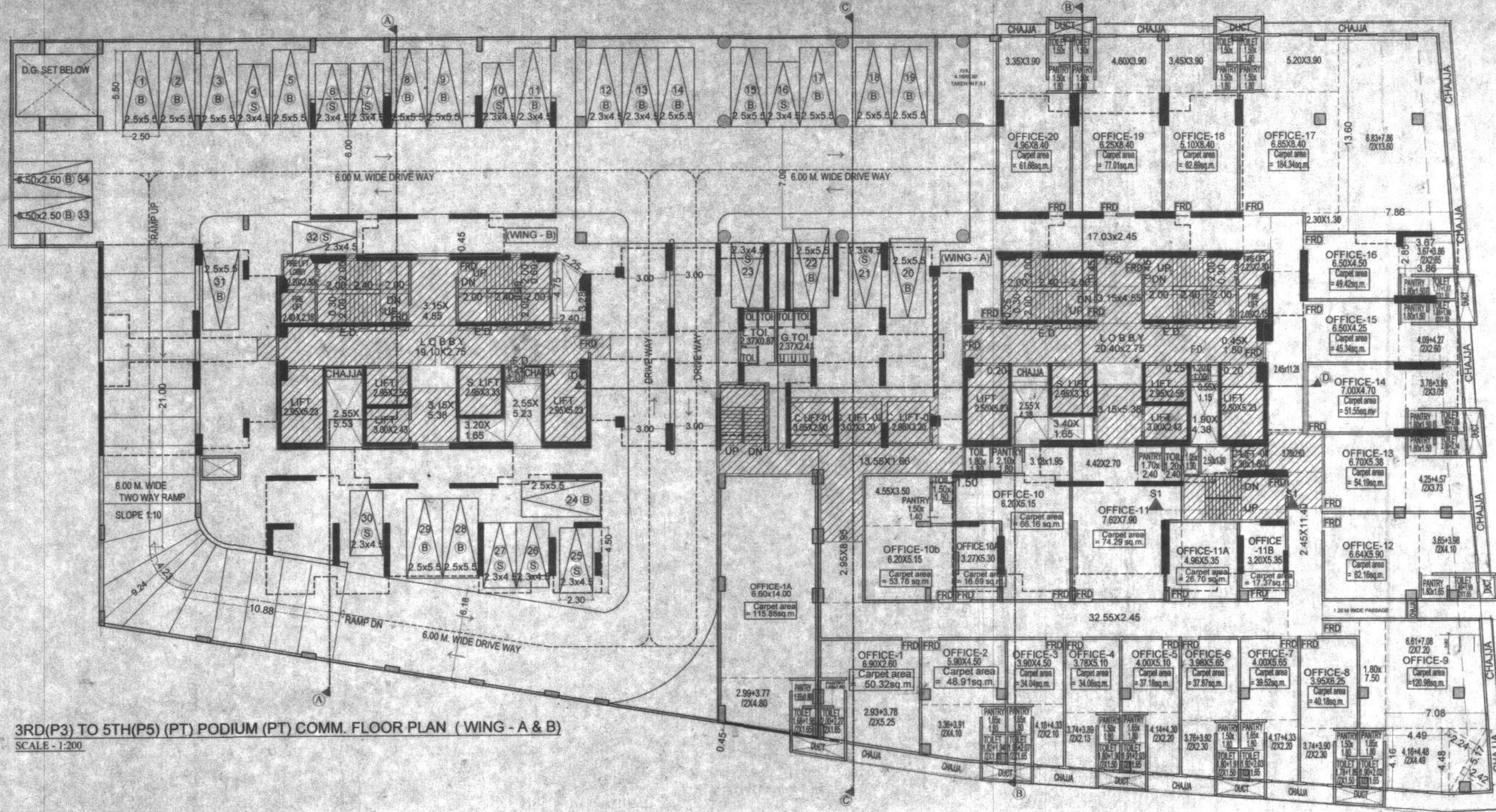
1102 / B - WING, 11TH FLOOR, BHAIJI ARCADE - II,

RAVI SATI MARG, MALAD (E), MUMBAI - 400 097

MOBILE - 7718951475

CONTENTS OF SHEET

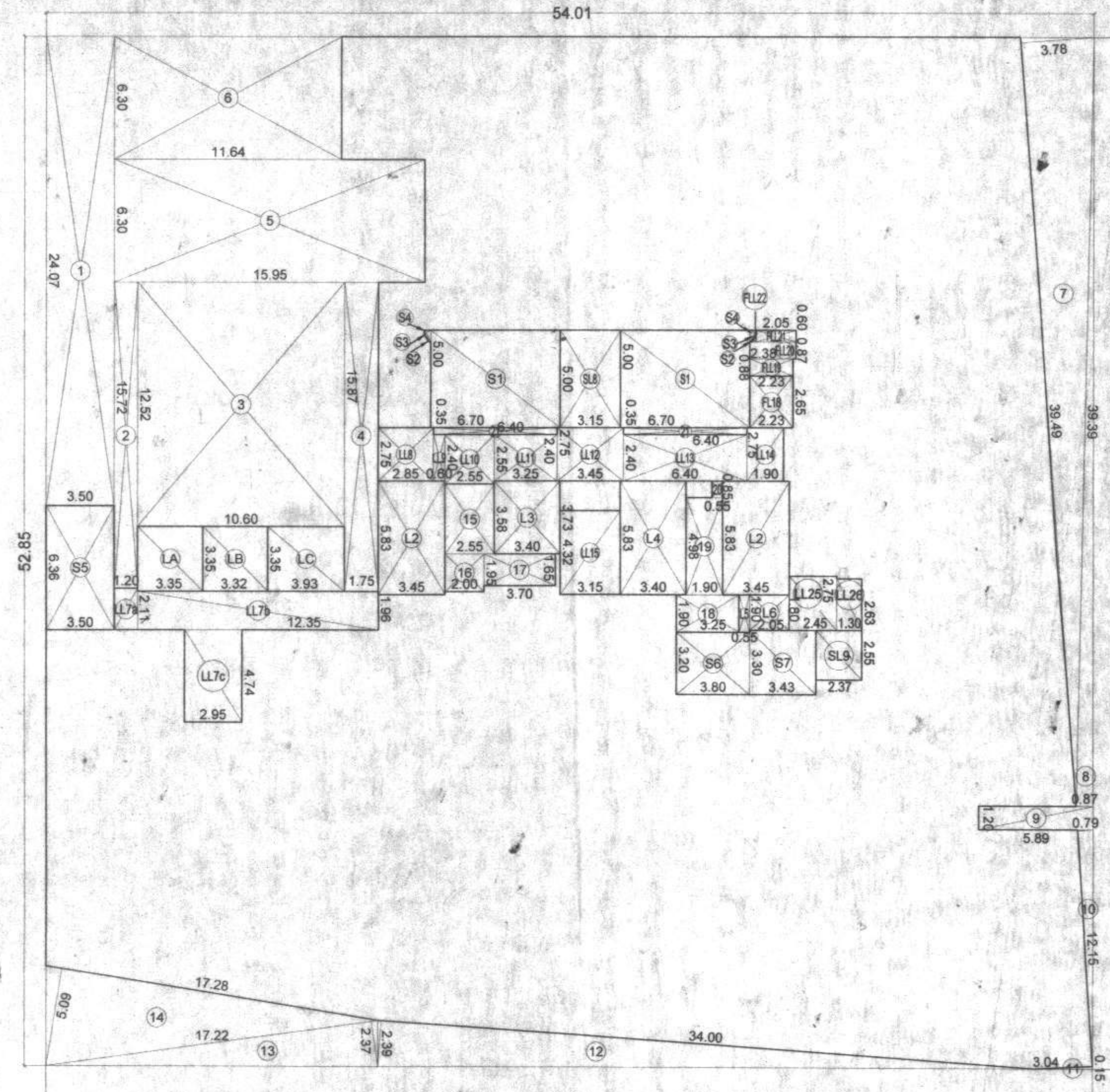
SALE BLDG. NO. 2
1ST & 2ND FLOOR PLAN (WING - B & A)
AREA DIAGRAM 1ST & 2ND FLOOR (WING - A)
4TH TO 5TH PODIUM FLOOR PLAN (WING - A & B)
AREA DIAGRAM 4TH TO 5TH PODIUM FLOOR PLAN (WING - A & B)
E-DECK REFUGE FLOOR PLAN (WING - A & B)



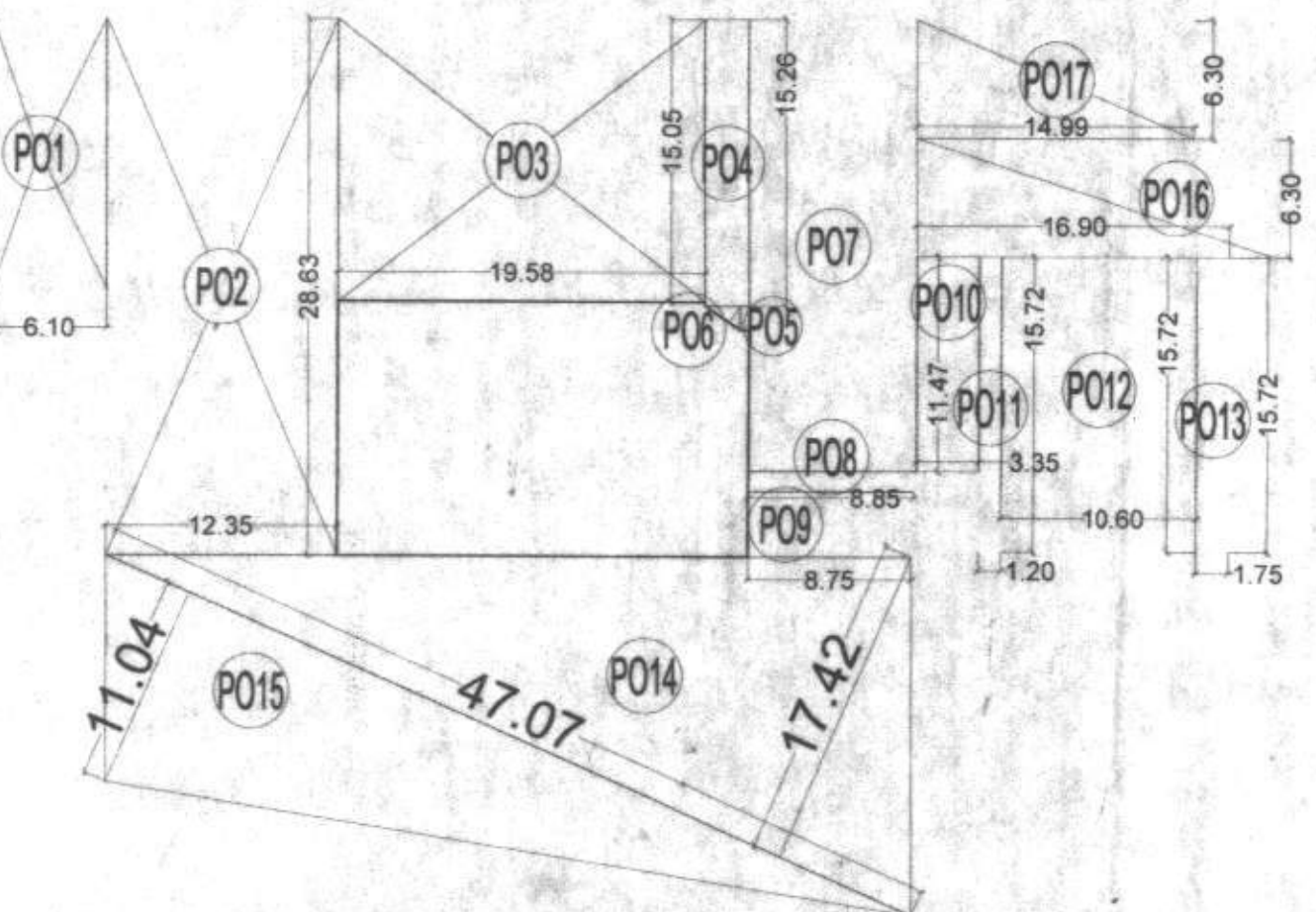
3RD(P3) TO 5TH(P5) (PT) COMM. FLOOR PLAN (WING - A & B)
SCALE - 1:200

WING - A)										12. 3.45 X 5.83 X 2 = 40.23 SQ.M		TOILET AREA :-	
BUILT-UP AREA STATEMENT: 2nd to 5TH FLR.										13. 3.40 X 3.73 = 12.68 SQ.M		TOI 5.19 X 3.88 = 20.14 SQ.M	
AREA OF BLOCK (ABCD) = 54.01 X 52.85 = 2854.43 SQ.M										14. 3.40 X 5.83 = 19.82 SQ.M		20.14 SQ.M	
										15. 0.55 X 1.90 = 1.04 SQ.M		20.14 SQ.M (IV)	
1. 3.50 X 24.07 = 84.25 SQ.M										16. 2.05 X 1.80 = 3.69 SQ.M			
2. 1.20 X 15.72 = 18.86 SQ.M										17. 1.20 X 2.11 = 2.53 SQ.M			
3. 10.60 X 12.52 = 132.71 SQ.M										17.25 X 3.95 = 1.96 =			
4. 1.75 X 15.87 = 27.77 SQ.M										17.25 X 4.74 = 13.88 SQ.M		OFFICE AREA =	
5. 15.95 X 6.30 = 100.49 SQ.M										18. 2.85 X 2.75 = 7.84 SQ.M		(C) - (III) - (IV) =	
6. 11.64 X 6.30 = 73.33 SQ.M										19. 0.60 X 2.40 = 1.44 SQ.M		2188.54 - 377.17 - 20.14 = 1791.23 SQ.M (D)	
7. 1/2 X 39.49 X 3.78 = 74.64 SQ.M										20. 2.55 X 2.55 = 6.50 SQ.M		TOTAL SALE AREA :-	
8. 1/2 X 39.39 X 0.87 = 17.13 SQ.M										21. 3.25 X 2.40 = 7.80 SQ.M		(IV) + (II) =	
9. 5.89 X 1.20 = 7.07 SQ.M										21.12. 3.45 X 2.75 = 9.49 SQ.M		20.14 + 1791.23 = 1811.37 SQ.M	
10. 1/2 X 12.15 X 0.79 = 4.80 SQ.M										21.13. 6.40 X 2.40 = 15.36 SQ.M			
11. 1/2 X 3.04 X 0.15 = 0.23 SQ.M										21.14. 1.90 X 2.75 = 5.22 SQ.M			
12. 1/2 X 34.00 X 2.39 = 20.41 SQ.M										21.15. 3.88 X 4.32 = 13.61 SQ.M			
13. 1/2 X 17.22 X 2.37 = 43.98 SQ.M										21.16. 2.45 X 2.75 = 6.74 SQ.M			
14. 1/2 X 17.28 X 5.09 = 9.13 SQ.M										21.17. 2.30 X 2.65 = 3.42 SQ.M			
15. 2.05 X 3.58 = 7.33 SQ.M										21.18. 1.23 X 2.65 = 5.91 SQ.M			
16. 2.00 X 1.85 = 3.90 SQ.M										21.19. 2.23 X 0.88 = 1.96 SQ.M			
17. 3.70 X 1.65 = 6.11 SQ.M										21.20. 2.38 X 0.87 = 2.07 SQ.M			
18. 3.25 X 1.90 = 6.18 SQ.M										21.21. 2.05 X 0.60 = 1.23 SQ.M			
19. 1.90 X 4.98 = 9.46 SQ.M										21.22. 1/2 X 0.45 X 0.20 = 0.05 SQ.M			
20. 0.55 X 0.85 = 0.47 SQ.M													
21. 6.40 X 0.35 X 2 = 4.48 SQ.M													
686.03 SQ.M (I)										377.17 SQ.M (III)			
CONSTRUCTED AREA :-													
(A) - (I) =													
2854.43 - 686.03 = 2168.40 SQ.M (B)													
TOILET AREA :-													
TOI 5.19 X 3.88 = 20.14 SQ.M													
20.14 SQ.M (III)													
TOTAL CONSTRUCTED AREA :-													
(B) + (I) =													
2168.40 + 20.14 = 2188.54 SQ.M (C)													
STAIRCASE, LIFT AREA CALCULATION :-													
S1. 6.70 X 5.00 X 2 = 67.00 SQ.M													
S2. 1/2 X 0.51 X 0.08 X 2 = 0.04 SQ.M													
S3. 1/2 X 0.68 X 0.10 X 2 = 0.07 SQ.M													
S4. 1/2 X 0.68 X 0.29 X 2 = 0.20 SQ.M													
S5. 3.50 X 6.36 = 22.26 SQ.M													
S6. 3.80 X 3.20 = 12.16 SQ.M													
S7. 3.43 X 3.30 = 11.32 SQ.M													
S8. 3.15 X 5.00 = 15.75 SQ.M													
S9. 2.37 X 2.55 = 6.04 SQ.M													
LA. 3.35 X 3.35 = 11.22 SQ.M													
LB. 3.32 X 3.35 = 11.12 SQ.M													
LC. 3.98 X 3.35 = 13.17 SQ.M													

(WING - A)
TOILET AREA DIAGRAM
2nd(P3) TO 5TH(P5) (PT) PODIUM (PT)
SCALE - 1:200

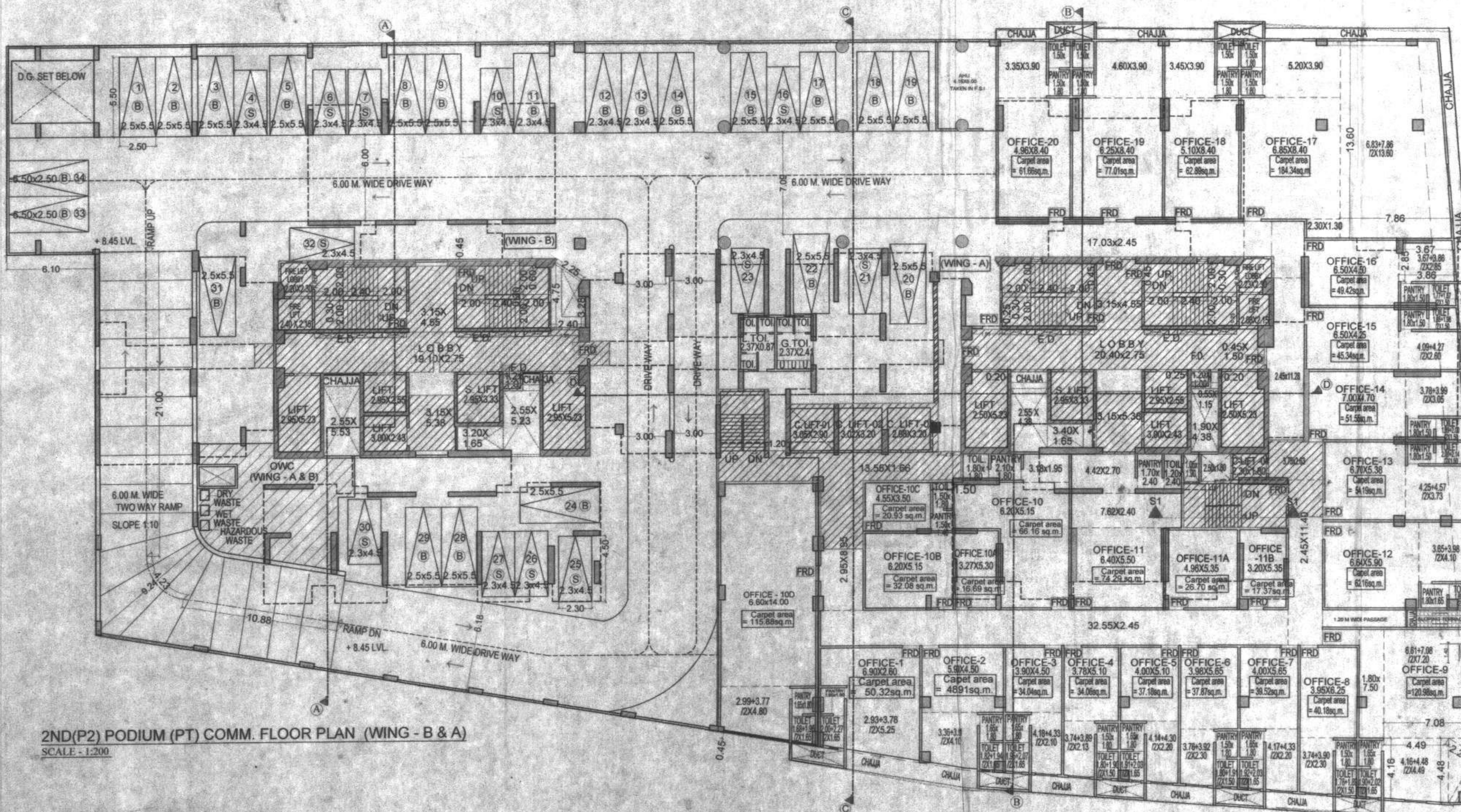


AREA DIAGRAM 2nd(P3) TO 5TH(P5) (PT) COMM. FLOOR PLAN (WING - A)
SCALE - 1:200



AREA DIAGRAM 2ND (P2), 3RD (P3) TO 5TH (P5) PODIUM, PT. COMM. FLR. (WING - B)
SCALE - 1:400

BUILT-UP AREA STATEMENT: 2ND TO 5TH PODIUM FLR. PODIUM AREA CALCULATION :-		(WING - A) SAME AS 2ND TO 5TH FLR. TOILET AREA :- TOI 5.19 X 3.88 = 20.14 SQ.M (IV)	
P01. 6.10 X 14.42 = 87.96 SQ.M	P02. 12.35 X 28.63 = 353.58 SQ.M	P03. 19.58 X 15.05 = 294.68 SQ.M	P04. 2.87 X 15.26 = 43.77 SQ.M
P05. 0.50 X 1.26 = 0.63 SQ.M	P06. 1/2 X 2.25 X 1.04 = 1.17 SQ.M	P07. 9.00 X 24.07 = 216.63 SQ.M	P08. 8.85 X 1.05 = 9.29 SQ.M
P09. 8.75 X 3.51 = 30.71 SQ.M	P10. 3.35 X 11.47 = 38.42 SQ.M	P11. 1.20 X 16.72 = 20.06 SQ.M	P12. 10.80 X 12.42 = 134.11 SQ.M
P13. 1.75 X 15.72 = 27.51 SQ.M	P14. 1/2 X 47.07 X 17.42 = 409.88 SQ.M	P15. 1/2 X 47.07 X 11.04 = 259.83 SQ.M	P16. 19.30 X 6.30 = 121.59 SQ.M
P017. 14.99 X 6.30 = 94.44 SQ.M	TOTAL = 2134.16 SQ.M (I)		
(WING - B) SAME AS 2ND TO 5TH FLR. TOILET AREA :- TOI 5.19 X 3.88 = 20.14 SQ.M (IV)		TOTAL PODIUM AREA = (I) - (II) = 2134.16 - 20.14 = 2114.02 SQ.M	



2ND(P2) PODIUM (PT) COMM. FLOOR PLAN (WING - B & A)
SCALE - 1:200

FORM - 'II' DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED SLUM REDEVELOPMENT OF PROPERTY BEARING SLUM PLOT AND NON SLUM PLOT AT C.T.S. NO. 33/35, 37/37, 11/10, 85/32 (PT) OF VILLAGE KANDIVALI, TAL. BORIVALI, BEHIND POISAR DEPOT, KANDIVALI (W) MUMBAI NO. 400067				
NAME OF THE OWNER AND SIGNATURE M/S RAGHULEELA REALTORS PVT. LTD.				
REVISION	DATE	SCALE	DRN BY	CHK BY
		1:200	ANKUSH SHEETAL	
STAMP AND DATE OF APPROVAL OF PLANS This cancels Approval to the Previous Plans sanctioned under no. SRA/ENR/2796/RC/PL/AT Dated: 18/08/2021 Approved Subject to the sanction mentioned in this permission Dt. 31.12.2021 Executive Engineer Slum Rehabilitation Authority				
NAME & SIGNATURE OF ARCHITECTS VISHWAS SATODIA (ARCHITECT)				
NORTH				
VISHWAS SATODIA ARCHITECT * INTERIOR DESIGNER * VALUER 1102/15, WING, 11TH FLOOR, SHAKH ARCADE - II, RAMI SATI MARG, MALAD (E) MUMBAI - 400 087 MOBILE - 7715951475				

TABLE SHOWING TENANT STATEMENT
WING - B

FLOORS	NO. OF SALE					TOTAL
	RESI.	COMM.	OFFICE	SOCIETY OFFICE	FITNESS CENTER	
BASEMENT	-	-	-	-	-	-
GROUND FLR.	-	-	-	-	-	-
1ST(P1) (PODIUM FLR.)	-	-	-	-	-	-
2ND (P2)	-	-	-	-	-	-
3RD (P3)	-	-	-	-	-	-
4TH (P4)	-	-	-	-	-	-
5TH (P5)	-	-	-	-	-	-
6TH (P6)	-	-	-	-	-	-
7TH (P7)	-	-	-	-	-	-
(E - DECK) FLOOR (REFUGEE FLR.)	-	-	-	01	01	02
1ST	08	-	-	-	-	08
2ND	08	-	-	-	-	08
3RD	08	-	-	-	-	08
4TH	08	-	-	-	-	08
5TH	08	-	-	-	-	08
6TH	08	-	-	-	-	08
7TH (REFUGEE)	06	-	-	-	-	06
8TH	08	-	-	-	-	08
9TH	08	-	-	-	-	08
10TH	08	-	-	-	-	08
11TH	08	-	-	-	-	08
12TH	08	-	-	-	-	08
13TH	08	-	-	-	-	08
14TH (REFUGEE)	06	-	-	-	-	06
15TH	08	-	-	-	-	08
16TH	08	-	-	-	-	08
TOTAL	124	-	-	01	01	126

TABLE SHOWING TENANT STATEMENT
WING - A

FLOORS	NO. OF SALE					TOTAL
	RESI.	COMM.	OFFICE	NURSING HOME	SOCIETY OFFICE	FITNESS CENTER
BASEMENT	-	-	-	-	-	-
GROUND FLR.	-	16	-	-	-	-
1ST(P1) (PODIUM FLR.)	-	-	-	-	-	-
2ND (P2)	-	-	26	-	-	-
3RD (P3)	-	-	25	-	-	-
4TH (P4)	-	-	25	-	-	-
5TH (P5)	-	-	25	-	-	-
6TH (P6)	-	-	12	-	-	-
7TH (P7)	-	-	-	-	-	-
(E - DECK) FLOOR (REFUGEE FLR.)	01	-	-	-	01	01
1ST	07	-	-	-	-	-
2ND	07	-	-	-	-	-
3RD	07	-	-	-	-	-
4TH	07	-	-	-	-	-
5TH	07	-	-	-	-	-
6TH	07	-	-	-	-	-
7TH (REFUGEE)	05	-	-	-	-	-
8TH	07	-	-	-	-	-
9TH	07	-	-	-	-	-
10TH	07	-	-	-	-	-
11TH	07	-	-	-	-	-
12TH	07	-	-	-	-	-
13TH	07	-	-	-	-	-
14TH (REFUGEE)	05	-	-	-	-	-
TOTAL	95	16	113	-	01	01

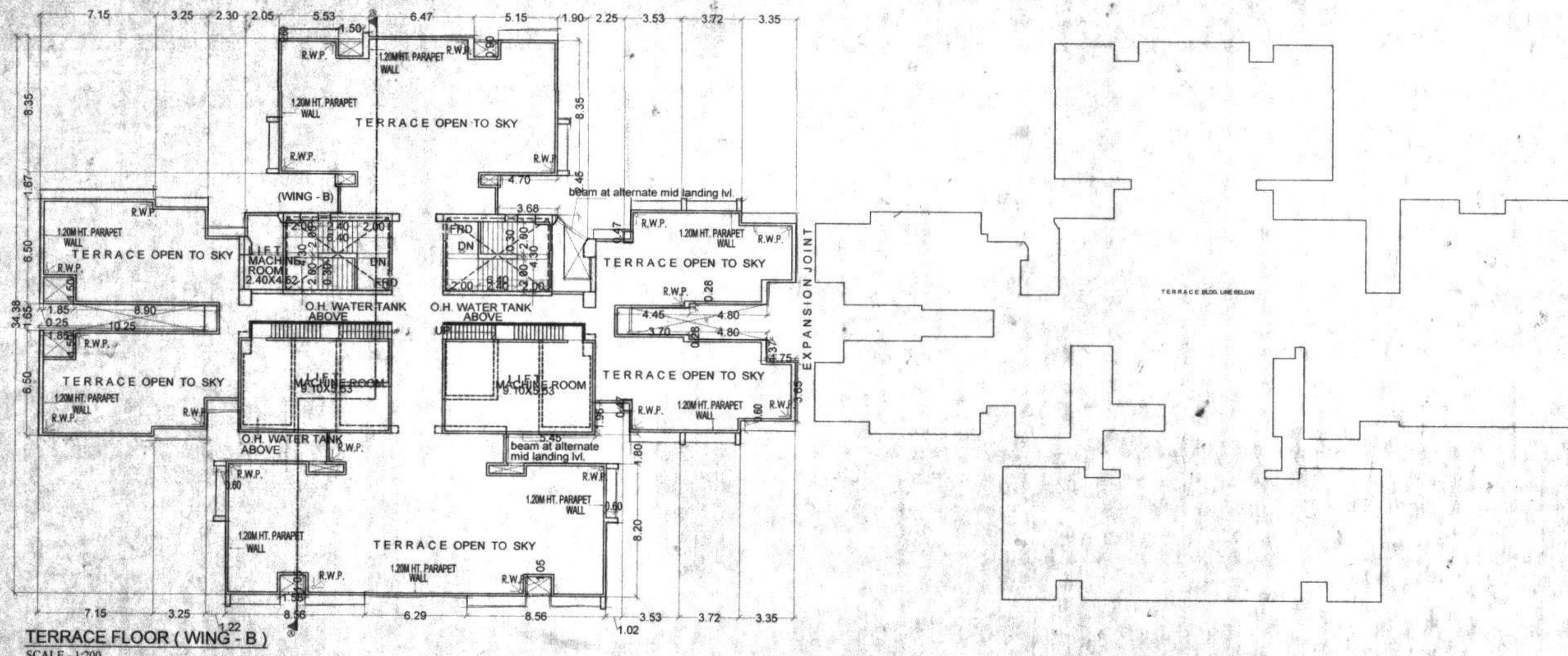


TABLE SHOWING BUA AREA OF SALE BUILD. NO. 2 - (WING - A & B)

FLOORS	CONSTRUCTED BUILT-UP AREA	STR./LIFT AREA	REFUGE AREA	MTR./RM. AREA	SUB./PANEL RM. AREA	ENTRANCE LOBBY OFFICE	SOCIETY OFFICE	FITNESS CENTER	SALE FSI (A)						FUNGIBLE SALE FSI (B)		(C) TOTAL B.U.A A + B = C	
									COMMERCIAL				RESI.		COMMERCIAL	RESI.		
									OFFICE AREA	SALE SHOP	TOI	NURSING HOME AREA	RESI.	CHANG ROOM	COMMERCIAL	RESI.		
WING - A	29515.45	6627.88	381.66	102.67	77.00	926.95	22.65	280.50	6652.66	1891.68	60.42	--	9377.78	30.10	3083.50		21096.14	
WING - B	16635.88	5657.06	406.72				22.64	432.01	-	-	-	--	5899.48	30.10	-	4187.87	10117.45	
TOTAL	46151.33	12284.94	788.38	102.67	77.00	926.95	45.29	712.51	6652.66	1891.68	60.42	--	15277.26	60.20	3083.50	4187.87	31213.59	
									8604.76			15337.46		7271.37				
									23942.22									

FUNGIBLE FSI CALCULATION

SALE BLDG. NO - 02

- SALE RES BUA X 35%
= 15337.46 X 35(%)
= 5368.11 SQ.M. (i)

- SALE COMMERCIAL BUA X 35%
= 8604.76 X 35(%)
= 3011.67 SQ.M. (ii)

TABLE SHOWING BUA AREA OF SALE BUILD. NO. 2 (WING - B)

FLOORS	CONSTRUCTED BUILT-UP AREA	STR. /LIFT AREA	REFUGE AREA	MTR. RM. AREA	SUB.PANEL RM. AREA	ENTRANCE LOBBY OFFICE	SOCIETY OFFICE	CLUB HOUSE	FITNESS CENTER	REGULAR SALE FSI				FUNGIBLE SALE FSI			TOTAL B.U.A
										COMM.		RESI.		OFFICE AREA	SHOP	RESI.	
										OFFICE	SHOP	RESI.	CHANG. ROOM				
GROUND. FLR.			-				-	-			-	-					
1ST (P1) (PODIUM FLR.)	235.76	235.76	-			-	-	-			-	-			-		
2ND (P2)	235.76	235.76	-			-	-	-			-	-			-		
3RD (P3)	235.76	235.76	-			-	-	-			-	-			-		
4TH (P4)	235.76	235.76	-			-	-	-			-	-			-		
5TH (P5)	235.76	235.76	-			-	-	-			-	-			-		
6TH (P6)	235.76	235.76	-			-	-	-			-	-			-		
7TH (P6)	235.76	235.76	-			-	-	-			-	-			-		
(E - DECK) FLOOR (RUFUGE FLR.)	878.97	235.76	158.46			-	22.64	-	432.01	-	-	-	30.10	-	-	30.10	
1ST	878.38	235.76	-			-	-	-			-	642.62	-	-	-	642.62	
2ND	878.38	235.76	-			-	-	-			-	642.62	-	-	-	642.62	
3RD	878.38	235.76	-			-	-	-			-	642.62	-	-	-	642.62	
4TH	878.38	235.76	-			-	-	-			-	642.62	-	-	-	642.62	
5TH	878.38	235.76	-			-	-	-			-	642.62	-	-	-	642.62	
6TH	878.38	235.76	-			-	-	-			-	642.62	-	-	-	642.62	
7TH (REFUGE)	896.75	235.17	176.83			-	-	-			-	484.75	-	-	-	484.75	
8TH	878.38	235.76	-			-	-	-			-	642.62	-	-	-	642.62	
9TH	878.38	235.76	-			-	-	-			-	642.62	-	-	-	642.62	
10TH	878.38	235.76	-			-	-	-			-	273.77	-	-	368.85	642.62	
11TH	878.38	235.76	-			-	-	-			-	-	-	-	642.62	642.62	
12TH	878.38	235.76	-			-	-	-			-	-	-	-	642.62	642.62	
13TH	878.38	235.76	-			-	-	-			-	-	-	-	642.62	642.62	
14TH (REFUGE)	896.75	235.17	71.43			-	-	-			-	-	-	-	590.15	590.15	
15TH	878.38	235.76	-			-	-	-			-	-	-	-	642.62	642.62	
16TH	894.15	235.76	-			-	-	-			-	-	-	-	658.39	658.39	
TOTAL	16635.88	5657.06	406.72				22.64		432.01			5899.48	30.10		4187.87	10117.45	
												5929.58			4187.87		

TABLE SHOWING BUA AREA OF SALE BUILD. NO. 2 (WING - A)

FLOORS	CONSTRUCTED BUILT-UP AREA	STR./LIFT AREA	REFUGE AREA	MTR. RM AREA	SUB.PANEL RM AREA	ENTRANCE LOBBY OFFICE	SOCIETY OFFICE	CLUB HOUSE	FITNESS CENTER	REGULAR SALE FSI						FUNGIBLE SALE FSI			TOTAL B.U.A
										COMM.				RESI.		FUNGIBLE SALE FSI			
										OFFICE	SHOP	TOI AREA	NURSING HM. AREA	RESI.	CHANG ROOM	OFFICE AREA	SHOP	RESI.	
GROUND. FLR.	3637.54	639.24	-	102.67	77.00	926.95	-	-	-	-	1891.68	-	-	-	-	-	-	1891.68	
1ST (P1) (PODIUM FLR.)	2096.55	423.65	-	-	-	-	-	-	-	1672.90	-	-	-	-	-	-	-	1672.90	
2ND (P2)	2188.54	377.17	-	-	-	-	-	-	-	1791.23	-	20.14	-	-	-	-	-	1811.37	
3RD (P3)	2188.54	377.17	-	-	-	-	-	-	-	1791.23	-	20.14	-	-	-	-	-	1811.37	
4TH (P4)	2188.54	377.17	-	-	-	-	-	-	-	1397.30	-	20.14	-	-	-	393.93	-	1811.37	
5TH (P5)	2188.54	377.17	-	-	-	-	-	-	-	-	-	-	-	-	-	1811.37	-	1811.37	
6TH (P6)	1253.62	375.42	-	-	-	-	-	-	-	-	-	-	-	-	-	878.20	-	878.20	
7TH (P6)	230.24	230.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(E - DECK) FLOOR (RUFUGE FLR.)	916.44	229.33	176.97	-	-	22.65	-	-	280.50	-	-	-	-	176.89	30.10	-	-	206.99	
1ST	896.29	230.24	-	-	-	-	-	-	-	-	-	-	-	668.05	-	-	-	668.05	
2ND	896.29	230.24	-	-	-	-	-	-	-	-	-	-	-	668.05	-	-	-	668.05	
3RD	896.29	230.24	-	-	-	-	-	-	-	-	-	-	-	668.05	-	-	-	668.05	
4TH	896.29	230.24	-	-	-	-	-	-	-	-	-	-	-	668.05	-	-	-	668.05	
5TH	896.29	230.24	-	-	-	-	-	-	-	-	-	-	-	668.05	-	-	-	668.05	
6TH	896.29	230.24	-	-	-	-	-	-	-	-	-	-	-	668.05	-	-	-	668.05	
7TH (REFUGE)	923.71	229.22	184.28	-	-	-	-	-	-	-	-	-	-	510.21	-	-	-	510.21	
8TH	896.29	230.24	-	-	-	-	-	-	-	-	-	-	-	668.05	-	-	-	668.05	
9TH	896.29	230.24	-	-	-	-	-	-	-	-	-	-	-	668.05	-	-	-	668.05	
10TH	896.29	230.24	-	-	-	-	-	-	-	-	-	-	-	668.05	-	-	-	668.05	
11TH	896.29	230.24	-	-	-	-	-	-	-	-	-	-	-	668.05	-	-	-	668.05	
12TH	896.29	230.24	-	-	-	-	-	-	-	-	-	-	-	668.05	-	-	-	668.05	
13TH	896.29	230.24	-	-	-	-	-	-	-	-	-	-	-	668.05	-	-	-	668.05	
14TH (REFUGE)	923.71	229.22	20.41	-	-	-	-	-	-	-	-	-	-	674.08	-	-	-	674.08	
TOTAL	29515.45	6627.88	381.66	102.67	77.00	926.95	22.65	-	280.50	6652.66	1891.68	60.42	-	9377.78	30.10	3083.50	-	21096.14	
										8604.76				9407.88		3083.50			

FORM - 'II'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REDEVELOPMENT OF PROPERTY BEARING SLUM PLOT AND NON SLUM PLOT AT C.T.S. NO. 33,35,37,37/1 TO 85.32 (pt) OF VILLAGE KANDIVALI, TAL. BORIVALI, BEHIND POISAR DEPOT, KANDIVALI (W) MUMBAI NO. 400067

NAME OF THE OWNER AND SIGNATURE

M/S RAGHULEELA REALTORS PVT. LTD.

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:200	ANKUSH	SHEETAL

STAMP AND DATE OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. 31 DEC 2021

Dated: 18/12/2021

Approved: Subject to the condition mentioned in the office permission letter no. 31 DEC 2021

Executed by: VISHWAS SATODIA, Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA [ARCHITECT]

NORTH

VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER
1102/B - WING - 11TH FLOOR, SHAH ARCADE - II, RANI SATI MARG, MALAD (E), MUMBAI - 400 097
MOBILE - 7719951475

OFFICE : 1102 / B - WING, 11th FLOOR, SHAH ARCADE-II, RANI SATI MARG, MALAD (E), MUMBAI-400 097.

Date: 23-05-2022

To,
State Environmental Impact Assessment Authority (SEIAA)
Environment Department, Mantralaya,
Mumbai, 400032,
State: Maharashtra

I hereby certify that Slum Rehabilitation Scheme at plot bearing CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85, Village: Kandivali, Behind Poisar Depot, Taluka: Borivali, District: Mumbai, State: Maharashtra, India, has received SRA/ENG/2790/RC/PL/AP dt. 31-12-2021


Details of approved Built-up area are given as follows:

Approved FSI:	44597.23 Sq.mt.
Commensurate NON FSI	57274.77 Sq.mt.
Total Construction Built-Up Area (FSI + NON FSI)	101872.00 Sq.mt.

We are also submitting herewith the user wise breakup of Commensurate NON FSI as follows:

BREAKUP OF COMMENSURATE NON FSI

No.	Description	Area in (Sq. mt.)
A	FSI Area (A)	44597.23
B	Non FSI Area	
1.	Staircase, lift lobby, passages, etc.	18126.10
2.	Refuge Area	1247.01
3.	Ent. Lobby, Ele. Meter Room, Stilt, Substation, D.G.rm., Fitness centre area & Services	3263.93
4.	School Area	1340.55
5.	Amenities Area	5530.56
6.	Rehab Fungi	2879.19
7.	Basement	4478.38
8.	1 st To 7 th Podium Floor Area	17557.28
9.	E-Deck Floor Area	2851.77
	Total Non FSI (B)	57274.77
	Total Construction built Up Area (A + B)	101872.00


VISHWAS SATODIA
Reg. No. CA/86/9600

OFFICE : 1102 / B - WING, 11th FLOOR, SHAH ARCADE-II, RANI SATI MARG, MALAD (E), MUMBAI-400 097.

Date: 23-05-2022

To,
State Environmental Impact Assessment Authority (SEIAA)
Environment Department, Mantralaya,
Mumbai, 400032,
State: Maharashtra

I hereby certify that Slum Rehabilitation Scheme at plot bearing CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85, Village: Kandivali, Behind Poisar Depot, Taluka: Borivali, District: Mumbai, State: Maharashtra, India, has received SRA/ENG/2343/RC/PL/LOI dt. 16-02-2021


Details of Proposed Built-up area are given as follows:

Approved FSI:	54620.56 Sq.mt.
Commensurate NON FSI	63993.32 Sq.mt.
Total Construction Built-Up Area (FSI + NON FSI)	118613.88 Sq.mt.

We are also submitting herewith the user wise breakup of Commensurate NON FSI as follows:

BREAKUP OF COMMENSURATE NON FSI

No.	Description	Area in (Sq. mt.)
A	FSI Area (A)	54620.56
B	Non FSI Area	
1.	Staircase, lift lobby, passages, etc.	23055.65
2.	Refuge Area	1745.74
3.	Ent. Lobby, Ele. Meter Room, Stilt, Substation, D.G.rm., Fitness centre area & Services	1659.28
4.	School Area	1340.55
5.	Amenities Area	6231.54
6.	Rehab Fungi	2879.19
7.	Basement	4791.38
8.	1 st To 7 th Podium Floor Area	22289.99
	Total Non FSI (B)	63993.32
	Total Construction built Up Area (A + B)	118613.88


VISHWAS SATODIA
Reg. No. CA/86/9600

OFFICE : 1102 / B - WING, 11th FLOOR, SHAH ARCADE-II, RANI SATI MARG, MALAD (E), MUMBAI-400 097.

Date: 23-05-2022

To,
State Environmental Impact Assessment Authority (SEIAA)
Environment Department, Mantralaya,
Mumbai, 400032,
State: Maharashtra

I hereby certify that Slum Rehabilitation Scheme at plot bearing CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85, Village: Kandivali, Behind Poisar Depot, Taluka: Borivali, District: Mumbai, State: Maharashtra, India, has received SRA/ENG/2343/RC/PL/LOI dt. 16-02-2021


Details of Proposed Built-up area are given as follows:

Approved FSI:	54620.56 Sq.mt.
Commensurate NON FSI	63993.32 Sq.mt.
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We are also submitting herewith the user wise breakup of Commensurate NON FSI as follows:

BREAKUP OF COMMENSURATE NON FSI

No.	Description	Area in (Sq. mt.)
A	FSI Area (A)	54620.56
B	Non FSI Area	
1.	Staircase, lift lobby, passages, etc.	23055.65
2.	Refuge Area	1745.74
3.	Ent. Lobby, Ele. Meter Room, Stilt, Substation, D.G.rm., Fitness centre area & Services	1659.28
4.	School Area	1340.55
5.	Amenities Area	6231.54
6.	Rehab Fungi	2879.19
7.	Basement	4791.38
8.	1 st To 7 th Podium Floor Area	22289.99
	Total Non FSI (B)	63993.32
	Total Construction built Up Area (A + B)	118613.88


VISHWAS SATODIA
Reg. No. CA/86/9600

OFFICE : 1102 / B - WING, 11th FLOOR, SHAH ARCADE-II, RANI SATI MARG, MALAD (E), MUMBAI-400 097,

Date : 23-05-2022

To,
Member Secretary,
State Environment Impact Assessment Authority (SEIAA)
2nd Floor, Annex Building
Mantralaya, Mumbai, Maharashtra.

Subject: Submission of Undertaking for constructed built- up area on site till date for Slum Rehabilitation Scheme at plot bearing CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85, Village: Kandivali, Behind Poisar Depot, Taluka: Borivali, District: Mumbai, State: Maharashtra.

Respected Madam ,

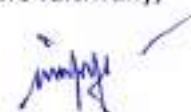
I hereby certify that construction carried out on the ground till date by **M/s. RAGHU LEELA REALTORS PVT. LTD.** is **14267.96** Sq. mt. and which is within approved Built-up area of earlier Environmental Clearance (EC) dated 25.03.2014.

I also certify that the building configuration completed on ground is in accordance with earlier Environmental Clearance (EC) dated 25.03.2014.

Breakup of the constructed built up areas alongwith building configuration is given as **Annexure A.**

Thanking You,

Yours faithfully,



VISHWAS SATODIA
Reg.No. CA/86/9600

ANNEXURE - A

As per Environment Clearance (EC) dated 25.03.2014				Seeking Expansion in EC				As per constructed on site			
Building Configuration	FSI area (sq.m)	Non FSI area (sq.m)	Constructi on area (sq.m)	Building Configuration	FSI area (sq.m)	Non FSI area (sq.m)	Constructio n area (sq.m)	Building Configuration	FSI area (sq.m)	Non FSI area (sq.m)	Construction area (sq.m)
Rehabilitation: 1 Building (pt) Ground + (pt) Stilt + 1 st to 21 st floors	7609.34	5823.87	13433.21	Rehabilitation: 1 Building Basement + Ground (pt) Stilt (pt) + 1 st to 34 th (pt) Floors	13383.64	15015.92	28399.56	Rehabilitation : 1 Building Excavation & foundation work started	-	-	-
Reservation - Municipal Secondary School: Ground + 5 floors	NIL	1773.99	1773.99	Reservation -Municipal Secondary School: Ground + 5 floors	NIL	1692.91	1692.91	Reservation - Municipal Secondary School	Work not yet started		
Sale Building No. 2 with 2 Wings (Wing A & B)	25561.01	25565.98	51126.99	Sale Building No. 2 with 2 Wings (Wing A & B): Wing A: Basement + Ground (PT) Stilt (PT) + 1 st to 5 th Podia (PT)/Commercial (PT) + 6 th to 7 th Podia + E Deck Floor + 1 st to 30 th residential Floors Wing B: Basement + Ground (PT) Stilt (PT) + 1 st to 5 th Podia (PT)/Commercial (PT) + 6 th to 7 th Podia + E Deck Floor + 1 st to 23 rd residential Floors	41236.92	47284.49	88521.41	Sale Building No. 2 with 2 Wings (Wing A & B): Wing A: Basement + Ground (PT) Stilt (PT) + 1 st to 7 th upper floor	9392.41	4875.55	14267.96
Wing B: Basement + (PT) Ground + (PT) Stilt + 1 st to 4 th podium + 5 th to 31 st upper floors								Wing B: Excavation /foundation work started			
Total	33170.35	33163.84	66334.19	--	54620.56	63993.32	118613.88	--	9392.41	4875.55	14267.96

Thanking you,

Yours faithfully,



VISHWAS SATODIA
Reg.No. CA/86/9600

(18)

MUNICIPAL CORPORATION OF GREATER MUMBAI
Hydraulic Engineer's Department

Executive Engineer Water Works
(Planning & Research),
Room # 33, 3rd floor,
'B' Ward Municipal Office,
121, Ramchandra Bhatt 'X' lane,
Opp. J. J. Hospital, Byculla,
Mumbai - 400 009.

☎91 - 22 - 2377 63 42

To,
M/S. Raghuleela Realtors Pvt. Ltd
C/O Prakash Sanitation,
3/3, Krishana Bhuvan,
Dadisheth road, Malad(W),
Mumbai-400064

HE/ 1182 /EEWW (P & R) /N.O.C.

13 MAY 2012

Subject: Remarks for proposed S.R. Scheme on plot bearing CTS No. 33,35,37,37/1 to 85 of village Kandivali, Tal-Borivali, Behind Poisar Depot, Kandivali (W), Mumbai-67

Reference: - 1) Your letter dated 09.11.2011 and submitted on 15.11.11
2) Scrutiny fee receipt no. 4232881 dated 15.11.2011.

Gentlemen,

In above reference, as per the occupancy statement submitted by you the total domestic requirement worked out to be about 200000 lpd for the proposed development on the plot under reference. To assess exact water demand, approved plans from competent authority shall be submitted. It is further to be stated that as per present policy the domestic water supply to sale component of proposed developments / projects is made available after completion of Middle Vaitarna Project. As regards, for rehab buildings, as per present policy the domestic water supply is made available at the rate of 45 lpcd on submission of Occupation Certificate.

Moreover, water supply will be made available only after the existing water distributory network in the area under reference is upgraded and new water mains as required are laid in D.P. Road/Internal Roads by the owner / developer to meet the demand generated by the proposed redevelopment. The Water supply for non-domestic purpose shall be arranged through bore well / well /sources other than Municipal Water Supply. Provision of rain water harvesting (RWH) shall be made for recharging the ground water extracted through bore wells / wells.

HE's NOC for the proposed layout / buildings will be issued on submission of plans approved by competent authority, which please be noted.

Yours Faithfully,

Dr. P. S. Raghuleela
14/5/12

Executive Engineer Water Works
(Planning & Research)

MUNICIPAL CORPORATION OF GREATER MUMBAI

Hydraulic Engineer's Department

SP/629/AEMW/C
- 9 MAY 2012

Sub: Remarks for the proposed S R Scheme on plot bearing S. No. 157 (pt.), CTS No. 33, 35, 37, 37/1 to 85 of village Kandivali. Ta. Borivali, Behind Poisar Depot, Kandivali (W), Mumbai.

Ref: 1) HE/(183/ EEWW(P&R)/ NOC dated. 16.11.2011.

With reference to above subject matter, the details required are as furnished below.

- 1) The water main network is marked on location plan at pg. 3
- 2) The connection can be granted/ tapped from 250 mm water main as shown in location plan. The pressure on 250 mm dia water main is 1.968 Kg/Cm² at Point A & 1.406 Kg/Cm² at Point B.
- 3) Yes, the existing water supply network is capable to fulfill the requirement of the proposed building under reference.
- 4) Water supply zone = Vallabh Nagar South Zone; Supply timing = 7.00 pm to 9.30 pm; Source = Mahavir Nagar Tunnel; Outlet No. 2.
- 5) No, the mentioned layout is not affected by tunnel alignment.
- 6) No.

Forwarded for information and necessary action please.

rm
8/5/2012
Asstt. Engg. Water Works
R / Central ward
Mob no - 9930260433
Tel No - 28964000 Ext-308

A.E.W.W.(Planning - I-I)

(HYDRAULIC ENGINEER'S DEPARTMENT)

HE/ 209 /EEWW (P.&R.) /N.O.C.

- 6 SEP 2021

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

EE (SRA)

R/C Ward

Subject : HE's NOC for the proposed Sale building no 2 for proposed S.R Scheme on slum & non slum plot bearing CTS No 33, 35, 37, 37/1 to 85 & additional slum lot bearing CTS No 32(pt) of Village Kandivali, Taluka Borivali behind Poisar Depot, Kandivali(W), Mumbai for Shree Siddheshwar 'B' CHS (prop) 30 & 32 for non slum plot.

Reference: 1) SRA/ENG/2790/RC/PL/AP dtd.09/03/2021.

2) Scrutiny Fee Receipt No. 1004092841 dtd.25/06/2021.


Name of Developer : M/s. Raghuleela Realtors Pvt. Ltd.

As per the plans and documents submitted by Licensed Plumber the proposed building under reference is a residential cum commercial building accommodating 165 tenements, 6428.32 sq.m BUA for shops & offices, fitness centres. Total water requirement of the building works out to 74250lpd for residential purpose, 4200 lpd for non residential purpose & 12840 lpd for commercial purpose. However, demand for water connection will be recalculated by AEWW of concerned ward as per latest amended / OC plans.

By direction, I have to inform you that, as far as Hydraulic Engineer's department is concerned, there is no objection for water supply to the proposed building under reference subject to compliance of following conditions

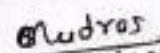
1. Water supply for the said residential cum commercial building will be made available as per prevailing norms, on submission of occupation certificate.
2. Municipal water supply will not be made available for the Swimming pool / Air conditioning purpose. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains, painted with red colour, shall be used for the same.
3. The internal distribution system within building shall be got approved from this office after obtaining full C.C. and shall be laid & certified from competent authority before availing the permanent water connection.
4. The owner / Developer shall on demand, pay the prorata cost of laying adequate size of water main in D.P. Road abutting to / passing through the plot under reference.
5. No borewell / Ring Well shall be provided on the plot without specific NOC/Remarks from Assistant Engineer Water Works R/C Ward.
6. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from AEWW R/C Ward. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber. Top of the underground storage tank shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks. Also a minimum 6 M clear distance shall be maintained between STP & underground water storage tank.
7. A clear minimum distance of 1.20 m shall be maintained between the bottom of overhead storage tank and terrace floor level.
8. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the basement of the building. As suction tank is located within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.
9. Automatic level control sensors & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.
10. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.

11. This NOC is being issued for plans approved vide No. SRA/ENG/2790/RC/PL/AP dated dtd.09/03/2021. While amendment in building plans, if water demand of the building exceeds above 10%, this NOC will be treated as cancelled and fresh NOC shall have to be obtained from this office by submitting set of amended plans and other required documents.
12. Previous HE's NOC issued u/no. HE / 664 / EEWW (P&R) / NOC dated 26/07/2012 for the building under reference shall be treated as cancelled.
13. A 250mm dia Municipal water main passing through the plot under reference. Before starting construction, owner / developer shall divert this water main at their own cost in consultation with AEWW R/C & by obtaining prior approval from this section.


Executive Engineer Water Works
(Planning & Research)

Copy to : Developer : M/s. Raghuleela Realtors Pvt. Ltd.
C/O Swati Consultancy, (L.P No 2337)
3, Roshan Apsara, Roshan Nagar,
Off Chandavarkar Road,
Borivali(W), Mumbai 400 092.

For information, please. It is in reference to your letter dated 02/07/2021


6/ 619/2021
EEWW(P&R)



Slum Rehabilitation Authority

Administrative Building, Anant kanekar Marg,
Bandra (East), Mumbai 400 051.

E mail: info@sra.gov.in

No.: SRA/ENG/2789/RC/PL/AP

To,
Prakash sanitation.
3/3 krishna bhuvan,
Dadisheth Road,
Malad (W) Mumbai-64

118 JUL 2012

Sub. : Drainage Approval for Proposed Rehab Bldg No.1
In S R A Scheme on Plot bearing C.T.S.No, 33,35,
37,/1 to85 of village Kandivali, behind Piosar
Depot, Taluka Borivali, Kandivali (W), Mumbai-67
for ' Shri Siddheswar-B CHS Ltd.

Sir,

There is no objection to carry out the drainage work upto sewer trap chamber as per plan submitted by you, subject to the following conditions:-

1. That invert level shall be got approved from A.E. Maintenance ('RC') Ward before starting the work.
2. That the work shall be carried out strictly in accordance with the Municipal requirements.
3. That the required undertaking for rectifying the drainage defects shall be submitted before applying for DCC.
4. That the vertical drainage pipes shall have to be tested by smoke test to check up the leakages.
5. That the trenches for inspection chambers etc shall be refilled before same are shown to the concerned sub Engineer.
6. That the C.I. pipes shall be provided at least up to 1st floor level.
7. That the remarks of E.E. (S.P.) P & D of M.C.G.M. regarding existence of functioning sewer line shall be obtained. *be from shreeby main*

Also note that connection shall not be made to the municipal sewer without getting the work certified by this office.

Yours Faithfully,

-Sd/-

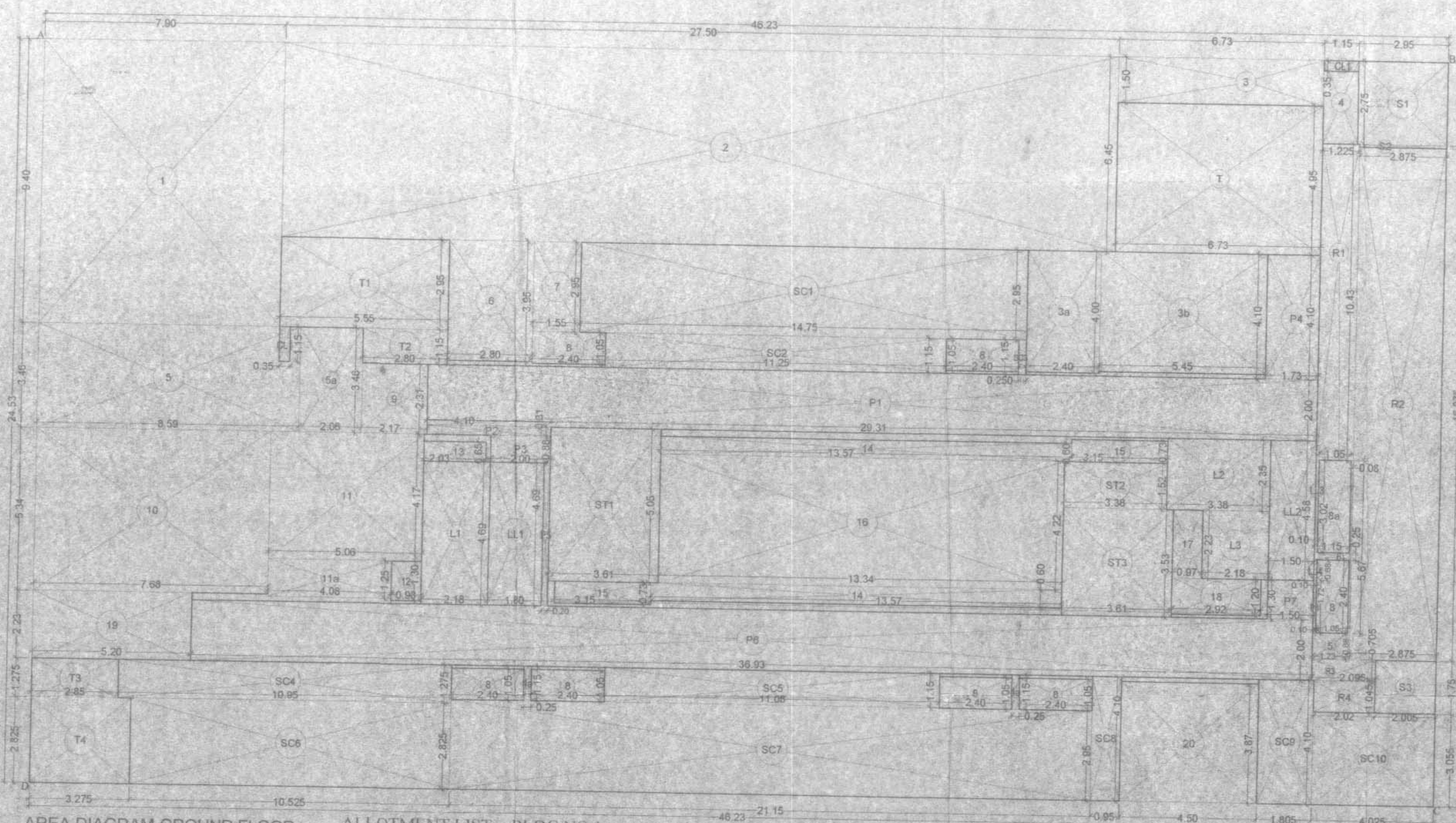
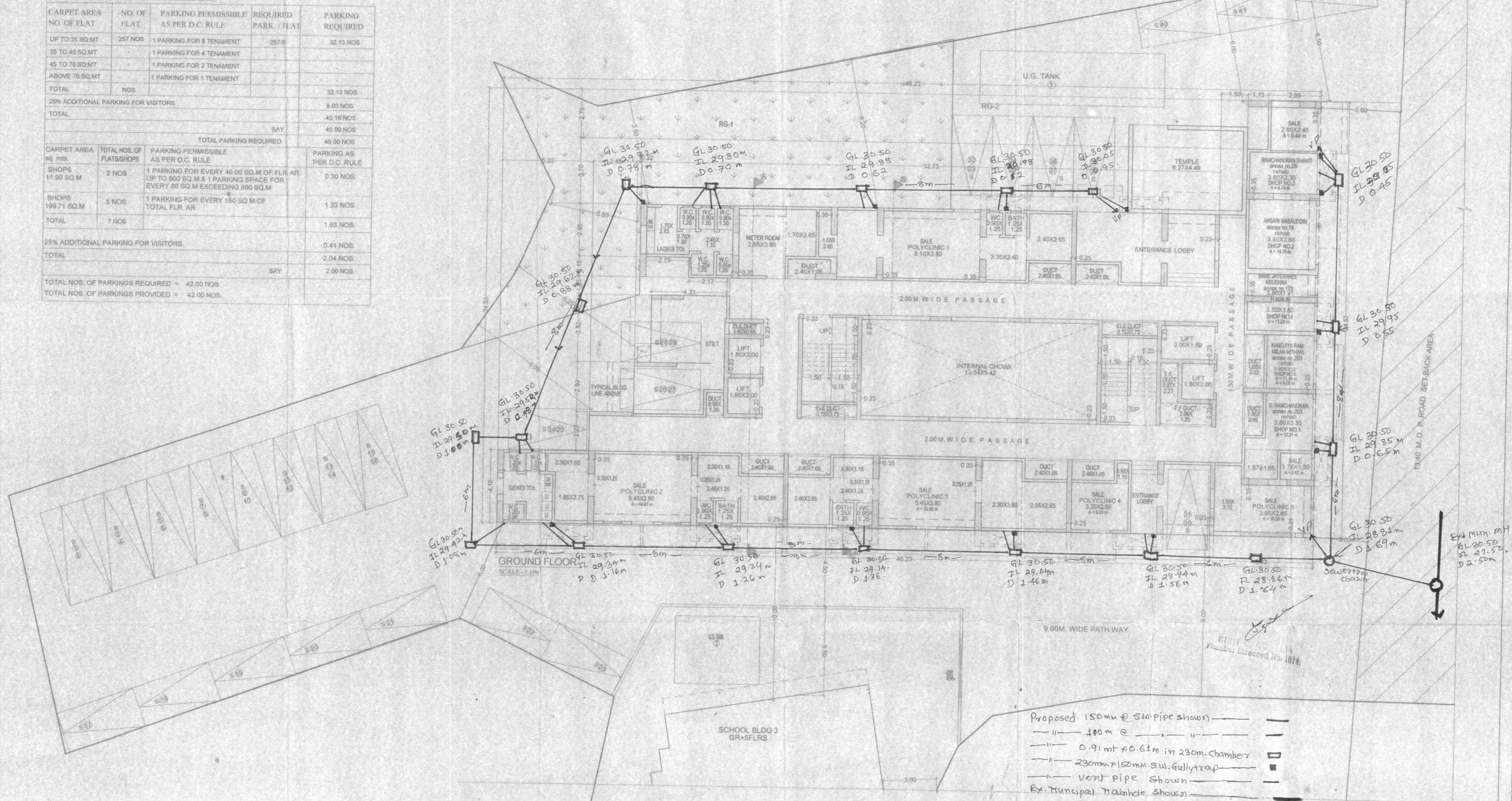
Assistant Engineer-
Slum Rehabilitation Authority

✓ Copy to: Assistant Commissioner 'RC' Ward

mpd

Assistant Engineer -
Slum Rehabilitation Authority

CARPET AREA NO. OF FLAT	NO. OF FLAT	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK / FLAT	PARKING REQUIRED
UP TO 35 SQ.MT	257 NOS	1 PARKING FOR 8 TENAMENT	257/6	32.13 NOS
35 TO 45 SQ.MT		1 PARKING FOR 4 TENAMENT		
45 TO 70 SQ.MT		1 PARKING FOR 2 TENAMENT		
ABOVE 70 SQ.MT		1 PARKING FOR 1 TENAMENT		
TOTAL	NOS			32.13 NOS
25% ADDITIONAL PARKING FOR VISITORS				8.03 NOS
TOTAL				40.16 NOS
			SAY	40.00 NOS
TOTAL PARKING REQUIRED				40.00 NOS
CARPET AREA sq. mts	TOTAL NOS OF FLATS/SHOPS	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING AS PER D.C. RULE	
SHOPS 11.90 SQ.M	2 NOS	1 PARKING FOR EVERY 40.00 SQ.M OF FLR AR. UP TO 800 SQ.M & 1 PARKING SPACE FOR EVERY 80 SQ.M EXCEEDING 800 SQ.M	0.30 NOS	
SHOPS 199.71 SQ.M	5 NOS	1 PARKING FOR EVERY 150 SQ.M OF TOTAL FLR. AR	1.33 NOS	
TOTAL	7 NOS		1.63 NOS	
25% ADDITIONAL PARKING FOR VISITORS				0.41 NOS
TOTAL				2.04 NOS
			SAY	2.00 NOS
TOTAL NOS. OF PARKINGS REQUIRED =				42.00 NOS.
TOTAL NOS. OF PARKINGS PROVIDED =				42.00 NOS.

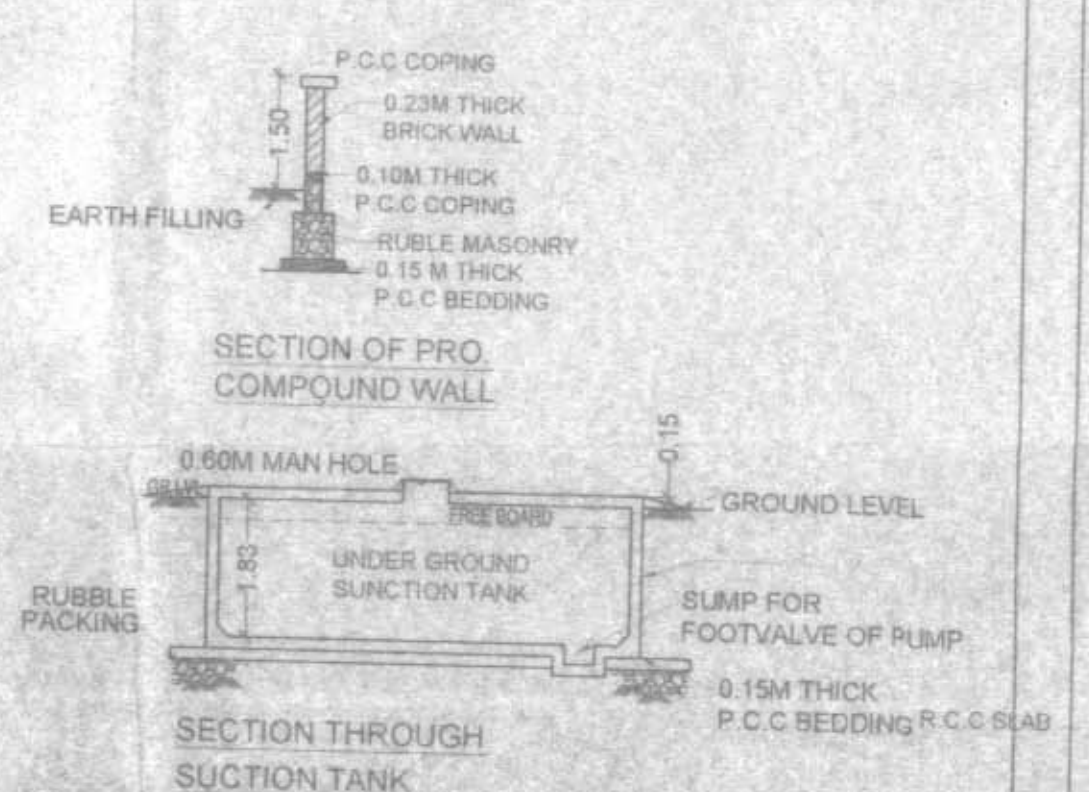


CARPET AREA STATEMENT -
GROUND FLOOR

CARPET AREA STATEMENT	
TEMPLE	4.66 X 4.49 = 20.92 SQ.M
TOTAL	= 20.92 SQ.M

SR NO	NUMBER IN ANNEXURE II	NAMIE OWNER	DWNER OWNER	EXISTING CARPET AREA (SQ.MT) AS PER ANNEX II	AREA REQUIRED AS PER REG. 55(1)(I)	POSSIBLE AREA REQU. AS PER REG. 55(1)(I)	CCESS CARPET AREA (SQ.MT)	PROPOSED SHOP NO IN PLAN
1	18	ANSARI MASALUDIN		14.78	14.78	14.78		
2	19	RAMCHANDRAN SHAKTI		6.08	6.08	6.74	0.51	4
3	170	BAPE JAYDEV KRISHNA		10.43	10.43	11.24	0.91	3
4	200	KANOYIA RAMULAM MITHARI		2.07	2.07	8.50	6.43	5
5	203	S. RAMCHANDRAN		11.53	11.53	12.31	0.78	1
		TOTAL		51.84	51.84	85.07	3.23	

EXCESS/SALE BUA TO CARPET AT GROUND FLOOR
TOTAL REHAB CARPET AREA = 55.07 SQMTR
TOTAL REHAB COMM. BUILT UP AREA = 66.71 SQMTR
TOTAL EXCESS BUA TO CARPET = EXCESS CARPET X TOTAL REHAB COMM. BUA
PROPOSED REHAB CARPET
TOTAL EXCESS BUA TO CARPET = 3.23 X 66.71 = 3.91 SQ. MT.
55.07
TOTAL REHAB COMM. BUA AT GROUND FL. = REHAB COMMERCIAL AREA - EXCESS BUA TO CARPET
= 66.71 - 3.91 = 62.80 SQM
REHAB COMM AREA = 62.80 SQM
REHAB COMPONENT = 2.59, 1.31, 2.55, 2.33
F.S.I. F.S.I. = 255.20 / 145.66 = 33.31 = 76.26% SQM (A)
REHAB RES. AREA = 1.31 + 2.55 = 3.86 SQM (B)
SALE F.S.I. = TOLLET AREA / REHAB AREA + SALE SQM
= POLY. CL AREA (32.47 + 3.91) / 11.90 = 190.71 = 247.59 SQM (B)
TOTAL F.S.I. = A + B (76.26 + 247.59) = 324.25 SQM

[illegible]

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED SLUM REDEVELOPMENT OF PROPERTY
BEARING SLUM PLOT AND NON SLUM PLOT AT
C.T.S. NO. 33, 35, 37, 37/1 TO 85 OF VILLAGE KANDIVALI,
BEHIND POISAR DEPOT, TAL. BORIVALI, KANDIVALI (W).
MUMBAI - 400067

NAME OF THE OWNER AND SIGNATURE
M/S RAGHULEELA REALTORS PVT. LTD.

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:100	ANKUSH	SHEET A

STAMP AND DATE OF APPROVAL OF PLANS

CERTIFIED TRUE COPY OF APPROVED PLAN
BY SLUM REHABILITATION AUTHORITY
VIDE NO. SRA/ENG/2789/RC/PL/AP
DATED 27 Apr 2012

NAME & SIGNATURE OF ARCHITECTS

TRUE COPY

TRUE COPY

VISHWAS SATODIA VISHWAS SATODIA
(ARCHITECT)

NORTH	VICINIA CATEGORY
-------	------------------

VISHWAS SATODIA
ARCHITECT INTERIOR DESIGNER

ARCHITECT INTERIOR DESIGNER VALUER

01/A-WING, UPPER GROUND FLOOR, SHAH ARCADE-II,
RANI SATI MARG, MALAD (E), MUMBAI - 400 097
TELE : 2881 2480, 2881 1705

FILE: 28812480, 28811705



Slum Rehabilitation Authority

Administrative Building, Anant kanekar Marg,
Bandra (East), Mumbai 400 051.

E mail: info@sra.gov.in

No.: SRA/ENG/2790/RC/PL/AP

To,
Prakash sanitation.
3/3 krishna bhuvan,
Dadisheth Road,
Malad (W) Mumbai-64

Sub. : Drainage Approval for Proposed Sal Bldg No.2,
In S R A Scheme on Plot bearing C.T.S.No, 33,35,
37,/1 to85 of village Kandivali, behind Piosar
Depot, Taluka Borivali, Kandivali (W), Mumbai-67
for ' Shri Siddheswar-B CHS Ltd.

Sir,

There is no objection to carry out the drainage work upto sewer trap chamber as per plan submitted by you, subject to the following conditions:-

1. That invert level shall be got approved from A.E. Maintenance ('RC') Ward before starting the work.
2. That the work shall be carried out strictly in accordance with the Municipal requirements.
3. That the required undertaking for rectifying the drainage defects shall be submitted before applying for DCC.
4. That the vertical drainage pipes shall have to be tested by smoke test to check up the leakages.
5. That the trenches for inspection chambers etc shall be refilled before same are shown to the concerned sub Engineer.
6. That the C.I. pipes shall be provided at least up to 1st floor level.
7. That the remarks of E.E. (S.P.) P & D of M.C.G.M. regarding existence of functioning sewer line shall be obtained. *before starting the work.*

Also note that connection shall not be made to the municipal sewer without getting the work certified by this office.

Yours Faithfully,

[Signature] 24/11/11

Assistant Engineer- Vth
Slum Rehabilitation Authority

MUNICIPAL CORPORATION OF GREATER MUMBAI
TREE AUTHORITY

(MVT)

(Case No.83/12-13)
Office of the Supdt. of Gardens
Veermata Jijabai Bhosale Udyan,
Dr. Ambedkar Road Byculla (East),
Mumbai-400 027.

No. DYSG/TA/MC/91

Date:- 12/4/13

To,
M/s. Raghuleela Realtors Pvt. Ltd.
'A' Wing, 1st Floor,
Datani Tower,
Kora Kendra, S.V. Road,
Borivali (W),
Mumbai-400092.

Sub : Permission for removal/removal by transplanting of trees coming in the work of proposed construction of building under S.R.A. Scheme on plot bearing C.T.S. No.33, 35, 37, 37/1 to 85 of Village Kandivali, Behind Poisar Depot, Nr. Raghuleela Mall at Kandivali (West).

Ref : Your Proposal Dated 27th June, 2012.

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 3rd November 2006). The permission for **cutting of 04(Four) trees** (bearing Sr. No.8, 11, 12 & 13) and **cutting of 3(Three) branches** of a tree (bearing Sr. No.3) each having about 1.5 feet girth & 15 feet length and **transplanting of 05(Five) trees** (bearing Sr. No.7, 9, 10, 14 & 21) has been granted by the Tree Authority vide its **Resolution No.231 dt. 28-03-2013**.

The remaining **13(Thirteen)** trees (bearing Sr. No.1 to 6, 15 to 20 & 22) should be retained where they are.

You are directed to plant **08(Eight)** 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.

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 (15) days after the permission is given by the Tree Authority.

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.

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 3rd 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.

As per the Tree Authority's Resolution No.500 dated 18-3-2011, you are also requested to plant indigenous variety of trees having circumference of 6" above and height of 15' above. The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.

You are requested to contact Jr. Tree Officer ('R/C') Ward to monitor the technical aspects for transplantation and plantation of trees whose contact No.9930260930.

Thanking you.

Yours faithfully,


Supdt. of Gardens
& Tree Officer.

CONTENTS OF SHEET

LAYOUT

PROPOSED BLOCK PLAN
BLOCK PLAN AS PER C.T.S. PLAN
LOCATION PLAN
R.G. AREA TRIANGULATION

PROFORMA 'A'

A	AREA STATEMENT	SQ.MT.	SQ.MT.	SQ.MT.
	SLUM PLOT		NO. SLUM PLOT	TOTAL
1	AREA OF PLOT (as per ann. II)	6239.11	5570.69	11809.80
2	DEDUCTIONS FOR			
a	ROAD SET BACK AREA	587.59	763.27	1350.86
b	PROPOSED ROAD			
c	ANY RESERVATION - SAS (1773.993-591.33)	591.33		591.33
	TOTAL (a + b + c)	1178.92	763.27	1942.19
3	BALANCE AREA PLOT (1 - 2)	5060.19	4807.42	9867.61
4	DEDUCTION FOR			
a	RECREATION GROUND		721.11	721.11
b	INTERNAL ROAD			
c	TOTAL (a + b)			
5	NET AREA OF THE PLOT (3 - 4)	5060.19	4086.31	9146.50
6	ADDITIONS FOR FSI PURPOSE	1178.92	763.27	1942.19
7	TOTAL AREA (5 + 6)	6239.11	4849.58	11088.69
8	FSI PERMISSIBLE ON PLOT AS PER DCR 33(10) = 3.0 FSI IN SLUM	3.00	1.00	
9	F.S.I. CREDIT AVAILABLE BY T.D.R.			
10	TOTAL PERMISSIBLE BUA FOR SCHEME	18717.33	4849.58	23566.91
11	EXISTING FLOOR AREA			
12	TOTAL PROPOSED AREA (PROPOSED FUNGI AREA IS WITHIN 30%)	REHAB - 769.34 + SALE - 1107.58 + FUNGI FSI - 338.87 = 2207.77	SALE 4849.58 + FUNGI FSI 1697.35 = 6546.93	28624.80
13	EXCESS BALCONY AREA TAKEN IN TO FSI (AS PER E.C. BELOW)			
14	TOTAL BUILT UP AREA PROPOSED (12+13)	= 2207.77	SALE 4849.58 + FUNGI FSI 1697.35 = 6546.93	28624.80
15	FSI CONSUMED (14/7)	2.996	1.00	
16	BALCONY AREA STATEMENT	AS PER STATEMENT		
17	TENEMENT STATEMENT	AS PER STATEMENT		
18	PARKING STATEMENT	AS PER STATEMENT		

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REDEVELOPMENT OF PROPERTY BEARING SLUM PLOT AND NON SLUM PLOT AT C.T.S. NO. 33, 35, 37, 39, 41 TO 65 OF VILLAGE KANDIVALI, BEHIND POISAR DEPOT, TAL. BORIVALI, KANDIVALI (W) MUMBAI - 400 067

NAME OF THE OWNER AND SIGNATURE

M/S RAGHULEELA REALTORS PVT. LTD.

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:500	SHEETAL	SHEETAL

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT U/R WAS SURVEYED BY ME ON DATED 03-09-2010 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA 5011809.80 SQ.MT. WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP TOWN PLANNING RECORDS.

(ARCHITECT)

STAMP AND DATE OF APPROVAL OF PLANS

APPROVABLE
Subject to compliance of Registered Terms & Conditions as per Office Letter No. SRA/ENG/164/R.C.P./AP/14
2 MAY 2012
Executive Engineer
Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

TRUE COPY

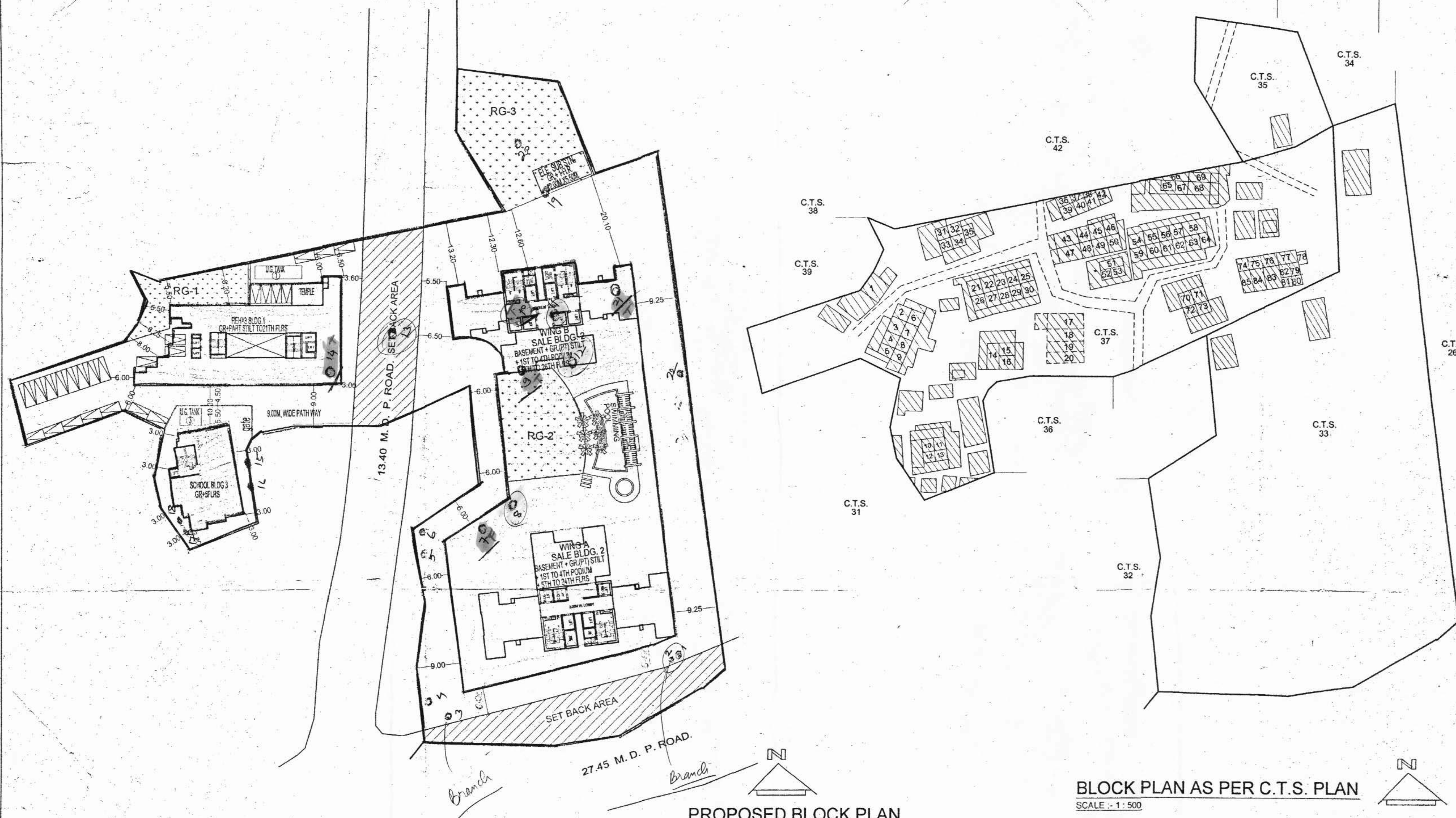
VISHWAS SATODIA

VISHWAS SATODIA
[ARCHITECT]

NORTH

VISHWAS SATODIA
ARCHITECT INTERIOR DESIGNER VALUER

01/A-WING, UPPER GROUND FLOOR, SHAH ARCADE-II,
RANI SATTI MARG, MALAD (E), MUMBAI - 400 097
TEL: 2881 2490, 2881 1705



PROPOSED BLOCK PLAN
SCALE : 1 : 500

SUMMARY FOR BUILDING NO. 1, 2 & 3

BUILDING No.	CONSTRUCTED BUILT-UP AREA	STR./LIFT AREA	REFUGE AREA	BAL. AREA	SERVANT TOI	SALE AREA (A)						SCHOOL AREA	TOTAL REHAB COMPONENT AREA	TEMPLE AREA EXISTING AMNTY	AREA OF BALWADI	AREA OF WELFARE CENTRE	AREA OF SOCIETY OFFICE	AREA OF PASSAGE REHAB	REHAB AREA FOR F.S.I. PURPOSE (B)		TOTAL F.S.I. A+B	
						RESI	POLYCLINIC	SALE TOI	EXCESS SALE	COMM.	METER RM.								CHANGING RM.	RES		COMM.
REHAB BUILDING - 1	13831.87	1628.81	256.84	368.34	-	242.33	199.71	32.47	3.91	11.90	-	-	-	11087.56	33.31	80.69	79.81	53.29	3231.12	7546.54	62.80	8099.66
SALE BUILDING - 2	30333.86	3757.82	942.00	-	108.90	18992.30	-	100.12	-	1284.06	98.60	50.06	-	-	-	-	-	-	-	-	-	20525.14
SCHOOL BUILDING - 3	1773.99	-	-	-	-	-	-	-	-	-	-	-	1773.99	-	-	-	-	-	-	-	-	-
TOTAL	45939.72	10386.63	1198.84	368.34	108.90	19234.63	199.71	132.59	3.91	1295.96	98.60	50.06	1773.99	11087.56	33.31	80.69	79.81	53.29	3231.12	7546.54	62.80	28624.80
						21015.46												7609.34				

RG-1 AREA CALCULATION

ADDITIONS:-	
RG1. 0.5 X 10.55 X 3.02 =	15.93 SQ.M
RG2. 0.5 X 7.75 X 3.63 =	14.07 SQ.M
RG3. 0.5 X 7.75 X 3.24 =	12.36 SQ.M
RG4. 0.5 X 7.90 X 4.22 =	16.87 SQ.M
RG5. 0.5 X 6.05 X 4.09 =	12.34 SQ.M
RG6. 0.5 X 24.04 X 6.05 =	72.72 SQ.M
RG7. 0.5 X 24.04 X 9.45 =	113.59 SQ.M
RG8. 0.5 X 7.36 X 1.50 =	5.52 SQ.M
	263.40 SQ.M

RG-2 AREA CALCULATION

ADDITIONS:-	
1. 20 X 24.65 X 3.07 =	90.45 SQ.M
2. 0.5 X 25.21 X 3.30 =	41.80 SQ.M
3. 0.5 X 24.65 X 0.87 =	10.72 SQ.M
4. 0.5 X 25.81 X 14.86 =	192.02 SQ.M
5. 0.5 X 25.81 X 8.12 =	104.79 SQ.M
TOTAL DEDUCTIONS =	319.98 SQ.M

R.G. 3 AREA STATEMENT:-

ADDITIONS:-	
1. 0.5 X 25.39 X 12.63 =	160.34 SQ.M
2. 0.5 X 32.40 X 17.48 =	283.34 SQ.M
3. 0.5 X 32.40 X 16.32 =	264.38 SQ.M
TOTAL ADDITIONS =	708.06 SQ.M

TOTAL R.G. AREA =

a + b + c	
263.40 + 708.06 + 399.58	= 1371.04 SQ.M
5060.19 X 8% RG REQUIRED	= 404.82 SQ.M
TOTAL RG AREA REQUIRED	= 1366.30 SQ.M
404.82 + 4507.42 X 20%	= 1366.30 SQ.M
TOTAL RG PROPOSED	= 1371.04 SQ.M

TABLE SHOWING TENEMENT STATEMENT : BUILDING NO. 1, 2 & 3

BUILDING No.	NO. OF REHAB. TENEMENTS	REHAB. COMM.	R/C	PAP	SCHOOL	TEMPLE	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	SALE			TOTAL
										RESI	COMM	POLYCLINIC	
REHAB BUILDING - 1	165	05	-	86	-	01	03	03	02	06	02	05	278
SALE BUILDING - 2	-	-	-	-	-	-	-	-	-	141	07	-	148
SCHOOL BUILDING - 3	-	-	-	-	01	-	-	-	-	-	-	-	01
TOTAL	165	05	-	86	01	01	03	03	02	147	09	05	427



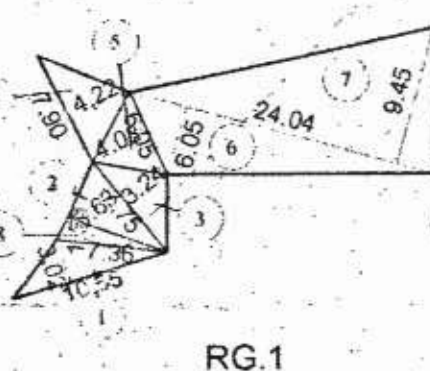
LOCATION PLAN

SCALE : 1 : 4000
D.P. SHEET NO. - W - 15

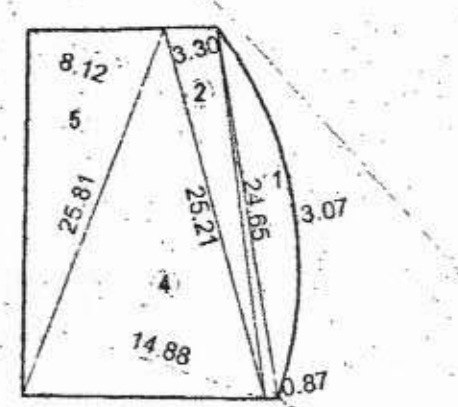
NOTE

- Plot Boundary
- Proposed Building
- Existing Tree
- To be cut
- To be Newplant.

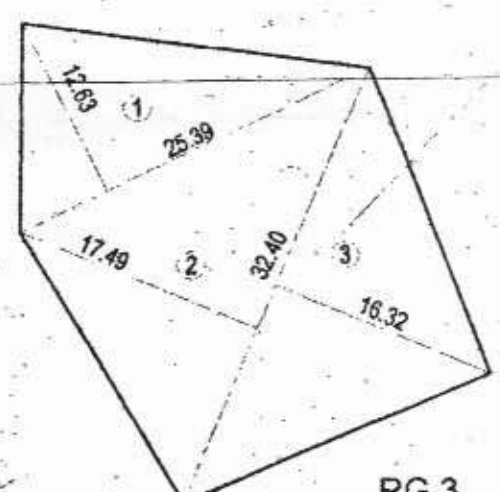
The permission for cutting of 4 (Four) trees (No. 9, 11, 12 & 13) (4.55 mtr x 1.15 mtr) for transplanting of 5 (Five) trees (No. 7, 9, 10, 14, 21) and for retaining of 13 trees (No. 1, 6, 15 & 24-27) is granted vide Tree Authority's resolution No. 231 dated 28-3-2013
Supdt. of Gardens & Tree Officer.



RG-1



PODIUM RG-2



RG-3

R.G. AREA DIAGRAM

SCALE : 1 : 500



Slum Rehabilitation Authority

Administrative Building, Anant kanekar Marg,
Bandra (East), Mumbai 400 051.

E mail: info@sra.gov.in

No.: SRA/ENG/2790/RC/PL/AP

To,
Prakash sanitation.
3/3 krishna bhuvan,
Dadisheth Road,
Malad (W) Mumbai-64

Sub. : Drainage Approval for Proposed Sal Bldg No.2,
In S R A Scheme on Plot bearing C.T.S.No, 33,35,
37,/1 to85 of village Kandivali, behind Piosar
Depot, Taluka Borivali, Kandivali (W), Mumbai-67
for ' Shri Siddheswar-B CHS Ltd.

Sir,

There is no objection to carry out the drainage work upto sewer trap chamber as per plan submitted by you, subject to the following conditions:-

1. That invert level shall be got approved from A.E. Maintenance ('RC') Ward before starting the work.
2. That the work shall be carried out strictly in accordance with the Municipal requirements.
3. That the required undertaking for rectifying the drainage defects shall be submitted before applying for DCC.
4. That the vertical drainage pipes shall have to be tested by smoke test to check up the leakages.
5. That the trenches for inspection chambers etc shall be refilled before same are shown to the concerned sub Engineer.
6. That the C.I. pipes shall be provided at least up to 1st floor level.
7. That the remarks of E.E. (S.P.) P & D of M.C.G.M. regarding existence of functioning sewer line shall be obtained. *before starting the work.*

Also note that connection shall not be made to the municipal sewer without getting the work certified by this office.

Yours Faithfully,

[Signature] 24/11/11

Assistant Engineer- Vth
Slum Rehabilitation Authority

Municipal Corporation of Greater Mumbai

No. E.E. (S.O.) PS / 298 / W.S. dtd 03 AUG 2021

Sub: Sewerage remarks for proposed sale building no. 2 in S.R. Scheme on slum and non slum plot bearing CTS No. 33,35,37,37/1 to 85 & additional slum plot bearing CTS No. 32(pt) of village Kandivali, Tal-Borivali, behind Poisar Depot, Kandivali(W), Mumbai- 400 067 For "Shree Siddheshwar 'B' CHS (Prop.) 30&32 for non-slum plot and as per Reg. 33(10) for slum plot by amalgamation as per clause 7.1 of Reg. 33(10) of DCPR

Ref: A letter of M/s Swati Consultancy dtd 25/06/2021

In connection with above subject & reference, the under reference site has been inspected along with the representative of license plumber. This office remarks are given as under.

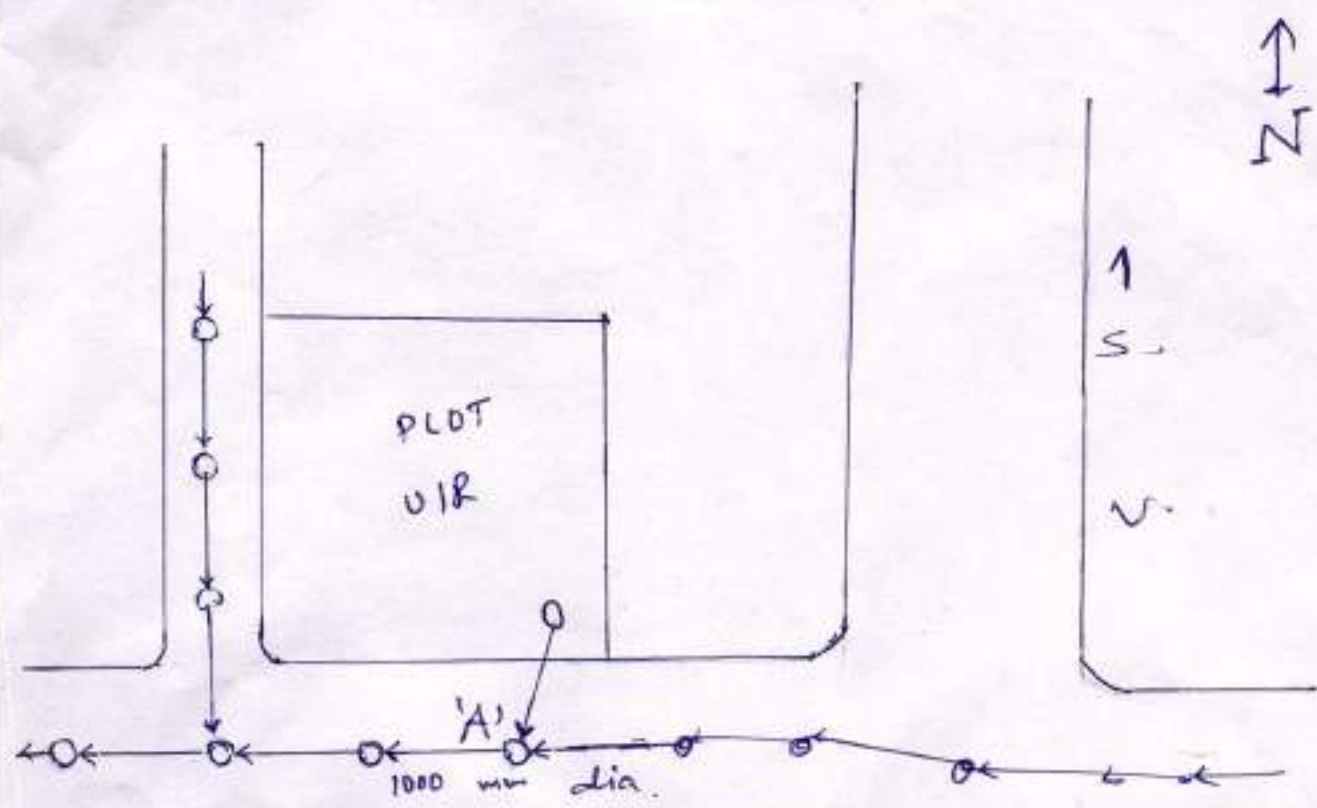
- 1) The actual depth of nearest connecting municipal manhole A marked on the plan is 7.84 mtrs.
- 2) There exists 1000 mm dia. connecting sewer line
- 3) The existing connecting sewer line is functioning smoothly at present.
- 4) The direction of flow leading towards Malad pumping station
- 5) There exists 150 mm dia. street connection at 4.09 mtrs depth approx found functioning smoothly at present. However, being an old street connection, the dia. & life of existing street connection shall be reconciled / recalculated at your end.

Forwarded for doing the further needful please.

Encl: Location sketch


E.E.(S.O.)PSWS

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



← POICAR GYMKHANA RD →

↑
O
A
D
↓

The depth of M.H. 'A' is 7.84 mtrs.

The 150 mm dia. street connection at 4.09 mtrs. depth.

Signature
11/10/2022

SECRETARY-3

Date: 25.03.2021

To,
Executive Engineer Mechanical,
(Main sewer) Western Suburbs,
Municipal Corporation Greater Mumbai,
Relief Road, Junction J.P. Road,
Andheri (West), Mumbai 400 051

Sub: Proposed Sale Bldg. No. 2 in S.R. Scheme on Slum and Non-Slum plot bearing C.T.S. No. 33, 35, 37, 37/1 to 85 & additional slum plot bearing CTS No. 32(pt) of village Kandivali, Tal - Borivali, Behind Polsar Depot, Kandivali (W), Mumbai - 400 067. For 'Shree Siddheshwar 'B' CHS (Prop.) 30 & 32 for non-slum plot and as per Reg. 33(10) for Slum plot by amalgamation as per clause 7.1 of Reg. 33(10) of DCPR-2034.

Ref: SRA / ENG / 2790 / RC / PL / AP dtd. 09.03.2021.

Sir,

We are proposed to construct bldg. on the plot mentioned above. The bldg. under reference is at on 27.45 mtr. Wide D.P. Road.

You are requested to state sewer line abutting to our plot is functioning properly, depth of sewer line of manhole near to our plot, diameter of sewer line flow direction and whether sewer line is maintain by MCGM. Please the give remarks for the same. The copy of Amended plan & IOD is attached herewith for your information please.

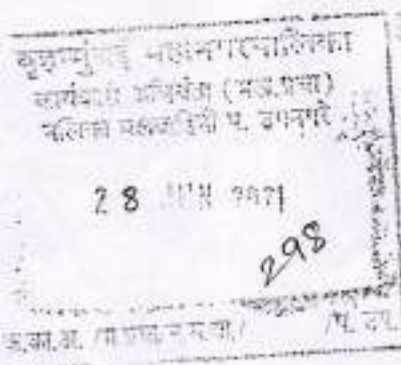
Thanking you,

Yours Faithfully,

M/s. Swati Consultancy
Rajendra
Bhagawan
Nevase

Duly signed by Rajendra
Bhagawan Nevase
Director, City, Engineering
Department, MCGM,
Mumbai-400 051.
Signature of Rajendra Bhagawan
Nevase
Date: 25/03/2021

R. B. Nevase
L. P. No. 2337.



As D.V. IV
28/6

B-B-1 Pms. 1/2



Slum Rehabilitation Authority

No.: SRA/ENG/2790/RC/PL/AP

Date :

28 SEP 2021

To,
M/s. Swati Consultancy
3, Roshan Apsara, Roshan Nagar,
Off. Chandavarkar Road,
Borivali (W), Mumbai-92.

Sub. : Revised Drainage Approval for Sale Bldg. No.2 on
Plot bearing CTS No. C.T.S. No. 33, 35, 37, 37/1 to 85, 32
(pt.) of village Kandivali, Tal. Borivali Behind Poisar Depot,
Kandivali (W) Mumbai-67. For Shree Siddheshwar 'B' CHS
(Prop.)

Gentleman,

There is no objection to carry out the drainage work up to S.T.P as per plan submitted by you, subject to the following conditions :-

1. That invert level shall be got approved from AE Maintenance ('S') Ward before starting the work.
2. That the work shall be carried out strictly in accordance with the Municipal requirements.
3. That the required undertaking for rectifying the drainage defects shall be submitted before applying for DCC.
4. That the vertical drainage pipes shall have to be tested by smoke test to check up the leakages.
5. That the trenches for inspection chambers etc shall not be refilled before same are shown to the concerned sub Engineer.
6. That the C.I. pipes shall be provided at least up to 1st floor level.
7. That the remarks of E.E. (S.P.) P & D of M.C.G.M. regarding existence of functioning sewer line shall be obtained before starting work.

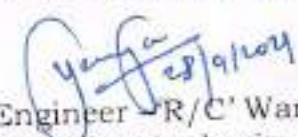
Also note that connection shall not be made to the S.T.P without getting the work certified by this office.

Yours Faithfully,

-sd-

Assistant Engineer-R/C' Ward
Slum Rehabilitation Authority

Copy to: Assistant Commissioner 'R/C' Ward


Assistant Engineer-R/C' Ward
Slum Rehabilitation Authority

No.: FB/HRWS/481
Date: 30/5/2012

Sub: Proposed high rise Reliab residential building No.1
on Plot bearing C.I.S. No. 33, 35, 37, 37/1 to 85 of
village Kandivall, behind Paisar bus depot, Kandivall (W)
for Shree Siddheshwar CHS (proposed).

Ref: Letter dated 16.5.12 from Vishwas Sawdha, Architect.

A.F.B. No. HR/WS/481 dated 29.5.12.

E.F. (S.R.A.)

This is a proposal under 33(10) for the construction of high rise Reliab residential building No.1 having ground and 21 upper floors with a height of 64.40 mtrs. measured from general ground level to the terrace level.

Ground floor will be used for Shops, Polyclinics, Meter Room and Temple. First floor will have Balwadi, Society Office, Welfare Centre, and residential tenements. All the remaining upper floors will have residential tenements.

The building has been provided two enclosed type staircases - each having flight width of 1.50 mtrs. Both the staircases are externally located and adequately ventilated, as shown in the plan and are connected through a common passage having width of 1.50/2.00mtrs. The lift lobby, common passage at each upper floor is directly ventilated to outside air, as shown in the plan.

Refuge area measuring 128.42 square, each is provided at 8th and 16th floor level. In addition, terrace floor level of the building will be treated as refuge area.

The building abuts on 15.40 mtrs. wide D.P. Road on East side. The open spaces around the building are as under:

North side	=	5.50 mtrs. to 8.20 mtrs. including paved RG
South side	=	4.50 mtrs. to 9.00 mtrs. from open space from School building.
East side	=	3.00 mtrs. to 3.00 mtrs. = 15.40 mtrs. wide Road
West side	=	5.50 mtrs. to more than 12.00 mtrs. including paved RG

In view of above, as far as this department is concerned, there would be no objection for the construction of proposed high rise Reliab residential building No.1 having ground and 21 upper floors, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following requirements:

1. ACCESS:

Two entrance gates of not less than 4.50 mtrs. width each shall be provided to the site at locations marked on the plan. Archways, if any shall have height clearance of not less than 4.50 mtrs.

2. OPEN SPACE/COURTYARDS

- The entire available open spaces on all the sides shall be paved suitably to bear the load of fire engines weighing upto 48 tonnes each.
- These open spaces shall be kept free from obstructions at all times.



3. CAR PARKING:

Open parking shall be as shown in the plan.

4. STAIRCASE:

- The layout of the staircases shall be of enclosed type throughout its height as shown in the plan and shall be approached at each floor level through half an hour fire resistance door of 45mm thickness placed in the enclosed walls of the staircase. The flight width of the staircases shall not be less than as shown in the plan.
- Permanent vent at the top equal to 2% of the cross sectional area of the staircase shall be provided.
- Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtr. per landing on the external wall of the staircase shall be provided.

5. FLAT ENTRANCE AND KITCHEN DOORS:

Flat entrance doors and kitchen doors shall be of solid core having half an hour fire resistance door of 45mm thickness.

6. ESCAPE ROUTES: (LIFT LOBBY/COMMON CORRIDORS):

Lift lobby/common corridors at each floor level shall be ventilated directly to outside air as shown in the plan. Escape route lighting shall be on independent circuit as per the rules.

7. FIRE LIFT AND OTHER LIFT:

- Walls enclosing lift shafts shall have a fire resistance of not less than 2 hrs.
- Shafts shall have permanent vent of not less than 0.2 sq.mtr. in clear area immediately under the machine room.
- Landing doors and lift car doors shall be of steel shuttered with one hour fire resistance. No collapsible shutters shall be provided.
- One of the lifts adjoining each staircase shall be converted into Fire LIFT conforming to relevant regulations.

8. ELECTRIC CABLE SHAFT AND ELECTRIC METER ROOM:

- Electric cable shafts shall be exclusively used for electric cables and shall not open in the staircase enclosure.
- Inspection door for the shaft, if provided shall have two hours fire resistance.
- Electric Meter Room shall be provided at ground floor level at location marked on the plan. It shall be adequately ventilated.
- Electrical shafts shall be sealed at each floor level with non-combustible material such as vermiculite concrete.
- Electric cables shall be of Halon Free Fire resistance type, low smoke, non-toxic and non-black smoke type having copper core.

9. FIRE FIGHTING REQUIREMENTS:

A) UNDERGROUND WATER STORAGE TANK:

An underground water storage tank of 1.50 Lac litres capacity shall be provided at location marked on the plan, as per the design specified in the rules with haile wall and fire brigade collecting breaching. The tank shall be provided in such a manner that its manholes are easily accessible to fire appliances.

B) Overhead water storage tanks (each staircase)

Another tank of 20000 litres capacity shall be provided at the terrace level above each staircase, the layout of which shall be got approved from H.E.'s department prior to its erection. The tank shall be connected to wet riser through a booster pump through a non-return valve and gate valve.

C) Wet Riser (each staircase)

Wet riser of internal dia. of 15 cms. of G.I. "C" class pipe shall be provided in a lift lobby with twin hydrant outlet and hose reel at each floor level so as not to reduce the width of the staircase/common passage. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed pressure of 5.5 kgs./sq.cms. A fire service inlet on the external face of the building near the static tank directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the wet riser.

D) FIRE PUMP, BOOSTER PUMP & JOCKEY PUMP:

- i) Wet riser shall be connected to a fire pump at ground level of 2400 litres/min. capacity giving a pressure of not less than 3.2 kgs./sq.cms. at the topmost hydrant.
- ii) Booster pump of 900 litres/min. capacity giving a pressure of not less than 3.2 kgs./sq.cms. at the topmost hydrant outlet of the wet riser shall be provided at the terrace level.
- iii) Electric supply (normal) to these pumps shall be on independent circuit.

E) EXTERNAL HYDRANTS:

Six hydrants shall be provided within the confines of the site on the wet riser at 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 or through D.C. set with appropriate change over switch shall be provided for fire pump, booster pump, sprinkler pump & jockey pump, staircase/corridor lighting circuit, Fire Lift and manual fire alarm system. It shall be housed in a separate cabin.

G) PORTABLE FIRE EXTINGUISHERS:

One dry chemical powder ABC type fire extinguisher of 10 kgs. Capacity having ISI certification mark and two buckets filled with dry, clean sand shall be kept in Electric Motor Room as well as Lift Machine Room.

10. MANUAL FIRE ALARM SYSTEM:

The building shall be provided with manual fire alarm system with main control panel at ground floor and pull boxes and hooters at each floor level. The layout of fire alarm system shall be in accordance to relevant I.S. Specifications.

11. TRAINED STAFF:

Security guards trained in basic fire fighting shall be appointed for the building.

12. REFUGE AREA:

- A) The following requirements shall be complied with in respect of refuge area.
- i) The layout of refuge area shall not be changed/modified at any time in future.

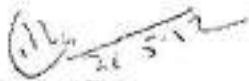
- (ii) Refuge area shall be provided with railing/panpter of 1.10 mtrs. height on external sides and shall be of sound construction.
 - (iii) Refuge area shall be segregated by brick masonry partition wall of 9" thickness and access to refuge area shall be gained through half an hour fire resistance self closing door.
 - (iv) There shall not be any opening into the refuge area from any portion of the occupied premises.
 - (v) Refuge area shall be earmarked exclusively used for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organisation dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by Fire Brigade Department.
 - (vi) Refuge area shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupiers to maintain the same clean and free of encumbrances and encroachments at all times.
 - (vii) Entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning Refuge area in case of Emergency.
 - (viii) Adequate drinking water facilities shall be provided in the refuge areas.
 - (ix) Adequate emergency lighting facility connected to electric circuits of staircase/corridor lighting shall be provided in refuge area.
- B) Terrace floor level of the building shall also be treated as refuge area and shall conform to the following.
- (i) Entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning Refuge area in case of Emergency.
 - (ii) Adequate drinking water facilities shall be provided in the refuge areas.
 - (iii) Adequate emergency lighting facility connected to electric circuits of staircase/corridor lighting shall be provided in refuge area.

The party has paid penalty fee of Rs. 2,78,000/- vide receipt No. 6584757 dated 30.5.17 (SAP docket No. 1001158467) on the gross built-up area of 13,900 sq.mtrs. as certified by the Architect vide his letter dated 16.5.12.

Note: Fire Fighting System shall be installed by Authorized Licensed Agency approved by Government of Maharashtra.

Set -
C. F. O.

Copy to: Vishwas Satodia,
Architect, Mumbai.


Chief Fire Officer
Mumbai Fire Brigade.

OFFICE OF Sr. CHIEF FIRE OFFICER : -JUN-18
MUMBAI FIRE BRIGADE
Borivali Regional Command Junction
Link Road X Gore Road Junction
Borivali (West), Mumbai - 400 067

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

No. **FB/HRC/R-4/30**

Date: **22/02/2022**

Sub: Revised fire safety requirements for the proposed construction of High-Rise commercial cum Residential Sale building no. 2 under S.R.A. scheme (Slum redevelopment) on property bearing slum plot and non-slum plot at C.T.S. No.33, 35, 37, 37/1 to 55, 32 (pt) of village Kandivali, Taluka Borivali, Behind Poisar bus depot, Kandivali (W), Mumbai 400 067.

Ref: i) Letter from Mr. Vishwas Satodia, Architect dated. 31/12/2021
ii) M. F. B. No. HRC/R-M/30 dated 12/01/2022.
iii) Corrected plans submitted on 22/02/2022.

Mr. Vishwas Satodia, Architect

In this case, please refer to the N.O.C. issued by this Office vide no. FB/HRWS/490 dated 30/05/2012 for the proposed construction of high rise sale residential building no.2 comprising of two wings Wing 'A' & Wing 'B' having ground partly on stilt, four podium floors and 27 upper residential floors (from 5th to 31st floor) with a total height of 107.50 mtrs. measured from ground level to terrace level.

Now, Architect has submitted revised plans (as per DCPR 2034) & proposed to construct a High rise Residential cum commercial Sale building no. 2 having basement + ground floor part on stilt + 1st to 6th commercial floors each with part podium floor + 7th & 8th podium floor + 9th floor as E-deck floor (part Refuge area & part residential), further the building divided into 02 wings designated as 'Wing 'A' & Wing 'B', each wing having 1st to 30th upper residential floors with total height of 125.40 mtrs. measured from general ground level up to terrace level as shown on the plan. A dry-type of Electric substation is proposed at the north side of the plot as shown on the plan.

The floor wise users are as under:

Floors	Wing 'A' & 'B'	
	Users	
	Wing 'A'	Wing 'B'
Basement	Underground water storage tank + Pump room + S.T.P. + Surface & Two tier stack car parking by way of 6.00 mtrs wide two way ramp	
Ground floor part on stilt	Double height entrance lobby (common for Wing 'A' & 'B') + Entrance lobby for Office + 16 nos of Shop (including lower level of 02 nos. of Duplex type shop each having internal staircase & internal lift) + O.W.C. + Fire control room + fire panel + Electric meter rooms for each wing + Panel room for commercial premise + panel room + L.V. room + Electric substation	
1 st floor with part podium floor	Upper level of 02 nos. of Duplex type shop each having internal staircase & internal lift + D.G. sets + surface car parking by way of 6.00 mtrs wide Two way ramp	

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22/02/2022

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2 nd floor with part podium	25 nos. of Office having common access from 02 nos. of separate 1.50 mtrs wide staircase + A.H.U. room + Space for Q.W.C. + Clinic ÷ surface car parking by way of 6.00 mtrs wide Two way ramp	
3 rd to 5 th floor with part Podium floor	25 nos. of Office having common access from 02 nos. of separate 1.50 mtrs wide staircase + A.H.U. room. + surface car parking by way of 6.00 mtrs wide Two way ramp on each floor	
6 th floor with part Podium floor	12 nos. of Office having common access from 02 nos. of separate 1.50 mtrs wide staircase + surface car parking by way of 6.00 mtrs wide Two way ramp	
7 th & 8 th Podium floor	Surface car parking by way of 6.00 mtrs wide Two way ramp on each floor	
9 th floor as E-deck floor	08 nos. of Fitness center + Two Society offices + Outdoor Gym + Lawn area + Refuge area for wing 'A' + Refuge area for wing 'B' + Swimming pool (open to sky) + Children's Play area ÷ 01 no. of Residential flat + landscape area	
	WING 'A'	WING 'B'
1 st to 6 th , 8 th to 13 th , 15 th to 20 th , 22 nd to 27 th , 29 th & 30 th floor	07 nos. of Residential flat on each floor	08 nos. of Residential flat on each floor
7 th , 14 th , 21 st floor	05 nos. of Residential flat + Refuge area on each floor	06 nos. of Residential flat + Refuge area on each floor
28 th floor	06 nos. of Residential flat + Refuge area	07 nos. of Residential flat + Refuge area
Terrace floor	Open to sky (to be treated as refuge area)	Open to sky (to be treated as refuge area)

The staircase provided in sale building no. 2 (i.e. Wing 'A' & 'B') as under:

No. of staircases	Width	From – To	Type of staircase
02 Nos.	2.00 mtrs.	Leading from Basement to Terrace floor in each wing 'A' & 'B'	Enclosed type
01 No.	1.50 mtrs	Leading from Basement to 6 th podium floor for Offices	Open type
01 No.	1.50 mtrs	Leading from ground to 6 th floor for Offices	Open type

All the above proposed main staircases are externally located & adequately ventilated to outside air as shown on the plan.

The lifts provided in sale building no. 2 (i.e. Wing 'A' & 'B') as under:

No. of lifts	Type of lifts	Profile
05 Nos. of lifts each in wing 'A' & 'B'	Passenger lifts	Each leading from ground to top floor in each wing
01 no. of lift each in wing 'A' & 'B'	Fireman evacuation lift	Leading from Ground floor to top floor (open at staircase mid-landing of each floor) in each wing 'A' & 'B'.
03 Nos. of lift	Passenger lifts	Each leading from ground floor to 6 th floor for offices

One of the passenger lift from each lift bank (excluding fireman evacuation lift) in each wing will be converted into fire lift. The lift lobby/ common corridor at each floor level are ventilated to outside air as shown on plans.

The details of open space:

The plot abuts on the junction of 13.40 mtrs wide proposed D.P. road on West side & Existing 27.45 mtrs wide D.P. road at South side as shown on the plan.

The side open spaces all around the sale building no. 2 (i.e. wing 'A' & 'B') are as under:

Side	Building Line to podium line	Podium line to plot boundary	Building line to plot boundary
North	Flushed	9.00 mtrs to 12.23 mtrs + Electric substation+ R.G.	9.00 mtrs to 12.23 mtrs + Electric substation+ R.G.
South	Flushed	4.50 mtrs + Existing 27.45 mtrs wide D.P. road	4.50 mtrs + Existing 27.45 mtrs wide D.P. road
West	4.00 mtrs to 20.50 mtrs	6.00 mtrs to 6.20 mtrs + 13.40 mtrs wide proposed D.P. road	10.00 mtrs to 20.70 mtrs + 13.40 mtrs wide proposed D.P. road
East	4.10 mtrs to 4.25 mtrs	9.00 mtrs to 9.10 mtrs	13.14 mtrs to 13.45 mtrs

Refuge areas provided for sale building no. 2 (i.e. wing 'A' & 'B') are as under:

Refuge floor	Refuge area in sq. mtrs.				At the height from ground level in mtrs.
	Required		Provided		
	WING 'A'	WING 'B'	WING 'A'	WING 'B'	WING 'A' & 'B'
E-deck floor	168.61 sq.mtrs.	155.43 sq.mtrs.	176.97 sq.mtrs.	158.48 sq.mtrs.	31.20 mtrs (1 st habitable floor)
7 th	180.74 sq.mtrs.	173.62 sq.mtrs.	181.04 sq.mtrs.	176.86 sq.mtrs.	53.40 mtrs
14 th	180.74 sq.mtrs.	173.62 sq.mtrs.	184.28 sq.mtrs.	176.83 sq.mtrs.	74.40 mtrs
21 st	184.83 sq.mtrs.	177.71 sq.mtrs.	185.79 sq.mtrs.	180.54 sq.mtrs.	95.40 mtrs
28 th	79.49 sq.mtrs.	76.25 sq.mtrs.	83.01 sq.mtrs.	83.01 sq.mtrs.	116.40 mtrs

Terrace of each wing will be treated as refuge area. E.E.(S.R.A.) shall verify the refuge area calculations & excess refuge area (if any) shall be counted in FSI as per DCPR 2034.

The proposal has been considered favorably due to following:

- N.O.C. from this department for above mentioned building already issued U/no: FB/HR/WS/489 dated 30/05/2012 & same shall now be treated as cancelled.
- The plot abuts on the junction of 13.40 mtrs wide proposed D.P. road on West side & Existing 27.45 mtrs wide D.P. road at South side as shown on the plan.
- Architect vide his letter dated 31/12/2021 has informed that Commencement certificate is issued by E.E.(SRA) u/no: SRA/ENG/2790/RC/PL/AP dated 17/08/2021 upto ground floor (part) to 5th podium floor (each of part) of wing

Grasside
24/08/2021

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- 'A' and accordingly construction work upto 4th podium floor (each of part) of Wing 'A' is completed on site.
- iv) The Architect has provided refuge area in Wing 'A' & 'B' facing wider open space of minimum 9.00 mtrs at west side from where specialized fire appliances of this department can be operated in case of emergency.
 - v) Automatic sprinkler system will be provided in car parking areas in basement, ground & on each podium floor covering each level of car parking, in each fitness centre & society office in each wing, in O.W.C. room, in Fire control room, in each shop on ground & 1st floor, in each office on each floor, in entire clinic, in each habitable room of each residential flat on each floor in each wing and in lift lobby/common corridor of each floor of each wing as per relevant I.S. standards laid down.
 - vi) Each wing will be protected with advance in-built fixed firefighting system, such as wet riser system, automatic sprinkler system, voice evacuation system, Fire alarm & detection system, fireman evacuation lift etc.
 - vii) Feasible active and passive fire protection and fire-fighting requirements or any additional fire recommendation/requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before final occupation.

In view of above, as far as this department is concerned, there would be no objection for the proposed construction of a High rise Residential cum commercial Sale building no. 2 having basement + ground floor part on stilt + 1st to 8th commercial floors each with part podium floor + 7th & 8th podium floor + 9th floor as E-deck floor (part Refuge area & part residential), further the building divided into 02 wings designated as Wing 'A' & Wing 'B', each wing having 1st to 30th upper residential floors with total height of 125.40 mtrs. measured from general ground level up to terrace level as shown on the plan. A dry-type of Electric substation is proposed at the north side of the plot, as per details shown on the enclosed plans signed in token of approval, subject to satisfactory compliance with the following requirements.

- 1) All the requirements stipulated earlier vide this office NOC issued under No. FB/HR/WS/480 dated 30/05/2012 shall be treated as cancelled.
- 2) ACCESS:
There shall be no compound wall on each road side. However, removable bollard chain link may be permitted on road side. Entrance entry / exit gate of not less than 9.00 mtrs and the courtyards shall be flushed with the road level.
- 3) COURTYARD / OPEN SPACES:
 - i) The entire open spaces shall be sufficiently hardened to bear the weight of fire engine weighing up to 48 M.T. each with a point load of 10 kgs/sq.cm.
 - ii) All the open spaces shall be in one plane and shall be clear of any obstructions including tree.
 - iii) Open spaces around the building shall be maintained free from encumbrances / encroachments at all time.

4) **STAIRCASE (for each wing):**

- i) The layout of each staircase shall be of enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level at least two hours fire resistant self-closing door (as per NBC provisions) placed in the enclosed wall of the staircase.
- ii) The flight width of main staircase of shall be maintained not less than 2.00 mtrs. as shown in the enclosed plans.
- iii) The flight width of each commercial staircase of shall be maintained not less than 1.50 mtrs. as shown in the enclosed plans.
- iv) Staircases shall be externally located & adequately ventilated to outside air.
- v) Open-able sashes or R.C.C. grills with clear opening of not less than 0.5 sq. mtrs. per landing on the external wall of the staircase shall be provided.

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

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

5) **CORRIDOR / LIFT LOBBY (for each wing):**

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

6) **MECHANICAL VENTILATION SYSTEM (for each staircase & lift lobby of commercial premises):**

- a) The mechanical ventilation shall be provided for each staircase & the lift lobby/common corridor on each floor level as per the rules.
- b) Smoke Detector with audible alarm system shall be provided in staircase & the lift lobby/common corridor on each floor and the circuit of the same shall be given / connected to mechanical ventilation system to start automatically on actuation of Smoke detector.
- c) Ventilation system shall start automatically on actuation of detector provided in the duct for the lift lobby/common corridor.
- d) The operating switch of the mechanical ventilation system shall be located near the Fire control panel at ground floor.

7) **BASEMENT:-**

- a) The basements shall be used for designated purpose only as shown in the plan.

Approved
Signature

- b) The basement shall be provided with natural ventilations through the ventilators, open cut outs as shown in the plan.
- c) The staircases of the basement shall be of enclosed type and entry to basement areas shall be through two hours fire resistance self-closing door provided in the enclosed wall of the staircase and through smoke check / cut off lobby.
- d) Mechanical ventilation shall be provided to the basement with 06 air changes per hour with an arrangement to accelerate the rate of air changes to 12 per hour in the event of a fire emergency.
- e) The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
- f) The operating switches of the mechanical ventilation shall be located in the fire control room.
- g) Exhaust duct shall be provided to draw out exhaust at ground level of the basement.
- h) Suitable signages shall be provided in the basement showing exit direction, way to exits etc.
- i) Automatic sprinkler system shall be provided in basement area. These systems shall be installed as per the standard laid down by T.A.C. and relevant I.S. specifications
- j) Smoke check lobby, Staircases, common passages & escape routes of the entire building shall be painted with fire retardant paint.
- k) Staircase and lift lobby shall have illuminated by inverter operated exits signs with IP 54 enclosure. Luminance of the signages shall be such that they are visible from a distance of 12 to 16 meters.
- l) The staircase of the basement & the associated lift lobbies shall be pressurized in the event of fire. The pressure in this enclosed staircase and enclosed lift lobbies shall be maintained not less than 5m.m. W.G. & 2.5 mm W.G. for lift lobbies.
- m) CO Detector with audible alarm system shall be provided to all the basement areas and the circuit of the same shall be given / connected to mechanical ventilation system to start automatically on actuation of CO detector and the other detectors provided in the basement.
- n) Ventilation system shall start automatically on actuation of detector provided in the basement area.
- o) Exhaust duct, mechanical ventilation duct should not pass through exit or entry.
- p) The basement beyond building line shall be paved, suitably to bear the load of fire engines weighing upto 48 m. tones each with point load of 10 kgs./sq. cms.

8) PODIUM FLOORS (for each wing):-

- i) Each podium shall be used for designated purpose as per shown on the plans.
- ii) All the sides of the tilted car parking shall be kept open except parapet walls of not more than 1.2 meters height.
- iii) Drencher system on the top of each podium floor shall be provided at the podium periphery.
- iv) The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route car lifts etc. at

prominent location

9) **SURFACE CAR PARKING:**

- a) Car parking shall be permitted in the designated area.
- b) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.
- c) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
- d) The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time. Dwelling use of naked light/flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
- e) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- f) The drive way shall be properly marked & maintained unobstructed.
- g) Automatic sprinkler system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided in car parking area and same shall be coupled with wet riser system of the building.

10) **STAIRCASE AND CORRIDOR LIGHTINGS (for each wing):**

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

11) **LIFTS:**

A. **PASSENGER LIFT (for each wing):**

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

B. **FIRE LIFT (for each wing):**

- i) To enable fire services personnel to reach the upper floor with the minimum delay, One of the lift in each lift bank of each wing shall be converted into fire lift (excluding fire evacuation lift) and shall be available for the exclusive use

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

C. FIREMAN EVACUATION LIFT (for each wing):

- a. Capacity of Fireman Evacuation Lift shall be of 845 to 1000 kgs. /8 to 15 persons and it shall be terminated on ground floor where facility of assembly or evacuation is available in case of emergency.
- b. Fireman Evacuation Lift shall be housed in a separate core having smoke check lobby with opening on each floor and shall be connected with one of the staircases and required access to the staircase on each landing through fire resistance of two hours rating. Alternatively, firemen evacuation lift shall be provided on every mid-landing of one of the enclosed staircases and the staircase shall be protected with smoke check lobby by means of fire resistance door/ fire curtain or fire resistance glass having two hours rating.
- c. All the requirements pertaining to civil and electrical aspects mentioned in NBC for Fire Lift shall be applicable for Fireman Evacuation Lift.
- d. Fireman Evacuation Lift car doors and landing doors shall have two hours fire resistance and shall have provision of glass vision for both doors of minimum 1 ft. X 2 ft. And the glass shall also have two hours fire resistance.
- e. Fireman Evacuation Lift shall have emergency operation switch which will be only operated by fire brigade personnel. On actuation of the switch the Fireman Evacuation Lift will operate from inside and the lift car door shall not open automatically but shall have control from inside to open it. The emergency operation switch shall also be provided in the ground floor lobby.
- f. The backup electric supply shall be through UPS for at least 30 min and it shall be supported online by another regular and alternate emergency supply.
- g. Two-way communication systems shall be provided in Fireman Evacuation Lift car as well as at every landing level including lobby at ground floor.

- h. All the electrical cable shall be fire retardant with low smoke hazard complying relevant BIS standards.
- i. Fireman Evacuation Lift car shall be made of non-combustible material including interior having minimum two hours resistance.
- j. Lift maintenance shall be carried out only by Lift Manufacturing or Installation Company.
- k. Fireman Evacuation Lift and the staircase attached to it shall be clearly marked mentioning FIRE ESCAPE LIFT/STAIRCASE at each landing door at each floor level.
- l. The smoke check lobby with evacuation lift shall have positive level difference of minimum 75 mm with respect to staircase landing or mid landing level to avoid ingress of water in fireman lift shaft.

12) ENTRANCE & KITCHEN DOORS (for each wing):

- i) All entrance doors including flat entrance, kitchen door, offices, clinic etc shall be of solid core having fire resistance of not less than one hour.
- ii) Rolling shutters for shop shall have fire resistance of not less than one hour.
- iii) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors shall be as per N.B.C. provisions.

13) DUPLEX TYPE SHOP:

- i. The internal staircase of duplex shop should be made up of non-combustible material.
- ii. No storage of any kind shall be made underneath the said staircase.
- iii. Duplex shop shall have provision of internal staircase and access through the main staircase at each floor level.

14) ELECTRIC CABLE/ DUCT, SERVICES & METER ROOM (for each wing):

- i) Electric cable duct shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii) Inspection doors for duct shall have two hours fire resistance.
- iii) Electric ducts shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- iv) Electric wiring/ cable shall be non-toxic, non-flammable, fire retardant, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.
- v) Electric meter room shall be provided at location marked on the plan. It shall be adequately ventilated & easily accessible.
- vi) Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits;
- vii) Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables; use of bus bar/solid rising mains instead of cables is preferred
- viii) Separate circuits for firefighting pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil.

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- ix) Automatic smoke detector system shall be provided in each electric shaft on each floor along with response indicator which shall be connected to main console panel board on ground floor level and each floor level
 - x) Master switches controlling essential service circuits shall be clearly labeled in building.
- 15) **FALSE CEILING (if provided) (for each wing):**
False ceiling if provided in the building shall be of non-combustible material. The suspenders of the false ceiling shall be of non-combustible materials.
- 16) **MATERIALS FOR INTERIOR DECORATION/FURNISHING (for each wing):**
The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.
- 17) **CORRIDOR / LIFT LOBBY (for each wing):**
- i) Corridor / lift lobby at each floor level shall be naturally ventilated.
 - ii) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
 - iii) Self-glowing/fluorescent exit signs in green color shall be provided showing the means of escape.
 - iv) Portable lights / instant lights or Battery/UPS operated lights shall be provided at strategic locations in the staircase and lift lobby of each floor of each wing.
- 18) **ESCAPE ROUTE LIGHTING (for each wing):**
Escape route lighting (staircase and corridor lighting) shall be on independent circuits as per rules
- 19) **FIRE FIGHTING REQUIREMENTS: -**
- A) **UNDER GROUND WATER STORAGE TANK (Common for both wings):**
Underground water storage tank of 3,00,000 liters capacity shall be provided at location marked on the plan, as per the design specified in the rules with baffle wall and fire brigade collecting breaching.
- B) **OVERHEAD WATER STORAGE TANK (for each staircase of each wing):**
A tank of 50,000 liters capacity shall be provided on the terrace level, the layout of which shall be got approved from H. E.'s departments prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve gate valve.
- C) **WET-RISER (AS PER THE LOCATION ON THE PLAN):**
Wet riser of internal dia. of 15 cm of G.I. 'C' Class pipe shall be provided as shown on the plan with double hydrant outlet & hose reel at each floor. Pressure reducing discs or orifices shall be provided at lower level, so as not to exceed the pressure of 5.5 kgs. per sq. cms.
- D) **FIRE SERVICES INLET:**
- i) Fire service inlet shall be provided to refill U.G. tank as well as to feed riser system by passing the fire pump & to feed automatic sprinkler system, wet

- risers.
- i) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
- E) **AUTOMATIC SPRINKLER SYSTEM (for each wing):**
Automatic sprinkler system shall be provided in car parking areas in basement, ground & on each podium floor covering each level of car parking, in each fitness centre & society office in each wing, in O.W.C. room, in Fire control room, in each shop on ground & 1st floor, in each office on each floor & clinic i.e. 2nd to 6th floor, in each habitable room of each residential flat on each floor in each wing and in lift lobby/common corridor of each floor in each wing of Sale building as per relevant I.S. standards laid down.
- F) **AUTOMATIC DRENCHER SYSTEM (for each podium floor):**
Automatic drencher system shall be provided on the periphery of the podium floors & shall be at the external wall at the ceiling level of the podium floors & connected to the main sprinkler pump. The automatic drencher system shall be installed as per the standard laid down by T.A.C. & relevant I.S. specifications
- G) **AUTOMATIC SMOKE DETECTION SYSTEM (for each wing):**
Automatic smoke detection system shall be provided in each shop on ground & 1st floor, in each office on 2nd to 6th floor, in clinic, in Fire control room, in O.W.C. room, in each fitness centre & society office in each wing, in each electric meter room, L.V. room, Panel room & lift machine room of each wing as per IS specification. Automatic smoke detection system shall also be provided in lift lobby/ common passage on each floor & in electric duct at each floor of each wing & commercial portion of the building with response indicator & same should be connected to main console panel/BMS room on ground floor level as per IS specification.
- H) **FIRE PUMP, SPRINKLER PUMP & JOCKEY PUMP (COMMON FOR BOTH WINGS) & BOOSTER PUMP (SEPARATE FOR EACH WING):**
- Wet-risers shall be connected to a fire pump at ground level of capacity of not less than 2800 liters/min. capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant. The fire pump shall be coupled with jockey pump of sufficient capacity. Separate jockey pump shall be provided to Wet riser system of each wing to keep system pressurized.
 - Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs. / sq. cms. at the top most hydrant out let of the wet-riser shall be provided at the terrace level.
 - Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
 - Electric supply (normal) to these pumps shall be independent circuit.
 - Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies on each floor at easily accessible place.
 - Operating switches of fire pumps shall be also provided in glass fronted boxes at ground level.
 - All above pumps should be surface mounted or vertical turbine type

- (submersible pump not permitted) along with adequate size of pump room. Fire-fighting panel shall be provided at ground level at easily accessible place.
- viii) All the pumps shall be TAC norms or complied to NFPA-20.
- I) **STANDBY PUMP (common for both wings):**
A separate Fire main pump, sprinkler pump & jockey pump of suitable capacity as stand by pumps shall be provided to the building or a Diesel -oil driven fire pump of suitable capacity shall be kept as stand by pump as per N.B.C.
- J) **EXTERNAL HYDRANTS (for each wing):**
Courtyard hydrants shall be provided at distance of every 30.00 mtrs around the building within the confines of the site of the wet riser on ground floor.
- K) **HOSES & HOSE BOXES (for each wing):**
Two Hose Box, each with two hoses of 15.mts length of 63mm dia. along with branch shall be provided shall be kept in basement, ground floor, each podium floor & on each floor at easily accessible places.
- L) **ALTERNATE SOURCE OF POWER SUPPLY (common for both wings):**
An alternate source of L. V. /H. V. supply from a separate sub-station as well as from D.G. Set with appropriate change over switch shall be provided for fire pump, Booster pump, sprinkler pump, jockey pump, fire lift, staircase, corridor lighting circuits, and fire alarm system, detector systems, etc. It shall be housed in a separate cabin.
- M) **PORTABLE FIRE EXTINGUISHERS (for each wing):**
- One Dry chemical powder type fire extinguisher of 09 kgs. Capacity each having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept in each shop on ground & 1st floor, in each office on each floor, in clinic, in Fire control room, in each electric meter room, L.V. room, Panel room & each lift machine room of each wing.
 - One Dry chemical powder type fire extinguisher of 09 kgs. capacity having I.S. certification mark shall be kept in each lift lobby/ common corridor on each floor level & in each refuge area of each wing.
 - Two chemical powder type fire extinguishers of 09 kgs. capacity each having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept for every 100 sq. mtrs of car parking area in basement, ground & on each podium floor.
- N) **HEAT DETECTORS (for each wing):**
Heat detectors shall be installed in the hot areas i.e. kitchen of each flat of the building.
- O) **GAS DETECTOR SYSTEM (for each wing):**
LPG /PNG detector system shall be installed in each kitchen of each flat on each floor of the building as per relevant I.S. specifications.

- P) **BREATHING APPARATUS SET (for each wing):**
Two self-contained breathing apparatus sets of 45 mins duration each shall be kept in fire control room & in each refuge area.
- Q) **PUBLIC ADDRESS SYSTEM (for each wing):**
The building shall be provided with public address system as per the rules with main control operator at console panel at ground floor area.
- R) **FIRE ALARM SYSTEM (for each wing):**
The building shall be provided with manual fire alarm system with main control panel at ground floor level and pull-boxes & hooters at each upper floor level. The layout of fire alarm system shall be in accordance with I.S. specification.
- S) **SIGNAGES (for each wing):**
Self-glowing/fluorescent exit signs shall be provided showing the means of escape for the entire building.
- 20) **VOICE EVACUATION SYSTEM (for each wing):**
The voice evacuation system shall be integrated to Fire Alarm system so as to facilitate the co-ordination activities in case of fire emergencies. The actuation of the fire alarm control panel shall automatically activate the Voice Evacuation system. A pre-recorded message shall be broadcast on the affected floor, one floor below & two floors above the affected floor.
- 21) **INTEGRATED SYSTEM (for each wing):**
The entire firefighting system shall be of the type "Integrated Building Automation System" combining all the systems. Flasher light shall be installed at the top of the building which will be switched on in case of incident of fire in that building to indicate involvement of building in fire. It will also help the incoming fire brigade appliances to reach the spot in time without delay.
- 22) **FIRE DRILLS / EVACUATION DRILLS (for each wing):**
Fire Drills and evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade and log of the same shall be maintained.
- 23) **GARBAGE CHUTE (if provided) (for each wing):**
- i) Hoppers under garbage chute shall be situated in well ventilated position and the duct shall be continued upwards with an outlet above roof level and with an enclosure wall of noncombustible material with fire resistance of not less than 02 hours. The hoppers shall not be located within the staircase enclosure.
 - ii) Inspection panels and hopper opening shall be fitted with light fitting, metal doors, covers having fire resistance of not less than one hour. These doors shall be provided with spring loaded hinges and shall remain closed at all the time. Flap doors / covers i.e. push-in or lift up type shall not be permitted.

- iii) Garbage chambers shall have walls and floors or roofs constructed of noncombustible and impervious material and shall have fire resistance of not less than 02 hours. They shall be located at a safe distance from exit routes.
- iv) Garbage chute shall be provided with openings on each floor. Design and specifications of refuse chutes shall be in accordance with provision of IS6924.
- v) Automatic sprinkler system & Automatic smoke detection system shall be provided in the garbage collection room as per relevant I.S. specifications.

24) SERVICE DUCT (If provided) (for each wing):

- i) All service ducts shall have 2 hr. fire resistance.
- ii) Inspection door of the service ducts shall have 2 hr. fire resistance.
- iii) Duct for water service, drainage line, shall be separate from that of electrical cable duct.
- iv) All service duct shafts shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in the shaft.

18) PANTRY (If provided) (for each wing):

Only electrical energy/ appliances shall be used in the pantries. L.P.G. gas cylinder shall strictly not be used/ kept on the premises or any floor. PNG can be allowed to be used at the kitchen subject to approval from this department. Heat Detectors shall be provided in pantry as per relevant I.S. standards.

19) TRAINED FIRE OFFICER AND SECURITY GUARDS (for each wing):

- a) A qualified fire officer & security guards / supervisor shall be appointed.
- b) The trained security / fire supervisor having basic knowledge of fire-fighting & fix fire-fighting installation shall be provided / posted in the building round the clock.
- c) Maintenance of all the first aid fire-fighting equipment's, fixed installations & other fire-fighting equipment's / appliance in good working condition at all times.
- d) Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & kept them informed about the fire & other emergency evacuation procedures.

19) FIRE CONTROL ROOM:

- i) Separate Fire control room with well qualified man power shall be established at ground floor.
- ii) Plan of each floors indicating means of egress as well escape shall be maintained.
- iii) Control panel of fire safety system shall be located in the BMS / Fire control room.

20) DISASTER MANAGEMENT PLAN (for each wing):

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

National building code.

21) FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING (for each wing):

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

- a) Dry riser of minimum 10 cm diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
- b) Drums of 200 liters capacity filled with water & two fire buckets shall be kept of each floor.
- c) Water storage tank of minimum 20,000 liters capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.

22) SWIMMING POOL (OPEN TO SKY)

Necessary permission for Swimming Pool shall be permitted from concern dept. & M.C.G.M's dept.

23) ELECTRIC SUB-STATION (Dry type only):-

- a) Only dry type substation shall be installed.
- b) Entire installation of substation including switchgear room, capacitors, transformer etc. shall be confirmed to the Indian Electric Act/Rules in practice.
- c) Cables in the cable trenches shall be coated with fire retardant material. Automatic built-in circuit breakers shall be provided in the substation/transformer.
- d) The door of the sub-station shall be of two hours fire resistance.
- e) The capacity of the substation shall be as per service provider's requirements.
- f) Adequate heating ventilation of switch room is essential to prevent condensation of moistures.
- g) The substation area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
- h) The danger signage shall be provided on the substation along with the electric voltage load.
- i) Entrance/ exit door provided for the sub-station shall be under lock and key at all the times.
- j) The electric substation shall be well ventilated.
- k) Two DCP (ABC type) fire extinguishers of 9 kgs. capacity each with BIS certification mark coupled with two sand buckets shall be kept near the sub-station at the entrance.

24) D.G. SET:

- a) For proposed D.G. Set acoustic enclosure will be provided for safe operation.
- b) Entire installation of D.G. Set shall be confirming to the Indian electrical act/rules & practice.
- c) A deep tray shall be kept under the fuel tank of the D.G. Set to collect the

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- spillage & same shall be disposed off daily without fail.
- d) Cable in the cable trenches shall be coated with fire retardant material.
- e) Electrical wiring shall be having copper core having fire resistant and low smoke hazards cables for the entire building with the provision of ELCB/MCB.
- f) In electrical installation of the building shall be provided for vertical electrical shaft with feeder pillar box of a gap of every 24 mtrs. Height of the building.
- g) Adequate air and ventilation for switchgear room is essential to prevent condensation of moistures.
- h) The capacity of the D.G. Set shall be as per electricity company requirements.
- i) D.G. Set shall be properly grounded.
- j) Exhaust of D.G. Set shall not be directed in to the exit/entrance of any adjoining structure.
- k) Sand bed of 6 inches thickness shall be provided below D.G. Set.
- l) Electrical cable of D.G. Set shall be FRLS type.
- m) Adequate quantity of diesel shall be stored in its original container near D.G. Set, away from electrical switches or source of ignition.
- n) Automatic built in circuit breaker shall be provided to the D.G. Set.
- o) Rubber pad shall be provided to the D.G. Set for absorbed vibrations if any.
- p) The D.G. Set area shall be kept prohibited and no unauthorized shall be allow to enter the area.
- q) Structural stability of the building regarding absorption of the vibration of D.G. Set shall be checked by Structural Engg. before installation of the D.G. Set.
- r) Two foam type fire extinguisher of 9.00 ltrs. Capacity each with ISI certification mark coupled with 4 buckets filled with dry, clean sand shall be kept in the D.G. Set cabin.

25) REFUGE AREA (for each wing):

The Refuge area as shown on the plan for each wing and shall be conforming to the following requirements:

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

it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.

iii) **Facilities to be provided at refuge area:**

- a. Adequate emergency lighting facility shall be provided.
- b. Adequate drinking water facility shall be provided in the refuge area.

iv) **Terrace of the building as a refuge area:**

- a. Necessary facilities like emergency lighting, drinking water shall be provided.
- b. The access doors from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGEAREA".

v) **Excess refuge area (if any) shall be counted in FSI as per DCPR 2034.**

26) **OTHER NOC / PERMISSIONS:**

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

Earlier the Party had paid scrutiny fees of Rs. 10,47,000/- vide receipt no. 9585080 (Sap Doc No. 1001158485) dated 30/05/2012 for total gross built up area of 52350.00 sq. mtrs. as certified by the Architect vide his then letter dated 25/05/2012.

Now, the Architect vide his letter dated 24/01/2022 has certified the total gross built-up area as 1,04,275.00 sq. mtrs. for the proposed high-rise residential building & the party has paid additional scrutiny fee of Rs. 54,28,755/- vide receipt no. 0714424, 0714425 & 0714426 (Sap Doc No. 1004248967) dated 18/01/2022 & Rs. 3,02,120/- vide receipt no. 0720561, 0720562 & 0720563 (Sap Doc No. 1004263804) dated 09/02/2022.

However, E.E. (S.R.A.) 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.

As per MFS & LA 2006, w/s. 11(1) & as certified by the Architect in the classification of building stated in schedule II/part I/ part III, the party has paid fire service fees of Rs. 14,94,405/- vide receipt No. 0714420, 0714421 & 0714422 (Sap Doc No. 1004246953) dated 16/01/2022 & Rs. 69,720 vide receipt no. 0720564, 0720565 & 0720566 (Sap Doc No. 1004263823) dated 09/02/2022 on the total gross built-up area of 1,04,275.00 sq. mtrs.

Note to E.E.(S.R.A.) & Architect:

- 1) The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
- 2) The width of abutting road & open spaces are mentioned in plans as submitted by the Architect attached herewith and these parameters shall be certified by the License Surveyor.
- 3) E.E.S.R.A. shall examine the proposal in context with the relevant Regulations of DCPR-2034.

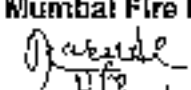
- 4) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from C.F.O.
- 5) The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.
- 6) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
- 7) There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
- 8) This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/Architect, etc.
- 9) 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/Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- 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) The Occupation N.O.C. shall be granted only after the 13.40 mtrs wide proposed D.P. road on West side of the plot are fully developed on site.
- 12) This N.O.C. is subject to approval Hon'ble C.E.O. (S.R.A.) and High Rise Technical Committee.
- 13) This approval is issued without prejudice to legal matters pending in court of law, if any.

- sal -
Dy. Chief Fire Officer
Mumbai Fire Brigade.

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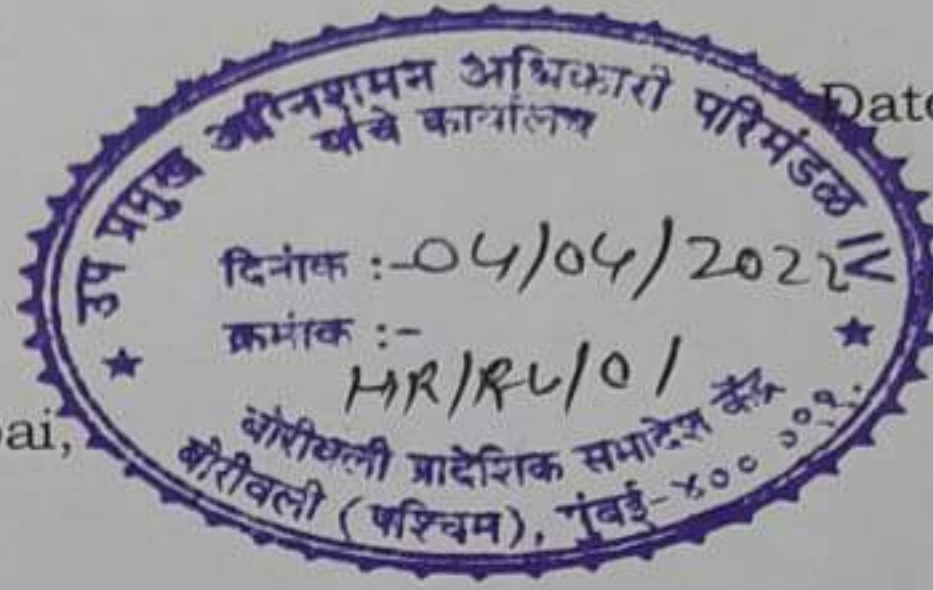
- 1) Ch. Eng. (D.P.)
- 2) E.E.(S.R.A.)


Dy. Chief Fire Officer
Mumbai Fire Brigade.


Dy. Chief Fire Officer
Mumbai Fire Brigade.

OFFICE : 1102 / B - WING, 11th FLOOR, SHAH ARCADE-II, RANI SATI MARG, MALAD (E), MUMBAI-400 097.

To,
The Dy. Chief Fire Officer,
Mumbai Fire Brigade,
Municipal Corporation of Greater Mumbai,
Junction of Gorai Road & Linking Road,
Borivali (West), Mumbai.



Date: 29/03/2022

Sub: Proposed High-rise Residential Rehab building no. 1 (H.R.C.) under Slum Rehabilitation Scheme on plot bearing C.T.S. No. 33,35,37,37/1 to 85 & additional Slum plot bearing C.T.S No. 32 (pt.) of Village Kandivali, Taluka - Borivali, behind Poisar depot, Kandivali (W), Mumbai 400 067 for "Shree Siddheshwar 'B' CHS (prop)".

(RehabBuildingNo.1)

Ref: Your NOC issued under No. FB/HR/WS/481 dated.: 30.05.2012

Dear Sir,

With reference to above subject on behalf of our client, we are submitting 3 sets of plan for Revised NOC for Fire Fighting point of view for Rehab Building No.1 for which we have already granted CFO NOC vide No. FB/HR/WS/481 dated 30/05/2012 (Copy attached herewith) comprising of Ground and 21 Upper floors with a height of 64.40 Mtr.

Now, as per revised plans, we have made changes in planning. Rehab Building No. 1 comprising of Basement + Ground floor partly on stilts + 1st to 37th Residential Floors having height of 111.35 Mtr.

The building under reference abuts 13.40 Mtr. wide D. P. Road on East side.

In Rehab Building No. 1, C.C. is granted by E.E. (S.R.A.) under No. SRA/ENG/2789/RC/PL/AP dated 13/12/2021 (Copy attached herewith) for Ground (part) + 1st (part) to 34th (part) upper floors and present status of work is Basement (pt.) + Ground (pt.) is completed.

In view of above you are requested to issue us Revised CFO NOC for the Rehab Building No. 1 at the earliest.

Thanking You.

Yours' faithfully,

VISHWAS SATODIA

Tree noc

(13)

MUNICIPAL CORPORATION OF GREATER MUMBAI
TREE AUTHORITY

(PVT)

(Case No.83/12-13)
Office of the Supdt .of Gardens
Veermata Jijabai Bhosale Udyan,
Dr.Ambedkar Road Byculla(East),
Mumbai-400 027.
No. DYSG/TA/MC/91
Date:- 12/4/13

To,
M/s. Raghuleela Realtors Pvt. Ltd.
'A' Wing, 1st Floor,
Datani Tower,
Kora Kendra, S.V. Road,
Borivali (W),
Mumbai-400092.

Sub :Permission for removal/removal by transplanting of trees coming in the work of proposed construction of building under S.R.A. Scheme on plot bearing C.T.S. No.33, 35, 37, 37/1 to 85 of Village Kandivali, Behind Poisar Depot, Nr. Raghuleela Mall at Kandivali (West).

Ref :Your Proposal Dated 27th June, 2012.

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 3rd November 2006). The permission for **cutting of 04(Four) trees** (bearing Sr. No.8, 11, 12 & 13) and **cutting of 3(Three) branches** of a tree (bearing Sr. No.3) each having about 1.5feet girth & 15feet length and **transplanting of 05(Five)trees** (bearing Sr.No.7, 9, 10, 14 & 21)has been granted by the Tree Authority vide its **Resolution No.231 dt. 28-03-2013**.

The remaining **13(Thirteen)** trees (bearing Sr. No.1 to 6, 15 to 20 & 22) should be retained where they are.

You are directed to plant **08(Eight)** 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.

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 (15) days after the permission is given by the Tree Authority.

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.

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 3rd 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 extent 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.

As per the Tree Authority's Resolution No.500 dated 18-3-2011, you are also requested to plant indigenous variety of trees having circumference of 6" above and height of 15' above. The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.

You are requested to contact Jr. Tree Officer ('R/C') Ward to monitor the technical aspects for transplantation and plantation of trees whose contact No.9930260930.

Thanking you.

Yours faithfully,


Supdt. of Gardens
& Tree Officer.

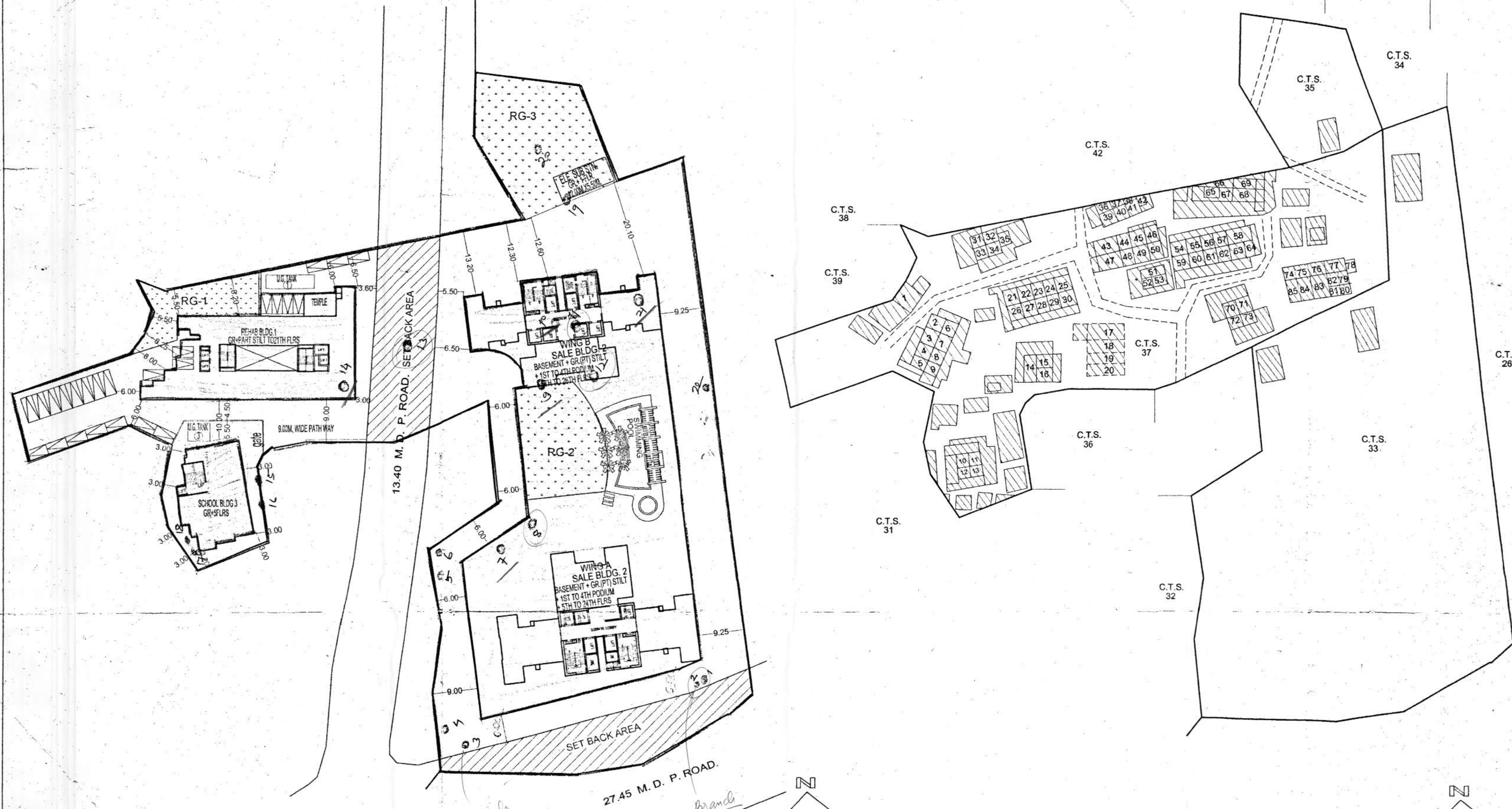
CONTENTS OF SHEET

LAYOUT

PROPOSED BLOCK PLAN
BLOCK PLAN AS PER C.T.S. PLAN
LOCATION PLAN
R.G. AREA TRANSLATION

PROFORMA 'A'

A	AREA STATEMENT	SQ. MT.	SQ. MT.	SQ. MT.
	SLUM PLOT	NGHSLUM PLOT	TOTAL	
1	AREA OF PLOT (as per annex 1)	6239.11	5570.69	11809.80
2	DEDUCTIONS FOR			
a	ROAD SET BACK AREA	587.59	763.27	1350.86
b	PROPOSED ROAD			
c	ANY RESERVATION - SAS (1773.993-591.33)	591.33		591.33
	TOTAL (a + b + c)	1178.92	763.27	1942.19
3	BALANCE AREA PLOT (1 - 2)	5060.19	4807.42	9867.61
4	DEDUCTION FOR			
a	RECREATION GROUND		721.11	721.11
b	INTERNAL ROAD			
c	TOTAL (a + b)			
5	NET AREA OF THE PLOT (3 - 4)	5060.19	4086.31	9146.50
6	ADDITIONS FOR FSI PURPOSE	1178.92	763.27	1942.19
7	TOTAL AREA (5 + 6)	6239.11	4849.58	11088.69
8	FSI PERMISSIBLE ON PLOT AS PER DCR 33(10) = 3.0 FSI IN SLUM	3.00	1.00	
9	F.S.I. CREDIT AVAILABLE BY T.D.R.			
10	TOTAL PERMISSIBLE BUA FOR SCHEME	18717.33	4849.58	23566.91
11	EXISTING FLOOR AREA			
12	TOTAL PROPOSED AREA (PROPOSED FUNGI AREA IS WITHIN 35%)	REHAB - 700.34 + SALE - 11087.56 + FUNGI FSI - 330.21 = 22077.87	SALE 4849.58 + FUNGI FSI 1697.35 = 6546.93	28624.80
13	EXCESS BALCONY AREA TAKEN INTO FSI (AS PER E(c) BELOW)			
14	TOTAL BUILT UP AREA PROPOSED (12+13)	REHAB - 700.34 + SALE - 11087.56 + FUNGI FSI - 330.21 = 22077.87	SALE 4849.58 + FUNGI FSI 1697.35 = 6546.93	28624.80
15	FSI CONSUMED (14/7)	2.998	1.00	
16	BALCONY AREA STATEMENT		AS PER STATEMENT	
17	TENEMENT STATEMENT		AS PER STATEMENT	
18	PARKING STATEMENT		AS PER STATEMENT	



PROPOSED BLOCK PLAN

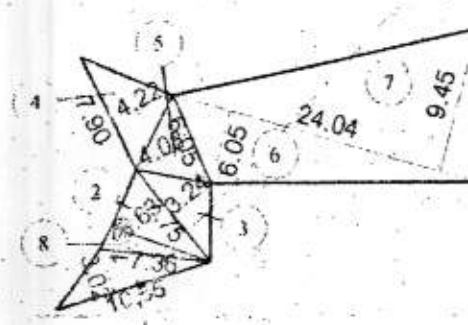
SCALE - 1 : 500

BLOCK PLAN AS PER C.T.S. PLAN

SCALE - 1 : 500

SUMMARY FOR BUILDING NO. 1, 2 & 3

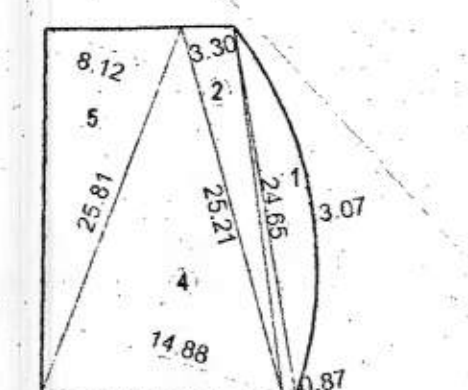
BUILDING No.	CONSTRUCTED STR. / LIFT BUILT-UP AREA	REFUGEE AREA	BAL AREA	SERVANT TOI	RESI	POLYCLINIC	SALE	TOILEXCESS	SALE	COMM.	METER RM.	CHANGING RM.	SCHOOL AREA	TOTAL REHAB COMPONENT AREA	TEMPLE AREA EXISTING AMENITY	AREA OF BALWADI	AREA OF WELFARE CENTRE	AREA OF SOCIETY OFFICE	AREA OF PASSAGE REHAB	REHAB AREA FOR F.S.I. PURPOSE	TOTAL F.S.I. A+B
REHAB BUILDING - 1	13831.87	1628.81	256.84	368.34	-	242.33	199.71	32.47	3.91	11.90	-	-	-	11087.56	33.31	80.69	79.81	53.29	3231.12	7546.54	62.80
SALE BUILDING - 2	30333.86	3757.82	942.00	-	108.90	18992.30	-	100.12	-	1284.06	98.60	50.06	-	-	-	-	-	-	-	-	20525.14
SCHOOL BUILDING - 3	1773.99	-	-	-	-	-	-	-	-	-	-	-	1773.99	-	-	-	-	-	-	-	-
TOTAL	45939.72	10386.63	1198.84	368.34	108.90	19234.63	199.71	132.59	3.91	1295.96	98.60	50.06	1773.99	11087.56	33.31	80.69	79.81	53.29	3231.12	7546.54	62.80
																					28624.80
																					21015.46
																					7609.34



RG.1

RG.1 AREA CALCULATION

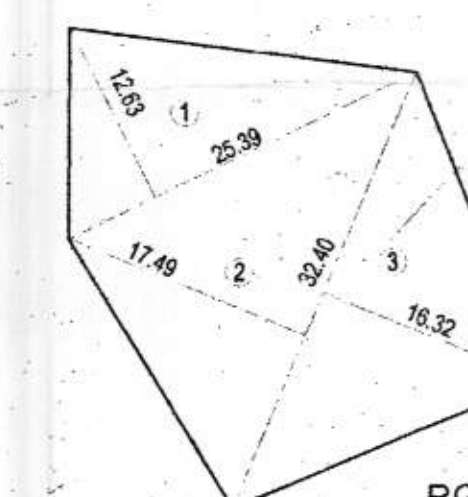
ADDITIONS:-	
RG1. 0.5 X 10.55 X 3.02 =	15.83 SQ.M
RG2. 0.5 X 7.75 X 3.53 =	14.07 SQ.M
RG3. 0.5 X 7.75 X 3.24 =	12.56 SQ.M
RG4. 0.5 X 7.90 X 4.22 =	16.67 SQ.M
RG5. 0.5 X 6.95 X 4.08 =	12.34 SQ.M
RG6. 0.5 X 24.04 X 6.05 =	72.72 SQ.M
RG7. 0.5 X 24.04 X 9.45 =	113.58 SQ.M
RG8. 0.5 X 7.38 X 1.50 =	5.53 SQ.M
TOTAL ADDITIONS =	263.60 SQ.M



PODIUM RG.2

RG.2 AREA CALCULATION

ADDITIONS:-	
1. 2.0 X 24.65 X 3.07 =	50.45 SQ.M
2. 0.5 X 25.21 X 3.30 =	41.80 SQ.M
3. 0.5 X 24.65 X 0.87 =	10.72 SQ.M
4. 0.5 X 25.81 X 14.98 =	192.32 SQ.M
5. 0.5 X 25.81 X 8.12 =	104.78 SQ.M
TOTAL ADDITIONS =	399.58 SQ.M



RG.3

R.G.3 AREA STATEMENT:-

ADDITIONS:-	
1. 0.5 X 25.39 X 12.83 =	160.34 SQ.M
2. 0.5 X 32.40 X 17.49 =	283.34 SQ.M
3. 0.5 X 32.40 X 16.32 =	264.36 SQ.M
TOTAL ADDITIONS =	708.06 SQ.M

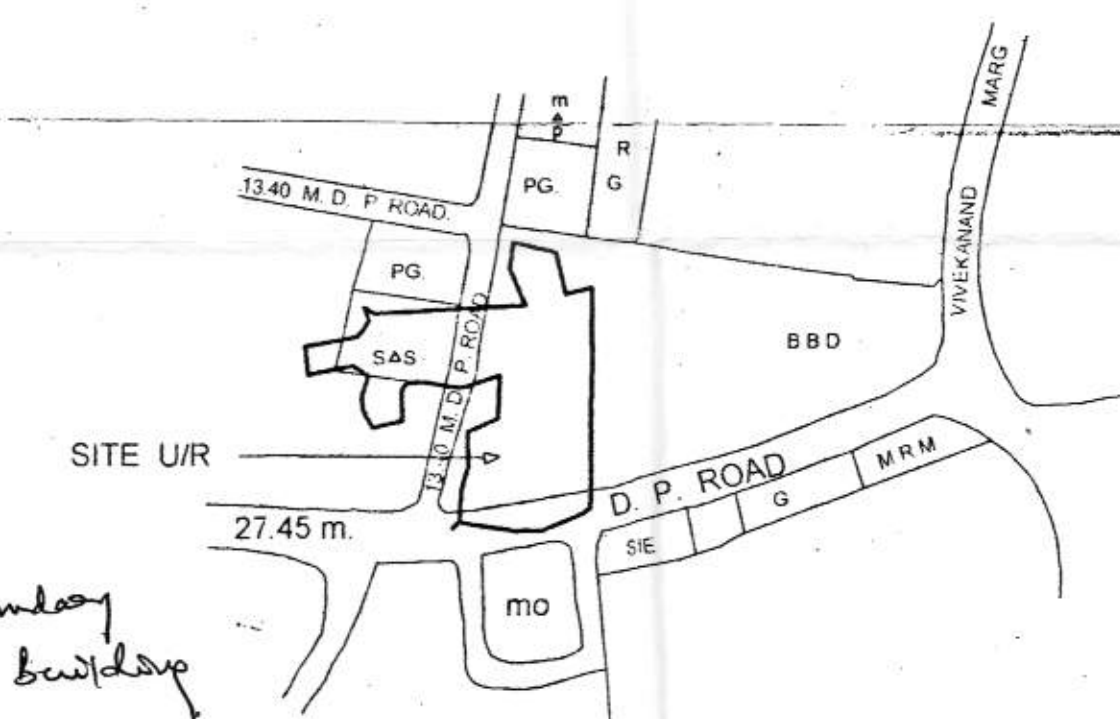
R.G. AREA DIAGRAM

SCALE - 1 : 500

TOTAL R.G. AREA =	
a + b + c =	1371.04 SQ.M
263.40 + 708.06 + 399.58 =	1371.04 SQ.M
5060.19 X 8% RG REQUIRED =	404.82 SQ.M
TOTAL RG AREA REQUIRED	
404.82 + 4807.42 X 20% =	1366.30 SQ.M
TOTAL RG PROPOSED	1371.04 SQ.M

TABLE SHOWING TENEMENT STATEMENT : BUILDING NO. 1, 2 & 3

BUILDING No.	NO. OF REHAB. TENEMENTS	REHAB. COMM.	R/C	PAP	SCHOOL	TEMPLE	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	SALE	RESI	COMM.	POLYCLINIC	TOTAL
REHAB BUILDING - 1	165	05	-	86	-	01	03	03	02	06	02	05	05	278
SALE BUILDING - 2	-	-	-	-	-	-	-	-	-	141	07	-	-	148
SCHOOL BUILDING - 3	-	-	-	-	01	-	-	-	-	-	-	-	-	01
TOTAL	165	05	-	86	01	01	03	03	02	147	09	05	05	427



LOCATION PLAN

SCALE - 1 : 4000
D.P. SHEET NO. - W-15

The permission for cutting of 1 (one) tree (Sr. No. 1, 11, 12, 413) for transplanting of 5 (five) trees (Sr. No. 1, 10, 11, 12, 413) and for retaining of 13 (thirteen) trees (Sr. No. 1, 11, 12, 413) is granted vide Tree Authority's resolution No. 231 dated 28-3-2013.

Supdt. of Gardens & Tree Officer.

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REDEVELOPMENT OF PROPERTY BEARING SLUM PLOT AND NON SLUM PLOT AT C.T.S. NO. 33, 35, 37, 37/1 TO 85 OF VILLAGE KANDIVALI, BEHIND POISAR D.P.O. TAL. BORIVALI, KANDIVALI (W) MUMBAI - 400 067

NAME OF THE OWNER AND SIGNATURE

M/S RAGHULEELA REALTORS PVT. LTD.

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:500	SHEETAL	SHEETAL

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT U/R WAS SURVEYED BY ME ON DATED 03-09-2010 AND THE DIMENSIONS OF SIDE 3 ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA 501809.80 SQ.MT. WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/TOWN PLANNING RECORDS.

[ARCHITECT]

STAMP AND DATE OF APPROVAL OF PLANS

APPROVABLE
subject to compliance of Registered Terms & Conditions as per Office Letter No. SRA/ENG/164/R.C/P/1/2010
Dated 2 MAY 2010
Executive Engineer
Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECT'S

TRUE COPY

VISHWAS SATODIA

VISHWAS SATODIA
[ARCHITECT]

NORTH

VISHWAS SATODIA
ARCHITECT INTERIOR DESIGNER VALUER011A-WING, UPPER GROUND FLOOR, SHAH ARCADE-II,
RANI SATI MARG, MALAD (E), MUMBAI - 400 097
TEL : 2881 2480, 2881 1705



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Mr. Jigar Vora, Director of M/s. Raghuleela Realto
A/11, 1st Floor, Dattani Tower, Kor
kendra, S. V. Road, Borivali West,
Mumbai - 400092

Date: 07-06-2016

Valid Upto: 06-06-2021

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	JUHU/WEST/B/051116/127607
Applicant Name :	Deviprasad Shetty, Proprietor
Site Address :	CTS No.33, 35, 37, 37/1 to 85 Near Raghuleela Mall, Village Kandivali, Tal - Borivali, Poisar Gymkhana Road, Kandivali West, Mumbai 400067
Site Coordinates :	72 50 49.66-19 12 47.55, 72 50 51.00-19 12 46.46, 72 50 51.65-19 12 47.18, 72 50 51.75-19 12 46.58, 72 50 52.83-19 12 47.33, 72 50 53.11-19 12 45.33, 72 50 53.22-19 12 48.96, 72 50 53.38-19 12 49.71, 72 50 54.71-19 12 49.32, 72 50 55.37-19 12 45.90,
Site Elevation in mtrs AMSL as submitted by Applicant:	10.447 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	296.7 M (Restricted)

3. This NOC is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will become invalid and action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994 may be initiated by the concerned Airport Operator

b. The Structure height shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e Maximum Structure Height = Permissible Top Elevation - Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

d. No radio/TV Antenna, lighting arresters, staircase, Muntree, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 296.7 M (Restricted) , as indicated in part 2.

e. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.

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राजीव गांधी भवन
Rajiv Gandhi Bhawan

सफ़दरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950
Phone: 24632950



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, as per the rules, may be considered. The date of completion of the Structure should be intimated to this office.

g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights

h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

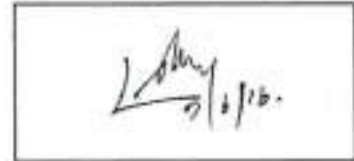
Chairman NOC Committee

Region Name: WEST

Address: General Manager Airports
Authority of India, Regional
Headquarter, Western Region,
Opp. Parsiwada, Sahar Road,
Vile Parle (E)

Email ID: nocwrmumbai@gmail.com

Contact No: 022-26819573



सचिव, विमानपत्तन प्राधिकरण
पश्चिमी क्षेत्र, मुंबई
सहारा रोड, विले पार्ले (ई)

Page 2/2

राजीव गांधी भवन
Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950
Phone: 24632950

**AIRPORTS AUTHORITY OF INDIA****Department of Aerodrome Safeguarding****Rajiv Gandhi Bhawan, New Delhi-110003**

[File No. AAI/ATM/DoAS/72/2019-Part]

AERODROME SAFEGUARDING CIRCULAR (ADSAC) 07 OF 2020**Subject: Extension of validity of NOCs by 9 months due pandemic COVID-19****1. Background**

- 1.1. Government of India has declared the current pandemic situation due to COVID 19, as "Force Majeure".
- 1.2. In view of the above, Ministry of Housing and Urban Affairs, Govt. of India, has issued advisory No. K-14011/12/2020-AMRUT-IIA dated 28.05.2020, regarding extension of validity and time limit of all approvals, NOCs and subsequent compliances given by State and Central agencies for the real estate sector. MoHUA, after consultation with various stakeholders, has advised that considering the current situation, the validity of various permissions/ NOCs expiring on or after 25.03.2020 should be extended by 09 months.
- 1.3. Para 8 of the advisory suggests the respective Central Government Ministries to issue similar directions to NOC issuing agencies under their control. Further, para 6(13) specifies Airports Authority of India, with respect to Civil Aerodromes.
- 1.4. The Designated officer of Airports Authority of India (AAI), in accordance with Rule 5, read in conjunction with Rule 3(vii), of GSR 751(E) dated 30.09.2015, is responsible for issuing NOC for Height clearance for buildings and structures for Civil Aerodromes.
- 1.5. Hence the need for this Aerodrome Safeguarding circular.

18th August 2020

Page 1 of 4



Airports Authority of India
Aerodrome Safeguarding Circular 07 of 2020
Extension of validity of NOCs by 9 months due pandemic COVID-19

2. Purpose

- 2.1. The purpose of this Aerodrome Safeguarding Circular (ADSAC) is to issue guidelines to deal with the NOC cases having validity expiry on or after 25.03.2020.

3. Scope / Applicability

- 3.1. This ADSAC applies to all airports under operational and management control of AAI and the other public and private use licenced civil airports for which AAI is responsible for issuance of NOC for height clearance under GSR751(E) or any other notification issued by GOI for the purpose under the Aircraft Act 1934 Section 9A.

4. Cancellation

- 4.1. Nil

5. Effective date

- 5.1. This ADSAC will be effective from the date of its issue.

6. Salient requirements for NOC validity extension due to the pandemic period declared as Force Majeure by MoHDA, Govt. of India advisory dated 28.05.2020

In all the cases where the validity of the NOCs are expiring on or after 25.03.2020;

- a) The validity of all such NOCs shall automatically be deemed to be valid for an additional 9 months, from the date of expiry.
- b) For all official purposes, the validity of all such NOCs shall be deemed to be extended for a period of 9 months and thus all DOAS offices, the Airport Operators and the Local Bodies shall treat such NOCs as current and valid NOC.

**Airports Authority of India****Aerodrome Safeguarding Circular 07 of 2020****Extension of validity of NOCs by 9 months due pandemic COVID-19****6.1. Processing of Applications for NOC revalidation by AAI DoAS offices**

Following scenarios are envisaged in dealing with the cases in which NOC for height clearance expires on or after 25.03.2020.

- i. For cases in which the developer has obtained Occupancy Certificate (OC) from the concerned Local Body, no revalidation of NOC, issued by AAI, is required.
- ii. For cases in which developer has not obtained OC but Commencement Certificate (CC) was obtained within initial validity of five years, the NOC will be validated as follows:
 - a) Initial NOC issued for 5 years expired on or before 25.03.2020, the NOC will be revalidated for a period of 5 years (Initial Validity) + 3 years (Extended Validity) + 9 months (Force Majeure) from the date of initial issue.
 - b) Initial NOC period of 5 years expiring on or after 25.03.2020, the NOC will be revalidated for a period of 5 years (Initial Validity) + 3 years (Extended Validity) + 9 months (Force Majeure) from the date of initial issue.
 - c) The NOC period of 8 years (5 years' Initial Validity + 3 years Extended Validity) expiring on or after 25.03.2020, the NOC will be revalidated for a period of 8 years + 9 months from the date of initial issue.
- iii. For cases in which the Commencement Certificate was not obtained by the developer from the concerned Local Body in the initial validity of 5 years:
 - a) Initial NOC period of 5 years has expired on or before 25.03.2020 - NOC will not be revalidated. Developer may apply for a fresh NOC to AAI.
 - b) NOC expiring on or after 25.03.2020, Developers may obtain Commencement Certificate within the extended validity of 9 months (Force Majeure) and apply for revalidation. Such cases will be revalidated for a period of 5 years (Initial Validity) + 9 months (Force Majeure) + 3 years (Extended Validity) from the date of initial NOC issue.



Airports Authority of India
Aerodrome Safeguarding Circular 07 of 2020
Extension of validity of NOCs by 9 months due pandemic COVID-19

- 6 **Validity:** This ADSAC will remain valid till it is amended or withdrawn or incorporated in the Aerodrome Safeguarding manual.
- 7 **Document Control and feedback:** This ADSAC has been issued by the office of ED (ATM-DoAS) with the approval of Directorate of Operations, AAI. Any feedback, suggestion or the error in this document may be brought into the notice of GM (DoAS) at AAI CHQ at gmdoaschq@aai.aero.

(J.P. Alex)
Executive Director (ATM-DoAS)

Dated: 18th August 2020

Distribution:

1. All REDs/All APDs of AAI.
2. Chief Executive Officers of all Joint Venture Airports.
3. In-Charge of all licensed Private and State Govt. Airports including RCS Airports.
4. AAI website/nocas2.aai.aero/nocas

o/c.



RAGHU LEELA REALTORS PVT. LTD.

'A' Wing, 1st floor, Dattani Tower, Kora Kendra, S.V. Road, Borivali (W), Mumbai - 400 092.
Tel.: 28086032 / 34, Email : info@voraskyline.biz
Corporate Identity Number (CIN) : U49200MH1996PTC102920

To,
The GM (ATM-DoAS)
Western Region,
Airports Authority of India,
Parsivada, Mumbai.

29th March, 2022

Subject: Request to revalidate NOC issued for CTS No.33, 35, 37, 37/1 to 85 Near Raghuleela Mall, Village Kandivali, Tal - Borivali, Poisar Gymkhana Road, Kandivali West, Mumbai 400067.

Dear Sir,

We are Owner of land bearing CTS No.33, 35, 37, 37/1 to 85 Near Raghuleela Mall, Village Kandivali, Tal - Borivali, Poisar Gymkhana Road, Kandivali West, Mumbai 400067 bearing NOCAS ID: JUHU/WEST/B/051116/127607 dated 07/06/2016 was issued by AAI, Western Region for the same plot.

At present we are in the advanced stage of the project and done substantial work in this regard. The delay in the construction is due to the delay in obtaining the required approvals. We are enclosing a copy of the commencement certificate for your reference. In the view of the above, your kind good self is requested to revalidate the earlier granted NOC's issued as detailed above (Copy enclosed) and oblige. The necessary undertaking 1C in this regard is being submitted along with this letter.

We request you to revalidate the NOC for further period of 3 years + 9 months as per para 5 of AERODROME SAFEGUARDING CIRCULAR (ADSAC) 06 OF 2021 and AERODROME SAFEGUARDING CIRCULAR (ADSAC) 07 OF 2020.

Please find below the contact details for further correspondence.

Name: Prasad Poojari

Mob. No.: +91-9920027320

Email ID: info@airodynamiks.aero

Thanking you,

Yours faithfully,
For M/s. Raghuleela Realtors Pvt. Ltd.
For RAGHU LEELA REALTORS PVT. LTD

Mr. Jigar Vora
(Director)

Director



Mailbox of deeptitendolkar@ultratech.in

Subject: Raghuleela Realtors Pvt. Ltd. - Request for site visit for the proposed 'Slum Rehabilitation Project at CTS nos. 33, 35, 37 (pt), 37/56 to 58, 37/61 to 85, of village Kandivali, Behind Poisar Depot, Kandivali (West), Mumbai. Maharashtra.'

From: kumbhar <kumbhar@ultratech.in> on Fri, 22 Oct 2021 18:33:11

To: "apccfcentral-ngp-mef " <apccfcentral-ngp-mef@gov.in>

Cc: "jsv " <jsv@voraskyline.biz>, "compliance compliance " <compliance@ultratech.in>, "deepti tendolkar " <deeptitendolkar@ultratech.in>

1 attachment(s) - 3_Raghuleela_Realtors_Pvt_Ltd._SRA_Kandivali_RO_Request_Letter_22.10.2021.pdf (448.25KB)

Dear Sir / Madam,

Enclosing herewith 'Request letter for site visit for the proposed construction of 'Slum Rehabilitation Project at CTS nos. 33, 35, 37 (pt), 37/56 to 58, 37/61 to 85, of village Kandivali, Behind Poisar Depot, Kandivali (West), Mumbai. Maharashtra.'

Kindly acknowledge the same.

On behalf of **M/s. Raghuleela Realtors Pvt. Ltd., Kandivali, Mumbai.**

Thanking You,

Shekhar Kumbhar

Ultra Tech,
(Lab. Gazetted by MoEFCC & Accredited by NABL)
QCI-NABET Accredited EIA Consulting Organization
ISO 9001:2015 & OHSAS 18001:2007 Certified Organization

Laboratory Address:

Survey no. 93/A,
Conformity Hissa no. 2, G. V. Brothers Building,
Bata Compound, Khopat,
Thane (West) - 400 601.
Maharashtra.

Contact:

Ph. No. +91-22-2547 4907/ +91-22-2547 6217
E-mail: kumbhar@ultratech.in / compliance@ultratech.in



RAGHU LEELA REALTORS PVT. LTD.

A' Wing, 1st floor, Dattani Tower, Kora Kendra, S.V.Road, Borivali (W), Mumbai - 400 092.
Tel.: 28086032 / 34, Email : info@voraskyline.biz
Corporate Identity Number (CIN) : U49200MH1996PTC102920

Date: 23rd May, 2022

To,
The Member Secretary,
State Environmental Impact Assessment Authority (SEIAA),
2nd Floor, Annex Building,
Mantralaya, Mumbai, State: Maharashtra.

Subject : Submission of Undertaking for Slum Rehabilitation Scheme at plot bearing CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85, Village: Kandivali, Behind Poisar Depot, Taluka: Borivali, District: Mumbai, State: Maharashtra, India. Maharashtra.

We, RAGHU LEELA REALTORS PVT. LTD. , hereby undertake the following:

- Six monthly compliance reports to Regional Office (RO) of above mentioned project are being submitted regularly on half yearly basis. We have submitted request letter to Regional Office, MoEF & CC, Nagpur for site visit and certified six-monthly compliance report. Now site visit of Regional Officer, MoEF & CC is awaited. We will submit certified six-monthly compliance report to your good office after receipt of the same.
- All the environmental parameters and conditions in the earlier EC are fulfilled and complied with. We have also submitted the architect certificate stating that constructed area and building configuration completed on ground is in accordance with earlier EC.

In view of above e request your good office; Environmental Clearance for above mentioned project may be processed in the interest of Ease of Doing Business (EoDB) policy of Govt. of India.

Thanking You,

Yours Truly,
FOR M/s. RAGHU LEELA REALTORS PVT. LTD.

(AUTHORIZED SIGNATORY)

TREE PLANTATION PLAN-GROUND FLOOR

RG 1

No.	Common Name	Botanical name	Quantity	Legend
1	Shirish	<i>Albizia lebbek</i>	27	
2	Tambaru	<i>Agave attenuata</i>	38	
3	Alash neera	<i>Millettia pterocarpa</i>	34	
4	Parijatah	<i>Nyctanthes arbor-tristi</i>	34	
5	Phanas	<i>Artocarpus heterophyllus</i>	41	
6	Bakul	<i>Mimusops elengi</i>	22	
7	Apta	<i>Bauhinia racemosa</i>	28	
8	Nandaruk	<i>Ficus microcarpa</i>	25	
9	Pangars	<i>Erythrina variegata</i>	39	
10	Bahari	<i>Cassia fistula</i>	29	
11	Pisepi	<i>Ficus religiosa</i>	17	
12	Changas	<i>Melastoma chinensis</i>	17	
13	Kudam	<i>Anthracoceros cadamba</i>	22	
14	Arjuna	<i>Terminalia arjuna</i>	25	
15	Jambul	<i>Syzygium cumini</i>	27	
16	Kanchas	<i>Bauhinia purpurea</i>	33	
17	Karaj	<i>Pongamia pinnata</i>	38	
18	Kala sandar	<i>Ficus religiosa</i>	17	
19	Pulrangas	<i>Palmetto rostrata</i>	27	
Total proposed trees plantation			364	

RG 2

No.	Common Name	Botanical name	Quantity	Legend
1	Shirish	<i>Albizia lebbek</i>	3	
2	Phanas	<i>Artocarpus heterophyllus</i>	3	
3	Parijatah	<i>Nyctanthes arbor-tristi</i>	3	
4	Karaj	<i>Pongamia pinnata</i>	3	
5	Sonchafa	<i>Michelia champaca</i>	4	
6	Bakul	<i>Mimusops elengi</i>	3	
7	Arjun	<i>Terminalia Arjuna</i>	3	
8	Apta	<i>Bauhinia racemosa</i>	3	
11	Nandaruk	<i>Ficus microcarpa</i>	1	
12	Lemon	<i>Citrus limon</i>	1	
13	Sita- Ashoka	<i>Saraca asoca</i>	2	
Total proposed trees plantation			29	



On Periphery

No.	Common Name	Botanical name	Quantity	Legend
1	Bakul	<i>Mimusops elengi</i>	1	
2	Arjun	<i>Terminalia Arjuna</i>	1	
3	Apta	<i>Bauhinia racemosa</i>	1	
4	Nandaruk	<i>Ficus microcarpa</i>	1	
5	Lemon	<i>Citrus limon</i>	1	
6	Sita- Ashoka	<i>Saraca asoca</i>	1	
Total proposed trees plantation			7	

RG 3

No.	Common Name	Botanical name	Quantity	Legend
1	Shirish	<i>Albizia lebbek</i>	10	
2	Phanas (Jackfruit)	<i>Artocarpus heterophyllus</i>	8	
3	Bel	<i>Aegle marmelos</i>	8	
4	Parijatah	<i>Nyctanthes arbor-tristi</i>	7	
5	Karaj	<i>Pongamia pinnata</i>	7	
6	Sonchapha	<i>Michelia champaca</i>	7	
7	Bhoker	<i>Cordia dichotoma</i>	7	
8	Bakul	<i>Mimusops elengi</i>	5	
9	Arjun	<i>Terminalia Arjuna</i>	7	
10	Apta	<i>Bauhinia racemosa</i>	6	
11	Sita- Ashoka	<i>Saraca asoca</i>	7	
Total proposed trees plantation			79	

Patch	Trees (Nos.)
RG 1	364
RG 2	29
RG 3	7
Periphery	79
Total	479

Retain Tree	
Transplant tree	

RG	RG area (Sq.mt.)
1	185.13
2	547.20
3	135.83
Total	868.16



RAGHU LEELA REALTORS PVT. LTD.

'A' Wing, 1st floor, Dattani Tower, Kora Kendra, S.V.Road, Borivali (W), Mumbai - 400 092.
Tel.: 28086032 / 34, Email : info@voraskyline.biz
Corporate Identity Number (CIN) : U49200MH1996PTC102920

Date: 16th MAY, 2022

To,
Member Secretary,
State Environment Impact Assessment Authority (SEIAA)
2nd Floor, Annex Building,
Mantralaya, Mumbai, Maharashtra.

Subject : Submission of undertaking for construction of School building is complied with Right to Education (RTE) act for "Slum Rehabilitation Scheme" at plot bearing CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85, Village: Kandivali, Behind Poisar Depot, Taluka: Borivali, District: Mumbai, Maharashtra.

Respected Sir,

We M/s RAGHU LEELA REALTORS PVT. LTD. has proposed "Slum Rehabilitation Scheme at plot bearing CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85, Village: Kandivali, Behind Poisar Depot, Taluka: Borivali, District: Mumbai, Maharashtra.

We hereby undertake that the construction of School building shall be in compliance with the Right to Education (RTE) act.

Yours faithfully,
RAGHU LEELA REALTORS PVT. LTD.

AUTHORIZED SIGNATORY

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / ☎ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: RAGHULEELA REALTORS PVT. LTD.

ULR NO. : ULR-TC14909 25 000004965F
REPORT NO. : UT/ELS/REPORT/ 07340 /06 -2025
ISSUE DATE : 03/06/2025
YOUR REF. : VERBAL CONFIRMATION
REF. DATE : 30/05/2025

For Project: Slum Rehabilitation Project
At CTS No. 32(Pt), 33, 35, 37, 37/1 to 85, Of Village Kandivali,
Behind Poisar Depot, Kandivali (West), Mumbai

SAMPLE PARTICULARS

Sampling Plan Ref. No.: 101-05/2025
Sampling Procedure: UT/LQMS/SOP/AA01A
Date & Time of Sampling: 30/05/2025 10:00 Hrs. to 30/05/2025 18:00 Hrs.
Sample Registration Date: 31/05/2025
Analysis Starting Date: 31/05/2025
Analysis Completion Date: 03/06/2025
Ambient Air Temperature: 30.1 °C to 38.2 °C
Relative Humidity: 42.8 % to 53.7 %
Sample Collected By: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

AMBIENT AIR QUALITY MONITORING

Location Code: 1
Sample Location: PROJECT NORTH BOUNDARY.
GPS Co-ordinates: N 19°12'51.80", E 72°50'35.39"
Height of Sampler: 1 Meter
Sampling Duration: 8:00 Hours:Minutes
Sample Lab Code: UT/ELS/1007/05-2025

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. * or 1 Hr *
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	12	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	24	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	76	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	26	µg/m ³	50
5	Carbon Monoxide (CO)	IS 5182 (Part 10) : 1999	1.2	mg/m ³	4

1: Sampling Period 1 Hr.

Remark/ Statement of Conformity: The result observed for Carbon monoxide (CO) is found to be within 1 hourly limit of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III-Section IV. Conformity statement for SO₂, NO₂, PM₁₀ and PM_{2.5} can't be given as samples were collected for 8:00 hours.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sr. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/129	Faltech	PDM-A05 2.5/10u	10913	17/09/2025
	Respirable Dust Sampler	UT/LAB/171	Faltech	PDM-R05 9	215	17/09/2025

- Notes:**
1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 5. Weather during sampling was Sunny
 6. *Time weighted average shall be complied with 90% of the time in a year 2% of the time, they may exceed the limits but not on two consecutive monitorings.
 7. Air Quality Index (AQI) at above sampling location 36 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at: <https://cpcb.nic.in/National-Air-Quality-Index/>].

- END OF TEST REPORT -



Authorized By:

Jayashree
Jayashree Acharya
Authorized Signatory

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / 091-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: RAGHULEELA REALTORS PVT. LTD.

ULR NO. : ULR-TC14909 25 000004966F
REPORT NO. : UT/ELS/REPORT/ 07341 /06 -2025
ISSUE DATE : 03/06/2025
YOUR REF. : VERBAL CONFIRMATION
REF. DATE : 30/05/2025

For Project: Slum Rehabilitation Project

At CTS No. 32(Pt)33, 35, 37,37/1 to 85, Of Village Kandivali,
Behind Poisar Depot, Kandivali (West), Mumbai

SAMPLE PARTICULARS

Sampling Plan Ref. No.: 101-05/2025
Sampling Procedure: UT/LQMS/SOP/AA01A
Date & Time of Sampling: 30/05/2025 18:30 Hrs. to 31/05/2025 02:30 Hrs.
Sample Registration Date: 31/05/2025
Analysis Starting Date: 31/05/2025
Analysis Completion Date: 03/06/2025
Ambient Air Temperature: 25.1 °C to 32.1 °C
Relative Humidity: 47.6 % to 59.2 %
Sample Collected By: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

AMBIENT AIR QUALITY MONITORING

Location Code: 2
Sample Location: PROJECT SOUTH EAST BOUNDARY.
GPS Co-ordinates: N 19°12'53.60", E 72°50'58.50"
Height of Sampler: 1 Meter
Sampling Duration: 8:00 Hours:Minutes
Sample Lab Code: UT/ELS/1008/05-2025

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. or 1 Hr.
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	9	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	21	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	79	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	29	µg/m ³	60
5	Carbon Monoxide (CO)	IS 5182 (Part 10) : 1999	1.0	mg/m ³	4

Sampling Period: 1 Hr.

Remark/ Statement of Conformity: The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. Conformity statement for SO₂, NO₂, PM₁₀ and PM_{2.5} can't be given as samples were collected for 8:00 hours.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/124	Polltech	PEM-JDS 2.5/10µ	18913	17/09/2025
	Respirable Dust Sampler	UT/LAB/171	Polltech	PEM-RDS 9	225	17/09/2025

- Note:
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 - Any correction invalidates this test report.
 - Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series- NAAQMS/2003-04 and respective test methods.
 - Weather during sampling was CLEAR.
 - *Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
 - Air Quality Index (AQI) at above sampling location 79 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at <https://cepcb.nic.in/National-Air-Quality-Index/>]



Authorized By:

Jayashree Acharya
Authorized Signatory

- END OF TEST REPORT -

TEST REPORT

ISSUED TO: RAGHULEELA REALTORS PVT. LTD.

ULR NO. : ULR-TC14909 25 000004967F
REPORT NO. : UT/ELS/REPORT/ 07342 /06 -2025
ISSUE DATE : 03/06/2025
YOUR REF. : VERBAL CONFIRMATION
REF. DATE : 30/05/2025

For Project: Slum Rehabilitation Project
At CTS No. 32(Pt), 33, 35, 37, 37/1 to 85, Of Village Kandivali,
Behind Poisar Depot, Kandivali (West), Mumbai

SAMPLE PARTICULARS :
Sampling Plan Ref. No.: 101-05/2025
Sampling Procedure : UT/LQMS/SOP/AA01A
Date & Time of Sampling : 31/05/2025 03:00 Hrs. to 31/05/2025 11:00 Hrs.
Sample Registration Date : 31/05/2025
Analysis Starting Date : 31/05/2025
Analysis Completion Date : 03/06/2025
Ambient Air Temperature : 26.2 °C to 32.7 °C
Relative Humidity : 49.2 % to 59.9 %
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

AMBIENT AIR QUALITY MONITORING :
Location Code : 3
Sample Location : PROJECT WEST BOUNDARY.
GPS Co-ordinates : N 19°12'51.40", E 72°51'01.40"
Height of Sampler : 1 Meter
Sampling Duration : 8:00 Hours:Minutes
Sample Lab Code : UT/ELS/1009/05-2025

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. & or 1 Hr.
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	12	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	25	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	78	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	29	µg/m ³	60
5	Carbon Monoxide (CO)	IS 5182 (Part 10) : 1999	1.1	mg/m ³	4

1. Sampling Period 1 Hr.

Remark/ Statement of Conformity: The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standards (NAAQMS), Part III- Section IV. Conformity statement for SO₂, NO₂, PM₁₀ and PM_{2.5} can't be given as samples were collected for 100 hours.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Pine Dust Sampler	UT/LAB/119	Polltech	PEM-AIS 2.5/10µ	18913	17/09/2025
	Respirable Dust Sampler	UT/LAB/171	Polltech	PEM-RDS 4	215	17/09/2025

- Note:
- This test report refers only to the sample tested and observed values are relevant to sample collected only.
 - This test report may not be reproduced in part, without the permission of this laboratory.
 - Any correction invalidates this test report.
 - Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2009-04 and respective test methods.
 - Weather during sampling was: SUNNY & CLEAR.
 - *Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
 - Air Quality Index (AQI) at above sampling location 78 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters. (National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at <https://cpcb.nic.in/National-Air-Quality-Index/>).

Authorized By:

Jayashree
Jayashree Acharya
Authorized Signatory

- END OF TEST REPORT -



**ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD**

(A venture of ULTRA TECH Environmental Consultancy)

Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-14909 (Valid up to 17/11/2028)

Lab. recognized by CPCB, MoEF&CC [GOI] under EP(A)-1986

ISO 9001:2015 & ISO 45001:2018 Certified

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/s. RAGHULEELA REALTORS PVT. LTD.
For Your Project - **Slum Rehabilitation Project**
At CTS No. 32(Pt), 33, 35, 37, 37/1 to 85, Of Village Kandivali,
Behind Poisar Depot, Kandivali (West), Mumbai

ULR NO. --
REPORT NO. : UT/ELS/REPORT/07315/06-2025
ISSUE DATE : 02/06/2025
YOUR REF. : Verbal Confirmation
REF. DATE : 30/05/2025

SAMPLE PARTICULARS :
Sampling Plan Ref. No. : 101-05/2025
Sampling Procedure : UT/LQMS/SOP/N01
Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

NOISE LEVEL QUALITY MONITORING
Sample Lab Code : UT/ELS/1010/05-2025
Date of Monitoring : 30/05/2025

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Project North Boundary	12:00 to 12:05	54.1	23:10 to 23:15	43.6
02.	Project South-East Boundary	12:10 to 12:15	53.6	23:20 to 23:25	42.3
03.	Project West Boundary	12:20 to 12:25	53.3	23:30 to 23:35	42.7
04.	Centre of Site	12:30 to 12:35	52.9	23:40 to 23:45	43.2

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

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Noise Meter	Make - Lutron Model - SL4035SD Sr. No. Q685820	Valid up to - 21/03/2026

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

Authorized By ,



Manjoshi
Manasi Namjoshi
(Authorized Signatory)

- END OF REPORT -

ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

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

• SCHEDULE

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

Ambient Air Quality Standards in respect of Noise

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

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

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

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

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

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

• CONSTRUCTION ACTIVITIES

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

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

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

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

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

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

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / 09-91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: RAGHULEELA REALTORS PVT. LTD. **ULR NO.:** ULR-TC14909 25 000005021F
REPORT NO.: UT/ELS/REPORT/ 7421 /06 - 2025
ISSUE DATE: 07/06/2025
YOUR REF.: VERBAL CONFIRMATION
REF. DATE: 30/05/2025

For Project: Slum Rehabilitation Project
At CTS No. 32(Pt)33, 35, 37,37/1 to 85, Of Village Kandivali,
Behind Palsar Depot, Kandivali (West), Mumbai

SAMPLE PARTICULARS

Sampling Plan Ref. No.: 101-05/2025
Sampling Procedure: UT/LQMS/SOP/S01A
Date & Time of Sampling: 31/05/2025 11:10 Hrs.
Sample Registration Date: 31/05/2025
Analysis Starting Date: 31/05/2025
Analysis Completion Date: 06/06/2025
Sample Lab Code: UT/ELS/1011/06-2025
Sample Collected By: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

SOIL SAMPLE ANALYSIS

Sample Type: Soil
Sample Location: At Project Site
Sample Quantity & Packaging Details: 1 Kg. in Ziplock Plastic Bag (Approximately)

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1	pH [1:2.5 Soil:Water] @ 25°C	IS 2720 (Part 26) : 1987	7.1	-
2	Electrical Conductivity [1:2 Soil:Water] @ 25°C	IS 14767:2000	490	µS/cm
3	Bulk Density	SOP No. UT/LQMS/SOP/S03	1.160	kg/m ³
4	Moisture Content	IS 2720 (Part 02):1973	4.8	%
5	Organic Matter	IS 2720 (Part 22):1972	1.1	%
6	Organic Carbon	IS 2720 (Part 22):1972	0.6	%
7	Water Holding Capacity	SOP No. UT/LQMS/SOP/S12	54.9	%
8	Cation Exchange Capacity	US EPA SW 846, Method 9080 : 1986	26.2	meq/100g
9	Sodium Adsorption Ratio	SOP No. UT/LQMS/SOP/S26	1.1	(meq/kg) ^{1/2} x 100
10	Sodium as Na	SOP No. UT/LQMS/SOP/S19	86	mg/kg
11	Magnesium as Mg	SOP No. UT/LQMS/SOP/S22	73	mg/kg
12	Chlorides as Cl	SOP No. UT/LQMS/SOP/S23	98	mg/kg
13	Sulphate as SO ₄	SOP No. UT/LQMS/SOP/S24	128	mg/kg
14	Boron as B (Available)	SOP No. UT/LQMS/SOP/S27	0.9	mg/kg
			1.5	kg/ha
15	Phosphorous as P ₂ O ₅ (Available)	SOP No. UT/LQMS/SOP/S28	31	mg/kg
			53	kg/ha
16	Potassium as K ₂ O (Available)	SOP No. UT/LQMS/SOP/S29	130	mg/kg
			226	kg/ha
17	Nitrogen as N (Available)	SOP No. UT/LQMS/SOP/S30	109	mg/kg
			189	kg/ha
18	Iron as Fe	SOP No. UT/LQMS/SOP/S35 & S37	71211	mg/kg
19	Zinc as Zn	SOP No. UT/LQMS/SOP/S35 & S37	80	mg/kg

Remark/ Statement of Conformity: All.

- Note:**
1. This test report refers only to the sample tested.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/S01A) based on Manual on Sampling, Analysis and Characterization of Hazardous Wastes, CPCB, New Delhi.
 5. Test results reported with unit/s are obtained from scientific conversions/calculations applied to test results in mg/kg.



Authorized By:

Manasi Namjoshi

Manasi Namjoshi

Authorized Signatory

- END OF TEST REPORT -

MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000210982/CO/2501000383

Date: 04/01/2025

To,
M/s. Raghu Leela Realtors Pvt. Ltd., Plot
bearing CTS No. 32 (pt.), 33, 35, 37, 37/1
to 85, Village: Kandivali, Behind Poisar
Depot, Borivali, Mumbai.



Your Service is Our Duty

Sub: Consent to Operate (Part-I) for Residential & Commercial Building Construction Project under SRA Scheme.

- Ref:**
1. Application Submitted by SRO-Mumbai-IV
 2. Minutes of 8th CC meeting dtd-10.09.2024.
 3. Show Cause Notice for Refusal of Consent issued dtd-04.10.2024.
 4. Minutes of 12th CC meeting dtd-04.12.2024.

Your application NO. MPCB-CONSENT-0000210982

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

1. **Consent to 1st Operate (Part-I) is valid upto-31.10.2025**
2. **The capital investment of the project is Rs.48.29 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Residential & Commercial Building Construction Project under SRA Scheme named as M/s. Raghu Leela Realtors Pvt. Ltd., Plot bearing CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85, Village: Kandivali, Behind Poisar Depot, Borivali, Mumbai on Total Plot Area of 12,615.80 Sq.Mtrs for construction BUA of 14,279.96 Sq.mtrs out of Total Construction BUA of 101872.0 Sq.mtrs as per EC granted dated-18.06.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dated-23.08.2013	11809.80	42569.42
2	Environment Clearance dtd. 16.04.2013	11809.80	42569.42
3	Environment Clearance dtd-25.03.2014	11809.80	66334.19
4	Environment Clearance (Expansion) dtd-18.06.2022	12615.80	101872.00

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	24	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG Set- 125 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	87 Kg/Day	Segregation	segregation and handover to authorized vendor
2	Wet Waste	57 Kg/Day	OWC	use as manure
3	STP Sludge	2 Kg/Day	Drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	25	Ltr/A	Collection	sent to authorized reprocessor

8. The 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 authorities.
10. Project Proponent shall operate Organic waste digester with composting facility or biodigester with composting facility.
11. The Project Proponent shall comply with the Environmental Clearance obtained dtd-18.06.2022 for construction project having total plot area of 12615.80 Sq.mtrs and total construction BUA of 101872.0 Sq.mtrs as per specific condition of EC.

12. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

This consent is issued 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.



Disnazy



Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-01-04 12:07:10 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	TXN2405006246	30/05/2024	Online Payment
2	65349.00	TXN2412001847	11/12/2024	Online Payment
3	75000.00	TXN2412001850	11/12/2024	Online Payment

Paid penal fees of Rs.65349.00 towards violation that given possession without obtaining consent to operate and additional consent fees of Rs.75000.00

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV
- They are directed to ensure the compliance of the consent conditions.
- They are directed to obtain the B.G. of Rs.10.0 Lakhs towards compliance of consent condition & E.C. Condition.
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 provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **30 CMD for treatment of domestic effluent of 24 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	27.00
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 provided the Air pollution control (APC) system and erected 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-125 KVA	Acoustic Enclosure	5.00	Diesel 28 Kg/Hr	1	SO ₂	12 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 ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - 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/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	10 Lakhs	Submit within 15 days	Towards compliance of consent condition	23.12.2025	30.05.2026

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

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

- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.





SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2790/RC/PL/AP

Date :-

28 DEC 2023

To,
Shri. Vishwas Satodia (Architect),
1102/B-Wing, 11th Floor,
Shah Arcade-II, Rani Sati Marg,
Malad (E), Mumbai-400097.

Sub: Part OCC for sale bldg. no. 2 of S.R. Scheme on slum and non-slum plot bearing C.T.S. NO. 32(pt), 33,35,37,37/1 to 85, 42, 42/1 to 81 of Village: Kandivali, Taluka-Borivali, behind Poisar depot, Kandivali (W), Mumbai-400 067. Mumbai for "Shree Siddeshwar 'B' CHS (Ltd)" & "Shree Siddeshwar 'A' CHS (Ltd)" under the provision of Reg. 33(10) for Slum plot & Reg. 33(19) for non-slum plot read with Reg. 30 & 32 for non-slum plot by amalgamation as per Clause 7.1 of Reg. 33(10) of DCPR-2034.

Ref.: Your letter dated 07/08/2023

1. Completion Certificate by Architect dtd. 07/08/2023.
2. Completion Certificate by Structural Engineer dtd. 01/08/2023.
3. Completion Certificate by Licensed Supervisor dtd. 01/08/2023.

Gentlemen,

The permission to occupy Gr.(pt.) + stilt (pt.) + 1st podium (pt.) & Commercial (pt.) to 7th podium (pt.) & Commercial (pt.) for sale wing 'A' and part Ground floor of wing 'B' of Sale Building no. 2 under the supervision of Architect Shri. Vishwas Satodia (Reg. No. CA/86/9600), Consulting Structural Engineer Shri. Vatsal Gokani of Gokani Consultant (Reg. No. STR/G/105), Site Supervisor Shri. Mahesh Tanaji Godambe (Reg. No. SUP/Grand -I:840001017) and as shown hatched in red colour in the plans submitted by you on 07/08/2023 is hereby granted subject to the following conditions;

1. That this occupation permission for 134 nos. of sale office, 06 sale shops and 01 no. of Nursing Home of Sale Wing -'A' & 10 sale shops at Ground floor of Sale Wing-'B'.

2. That the proposed changes shall be shown on canvas mounted plans to be submitted at the time of O.C.C./B.C.C.
3. That you shall submit the annual maintenance contract for the fire-fighting system to the licensed agency for the period of 5 years with a certificate i.e. Form "B" shall be submitted every six months to the office of the CFO regarding good working condition of the fire-fighting system as per Maharashtra Fire Prevention and Life Safety Measure Act-2006.

One set of plans is returned herewith as token of approval.

Yours faithfully,



Executive Engineer-R/C-Ward
Slum Rehabilitation Authority

Copy to:

- ✓ 1. Developer- M/s. Raghuleela Realtors Pvt. Ltd.
2. Asst. Commissioner, "R/C" Ward, M.C.G.M.
3. A.E.W.W. (R/C Ward).
4. A.A. & C. (R/C Ward).



Executive Engineer-R/C-Ward
Slum Rehabilitation Authority

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24020781 / 24010437

Fax : 24024068 / 24044532

Email : mpcb@vsnl.netVisit At : <http://mpcb.gov.in>

Kalpataru Point, 2nd, 3rd & 4th Floor,
Opp. Cineplanet, Near Sion Circle,
Sion (E), Mumbai-400022.

EIC No: MU-4870-18

Infrastructure Project/Orange/LSI

Consent No. MPCB/ROHQ/Mumbai/CE/CC/ 7049

Date: 23/08/2013

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 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

.....
CONSENT is hereby granted to,

M/s.Raghuleela Realtors Pvt.Ltd
 C.T.S. 83,85,87,87/1 to 85 of Village Kandivali,
 Behind Poisar Depot, Tal. Borivali,
 Kandivali (W), Mumbai.

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. **The Consent to Establish is valid up to Commissioning of the Project or 5-years whichever is earlier.**

For development of land plot as new construction activities for construction of Slum Rehabilitation Project named as M/s.Raghuleela Realtors Pvt Ltd . C.T.S. 83,85,87,87/1 to 85 of Village Kandivali, Behind Poisar Depot, Tal. Borivali, Kandivali (W), Mumbai on Total Plot Area of 11,809.80 Sq.mtrs and Total Construction BUA of 42,569.62 Sq.mtrs including utilities of the project as per construction commencement certificate issued by local body.

2. **CONDITIONS UNDER WATER ACT:**

- (i) The daily quantity of sewage effluent from construction project shall not exceed 220 MP.
- (ii) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following

1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Fecal Coliform	Not to exceed	500/100/1 mg/l.
5	Residual Chlorine	Not to exceed	01 mg/l.
6	Detergent	Not to exceed	01 mg/l.
7	Floating matters	Not to exceed	40 mg/l

standards.

SRO Mumbai IV/120/L/90664/009

- (iii) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting, cooling of Air conditioners, gardening and rest shall be discharged into sewer line of local body. In no case, effluent shall find its way to any water body directly/indirectly at any time.

[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination].

- (iv) **Non-Hazardous Solid Wastes:**

Sr. No	Type of Segregated solid waste	Quantity Kg/D	Treatment	Disposal
1.	Wet Garbage	615	Treated in Organic Waste Converter	Use as Manure
2.	Dry Garbage	270	Will be Handed over to MCOB/Authorized Recycler
3	STP Sludge	33		Use as Manure

3. **Other Conditions (during Construction Phase):**

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all other Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands, except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
- In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
- Applicant shall provide fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e. vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW property which, shall be finally disposed off at approved Municipal Solid

Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.

11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. Applicant, during the construction stage shall provide
 - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d. Green belt of 33% of the open space shall be developed.
17. E-Waste shall be disposed to authorized processor.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 thereunder,

The daily water consumption for the following categories is as under:

(i) Domestic	262.0 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable	.. CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic	.. CMD
(iv) Industrial Cooling, spraying	.. CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1986:**

- (i) The Applicant may install 3-no of diesel generating set (DG Set), of capacity 320 KVA, 380 KVA and 50 KVA shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

- a. **Standards for Emissions of Air Pollutants:**

(i) SPM/TPM	Not to exceed	150 mg/Nm ³
(ii) SO ₂ (DG Set)	Not to exceed	-- Kg/day

- (ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, and RSPM.

- b. Applicant shall achieve following Ambient Air Quality standards.
- | | | | |
|----|--|-----|--------------------|
| 1. | SPM Not to Exceed (Annual Average) | 140 | µg/ m ³ |
| | Not to Exceed (24 hours) | 200 | µg/ m ³ |
| 2. | SO ₂ Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 80 | µg/ m ³ |
| 3. | NO _x Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 80 | µg/ m ³ |
| 4. | RSPM Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 100 | µg/ m ³ |

The applicant shall observe the following fuel patterns:-

Sl. No.	Type Of Fuel	Quantity
1.	HSD	122 Kg/Hr

- (iii) The applicant shall erect the chimney(s) of the following specifications:

Sl. No.	Chimney Attached To	Height Above Ground
1.	320 KVA	5 Mtrs each
2.	380 KVA	5 Mtrs each
3.	50 KVA	5 Mtrs each

- (iv) Conditions for D.G. Set:

- Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
- 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.
- The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m. and night time is reckoned between 10 p.m. to 6 a.m.
- 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.
- Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- 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.
- D.G. Set shall be operated only in case of power failure.
- The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

- (v) Other Conditions:

- The applicant shall provide ports in the chimney(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- Water spraying shall be done on ground to avoid fugitive emissions.

- c) Construction material shall be carried in enclosed vehicles during construction activities.

(vi) Conditions for Utilities like Kitchen, Eating Places etc:

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such way that no nuisance is caused to neighbors.

- (vii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

- (viii) Construction equipments generating noise of less than 65 dB(A) are permitted.

- (ix) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDRY MOVEMENT) RULES, 2008:

- (i) The applicant shall handle hazardous wastes as specified below.

~~STANDARD TYPE OF WASTE AS QUANTITIES CAN ONLY BE DISPOSED~~

The applicant shall not generate any type of Hazardous Waste.

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
12. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
14. The applicant shall provide Environmental friendly road transportation by adopting mechanical type closed trucks for transportation of minerals & metals / construction debris with effect from 1/04/2012.

15. The applicant shall submit Bank Guarantee of Rs. 10 lakh within 15-days at Regional Office, MPCB, Mumbai for providing STP and InSPT Processing Plant and compliance of Consent conditions. BG shall be valid for period of 5 years.
16. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM vide no: SEAC-2013/CR.108/TC.1 dt. 16/04/2013.
17. This is issued pursuant to the decision of Consent Committee of the Board in its Meeting held on 2nd August, 2013.
18. The Capital investment of the project is Rs. 154.48 Cr.

(V.M. Motghare)
Member Secretary

To,
M/s. Raghuleela Realtors Pvt Ltd.,
C.T.S. 33,35,37,37/1 to 85 of Village Kandivali,
Behind Poisar Depot, Tal. Borivali,
Kandivali (W), Mumbai.

Copy to-

1. Regional Officer, MPCB, Mumbai - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer, Mumbai-IV MPCB.
3. Chief Accounts Officer, Mumbai, MPCB.

Received consent fee of:-

Sr. No.	Amount	DD No.	DD Date	DD Bank
1.	Rs. 3,10,000/-	012556	05/04/2013	HDFC Bank

4. Cass Branch, MPCB, Mumbai
5. Master file.

MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000200766/CE/2501000384

Date: 04/01/2025

To,
M/s. Raghu Leela Realtors Pvt. Ltd., Plot
bearing CTS No. 32 (pt.), 33, 35, 37, 37/1
to 85, Village: Kandivali, Behind Poisar
Depot, Borivali, Mumbai.



Your Service is Our Duty

Sub: Revalidation of Consent to Establish with Expansion for Residential Building Construction Project under SRA Scheme.

- Ref:**
1. Application Submitted by SRO-Mumbai-IV
 2. Minutes of 5th CC meeting dtd-27.06.2024.
 3. Show Cause Notice for Refusal of Consent issued dtd-22.07.2024.
 4. Minutes of 12th CC meeting dtd-04.12.2024.

Your application NO. MPCB-CONSENT-0000200766

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. **Consent to Establish is valid upto Commissioning of the unit or 23.08.2028 whichever is earlier.**
2. **The capital investment of the project is Rs.461.9 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Residential Building Construction Project under SRA Scheme named as M/s. Raghu Leela Realtors Pvt. Ltd., Plot bearing CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85, Village: Kandivali, Behind Poisar Depot, Borivali, Mumbai on Total Plot Area of 12,615.80 Sq.Mtrs for construction BUA of 101872.0 Sq.mtrs as per EC granted dated-18.06.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dated-23.08.2013	11809.80	42569.42
2	Environment Clearance dtd. 16.04.2013	11809.80	42569.42
3	Environment Clearance dtd-25.03.2014	11809.80	66334.19
4	Environment Clearance (Expansion) dtd-18.06.2022	12615.80	101872.00

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	536	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG Set- 125 KVA	1	As per Schedule -II
S2, S3 & S4	DG Set- 500 KVA	3	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	728 Kg/Day	Segregation	segregation and handover to authorized vendor
2	Wet Waste	1091 Kg/Day	OWC	use as manure
3	STP Sludge	53 Kg/Day	Drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Collection	sent to authorized reprocessor

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- 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.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- The Project Proponent shall comply with the Environmental Clearance obtained dtd-18.06.2022 for construction project having total plot area of 12615.80 Sq.mtrs and total construction BUA of 101872.0 Sq.mtrs as per specific condition of EC.

15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

This consent is issued 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: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-01-04 12:08:21 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	923800.00	TXN2404001689	10/04/2024	Online Payment
2	1713966.00	TXN2405005512	28/05/2024	Online Payment
3	644840.00	TXN2412000561	04/12/2024	Online Payment
4	614840.00	TXN2412000809	05/12/2024	Online Payment
5	308960.00	TXN2412000811	05/12/2024	Online Payment

Paid penal fees of Rs.1713966.00 towards not revalidation within time, 12 % interest amount of Rs.644840.00 towards late submission of B.G, Rs.614840.00 towards increased investment and Rs.308960.00 towards consent to establish fees.

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV
- They are directed to ensure the compliance of the consent conditions.
- They are directed to extend the B.G. of Rs.10.0 Lakhs towards compliance of consent condition & E.C. Condition.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **590 CMD for treatment of domestic effluent of 536 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	554.00
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-125 KVA	Acoustic Enclosure	5.00	Diesel 28 Kg/Hr	1	SO ₂	12 Kg/Day
S-2 to S-4	DG Set-500 KVA	Acoustic Enclosure	5.00	Diesel 212 Kg/Hr	1	SO ₂	48.0 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 ³
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 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:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - 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/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	Extend the existing	Towards compliance of consent condition	upto commissioning of unit or 23.08.2028 whichever earlier	upto commissioning of unit or 23.08.2028 whichever earlier

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

This certificate is digitally & electronically signed.



Government of Maharashtra

SEAC/2013/CR- 108 /TC-1

Environment department.

Room No. 217, 2nd floor.

Mantralaya Annexe.

Mumbai 400 032

Date: 16th April, 2013

To,

M/s Raghuleela Realtors Pvt. Ltd
A-11, 1st floor, Dattani Towers,
Kora Kendra, S V Road.
Borivali (W), Mumbai- 400 092.

Subject: Environment Clearance for Proposed SRA project on plot at CTS No. 33, 35, 37(pt), 37/56 to 58, 37/61 to 85, of village Kandivali, Behind Poisar Depot, Kandivali (West), Mumbai by M/s Raghuleela Realtors Pvt. Ltd - Environmental clearance regarding.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 42nd, 57th meetings & SEAC-II in its 8th meeting decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 56th Meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for Proposed project on plot at CTS No. 33, 35, 37(pt), 37/56 to 58, 37/61 to 85, of village Kandivali, Behind Poisar Depot, Kandivali (West), Mumbai. SEAC considered the project under screening category S(a) B2 as per EIA Notification 2006.

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

Name of Project	"Proposed Slum Rehabilitation Scheme"
Name of Proponent	M/s Raghuleela Realtors Pvt. Ltd
Type of project:	Slum Rehabilitation Project
Location of the project	C.T.S. NO. 33, 35, 37, 37/1 to 85 of village Kandivali, behind Poisar depot, Tal. Borivali, Kandivali (W), Mumbai. State: Maharashtra
Total Plot Area (sq. m.)	11809.80 Sq. mt.
Deductions	1942.19 Sq. mt.
Net Plot area	9867.61 Sq. mt.
Permissible FSI (including TDR etc.)	27611.06 Sq. Mt.
Proposed Built-up Area (FSI & Non-FSI)	•FSI area (sq. m.): 21553.24 •Non FSI area (sq. m.): 21016.18



	Total BUA area (sq. m.): 42569.42
Ground-coverage Percentage (%)	4523.81 Sq. Mt. (16.3% Net Plot Area)
Estimated cost of the project	154.48 Crores
No. of building & its configuration(s)	Rehabilitation: One Building: (part) Ground + (part) Silt + 1 st to 19 th floors. Reservation : SAS : Ground + 5 th Floors Sale : 1 Building with 2 wings Wing A: Basement + (part) Ground + (part) Silt + 1 st to 2 nd podium + 3 rd to 16 th upper floors Wing B: Basement + (part) Ground + (part) Silt + 1 st to 2 nd podium + 3 rd to 16 th floors
Number of tenants and shops	Rehabilitation: Flats: 165 Nos. PAP: 66 Nos. Shops: 5 Nos. Balwadi: 3 Nos. Welfare Centre: 2 Nos. Temple: 1 No. Society Offices: 2 Nos. Sale: Flats: 97 Nos. Shops: 9 Nos. Polyclinic: 5 Nos.
Number of expected residents / users	Rehabilitation: 1225 persons Reservation: 487 persons Sale: 521 persons
Tenant density per hectore	Rehabilitation: 172/hectore Sale: 107/hectore
Height of the building(s)	Rehabilitation Building: 58.60mt. Reservation Building: 23.42 mt. Sale building Wing A: 58.60mt. Sale building Wing B: 58.60mt.
Right of way	27.45 mt.
Turning radius	Minimum 6.0 mt.
Total Water Requirement	Dry season: <ul style="list-style-type: none"> Fresh water (CMD): 165 & Source: M.C.G.M.: 162 Tanker: 3 Recycled water (CMD): 97 (STP Treated sewage) Total Water Requirement (CMD): 262 Swimming pool make up (Cum): 3 Fire fighting (Cum): 400 (One Time Requirement) Wet Season: <ul style="list-style-type: none"> Fresh water (CMD): 165 & Source: M.C.G.M.: RWH : 162 Tanker: 3 Recycled water (CMD): 90 (STP Treated sewage) Total Water Requirement (CMD): 255 Swimming pool make up (CMD): 3 Fire fighting (CMD): 400 (One Time Requirement)
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> Level of the Ground water table: 2 m. below ground level Size and no of RWH tank(s) and Quantity



	<p>Rehabilitation : 1 RWH tank of 60.00 M³</p> <p>School : 1 RWH tank of 22.8 M³</p> <p>Sale : 2 RWH tanks of total capacity 102.72 M³</p> <p>• Location of the RWH tanks:</p> <p>Rehabilitation: Ground floor (underground).</p> <p>Sale: Ground floor (underground)</p>
Storm water drainage	<p>• Natural water drainage pattern: The storm water collected through the storm water drains of adequate capacity will be discharged in to the municipal sewer line.</p> <p>• quantity of storm water: 0.22 m³/Sec</p> <p>• Size of SWD: 600mm wide x 900mm deep with the Slope of 1:400</p>
Sewage and Waste water	<p>• Sewage generation (CMD): 220</p> <p>• STP technology: MBBR Technology</p> <p>• Capacity of STP (CMD).</p> <p>Rehabilitation: 180 M³ Sale: 75M³</p> <p>• Location of the STP:</p> <p>Rehabilitation: Ground (Under Ground)</p> <p>Sale: Ground (Under Ground)</p> <p>• DG sets (during emergency): For essential backup (Total DG capacity of the project including load of STP.)</p> <p>1 D.G. of capacity 320 kVA</p> <p>1 D.G. of capacity 380 kVA</p> <p>1 D.G. of capacity 500 kVA</p>
Solid waste Management	<p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> • Dry waste (Kg/day): 270 • Wet waste (Kg/day): 615 • STP Sludge (Dry sludge) (Kg/day): 33 <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste: Handed over to M.C.G.M • Wet waste: Treated in Organic Waste Converter • E - waste: Shall be stored separately and disposed of to the recyclers authorized by MPCB • Hazardous waste: Shall be handed over to authorized common hazardous waste disposal site • STP Sludge (Dry sludge): Used as manure within the Premises for plants. <p>Area requirement:</p> <p>For Rehabilitation & Reservation: On Ground: 60 DSq.mt</p> <p>For Sale : On Ground: 55 Sq.mt</p>
Green Belt Development	<p>RG area under green belt:</p> <ul style="list-style-type: none"> • RG on the ground (sq. m.): 971.90 • RG on the podium (sq. m.): 677.74 <ul style="list-style-type: none"> • Number and list of trees species to be planted in the ground RG: 158 Nos. • Number and list of shrubs and bushes species to be planted in the podium RG: 4073 Nos. • Number, size, age and species of trees to be cut, trees to be transplanted: <p>Existing : 16 Nos. of trees</p> <p>No. of trees to be cut: 13 Nos.</p> <p>No. of trees to be retained: 3 Nos.</p>
Energy	Power supply:



	<ul style="list-style-type: none">Maximum demand: Rehabilitation: 1162.28 kVA Sale (Wing A and Wing B): 1416.50 kVA School: 121.61 kVAConnected load: Rehabilitation: 7036.20 KW Sale (Wing A and Wing B): 2639.55 KW School: 142.63 KWSource: Reliance Energy LTD./ Tata Power CompanyEnergy saving by non-conventional method:<ul style="list-style-type: none">Energy saving measures:<ul style="list-style-type: none">External Lighting: - 30% of the external lighting is proposed on solarPower Capacitors are proposed for Common services load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project.All lifts and pumps are proposed on VFD drives.Power Capacitors are proposed for Common services load power factor correction and to maintain a healthy power situationMost of the common area lighting are proposed to work on high energy efficient lamps(CFL) as specified in bureau of energy efficiency , T-5 & T-8 Tube lights & Motion sensors for staircase lighting.Detail calculations & % of saving: 21.60 %Compliance of the ECBC guidelines: Yes (attached)DG Set<ul style="list-style-type: none">Number and capacity of the DG sets to be used: For essential backup<ul style="list-style-type: none">1 D.G. of capacity 320 kVA1 D.G. of capacity 380 kVA1 D.G. of capacity 50kVAType of fuel used: Diesel																											
Traffic Management	<p>Parking details.</p> <ul style="list-style-type: none">Number and area of basement: One basement (Total Area: 560.60 Sq. Mt.)Number and area of podium: one podium for Parking and One Podium for Recreation (Total Area: 5307.16 Sq. Mt.)Total Parking area: 3910.99Sq. Mt.Area per car: 244-Wheeler: 164 Nos. <p>Width of all Internal roads (m): 6 - 9 Mt. wide Internal Roads.</p>																											
Environmental Management plan	Construction phase (with Break up):																											
Budgetary Allocation	<table><tr><th colspan="2">Total cost incurred for EMP</th><th>Total Cost (Rs. in Lacs)</th></tr><tr><th>Sr. No.</th><th>Parameters</th><th></th></tr><tr><td>1</td><td>Water for Dust Suppression</td><td>14.40</td></tr><tr><td>2</td><td>Site Sanitation</td><td>1.00</td></tr><tr><td>3</td><td>Environmental Monitoring</td><td>0.60</td></tr><tr><td>4</td><td>Disinfection</td><td>2.40</td></tr><tr><td>5</td><td>Health check-up</td><td>18.00</td></tr><tr><td></td><td>Total Cost</td><td>36.40</td></tr><tr><td colspan="2">Total cost incurred for EMP</td><td></td></tr></table>	Total cost incurred for EMP		Total Cost (Rs. in Lacs)	Sr. No.	Parameters		1	Water for Dust Suppression	14.40	2	Site Sanitation	1.00	3	Environmental Monitoring	0.60	4	Disinfection	2.40	5	Health check-up	18.00		Total Cost	36.40	Total cost incurred for EMP		
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Sr. no	Parameter	Total set up cost in lacs.		Operational and Maintenance cost (in lacs/yr)			
		Rehabilitation & Reservation	Salvage	Total	Rehabilitation & Reservation	Salvage	Total
1	STP Cost	75.00			13.33		
2	Rain Water Harvesting (4 RWH Tanks total 214 m ³)	21.40			1.07		
3	Environmental monitoring	MOEF approved agency for monitoring. Hence no Set Up Cost is involved			20.30		
4	Solar Energy Lights	1.00			0.02		
5	Gardening	9.07			1.45		
6	Cost for Treatment of biodegradable garbage in OWC	9.00	9.00	18.00	2.34	2.87	5.21
7	TOTAL COST	124.47			41.38		
<p>• Quantum and generation of Corpus fund and Commitment: Project proponent shall operate and maintain FME for 3 years after giving possession and shall also generate corpus fund during 3 years for O & M of ₹ 124.14 lacs (i.e. 41.38 lacs x 3 years).</p> <p>• Responsibility for further O & M: Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of FME. Additionally for rehabilitation component a sum of ₹ 20,000/- per slum dweller shall be deposited to SRA as per their norm and further O.C. it shall be handed over to the slum societies.</p>							

3. The proposal has been considered by SIILAA in its 56th meeting decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SIILAA) approved the proposed land use.
- The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according

- commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area
- (iii) "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
 - (iv) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
 - (v) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
 - (vi) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
 - (vii) 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.
 - (viii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
 - (ix) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
 - (x) Arrangement shall be made that waste water and storm water do not get mixed.
 - (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 leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
 - (xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - (xiv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority
 - (xv) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
 - (xvi) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
 - (xvii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board
 - (xviii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
 - (xix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken



- (xx) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxi) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xxii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2013. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxiii) Ready mixed concrete must be used in building construction.
- (xxiv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxviii) 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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) 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.
- (xxxiii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxv) Energy conservation measures like installation of CFLs/TLFs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TLFs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.

[Signature]

- (xxxvi) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxvii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxviii) 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.
- (xxxix) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xli) 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.
- (xlii) 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.
- (xliii) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB.
- (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvii) Separate funds shall be allocated for implementation of environmental protection measures, EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (xlviii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://mg.mahapoliticegovernor.in>.
- (xlix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department on 1st June & 1st December of each calendar year.
- (l) 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.

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- (ii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (iii) 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.
 - (iii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him or any or action initiated under EP Act.
 5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
 9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.



10. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Delhi - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



(Valsa R. Nair Singh)
Secretary, Environment
Department & MS, SEIAA

Copy to:

1. Shri. P.M.A. Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugni' Kottaram Road, Calicut- 673 006 Kerala.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-IL, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Marolhai 400021
3. Additional Secretary, MoEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhawan, Link Road No- 3, E-5, Ram-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai
8. Commissioner, Brihan Mumbai Municipal Corporation, Mumbai.
9. CEO, Slum Rehabilitation Authority, Bandra (E), (Mumbai)
10. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
11. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
12. Select file (TC-3).

Government of Maharashtra

SEAC 2010/CR-S16/TC-2
Environment department
Room No. 217, 2nd floor,
Mantapaya Annex,
Mumbai- 400 037
Dated: 25th March, 2014

To
M/s. Raghuleela Realtors Pvt. Ltd.
A/11, 1st floor, Dattara Towers,
Kora Kendra, S. V. Road,
Borivali (W), Mumbai - 400092.

Subject: Environment clearance for Proposed project on plot at CTS No. 33, 35, 37(p), 37.56 to 58, 37.61 to 85, of village Kandivali, Behind Poisar Depot, Kandivali (West), Mumbai by M/s Raghuleela Realtors Pvt. Ltd.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee II, Maharashtra in its 18th meeting decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 66th Meeting.

It is noted that the proposal is for grant of Environment Clearance for Proposed project on plot at CTS No. 33, 35, 37(p), 37.56 to 58, 37.61 to 85, of village Kandivali, Behind Poisar Depot, Kandivali (West), Mumbai. SEAC considered the project under screening category 8(a) 32 as per EIA Notification 2006.

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

Name of Project	Proposed Slum Rehabilitation Scheme at Kandivali, (Amendment in FC)
Name of Proponent	M/s. Raghuleela Realtors Pvt. Ltd.
Name of Consultant	M/s. Ultra-Tech Environmental Consultancy Pvy Ltd
Type of project	Slum Rehabilitation Project
Location of the project	CTS NO. 33, 35, 37, 37.1 to 85 of village Kandivali, behind Poisar Depot, Tal. Borivali, Kandivali (W), Mumbai, State: Maharashtra
Total Plot Area (sq. m.)	11,809.80 Sq. mt.
Deductions	1,942.00 Sq. mt.
Net Plot area	9,867.61 Sq. mt.
Permissible FSI (including TDR etc.)	2.611.06 Sq. Mt.
Proposed Built-up Area (FSI & Non-FSI)	*FSI area (sq. m.) = 25,885.00 including (eligible FSI = 0.1176 Sq. Mt) 25,677.35 sq. mt. *Non-Standard (sq. m.) = 31,899.85 (reservation from the total area) = 17.99% *Total BUA area (sq. m.) = 60,554.19
Ground-coverage	4523.81 Sq. Mt. (45.85% Net Plot Area)

Percentage (%)	
Estimated cost of the project	Rs. 222.10 Crores
No. of building & its configuration(s)	<p>Rehabilitation: One Building: (part) Ground + (part) Stilt + 1 to 21 floors</p> <p>Reservation: Municipal Secondary School + Ground + 5 floors</p> <p>Sale: 1 Building with 2 wings</p> <p>Wing A: Basement + (part) Ground + (part) Stilt + 1st to 4th podium + 5th to 31st upper floors</p> <p>Wing B: Basement + (part) Ground + (part) Stilt + 1st to 4th podium + 5th to 31st upper floors</p>
Number of tenants and shops	<p>Rehabilitation:</p> <p>Flats: 165 Nos.</p> <p>PAP: 86 Nos.</p> <p>Shops: 5 Nos.</p> <p>Beds ad: 3 Nos.</p> <p>Welfare Centre: 2 Nos.</p> <p>Temple: 1 No.</p> <p>Society Offices: 2 Nos.</p> <p>Sale:</p> <p>Flats: 151 Nos.</p> <p>Shops: 9 Nos.</p> <p>Polyclinic: 5 Nos.</p>
Number of expected residents / users	<p>Rehabilitation: 1325 persons</p> <p>Reservation: 488 persons</p> <p>Sale: 941 persons</p>
Tenant density per hectare	<p>Rehabilitation: 268 persons</p> <p>Sale: 193 persons</p>
Height of the building(s)	<p>Rehabilitation Building: 64.40 mt. (up to terrace level)</p> <p>Reservation Building: 23.42 mt. (up to terrace level)</p> <p>Sale building: 107.50 mt. (up to terrace level)</p>
Right of way	27.45 mt.
Turning radius	Minimum: 6.0 mt.
Existing structure(s)	There are slums on portion of the project site
Details of the demolition with disposal	The debris shall be disposed to authorized site through authorized contractors with permission from MCC/GM
Total Water Requirement	<p>Dry season:</p> <ul style="list-style-type: none"> Fresh water (CMD): 2.1 Domestic: From MCC/GM: 2.6 Swimming pool make up: From water tanker of potable quality: 3 Re-cycled water (CMD): 1.29 (STP Treated sewage) Flushing: 11.1 Greening: 7 Total Water Requirement (CMD): 3.1 Swimming pool make up (Cmd): As mentioned above Fire fighting (Cmd: 600) (One Time Requirement) <p>Wet Season:</p> <ul style="list-style-type: none"> Fresh water (CMD): 2.1 Domestic: From MCC/GM: 1.56 From RWII: 0.2

	<p>Swimming pool makeup. From water tanker of potable quality - 3</p> <ul style="list-style-type: none"> Recycled water (CMD): 115 (STP Treated sewage for flushing) Total Water Requirement (CMD): 324 Swimming pool make up (CMD): As mentioned above Fire fighting (CMD): 600 (One Time Requirement) <p>*Level of the Ground water table: 2 m below ground level</p>
Rain Water Harvesting (RWH)	<p>*Size and no. of RWH tank(s) and Quantity:</p> <p>Rehabilitation - 1 RWH tank of 60.00 KL</p> <p>School - 1 RWH tank of 27.36 KL</p> <p>Sale - 2 RWH tanks of total capacity 126.72 KL</p> <p>*Location of the RWH tank(s):</p> <p>Rehabilitation: Ground floor (underground)</p> <p>Sale: Ground floor (underground)</p> <p>*Budgetary allocation (Capital cost and O&M cost):</p> <p>Capital cost: Rs. 21.40 Lacs</p> <p>O & M cost: Rs. 1.07 Lacs/annum</p>
Storm water drainage	<p>*Storm water drainage pattern: The storm water collector through the storm water drains of adequate capacity will be discharged into the municipal SWD.</p>
Sewage and Waste water	<p>*Quantity of storm water: 0.22 m³/Sec</p> <p>*Size of SWD: 600mm wide with the Slope of 1:250</p> <p>*Sewage generation (CMD): Rehabilitation & Reservation: 170</p> <p>Sale: 109</p> <p>*STP technology: MBBR Technology</p> <p>*Capacity of STP (CMD):</p> <p>Rehabilitation & Reservation: 150 K</p> <p>Sale: 29 KL</p> <p>*Location of the STP:</p> <p>Rehabilitation: Ground (Under Ground)</p> <p>Sale: Ground (Under Ground)</p> <p>*DG sets (during emergency). For essential backup (Total DG capacity of the project including load of STP.)</p> <p>1 DG of capacity 50 KVA</p> <p>1 DG of capacity 50 KVA</p> <p>1 DG of capacity 50 KVA</p> <p>*Budgetary allocation (Capital cost and O&M cost):</p> <p>Capital cost: Rs. 134.42 Lacs</p> <p>O & M cost: Rs. 21.61 Lacs/annum</p>
Solid waste Management	<p>Waste generation in the operation Phase:</p> <p>Dry waste (Kg/day): 334</p> <p>Wet waste (Kg/day): 695</p> <p>Biomedical waste (Kg/month) <i>(If applicable): 1.3</i></p> <ul style="list-style-type: none"> STP Sludge (Dry sludge) (Kg/day): 12 <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> Dry waste: To V.C.U.M Wet waste: Organic Waste Converter Biomedical waste <i>(If applicable)</i>: Bio-medical waste will be handled and disposed as per Bio-medical waste Management and Handling rules -1986 to authorized agencies. <p>STP Sludge (Dry sludge) Used as manure within the premises of the plant.</p>

	<p>For Sale Rehabilitation and Reservation On Ground Area</p> <p>For Rehabilitation & Reservation: 60.00 Sq.mt. For Sale : 55.00 Sq.mt.</p> <p>Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs. 1.800 Lacs (Cost for treatment of biodegradable garbage in OWC) O & M cost: Rs. 5.37 Lacs/annum (Cost for treatment of biodegradable garbage in OWC)</p>
Green Belt Development	<p>Total RG area: RG area other than green belt (Please specify for playground, etc.): Not Applicable</p> <p>RG area under green belt:</p> <ul style="list-style-type: none"> • RG on the ground (sq. m.): 971.00 • RG over the pond (sq. m.): 677.74 <p>Plantation:</p> <ul style="list-style-type: none"> • Number and list of trees species to be planted in the ground RG: 158 Nos. • Number, size, age and species of trees to be cut, trees to be transplanted. No. of trees to be cut: 13 Nos. No. of trees to be retained: 3 Nos. • NCC for the Tree cutting + transplantation+compensatory plantation, if any: Received <p>Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs. 75.86 Lacs O & M cost: Rs. 1.71 Lacs/annum</p>
Energy	<p>Power supply:</p> <ul style="list-style-type: none"> • Maximum demand, Rehabilitation: 1271.48 KW Sale (Wing A and Wing B): 1585.90 KW School: 121.61 KW • Connected load, Rehabilitation: 2206.70 KW Sale (Wing A and Wing B): 2924.60 KW School: 142.63 KW • Source: Reliance Energy Ltd./Tata Power Company • % of saving: 24.66% • Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs. 391.06 Lacs O & M cost: Rs. 7.82 Lacs/annum <p>DG Set:</p> <ul style="list-style-type: none"> • Number and capacity of the DG sets to be used: For 1 server backup • D.G. of capacity 120 KVA • D.G. of capacity 500 KVA • D.G. of capacity 50 KVA • Type of fuel used: Diesel <p>Construction phase (with Break up):</p> <ul style="list-style-type: none"> • Capital cost: • O & M cost (Phase 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 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Environmental Management plan	
Budgetary Allocation	

Total cost incurred for EMP

Sr. No.	Parameters	Total Cost (Rs. in Lacs)
1	Water for Dust Suppression	21.6
2	Site Sanitation	5.00
3	Environmental Monitoring	2.16
4	Disinfection	3.60
5	Health check up	27.0
	Total Cost	59.36

Operation Phase (with Break-up)-

• Capital cost

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

Total cost incurred for EMP

Sr. no.	Parameter	Total set up cost Rs. in lacs		Operational and Maintenance cost (Rs. in lacs/yr)	
		Rehabilitation & Reservation	Total	Rehabilitation & Reservation	Total
1	SIP Cost	74.47	59.95	174.42	11.35
2	Rain Water Harvesting (4 RW's) Tanks total 714.08 m ³	21.40	21.40	1.07	10.26
3	Environmental monitoring MOEF approved agency for monitoring. Hence no Set Up Cost is involved.			22.41	22.41
4	Solar energy Lights	5.0	5.00	0.10	0.10
5	Solar panels for energy generation	94.00	94.00	1.85	1.85
6	Solar panels for water pumping	292.00	292.00	5.84	5.84
7	Gardening	75.86	75.86	1.21	1.21
8	Cost for Treatment of biodegradable garbage at OWC	9.0	18.00	2.86	5.37
9	Other maintenance cost (FOR SWM, Water tanks, DGI etc.)			7.20	7.20
	TOTAL	643.68		666.27	

	COST	
Traffic Management	<p>Nos. of the junction to the main road & design of confluence: Two entry and exit to the main road.</p> <p>Parking details:</p> <ul style="list-style-type: none"> *Number and area of basement: One basement *Number and area of podium: three podium for Parking and One Podium for Reception *Total Parking area: 9712.78 Sq. Mt. *Area per car: 33.72 *4-Wheelers: 251 Nos <p>Width of all Internal roads (m): 6 - 9 Mt, wide Internal Roads.</p>	

3. The proposal has been considered by SEIAA in its 66th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure it's with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc issued at any judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) PP has to abide by the conditions stipulated by SEAC.
- (iii) The height, Construction built up area of proposed construction shall be in accordance with the existing L-SL-FAR norms of the Urban local body & it should ensure the same along with survey number before approving layout plan & before acceding commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (iv) "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.
- (v) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vi) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement as Para 2. Prior certification from appropriate authority shall be obtained.
- (vii) Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, canteen and First Aid Room etc.
- (viii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of

- wastewater and solid wastes generated during the construction phase should be ensured.
- (ix) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
 - (x) Wet garbage should be treated by Organic Waste Converter and treated waste manure should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
 - (xi) Arrangement shall be made that waste water and storm water do not get mixed.
 - (xii) All the topsoil excavated during construction activities shall be stored for use in horticulture / landscape development within the project site.
 - (xiii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
 - (xiv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DEO/ Agriculture Dept.
 - (xv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
 - (xvi) 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.
 - (xvii) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
 - (xviii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
 - (xix) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
 - (xx) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
 - (xxi) Vehicles used for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
 - (xxii) Ambient noise levels should conform to residential standards both day and night. Interim/curb 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.
 - (xxiii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1989 and amended as on 13th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
 - (xxiv) Ready mixed concrete must be used in building construction.

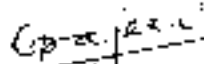
- (xxv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures for lighting.
- (xxvi) Storm water control and its re-use as per COWB and BIS standards for various applications.
- (xxvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxviii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxix) 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 Ministry before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxx) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc.
- (xxxi) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxiii) 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.
- (xxxiv) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxvi) Energy conservation measures like installation of CFLs / LEDs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and LEDs should be properly collected and disposed off/ sent for recycling as per the prevailing guideline notes of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar/gas hybrid non-conventional energy source as source of energy.
- (xxxvii) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all

proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- (xxavii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxix) 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.
- (xi) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (x'i) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xlii) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance in the surroundings.
- (xliii) 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.
- (xliv) Six monthly monitoring reports should be submitted to the Regional office MEF Bhupal with copy to this department and MPCB.
- (xlv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (xlvii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlviii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlviii) Separate funds shall be allocated for implementation of environmental protection measures EMP along with item wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (x'ix) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://www.mahapcb.org>.

- (i) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - (ii) 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.
 - (iii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria/pollutant levels namely, SPM, RSPM, SO_x, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (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.
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 at the Hon'ble court will be pending on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non-compliance of stipulated conditions, Authority Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not supplemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environmental Clearance:** The environmental clearance awarded shall be valid for a period of 5 years.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the conditions proposed and to incorporate additional environmental protection measures, required if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Delhi - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 (R.A. Rajeev)
 Principal Secretary,
 Environment department &
 MS. SLIAA

Copy to:

1. San. R. C. Desai, IAS (Retd.), Chairman, SFIAA, Flat No. 26, Belvedere, Balabhai Desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan BudParaja, Chairman, SFAC-II, 5-South, Dilwara Apartment, Coorparage, M.K. Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110010
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance
5. The CCE, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhawan, Lark Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 015) (MP).
6. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
7. Collector, Mumbai
8. C.I.O. Slum Rehabilitation Scheme, Bandra (E), Mumbai
9. Regional Office, MPCB, Mumbai
10. IAS- Director, Monitoring Cell, MOEF, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110010
11. Select file (TC-3)



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

To,

The Chief Executive Officer
 M/S. RAGHU LEELA REALTORS PVT. LTD.
 A/11, 1st Floor, Datttani Towers, Kora Kendra, S. V. Road, Borivali West,
 Mumbai. -400092

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
 in respect of project submitted to the SEIAA vide proposal number
 SIA/MH/MIS/218170/2021 dated 07 Jul 2021. The particulars of the environmental
 clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH183321
2. File No.	SIA/MH/MIS/218170/2021
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Slum Rehabilitation Scheme at plot bearing CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85, Village: Kandivali, Behind Poisar Depot, Taluka: Borivali, District: Mumbai, State: Maharashtra, India.
7. Name of Company/Organization	M/S. RAGHU LEELA REALTORS PVT. LTD.
8. Location of Project	Maharashtra
9. TOR Date	N/A

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

Date: 18/06/2022

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/218170/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Raghu Leela Realtors Pvt. Ltd.,
CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85,
Village: Kandivali, Behind Poisar Depot,
Taluka: Borivali, District: Mumbai.

Subject : Environmental Clearance for Proposed Slum Rehabilitation Scheme at plot bearing CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85, Village: Kandivali, Behind Poisar Depot, Taluka: Borivali, District: Mumbai by M/s. Raghu Leela Realtors Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/218170/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 171st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 243rd (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1.	Plot Area (sq.m.)	12,615.80 Sq. mt.	
2.	FSI Area (sq.m.)	54,620.56 Sq.mt	
3.	Non FSI Area (sq.m.)	63,993.32 Sq.mt	
4.	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,18,613.88 Sq.mt.	
5.	Building Configuration	Building Details/ Building Configuration	Details
		Total 3 Nos. of buildings	
		Rehab Building No. 1: Basement + Ground (PT)/ Stilt (PT) + 1 st to 33 rd floor + 34 th (pt) Floors	Rehab Flats = 188 Nos. Rehab Shops = 5 Nos. Rehab PAP Flats Provisional = 115 Nos. Rehab PAP Shops Provisional = 12 Nos. Rehab PAP Flats Regular = 62 Nos. Balwadi = 2 Nos.

			Welfare centre – 2 Nos. . Society Offices = 3 Nos. Skill Development Center = 2 Nos. Library = 2 Nos. Community Hall = 1 Nos. & Temple = 1 Nos. Sale Commercial (Shops)
6.	No. of Tenements & Shops	Sale Building No. 2 with 2 Wings (Wing A & B) Wing A: Basement + Ground (PT)/ Stilt (PT) + 1 st to 5 th Podia (PT) Commercial (PT) + 6 th to 7 th Podia + E Deck Floor + 1 st to 30 th Residential Floors Wing B: Basement + Ground (PT)/ Stilt (PT) + 1 st to 5 th Podia (PT) Commercial (PT) + 6 th to 7 th Podia + E Deck Floor + 1 st to 23 rd Residential Floors Municipal Secondary School: Ground + 5 Floors Parking Tower: Ground + 14 th Floors	Sale Residential = 381 Nos. Sale Commercial (Shops) and Offices Sale Society Office = 2 Nos. Sale Fitness Centre = 2 Nos.
7.	No. of Tenements & Shops	5824 Nos. (including floating population)	
8.	Total Population	5824 Nos. (including floating population)	
9.	Total Water Requirements (CMD)	560 KLD	
10.	Sewage generation (CMD)	536 KLD	
11.	STP capacity and Technology	3 nos. of STPs of Capacity 590 Kl. Technology: MBBR (Moving Bed Bio Reactor)	
12.	STP location	Rehabilitation	Basement
		Sale	Basement
		School	Below Ground
13.	Total Solid Waste Quantities	Non-biodegradable waste: 728 Kg/day Biodegradable waste: 1091 Kg/day Total: 1819 Kg/day	
14.	R.G. Area in sq.mt.	RG required: 824 Sq. mt.	

		RG Provided on Ground: 972.00 Sq. mt. RG provided on Podium: Nil Total: 972.00 Sq. mt.
15.	Power requirement	During Operation Phase: Connected load (KW): 13919 KW Maximum demand (KW): 4398 KW
16.	Energy Efficiency	Total Energy Saving: 22 % Energy saving with the help of Solar: 6 %
17.	DG set capacity	3 DG Sets of Capacity 500 KVA each 1 DG Set of capacity 125 KVA
18.	Parking 4W & 2W	4-Wheeler: 474 Nos. 2-Wheeler: 118 Nos.
19.	Rain water harvesting scheme	Provision of RWH tanks of total capacity 165 KL
20.	Project Cost in (Cr.)	Rs. 461.90 Crores
21.	EMP Cost	Construction Phase: Rs. 79.13 Lacs Operation Phase: Capital cost: Rs. 269.05 Lacs Operational and Maintenance cost: Rs. 104.91 Lacs/annum
22.	CER Details with justification if any....	—

The comparative statement showing project details as per earlier EC and proposed expansion is as below:

Sr. No.	Description	As per EC received dt. 25.03.2014	Seeking Expansion in EC	Remarks
1	Total Plot Area (Sq.mt.)	11809.80	12615.80	Increased by 806 Sq. mt. due to addition of plot having CTS No. 32(PT) as per amalgamation order dt.29.05.2018
2	Net Plot Area (Sq. mt.)	9867.61	10303.47	Overall increased by 435.86 Sq. mt.
3	Requirement of Recreational Ground (RG) Area (Sq.mt.)	789	824	Proposed increase by 35 Sq.mt. due to increase in net plot area
4	Provision of RG Area on Ground (Sq.mt.)	972	972	No Change
5	Additional Green Cover Area on Podium	677.74	677.74	No Change
6	Permissible Built-up Area as per FSI (Including Fungible	27611.06	44176.44	Proposed increase by 16565.38 Sq.mt. due to increase in plot area and as per LOI received from SRA dt.16.02.2021

	Area) (Sq.mt.)			
7	Proposed Built-up Area as per FSI (Including Fungible Area) (Sq.mt.)	33170.35	54620.56	Proposed increase by 21,450.21 Sq.mt as per permissible built-up Area
8	Built-up Area as per Non FSI area (Sq.mt.)	33163.84	63993.32	Proposed increase by 30,829.48 Sq. mt.
9	Total Construction Built-up Area (Sq.mt.)	66334.19	118613.88	Proposed increase by 52279.69 Sq. mt.
10	Parking requirement (Nos.)	4-Wheeler: 251 2-Wheeler: Nil	4-Wheeler: 472 2-Wheeler: Nil	4-Wheeler: Proposed increase by 221 nos. as per requirement of DC regulations
11	Parking Spaces Provision (Nos.)	4-Wheeler: 251 2-Wheeler: Nil	4-Wheeler: 474 2-Wheeler: 118	4-Wheeler: Proposed increase by 223 nos. in line with requirement Proposed 2 W parking spaces

COMPARATIVE - ENVIRONMENT PARAMETERS

Sr. No.	Description	Details		Remarks
		As per EC received on 25.03.2014	Seeking Expansion in EC	
1	Occupancy (Nos.)	2754	5824	Proposed increase by 3070 nos. due to increase in tenements and shops also Consideration for calculation as per NBC 2016
2	Total Water requirement (KLD)	331	560	Proposed increase by 229 KLD due to increase in occupancy and Consideration for calculation as per NBC 2016
3	Total Sewage Generation (KLD)	279	536	Proposed increase by 257 KLD due to increase in water requirement
4	Capacity of STPs	2 STPs of capacity 310 KL	3 STPs of total Capacity 590 KL	Proposed increase in STP Capacity by 280 KL considering additional sewage
5	Solid waste Generation (kg/day)	1031	1819	Proposed increase by 788 kg/day due to increase in occupancy and Consideration for calculation as per NBC

				2016
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3. Proposal is an expansion of existing construction project. PP has received earlier EC vide letter dated 16th April, 2013 and revised EC vide letter dated 25th March, 2014 for total construction area of 66,334.19 m². Proposal has been considered by SEIAA in its 243rd (Day-4) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs as per amended plan:
a) Water Supply; b) Sewer Connection; c) CFO NOC for Rehab building; d) Tree NOC; e) HRC NOC; f) Civil Aviation NOC.
3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to revise tree list including nos. of trees to be planted in Miyawaki plantation.
5. PP to submit undertaking that construction of School building is complied with Right to Education (RTE) act.

B. SEIAA Conditions-

1. EC is restricted up to 64.40 m height for rehab building as per CFO NOC dated 30.05.2012. EC is restricted for sale building up to 120 m height as PP has not obtained HRC NOC.
2. PP to obtain revalidated civil aviation NOC.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF&CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for ~ FSI- 44597.23 m². Non FSI- 57274.77 m² and Total BUA- 101872.00 m² (Plan approval- SRA/ENG/2790/RC/PL/AP, dated 31.12.2021).

General Conditions:

a) Construction Phase :-

1. 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. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to

reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. 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 <http://parivesh.mtc.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental

protection measures required, if any.

- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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


5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ 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, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar-Mharsikar
(Member Secretary, SEIAA) 13/6/2022

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 Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. CEO, SRA, Mumbai.
8. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiskar
Member Secretary

Date: 6/18/2022 4:18:13 PM