

**SIX MONTHLY COMPLIANCE REPORT OF
STIPULATED CONDITIONS OF
ENVIRONMENTAL CLEARANCE
(January 2025 – June 2025)**

Of

Redevelopment project of Rehab Residential & Non-residential under
33(7) for

M/s. Chaitya Developers

At

Plot bearing C.S. No. 777, Mazgaon Division, Dr. Babasaheb Ambedkar
Road, Chinchpokli, Mumbai, 400012

M/s. Chaitya Developers

Office no. 11 & 12, Ground Floor, Shankeshwar Darshan Building, Seth
Motisha Lane, Mazgaon, Mumbai, 400010

Submitted to

**Maharashtra Pollution Control Board (Mumbai),
and
Ministry of Environment and Forests and Climate Change
(Regional Office)**

Project Details:

Sr. No.	Project details	
1.	Name of the project	Chaitya 777 on Plot bearing C.S. no. 777, Mazgaon Division, Dr. Babasaheb Ambedkar Road, Chinchpokli, Mumbai, 400012.
2.	Name of the project proponent	M/s. Chaitya Developers
3.	Clearance Identification No. and Date	SEIAA-EC-0000002156 dated on 2 nd March, 2020
4.	Area Statement:	
5.	Total Plot area (Sq.mt)	5,229.14 Sq.m
6.	FSI Area (Sq.mt)	20,607.38 Sq.m
7.	Non-FSI Area (Sq.mt)	29,592.62 Sq.m
8.	Total Construction area (Sq.mt)	50,200 Sq.m
9.	Total no. of flats	Flats – 321 nos Rehab nonresidential – 24 nos
10.	Water Requirement of the project (CMD)	Total water requirement: 246 CMD
11.	STP details	STP Capacity: 102 KLD and 110 KLD
12.	Solid waste details (During Operation Phase)	Total waste generated: 862.75 Kg/Day

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional Office (West Central Zone), Nagpur

Monitoring Report

PART – I**DATA SHEET**

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Residential Project Category B2
2.	Name of the project	:	Redevelopment project of Rehab residential and non Residential under DCR 33 (7) at plot bearing C.S. no. 777, Mazgaon Division, Dr. Babasaheb Ambedkar road, Chinchpokhli, Mumbai, 400012
3.	Clearance letter (s) / OM No. and Date	:	SEIAA-EC-0000002156 dated 2 nd March, 2020
4.	Location	:	Chinchpokli
	a. District (S)	:	Mumbai Suburban
	b. State (S)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude- 18.986286 N Longitude -72.834838 E
5.	Address for correspondence	:	M/s. Chaitya Developers. Office no. 11 & 12, Ground floor, Shankeshwar Darshan Building, Seth Motisha Lane, Mazgaon, Mumbai – 400010
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone/ telex / fax numbers)	:	Mehul Bheda Contact no – 9819744699 Plot bearing C.S. no. 777, Mazgaon Division, Dr. Babasaheb Ambedkar road, Chinchpokhli, Mumbai, 400012
	b. Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers)	:	Mehul Bheda Contact no – 9819744699 Plot bearing C.S. no. 777, Mazgaon Division, Dr. Babasaheb Ambedkar road, Chinchpokhli, Mumbai, 400012
6.	Salient features	:	
	a. of the project	:	Annexure A
	b. of the environmental management plans	:	Annexure B
7.	Break up of the project area	:	
	a. submergence area forest & non-forest	:	Non-Forest
	b. Others	:	Annexure – A
8.	Break up of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling	:	Not Applicable

	units & agricultural Land & landless labourers/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 project cost: 170 Crores
	b. Allocation made for environmental management plans with item wise and year wise Break-up.	: Yes. Refer Annexure - B
	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.	: Yes. Refer Annexure - C
	e. Actual expenditure incurred on the environmental management plans so far	: Rs. 95 Lakhs
10.	Forest land requirement	:
	a. The status of approval for diversion of forest land for non-forestry use	: The land is non-forest type hence not applicable
	b. The status of clearing felling	: Not Applicable
	c. The status of compensatory afforestation, if any	: Not Applicable
	d. Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	: Not Applicable
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	: Not Applicable
12.	Status of construction	: Architect letter attached
	a. Date of commencement (Actual and/or planned)	: 15.09.2018
	b. Date of completion (Actual and/or planned)	: 30.7.2025
13.	Reasons for the delay if the Project is yet to start	: Project work started
14	Dates of site visits	:

	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	1.5.2025
	b.	Date of site visit for this monitoring report	:	10.4.2025
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	:	Not Applicable
		(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.)	:	-

Current State of Work

Current status of Construction work		Architect letter attached
a.	Date of Commencement (Actual and/or planned)	15.09.2018
b.	Date of completion (Actual and/or planned)	30.7.2025

Undertaking Letter

PAGNIS & PAGNIS

ULHAS PAGNIS ARCHITECTS, DESIGNERS & PLANNING CONSULTANTS RAJENDRA PAGNIS
 G.D. ARCH A.I.I.A. G.D. ARCH. A.I.I.A.
 101, OM SWAMI AANAND, 1 ST FL, D.L. VAIDYA ROAD, DADAR WEST, MUMBAI-400 028
 TEL: 24308081, FAX: 24312025, RESI: 28230030, E-MAIL: pagnis2005@gmail.com

C/438/292

Date: 21/05/2025

Undertaking

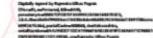
I, Rajendra U. Pagnis from M/s. Pagnis & Pagnis as an Architect for Environment clearance for Proposed Redevelopment project of Rehab Residential & Non Residential under DCR 33(7) which is located at Plot bearing C.S. No. 777, Mazgaon Division, Dr. Babasaheb Ambedkar road, Chinchpokali Mumbai 400012. The project is being developed by M/s. Chaitya Developers. Environment Clearance has been obtained on 7th February 2020 (EC Identification No. SEIAA-EC-0000002156)

We are submitting herewith the current status till date of the project as follows:

Area statement as per EC received	In Sq M.	Remarks Construction done till date			
		Wing A	Wing D	Wing E	Total
Total Construction area	50,200.00	36386.95	4782.463	4782.463	45951.877
Total FSI area	20,607.38	13358.57	3276.308	3276.308	19911.189
Total Non-FSI area	29,592.62	23028.379	1506.155	1506.155	26040.688
Construction done till date		Basement + Ground floor +1st to 7th Podium + 8th Amenity floor + Service floor + 9th to 35th Residential floor	Service Basement + Ground floor + 1st to 19th Residential floors	Service Basement + Ground floor + 1st to 19th Residential floors	

Thanking you.

For,
PAGNIS & PAGNIS,

Rajendra Ulhas
 Pagnis 

RAJENDRA PAGNIS,
 (Architect).
 License No.: CA/91/14083.

Point Wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no. SEIAA-Ec-0000002156 dated 2nd March, 2020 as follows:

Sr. No.	Conditions	Status
Specific Condition		
I	PP to ensure by providing necessary security that the access road of 6mt on north side of plot is exclusively used by rehab tenements only & not for any parking of customers of visiting shop area	PP will ensure that the access road of 6mt on north side of plot is exclusively used by rehab tenements only & not for any parking of customers of visiting shop area, for this security guard will be appointed at the Entry/Exit by the PP
II	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfillment of this condition before granting CC	The proposed project is at Chinchpokli, Mumbai and does not fall within the 10 km radius from the Thane creek flamingo sanctuary
III	PP to submit CER prescribed by MoEF & CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department	The PP has submitted CER proposal as per MoEF & CC circular dated 1.5.2018 relevant to the area and people around the project to the local body. They are scrutinizing the proposal for further processing. Inward copy is attached herewith and also already uploaded on portal. Kindly refer Annexure 2 for the same.
IV	PP to ensure that CER plan gets approved from Municipal Commissioner District Collector	PP Agreed
V	PP shall comply with Standard EC conditions mentioned in the office Memorandum issued by MoEF& CC vide F.No.22.34/2018-1A.III dt 04.01.2019	PP Agreed
VI	SEIAA decided to grant EC for – FSI: 20607.38 m ² , Non-FSI: 29592.62 m ² and Total BUA: 50200.00 m ² (Plan Approval no. CHE/CTY/1238/E/337(New)/337/5/ Amend, Date-21.09.2019	PP agreed. The Plan approval is enclosed as Annexure 3 .
General conditions		
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	The E-waste generated during operation phase will be collected at a collection point and handed over to authorized vendor periodically as per Ewaste (Management and Handling) Rules, 2016.

II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per Environmental norms.	PP will ensure availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per Environmental norms before issuing OC.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Not Applicable as the project site is not in the forest area. The google location of the project is attached as Annexure 4
IV	PP has to abide by the conditions stipulated by SEAC & SEIAA	PP agreed to comply with
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Yes, the height and construction of building is going on as per approval received in EC. Area Statement.
VI	If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	PP has obtained Consent to Establish vide no. Format 1.0/CC/UAN No. 0000091413/CE 2103001587 dated 25.03.2021. Refer Annexure 8 for the latest Consent to Establish.
VII	All required sanitary and hygienic measures should be in place before starting Construction activities and to be maintained throughout the construction phase.	Yes, PP assured to take care of all required sanitary and hygienic measures before starting construction activities and will be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Yes, adequate drinking water and sanitary facilities has been provided for construction workers at the site. Mobile toilets were also provided to construction workers. Waste water and solid waste generated from the construction site have been disposed properly.
IX	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off	The excavated earth shall be partly reused for backfilling and leveling and partly shall be disposed to authorized landfill

	<p>to the approved sites for land filling after recovering recyclable material.</p>	<p>site. Solid waste generation in operational phase details:</p> <p>Dry waste: 302.8 Kg/day</p> <p>Wet waste: 549.7 Kg/day</p> <p>STP sludge (dry sludge): 10.5 Kg/day</p> <p>Mode of disposal of waste</p> <p>Dry Waste: Dry garbage will be segregated and disposed off to recyclers</p> <p>Wet Waste: Wet garbage will be composted using Organic Waste converter and used as organic manure for landscaping</p> <p>STP sludge (dry sludge): used as manure</p> <p>Location: Ground Floor</p> <p>SWM NOC is enclosed as Annexure 5</p>
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	The closed containers were used to transport the waste from the project premises to disposal site. Tyre washing facilities will be provided for the trucks.
XI	Arrangement shall be made that waste water and storm water do not get mixed.	<p>PP will provide STP for the purpose of waste water treatment. The treated water will be reused for gardening purpose and excess treated water will be disposed through municipal sewer.</p> <p>Natural water drainage pattern: The storm water collected through the storm water drains of adequate capacity will be discharged in to municipal SWD</p>
XII	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping.
XIII	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.	Yes, additional soil will be used for the leveling of the project site, which shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	<p>The green belt will be developed as per CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept</p> <p>Tree NOC is enclosed as Annexure 6</p>
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.	The construction process does not involve any activity which may lead to leaching of heavy metal and toxic contaminants.

		Hence there is no threat of contamination to sub-soil and ground water Soil and Ground water is tested and the monitoring reports are attached
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.	The construction material and other hazardous materials will be collected and stored separately, further it will be disposed off.
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.	There will be no any hazardous material will be generated during construction phase. If any cases observed it will 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.	PP Agreed.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	The quantity of diesel required for operating DG set will be very less. The diesel will be purchased when the requirement of backup power for construction work. So, there will be no need to underground storage of diesel
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.	The hired vehicles for bringing construction waste material will be checked for pollution check certificate on the entry exit gate of project area and conformed to applicable air and noise emission standards. Refer Annexure 12 for latest PUC certificates
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level; during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	During construction adequate measures will be taken to maintain air quality and noise levels within the prescribed limits. Water sprinkling will be carried out as Dust suppression to arrest fugitive dust arising mainly due to transportation of construction material. The vehicles hired by the Contractor for construction purposes will be checked for valid PUC certificates. Air and Noise level monitoring will be carried out during the construction phase to ensure that the ambient air quality and noise levels will be within the prescribed limits.

		The plot is barricaded to avoid spread of pollutants. The construction will be carried out during day time only.
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 27 th August, 2003. (The above condition is applicable only if the project site is located within the 100 Km of Thermal Power Stations).	Noted
XXIII	Ready mixed concrete must be used in building construction	Ready mix concrete is used for building construction
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.	The storm water collected through storm water drains of adequate capacity will be discharged into municipal SWD.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Yes, PP has agreed to follow the mentioned condition.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority	Noted
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	The installation of the Sewage Treatment Plant (STP) will be certified by an independent expert and a report in this regard will be submitted to the MPCB and Environment department before the project is commissioned for operation. The proposed project site will be generating 211 CMD sewage, provided with 2 no. STP with MBBR technology of capacity 211CMD Discharge of unused treated effluent, if any will be discharged in the sewer line. Treated affluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment will be provided to 100% gray water by STP. Necessary control measures will be made to mitigate if any odour problem will be there.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	The Ground Water will not be used for construction purposes

XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Yes, PP will provide separate the gray water and black water collecting lines during the plumbing by dual plumbing.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	The fixtures for showers, toilet flushing and drinking will be of low flow either by use of aerators or pressure reducing devices or sensor based control
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows	Developer is ready to follow the condition
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement	PP will comply
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid nonconventional energy source as source of energy	Energy conservation measures will be installed for the lighting areas CFLs /TFLs outside the building before project commissioning. Use CFLs and TFLs will be collected and sent to authorize agency for proper disposal. Solar system will be proposed for solar street lights, common solar water heaters system
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	During operational phase DG set would be kept in a DG room Which would be acoustically covered and stack height will be provided as per norms and will be used as power back up
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed Standards. During nighttime the noise levels measured at the boundary of the building shall be	If there will be any unwanted noise exceeds the prescribed standard there will be proper measures were taken. The noise will have controlled by regular monitoring

	restricted to the permissible levels to comply with the prevalent regulations	and periodically servicing of the DG set. Acoustics will be used for DG set
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Public road and public area are not being used for project activity purpose and are free from smooth traffic movement. Provisions are made for adequate parking facilities within the project complex and no public space will be used for parking of vehicles. There will be 2 entry and exit points for proposed project with adjoining roads.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces. While it is aspiration for non-airconditioned spaces by use of appropriate thermal insulation material to fulfil requirement.	Yes, developer has agreed to follow the mentioned condition
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The building will maintain adequate distance to proper movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surrounding	PP agreed and assure for continual supervision and proper measures will be taken.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	We have obtained the Environmental Clearance vide no. SEIAA- EC-0000002156 dated 2nd March 2020 Copy of Environmental Clearance is attached here as Annexure 1
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB	PP will submit the six-monthly monitoring reports to the regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. 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.	2 STPs proposed of total 212 KLD capacity for treatment of wastewater. 549.7 Kg/Day of Biodegradable waste will be composted in OWC. Non biodegradable waste will have disposed off to authorized recyclers.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet	549.7 kg/day of biodegradable waste will be composted with OWC and treated manure utilized for the gardening in project premises.

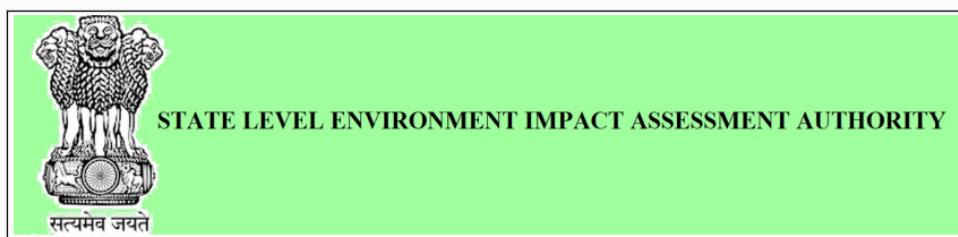
	garbage will be disposed outside the premises. Local authority should ensure this.	
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB	Yes, developer has agreed to follow the mentioned condition.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB	Developer is submitting one copy of this report along with approvals received for the project to MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Yes, developer has agreed to the mentioned condition. If any change occurs in proposed projects, developer would apply for revised approval
XLVII	A separate environment management cell with qualified staff shall be set up for Implementation of the stipulated environmental safeguards.	The Existing environment management cell has qualified staff that is looking after the EHS activities and during operational phase society chairman will timely keep update of environment services. Environment Management Cell is enclosed as Annexure 7 .
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures EMP along with itemwise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should be reported to the MPCB & this department.	The separate EMP budget is allocated and it will be mentioned along with item-wise breaks-up in CS and EMP report. The funds earmarked for the environment protection measures have been utilized for allocated environment activities. Year-wise expenditure will be reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ee.maharashtra.gov.in	The advertisement regarding environment clearance for the project, we have given advertisement in local newspaper. Newspaper Advertisement is enclosed as Annexure 10 .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 15 June & 15 December of each calendar year.	We are regularly submitting six monthly report to respective MoEF regional office and MPCB.

L1	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted by PP
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO 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.	Noted by PP
LIII	The project proponent shall also submit six monthly reports on the status of Compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by- mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	The PP will send the six-monthly reports on the status of compliance including results of monitored data to the respective regional office of MoEF and MPCB.
LIV	The environmental statement for each financial year ending 31st March in Form V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by mail.	PP agreed to the condition. The latest Form V is attached as Annexure 11 .

List of Annexures

Annexure no.	Annexure Name
1.	EC Copy
2.	CER
3.	Plan approval
4.	Google location
5.	Debris NOC
6.	Tree NOC
7.	Environment Management Cell
8.	Consent to Establish
9.	CFO NOC
10.	Newspaper Advertisement
11.	Form V – Environment Statement
12.	PUC certificates

Annexure 1: EC Copy



Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date:March 2, 2020

To,
M/s. Chaitya Developers
at Plot bearing C.S No. 777, Mazgaon Division, Dr. Babasaheb Ambedkar road, Chinchpokali, Mumbai 400 012

Subject: Environment Clearance for Proposed Residential building with Rehab Residential & Non Residential under DCR 33 (7)

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 126th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 187th meetings.

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

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

1.Name of Project	Chaitya 777
2.Type of institution	Private
3.Name of Project Proponent	M/s. Chaitya Developers
4.Name of Consultant	Polution & Ecology Control Services, Nagpur
5.Type of project	Redevelopment project of Rehab Residential & Non Residential under DCR 33 (7)
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Plot bearing C.S No. 777, Mazgaon Division, Dr. Babasaheb Ambedkar road, Chinchpokali, Mumbai 400 012
9.Taluka	Mumbai
10.Village	Mumbai
Correspondence Name:	Mr. Hemant Jain
Room Number:	Office No. 11 & 12
Floor:	Ground floor
Building Name:	Shankeshwar Darshan Building
Road/Street Name:	Seth Motisha Lane
Locality:	Mazgaon
City:	Mumbai 400 010
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	IOD IOD/IOA/Concession/Plan Approval Number: IOD No. CHE/CTY/1238/E/337(NEW)/337/5/ Amend dated 21.9.2019 Approved Built-up Area: 20607.38
13.Note on the initiated work (If applicable)	Not Applicable
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Mhada NOC
15.Total Plot Area (sq. m.)	5229.14
16.Deductions	Nil

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17.Net Plot area	5229.14
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 20607.38 Non FSI area (sq. m.): 29592.62 Total BUA area (sq. m.): 50200
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 20607.38 Approved Non FSI area (sq. m.): 29592.62 Date of Approval: 21-09-2019
19.Total ground coverage (m2)	2760.96
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	52.79
21.Estimated cost of the project	1700000000



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22. Production Details

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

23. Total Water Requirement

Dry season:	Source of water	MCGM
	Fresh water (CMD):	157
	Recycled water - Flushing (CMD):	82.9
	Recycled water - Gardening (CMD):	6.46
	Swimming pool make up (Cum):	00
	Total Water Requirement (CMD) :	246
	Fire fighting - Underground water tank(CMD):	450
	Fire fighting - Overhead water tank(CMD):	75
	Excess treated water	100
Wet season:	Source of water	MCGM
	Fresh water (CMD):	157
	Recycled water - Flushing (CMD):	82.9
	Recycled water - Gardening (CMD):	00
	Swimming pool make up (Cum):	00
	Total Water Requirement (CMD) :	239
	Fire fighting - Underground water tank(CMD):	450
	Fire fighting - Overhead water tank(CMD):	75
	Excess treated water	106
Details of Swimming pool (If any)	Not Applicable	

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24. Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	0	157	157	0	23.5	23.5	0	133.4	133.4
25. Rain Water Harvesting (RWH)									
25. Rain Water Harvesting (RWH)	Level of the Ground water table:	5-6 m							
	Size and no of RWH tank(s) and Quantity:	Two RWH tanks of 40 m3/day each							
	Location of the RWH tank(s):	Ground floor							
	Quantity of recharge pits:	Not Applicable							
	Size of recharge pits :	Not Applicable							
	Budgetary allocation (Capital cost) :	10.71 Lakhs							
	Budgetary allocation (O & M cost) :	1.6 Lakhs							
	Details of UGT tanks if any :	SALE - Fire -350cum, Domestic-80.7cum, Flushing-43.3cum REHAB- Fire -100cum Domestic-71.2cum, Flushing-36.6cum MHADA-Domestic- 5.5cum Flushing-2.5cum							
26. Storm water drainage									
26. Storm water drainage	Natural water drainage pattern:	The storm water collected through storm water drains of adequate capacity will be discharged into municipal SWD							
	Quantity of storm water:	0.15 m3/sec							
	Size of SWD:	600/750 mm wide 1200 mm depth SWD channel							
27. Sewage and Waste water									
27. Sewage and Waste water	Sewage generation in KLD:	211							
	STP technology:	MBBR Technology							
	Capacity of STP (CMD):	212 KLD STP (SALE BLDG-110 kld REHAB BLDG - 95kld Mhada- 7 KLD)							
	Location & area of the STP:	Below Ramp on ground floor with part Basement with 131 m2 (sale) and 56 m2 (rehab)							
	Budgetary allocation (Capital cost):	24 Lakhs							
	Budgetary allocation (O & M cost):	4 Lakhs							

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28. Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	90 kg/day
	Disposal of the construction waste debris:	Scrap material will be disposed to Authorized Vendor
Waste generation in the operation Phase:	Dry waste:	302.8 kg/day
	Wet waste:	549.7 kg/day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	10.25 kg/day
	Others if any:	Not Applicable
Mode of Disposal of waste:	Dry waste:	Dry garbage will be segregated and disposed off to recyclers
	Wet waste:	Wet garbage will be composted using Organic Waste converter and In Vessel Composter and used as Organic manure for landscaping
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Used as manure
	Others if any:	Not Applicable
Area requirement:	Location(s):	Ground Floor
	Area for the storage of waste & other material:	65.3 m ²
	Area for machinery:	65.3 m ²
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	8 Lakh
	O & M cost:	1.5 Lakh

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



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30.Hazardous Waste Details																	
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal										
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable										
31.Stacks emission Details																	
Serial Number	Section & units	Fuel Used with Quantity		Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases										
1	Not applicable	Not applicable		Not applicable	Not applicable	Not applicable	Not applicable										
32.Details of Fuel to be used																	
Serial Number	Type of Fuel	Existing		Proposed		Total											
1	Not applicable	Not applicable		Not applicable		Not applicable											
Source of Fuel		Not applicable															
Mode of Transportation of fuel to site		Not applicable															
33.Energy																	
Power requirement:	Source of power supply :	BEST															
	During Construction Phase: (Demand Load)	50 kW															
	DG set as Power back-up during construction phase	--															
	During Operation phase (Connected load):	1374 KW															
	During Operation phase (Demand load):	994 KW															
	Transformer:	Not Applicable															
	DG set as Power back-up during operation phase:	Sale- 500KVA Rehab - 250 KVA															
	Fuel used:	HSD															
Details of high tension line passing through the plot if any:		Not Applicable															
34.Energy saving by non-conventional method:																	
7.9% Energy Savings using Solar Energy																	
36.Detail calculations & % of saving:																	
Serial Number	Energy Conservation Measures				Saving %												
1	Common area Lighting Load- LED light with timer control Operated to reduce amount of light at different stages and with Solar power backup				20%												
2	Total Lift load - All Motors with VFD control use as per different stages & Tim				20%												
3	BEE 5 Star rated AC unit Considered				20%												
4	Each flat Hot water (Geyser)				33%												
5	water pump motors will be used High Efficiency motors with High low level sensors for Pump Load				20%												
37.Details of pollution control Systems																	

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Source	Existing pollution control system		Proposed to be installed
Not applicable	Not applicable		Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	93.6 Lakhs
	O & M cost:	14.04 Lakhs

38. Environmental Management plan Budgetary Allocation**a) Construction phase (with Break-up):**

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Dust Suppressant and barricading	Air pollution and erosion control	3.5
2	PPE for workers (gloves, specs, boots, etc.)	Site Safety and Health Safety	1.5
3	Bio Toilets and Basin	Site Sanitation	3.5
4	Health Checkup	Health Check up	3
5	Air, water, soil, noise monitoring	Environmental Monitoring	1.5
6	Disaster Management Plan	DMP	43.7

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP	Waste Water Treatment	24	4
2	Solid Waste Management	SWM by OWC and or IVC for Biodegradable waste	8	1.5
3	RWH	Rain Water Harvesting	10.71	1.6
4	Landscape	..	14.73	2.2
5	DMP	Disaster Management Plan	239	47
6	Solar Energy System	Solar Installation	93.6	14.04

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

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

40. Any Other Information

No Information Available

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	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not Applicable
	Category as per schedule of EIA Notification sheet	Category 8 (a)- B2
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 187th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to ensure by providing necessary security that the access road of 6mt on north side of plot is exclusively used by rehab tenements only & not for any parking of customers of visiting shop area.
II	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
III	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
IV	PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
V	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.
VI	SEIAA decided to grant EC for - FSI: 20607.38 m ² , Non-FSI:29592.62 m ² and Total BUA: 50200.00 m ² (Plan Approval no-CHE/CTY/1238/E/337(New)/337/5/Amend, Date-21.09.2019)

General Conditions:

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

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XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Deptt.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

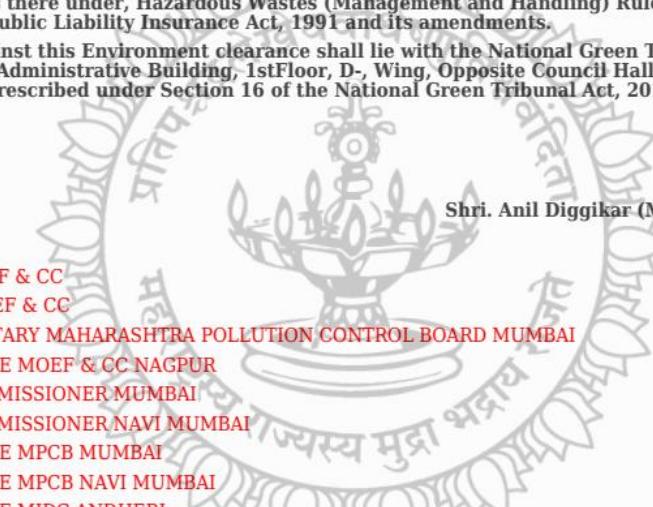
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XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should be reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

Maharashtra

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4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 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.



Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SECRETARY MOEF & CC
2. IA- DIVISION MOEF & CC
3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
4. REGIONAL OFFICE MOEF & CC NAGPUR
5. MUNICIPAL COMMISSIONER MUMBAI
6. MUNICIPAL COMMISSIONER NAVI MUMBAI
7. REGIONAL OFFICE MPCB MUMBAI
8. REGIONAL OFFICE MPCB NAVI MUMBAI
9. REGIONAL OFFICE MIDC ANDHERI
10. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI
11. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
12. COLLECTOR OFFICE MUMBAI
13. COLLECTOR OFFICE MUMBAI SUB-URBAN

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Annexure 2: CER

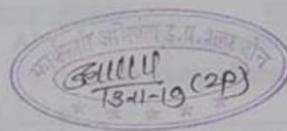
CHAITYA DEVELOPERS

Adm./Regd. Office No. 11,12, Grd. Floor, B-Wing, Shankheshwar Darshan Bldg., Sheth Motisha Lane, Mazgaon, Mumbai - 400 010. | Email: chaityadevelopers2003@gmail.com



Date: November 13, 2019.

To,
The Executive Engineer,
 Building Proposal City, 'E' Ward,
 Mahanagar Palika New Building,
 Bhagwan Valmiki Chowk,
 Vidyalankar College Road,
 Wadala (East), Mumbai – 400037.



Sub.: Proposed Redevelopment of Property bearing C.S. No. 777, of Mazgaon Division, known as 'Kalyandaswadi', situate at Dr. Babasaheb Ambedkar Road, Opp. Voltas House, Chinchpokli (E), Mumbai – 400012, under DCR 33(7).

Ref.: Corporate Environmental Responsibility as per SEAC II Online Unique No.00000002838.

Sir,

In accordance with the circular issued by Ministry of Environment, Forest and Climate Change (MoEF&CC) dated May 01, 2018 and subsequent circular of June 22, 2018 on Corporate Environment Responsibility we hereby submit our plan as below:

CORPORATE ENVIRONMENTAL RESPONSIBILITY

A. Basic Information of the Project:

Sr. No.	Description	Details
1.	Name of the project	Proposed Residential Building with Rehab Residential/Non Residential building under DCR 33 (7)

Annexure 2: CER

2.	Location of the project	Plot bearing C.S. No. 777, Mazgaon Division, Dr. B. A. Road, Chinchpokli, Mumbai 400012
3.	Project type (green/brown field)	Green
4.	Cost of the project as mentioned in CS (Rupees in Lakhs)	Rs. 1,70,00,00,000 (Rs.170 Crore)
5.	Any previous EC and Completion certificate of the part of the project before May 01, 2018, if yes give the details with date and reference number	NA
6.	Cost of the part completed project (as per details given at Sr. No. 5)	NA
7.	Effective cost of the project for CER consideration (4-6)	Rs. 170 Crore
8.	Applicable norms in terms of % of the project cost for CER and amount (Rupees in Lakhs)	1.5% (2.55crore)
9.	Expected duration for completion of the project (Years)	6 years
10.	Implementing agency identified (NGO/Trust/ULB) give name and details	At a later stage

B. CER activities proposed: (please propose as per the suggested list given in table below)

#	Description	Details
1	Any issues raised during the public hearing, social need assessment, R&R plan, EMP etc.	NA
2	If yes give details	NA
3	CER activities proposed to be from suggested activity for infrastructure creation for drinking water supply, sanitation, health, education, skill development, roads, cross drains, electrification including, solar power, solid waste management facilities, scientific support and awareness to local farmers to	1) Installing Air filtration Units at congested roads to minimise the air pollution levels. 2) Adopting a village for electrification by using Solar energy for the purpose of Street lighting.

Annexure 2: CER

	increase yield of crop and fodder, rain water harvesting, soil moisture conservation work, avenue plantation, plantation in community areas, community level sewage treatment plant, solid waste (composter or biogas plants), air quality monitoring , research activities on environmental aspects, training program on waste management including skill development, studies related to environmental aspects for town/city/village, pilot projects on clean energy/environment, etc.	3) Skill Development w.r.t. Environment : a) Awareness towards Swatch Bharat Abhiyan, Solid Waste segregation at source and implementation at different sites. b) Painting skill development and painting of Dr. B.A Road and station walls of Railway station
4	Consent of implementing agency (NGO etc.) and local authority to accept the CER in case of environment infrastructure project	To be applied
5	Conceptual Plan:	
	Selection Area for	3 months
	Installation Solar based street lights for selected Village area in Maharashtra	-
	Installation of Air filtration Unit @ Dr. B.A. Road and vicinity	3 months
	Skill Development activity w.r.t Painting and Cleanliness awareness	3 months
	Preparation of Feasibility Report and approval from local authority for Solar street lights	6 months
	Preliminary report on Installation of Air filtration Unit	2 months
	Basic report on Skill development activities and implementation stage wise	2 months
	Installation Solar based street lights for selected Village area in Maharashtra	6 months
	Installation of Air filtration Unit @ Dr. B.A. Road with ranging area about 2 km to 5 km	6 months
	Carrying out skill development activity for painting, cleanliness awareness	2 years
	Maintenance and satisfactory performance of the Solar street lights system	Every 6 month
		Rs. 50.0 lakhs
		Rs.25 Lakhs
		Rs.10 Lakhs
		Rs. 3 Lakhs

Annexure 2: CER

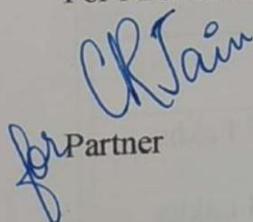
	Maintenance and satisfactory performance of the installed Air filtration Units	Every 3 months	Rs. 50,000
6 Total Costing:			
	Total Cost	Rs. Lakhs	
	Feasibility & Preliminary Report	8	
	Installation of Solar Street light System	50	
	Installation of Air filtration Units (10 no.)	25	
	Carrying out skill development activity	10	
	Plantation @ the Highway	10	
	Maintenance of Solar PV	36 for 6 years	
	Maintenance of Avenue plantation	12 for 6 years	

We undertake to complete the work with our CER commitment as per this plan.

Thanking you.

Yours truly,

For M/s. Chaitya Developer



CR Jain
for Partner

Place: Mumbai.

Date: 13.11.2019

Annexure 3: Plan approval

346
Form -----
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in replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. CHE/CTY/1238/E/337(NEW)

MEMORANDUM

Municipal Office,
Mumbai

To,

Shri Hemant Pravinkumar Jain, Partner Of M/s Chaitya Developers.

B-10, Shankeshwar Darshan, Seth Motisha Lane, Mazgaon, Mumbai- 400 010

With reference to your Notice 337 (New) , letter No. _____ dated. 26/10/2015 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Redevelopment of property situated at C.S. No. 777 Mazgaon Div, Dr. B. A. Road, Chinchpokli, Mumbai under D.C. Regulation 33(7), CTS NO.777 furnished to me under your letter, dated 26/10/2015. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons thereof :-

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

- 1 That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
- 3 That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.
- 4 That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him.
- 5 That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
- 6 That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
- 7 That the Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 8 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 9 That the basement will not comply with the Basement Rules and Regulation and Registered Undertaking for not misusing the basement will not be submitted before C.C.
- 10 That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- 11 That All Dues Clearance Certificate from A.E.W.W. 'E' Ward shall not be submitted before issue of C.C.
- 12 That the premium/deposits as follows will not be paid (a) Condonation of deficient open spaces. (b) Staircase / Lift area benefit. (c) Deposit for basementd. (d) Development charges as per M.R.& T.P. (Amendment) Act,1992e. (e) Insecticide charges. (f) Payment of advance for providing treatment of

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No. CHE/CTY/1238/E/337(NEW)

construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'E' Ward. (g) Labour Welfare Cess. (h) Additional Development Cess. (i) Layour scrutiny fees. (j) Inadequate AVS premium. (k) Paved R.G. premium.

- 13 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
- 14 That the work will not be carried out strictly as per approved plan and in conformity with the D.C. Regulations in force.
- 15 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
- 16 That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
- 17 That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work and owner / developer should submit revalidated Janata Insurance Policy from time to time.
- 18 That the N.O.C. from B.E.S.T. for substation shall not be submitted.
- 19 That the fresh Tax Clearance Certificate from A.A. & C 'E' Ward shall not be submitted.
- 20 That letter from M.B.R.& R. Board confirming the exact surplus area to be surrendered to M.B.R.& R. Board shall not be submitted and amended plans shall not be submitted and got approved accordingly.
- 21 That the Regd. Undertaking against misuse of pocket terrace / part terrace / stilt shall not be submitted.
- 22 That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
- 23 That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
- 24 That the remarks from H.E. Department shall not be submitted.
- 25 That the debris shall not be dumped on the Municipal ground only.
- 26 That the board displaying the details of development of the work shall not be displayed at site.
- 27 That the necessary remarks for construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C. .
- 28 That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
- 29 That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
- 30 That the copy of PAN card of the applicant shall not be submitted before C.C.
- 31 That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
- 32 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
- 33 That the revised N.O.C. from E.E.T. & C. shall not be obtained for the parking before C.C.
- 34 That Regd. Undertaking for minimum Nuisance during construction activity shall not be submitted before C.C.
- 35 That the work shall not be carried out between 6.00 A.M. to 10.00 P.M. only.
- 36 That the G.I.Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
- 37 That remarks from CH.E.(M.& E.) for ventilation shall not be submitted.
- 38 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for Inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
- 39 No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the

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No. CHE/CTY/1238/E/337(NEW)

columns shall also not be governed as per the applicable I.S. codes.

40 All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

41 In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.

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

43 That the remarks from Commissioner of Police regarding possibility of Involvement of Criminal / Anti-National elements in the Ownership / Development of plot under reference shall not be submitted.

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

45 That the feasibility of providing the basement from Geologist on the plot under reference shall not be submitted.

46 That the Regd. Undertaking shall not be submitted by the Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and to abide by the provisions of Maharashtra Ownership Flats (Regulation of the promotion of construction, sale management and transfer) Act (MOFA), amended up to date and the Indemnity Bond indemnifying the M.C.G.M. and its Officers from any legal complications arising due to MOFA will not be submitted.

47 That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall not be appointed.

48 That the N.O.C. holder will have to execute agreement with MHADA / M.B.R.R. Board in respect of surrender surplus built up area in accordance to the provisions of D.C.Regn.33(7) as per 3rd schedule of MHADA Act 1976 within 30 days after approval of I.O.D. / plans by M.C.G.M. and prior issue of Commencement Certificate by M.C.G.M. on Rs.100/- stamp paper. The M.C.G.M. shall not grant Commencement Certificate or any further permission unless the agreement is duly executed between N.O.C. holder & MHADA / M.B.R.R. Board and letter to that effect is issued by M.B.R.R. Board.

49 That all the conditions of M.H.A.D.A. N.O.C. shall not be submitted further C.C.

50 That all the conditions of E.E.(T.&C.) N.O.C. shall not be complied before further C.C.

51 That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.

52 That the Third party insurance shall not be submitted.

53 That the Extra Water Charges & Extra Sewerage Charges shall not be paid.

54 That the registered UT shall not be submitted stating that the owner shall not have any objection if the neighboring plot owner come for development with deficiency in open spaces.

55 That the registered UT shall not be submitted that the condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency.

56 That the structural stability of pit type parking tower & registered undertaking in this regard indemnifying M.C.G.M. & its officer against the litigation arising out of hardship to occupants due to mechanized failure shall not be submitted.

57 That the registered undertaking stating that clause shall be incorporated in sale agreement / supportive agreement so as to make aware the prospective buyer/ existing member about the deficient maneuvering space / deficient width of drive way shall not be submitted.

58 That the N.O.C. holder will have to pay expenditure incurred by board towards structural repairs / propping / demolition etc. & letter to that effect issued by MHADA shall not be submitted.

59 That construction area shall exceed 20,000 smt. Without obtaining NOC from MOEF.

60 That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.

61 That the necessary deposit for hoarding or the flex of size m to m for the advertisement of proposal shall not be made by you.

62 That the M.B.R.R. Board NOC shall not be revalidated before demolition of ceased structures.

63 That the Jail NOC shall not be submitted before demolition of structure.

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- 64 That the Consultant remarks for internal drainage arrangement shall not be submitted before C.C.
- 65 That the Consultant remarks for H.E. shall not be submitted before C.C.
- 66 That the S.W.M. NOC from consultant MCGM shall not be submitted before C.C.
- 67 That the Indemnity bond indemnifying MCGM against any dispute, claims for the rehabilitation of non-cess structure shall not be submitted before C.C.
- 68 That the Acceptance letter of one NR(7A) from M.B.R.&R. Board shall not be submitted before C.C.
- 69 That the Consent letter of all non cess structures for proposed area of user as confirming in residential zone before demolition of any part of structure is not submitted.
- 70 That the ChE(M&E) NOC for basement shall not be submitted before C.C.
- 71 That the Request form registered society for fitness centre before claiming, Fitness centre BUA free of FSI shall not be submitted.
- 72 That the Registered undertaking for utilizing the retained non cess structure for Sai Baba seva mandal shall not be submitted before C.C.
- 73 That the Registered undertaking for handing over excess parking to MCGM in case the fungible FSI not claimed shall not be submitted before C.C.

B: FOR LABOUR CAMP / TEMPORARY SHED

- 1 Not Applicable

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 2 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
- 3 That the construction of road including storm water drain and footpath shall not be constructed.
- 4 That the compliance of necessary remarks for construction of SWD will not be submitted before granting full C.C. for the said building.
- 5 That the additional development cess shall not be paid before further C.C.
- 6 That every year before onset of the monsoon / revalidation of C.C., structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.
- 7 That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be submitted before granting further C.C. beyond plinth.
- 8 That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks ,shall not be submitted for (a) S.W.D. (b) Parking (c) Roads (d) Sewerage (e) Water Works (f) Fire Fighting Provisions (g) Mechanical Ventilation (h) Tree authority (i) Hydraulic Engineer (j) PCO (k) MHADA (l) Jail NOC (m) NOC from Electric Supply Company
- 9 That the Material testing report shall not be submitted.
- 10 That the yearly progress report of the work will not be submitted by the Architect.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

- 1 That some of the drains will not be laid internally with C.I. Pipes.
- 2 That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
- 3 That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 4 That the existing well will not be covered with R.C.C. slab.
- 5 That 10'-0" wide paved pathway upto staircase will not be provided.
- 6 That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or

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submitting the B.C.C. whichever is earlier.

- 7 That carriage entrance shall not be provided.
- 8 That the parking spaces shall not be provided as per D.C. Regulation No.36.
- 9 That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
- 10 That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
- 11 That the Drainage completion certificate from (S.P.)(P&D)City for provision of Septic Tank/Soak pit will not be submitted.
- 12 That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.
- 13 That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 14 That final N.O.C. from MHADA/ C.F.O./ Tree Authority/ shall not be submitted before asking for occupation permission.
- 15 That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
- 16 That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
- 17 That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No.~TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.
- 18 That the recycling plant for waste water shall not be provided.
- 19 That the completion of footpath, providing central dividers, lane marking and providing steel furniture shall not be completed.
- 20 That the additional development cess shall not be paid before O.C.
- 21 That the following documents shall not be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M. (a) Ownership documents; (b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans. (c) Copies of soil investigation reports. (d) R.C.C. details and canvass mounted structural drawings. (e) Structural Stability Certificate from Licensed Structural Engineer. (f) Structural Audit Reports. (g) All details of repairs carried out in the buildings. (h) Supervision certificate issued by the Licensed Site Supervisor. (i) Building Completion Certificate issued by Licensed Surveyor/ Architect. (j) NOC and completion certificate issued by the C.F.O. (k) Fire safety audit carried out as per the requirement of C.F.O.
- 22 That the certified copy of sale agreement incorporating the following conditions shall not be submitted to this office. (1) That the prospective society / end user shall not preserve and maintain the documents / plans received from Owner / Developer / Architect and subsequently carry out necessary repairs / structural audit/ fire audit at regular interval and also present periodical structural audit reports and repair history, similarly to check and to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M.
- 23 The Regd. undertaking and indemnity bond shall not be submitted stating that the conditions mentioned at Sr.No.27 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.
- 24 That the supervision certificate shall not be submitted periodically i.e. every 3 months from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C.Reg.5(3)(ix) regarding satisfactory construction on site
- 25 That the final N.O.C. from MHADA shall not be submitted and requirements therein shall not be complied with before submission of B.C.C. if applicable.
- 26 That Society Office permissible as per DCR before occupation for the building under reference shall not be constructed.
- 27 That Fitness Centre permissible as per DCR before occupation for the building under reference shall not

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be constructed.(if applicable)

- 28 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 29 That final N.O.C. from concerned authorities / empanelled consultants for (a) S.W.D. (b) Parking (c) Roads (d) Sewerage (e) Water Works (f) CFO / Fire Fighting Provisions (g) Mechanical Ventilation (h) Tree authority (i) Hydraulic Engineer (j) MHADA . shall not be submitted before occupation.
- 30 That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall not be submitted.
- 31 That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
- 32 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

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No. CHE/CTY/1238/E/337(NEW)

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

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

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

Executive Engineer, Building Proposals,
Zone, Wards.

SPECIAL INSTRUCTIONS

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

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

Annexure 3: Plan approval

No. CHE/CTY/1238/E/337(NEW)

No. EB/CE/ /BS /A/

NOTES

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

Annexure 3: Plan approval

No. CHE/CTY/1238/E/337(NEW)

drainage before submission of the Building Completion Certificate.

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

Annexure 3: Plan approval

No. CHE/CTY/1238/E/337(NEW)

pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.

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

Executive Engineer, Building Proposals
Zones wards.

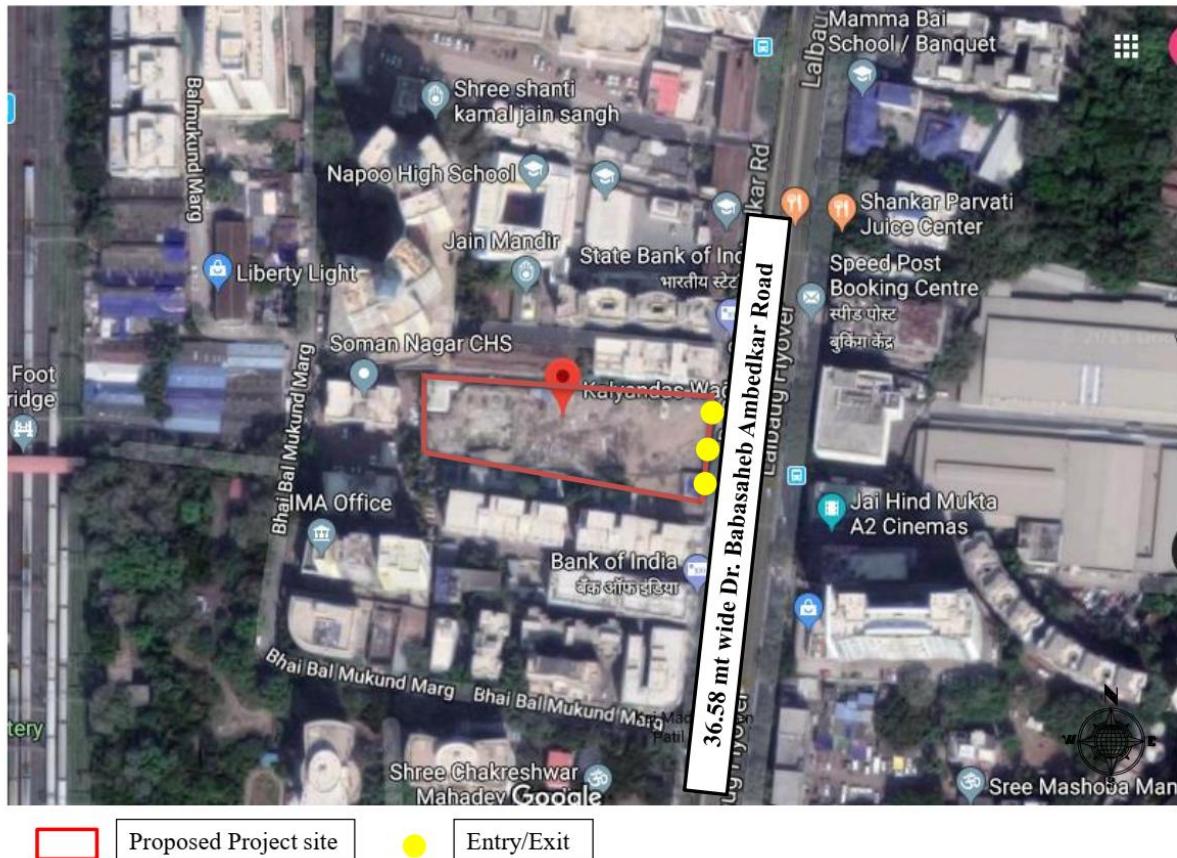
CHE/CTY/1238/E/337(NEW)

Copy To :- 1. RAJENDRA ULHAS PAGNIS
4, ANAND BUILDING, D L VAIDYA ROAD, DADAR(W)

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

Name : Chandrakant Pundlik
Metkar
Designation : Executive
Engineer
Organization : Municipal
Corporation Of Greater
Mumbai
Date : 20-Oct-2016 17: 36:01

Annexure 4: Google Location



Annexure 5: Debris NOC



BRIHANMUMBAI MUNICIPAL CORPORATION
(Solid Waste Management Department)

Office of Executive Engineer,
SWM SWM Zonal Office 1,

Application Number - CHE/CTY/1238/E/337(NEW)/SWM/5/Revalidation, dated - 22 Nov 2024
Issued remarks Number **SWM/22447/2024/E/CTY** Dated **22 Nov 2024**.

To (Architect / L.S), RAJENDRA ULHAS PAGNIS 4, ANAND BUILDING, D L VAIDYA ROAD, DADAR(W)	CC (Owner), Chaitya Developers Office No.11 & 12, B-wing, Ground floor, Shankeshwar Darshan Building, Seth Motisha Lane, Mazgaon, Mumbai.	Previous Application Number: CHE/CTY/1238/E/337 (NEW)/SWM/4/Revalidation
---------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------

Subject :- Approval to Construction & Demolition Waste Management Plan for the site at CTS/CS Number 777 of village Mazgaon at ward Ward E.

Reference :- Your application / online submission for C&D Waste Management Plan levelling & filling at designated site dtd. 22 Nov 2024.

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

1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.3.2018. You shall follow this order of Hon. Supreme Court and instructions therein.
2. You shall handle & transport **Construction & Demolition Waste / Excavation Material to the extent of 100 Brass only to the designated unloading site Approval of new site for unloading of C & D waste material, on the plot Bhu Mapan Kramank & Sub Division No. 57/3/A of Mouje- Dolghar, Taluka - Panvel , District - Raigad. (M/s.S.S.Enterprises) & validity 03 Oct 2025.**
3. You shall transport the C&D waste with proper precautions and employ adequate measures safe guards to dispersal of particles through the air.
4. You have mentioned designated site for transportation of C&D waste for filling and levelling purpose. The C&D waste shall be transported and deposited at the designated site only The Landfill site (unloading site) shall be governed by the Construction and Demolition Waste Management Rules, 2016 and Solid Waste Management Rules, 2016.
5. In the event for any reason whatsoever, the consent given by the Designated Site / Agency is revoked or the time limit for the designated site has expired or the capacity of unloading site is exhausted. In such case the builder / developer shall forthwith stop the transportation activities. The builder / developer shall submit revised Construction and Demolition waste management plan along with required valid documents for revalidation of existing C&D waste Management Plant.
6. The construction & Demolition Waste shall be transported through your Transport Contractor. The details of the same shall be uploaded in the system by the applicant at the time of actual transportation.
7. The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape / fall of waste on road from moving vehicle. The body and wheels shall be cleaned and washed thoroughly to avoid spreading of waste on road.
8. The copy of approved Construction and Demolition Management Plan Shall be accompanied with each and every vehicle under this approval. The developer shall issue the proper Challan for each and every trip of vehicles and that shall be acknowledged by the agency of unloading site. The developer shall maintain record of C&D material transported and shall make it available to MCGM and / or Monitoring Committee whenever required for inspection.
9. The approval is granted presuming that the papers submitted by the applicants / Owners are genuine. For any dispute arising out of

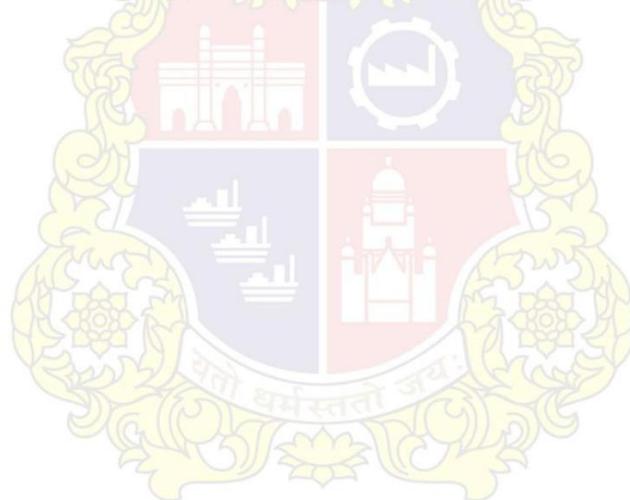
Annexure 5: Debris NOC

documents submitted by applicant, POA / Occupant / Owner shall be held responsible as prescribed under the law prevailing in force.

10. The approval granted hereto does not absolve the other approval required from the other department of M.C.G.M. OR Govt. authorities.
11. In case of disputes, court matters etc. related to the subject site / land / property, this approval cannot be treated as a valid proof.
12. In case of any breach of condition is brought to the notice of MCGM or Monitoring Committee, Show Cause Notice will be issued and decision will be taken within one month as expeditiously as possible, which shall be binding on you / land owner.
13. This approval is not a permission for excavation or permission for dumping but this is the only approval under Construction & Demolition Waste Management Plan for the transportation of Construction & Demolition Waste for unloading at designated unloading site.
14. You / Land owner shall submit valid Bank Guarantee from the bankers approved by the MCGM and the amount applicable as per attached table. The bank guarantee remains valid till grant of Occupation Certificate (OCC).
15. The license architect / license engineer shall upload compliance report in respect of Construction & Demolition Waste Management Plan, any breach will entitle the cancellation of building permission and work will be liable to stop immediately.
16. (A) Project Total Estimated Qty (Brass) :500
(B) Obtained NOC(s) Total Qty (Brass): 400

**Note:**

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



Annexure 6: Tree NOC

MUNICIPAL CORPORATION OF GREATER MUMBAI

TREE AUTHORITY

Office of the Supdt.of Gardens
Veermata Jijabai Bhosale Udyan
Dr. Ambedkar Road, Byculla (E),
Mumbai - 400027

To,

M/s. Chaitya Developers
B-10, Shankheshwar Darshan,
Sheth Motisha Lane, Mazgaon,
Mumbai-400010.

Dy. SG/City/SE /B/SP Parp/I
Date :- 06-01-2017 12/L

Sub : Permission for Shifting /transplanting of trees coming in the work of proposed redevelopment of Residential Building with shop line on Plot bearing C.S.No.777 of Mazgaon Division, Situated at Dr.Babasaheb Ambedkar Road, Chinchpokli, Mumbai-400 012. in 'E' ward.

Sir/Madam,

With reference to above, it is to inform that your request for trees coming in the work of proposed redevelopment of Residential Building with shop line on Plot bearing C.S.No.777 of Mazgaon Division, Situated at Dr.Babasaheb Ambedkar Road, Chinchpokli, Mumbai-400 012. , 'E' ward has been considered by the Tree Authority's under section 8 (3) of The Maharashtra (Urban Areas) Protection & Preservation of tree Act 1975, as modified upto 3rd November 2006.

The permission for Cut 08(Eight) no. of tree (Tree no. 02,10,11,12,13,16,18,19) , Transplant 09 (Nine) no. trees (Tree no. 01,03,04,08,09,17,20,24,26) and Retain 09 (Nine) no. of trees (Tree no. 05,06,07, 14,15,21,22,23,25) as per detailed list annexed herewith is granted by the **Tree Authority** vide its Resolution No.298 dt. 13.10.2016.

You are directed to plant 24 nos of tree in the said property in accordance with the provisions 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/ transplant until fifteen days (15) after the permission is given by the Tree Authority. And also you are requested to inform the Jr.Tree officer of your ward about the date and time of cutting & transplanting of trees as per permission , so that the representative of this office will remain present to ensure the work carried out properly.

Further in accordance with the provisions 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's i.e in open spaces Three (3) trees per 100 sq.mtr and in R.G. Area Five (5) trees per 100 sq.mtr and care should be taken so that tree grow properly.

As per provision under section 19 (b) you are directed to plant trees in open spaces as well as R.G. Area as per the norms of Tree Authority's before getting occupation /completion certificate of the newly constructed building & Shop.

Annexure 6: Tree NOC

Your attention is kindly drawn to the provisions under section of 21 of the Maharashtra (Urban Area) Protection & Preservation of Trees Act 1975 , as modified upto 22nd April 2013.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 conditions imposed by the Tree Authority's 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 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.

The felling or causing of felling of each tree without the permission of the Tree Authority's shall constitute a separate offence.

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

As per the Tree Authority vide its Resolution No. 500. dt. 18.03.2011 you are also requested to plant indigenous variety of trees having circumference of 1' and height of 15'. The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.

You are requested to contact Jr. Tree officer 'E' ward to monitor the technical aspects for transplantation and plantation of trees whose contact no is - 9820210544

Thanking you.



Supdt.of Gardens
& Tree Officer

Annexure 7: Environment Management Cell

ENVIRONMENT MANAGEMENT CELL

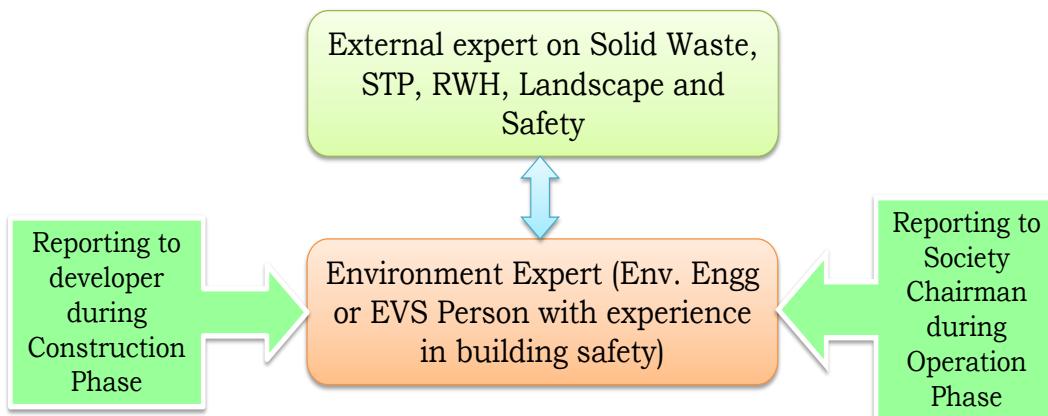
The Environment Cell shall comprise of environment background personnel either environment engineer or environment science background person with knowledge of building safety measures. During construction phase the environment cell shall comply with safety standards and measures as prescribed in the environment clearance norms. The following measures shall be adopted during construction phase:

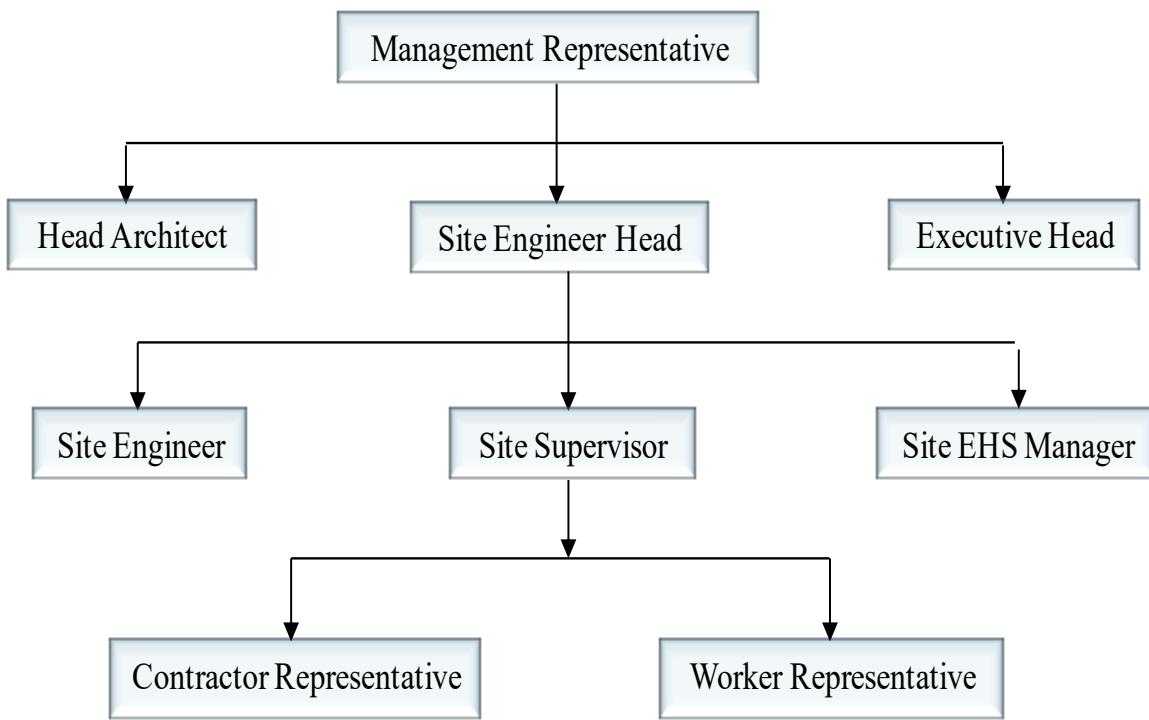
- Covering all the materials stored at construction site with plastic or tarpaulin sheet
- 3 m height screens would be provided all around the building (or plot boundary) during construction phase to obstruct the flow of dust and wind to surrounding locations
- All workers shall be provided with dust masks
- 1 wash basin per 20 workers shall be maintained
- Bio-toilets would be installed for workers
- Installation of STP, RWH, SWM units and water efficient units as per proposed in the project

During operation phase; environment cell shall report to chairman of the society and it must comprise of in house and empaneled experts. The role of the environment cell during operation phase will be:

- Maintaining STPs, SWM units, RWH, carrying out environmental audits, safety audits, etc.
- Maintaining landscape and safety of the premises/building
- Maintaining compliance monitoring as per direction of MoEF

The detail formulation of environment cell is given in below **Figure**





The structure of environment management cell

Annexure 8: Consent to Establish



Maharashtra Pollution Control Board

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MAHARASHTRA POLLUTION CONTROL BOARD																			
Tel: 24010706/24010437 Fax: 24044532/4024068/4023516 Website: http://mpcb.gov.in Email: jdwater@mpcb.gov.in		Kalpataru Point, 2nd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022	Infrastructure/RED/L.S.I No: Format1.0/CC/UAN No.0000091413/CE 2103001587 Date: 25/03/2021																
To, M/s. Chaitya Developers C.S No. 777, Plot bearing C.S No. 777, Mazgaon Division, Dr. Babasaheb Ambedkar road, Chinchpokali, Mumbai		 <i>धरोत्र पर श्रम Right to Public Services</i> Your Service is Our Duty																	
Sub: Consent to Establish for construction project under Red Category																			
Ref: 1. Minutes of 13th Consent Committee meeting dtd 01.02.2021, 12.02.2021 & 25.02.2021																			
Your application NO. MPCB-CONSENT-0000091413																			
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 is granted for period upto commissioning of the project or five years whichever is earlier 2. The capital investment of the project is Rs.137.96 Cr. (As per undertaking submitted by pp). 3. The Consent to Establish is valid for redevelopment construction project named as M/s. Chaitya Developers, C.S No. 777, Plot bearing C.S No. 777, Mazgaon Division, Dr. Babasaheb Ambedkar road, Chinchpokali, Mumbai on Total Plot Area of 5229.14 SqMtrs for total construction BUA of 50200 SqMtrs as per EC granted dated 02.03.2020 including utilities and services 4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 5px;">Sr No</th> <th style="text-align: center; padding: 5px;">Description</th> <th style="text-align: center; padding: 5px;">Permitted (in CMD)</th> <th style="text-align: center; padding: 5px;">Standards to</th> <th style="text-align: center; padding: 5px;">Disposal</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">1.</td> <td style="text-align: center; padding: 5px;">Trade effluent</td> <td style="text-align: center; padding: 5px;">Nil</td> <td style="text-align: center; padding: 5px;">NA</td> <td style="text-align: center; padding: 5px;">NA</td> </tr> <tr> <td style="text-align: center; padding: 5px;">2.</td> <td style="text-align: center; padding: 5px;">Domestic effluent</td> <td style="text-align: center; padding: 5px;">133.4</td> <td style="text-align: center; padding: 5px;">As per Schedule - I</td> <td style="text-align: center; padding: 5px;"> 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 </td> </tr> </tbody> </table>					Sr No	Description	Permitted (in CMD)	Standards to	Disposal	1.	Trade effluent	Nil	NA	NA	2.	Domestic effluent	133.4	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
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M/s. Chaitya Developers/CE/UAN No. MPCB-CONSENT-0000091413 (09-03-2021 11:00:31 am) /QMS.PO6_F01/00

Page 1 of 7

Kindly verify Maharashtra Pollution Control Board's document on Blockchain by scanning the QR code.
<https://blockchain.ecmpcb.in/docs/a11a479b6d6d7f8764fe11f9c7707165d79d30a1f8fcecf5f2d139ad626c5199>

Annexure 8: Consent to Establish



Maharashtra Pollution Control Board
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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-500 KVA	01	As per Schedule -II
S2	DG Set-250 KVA	01	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

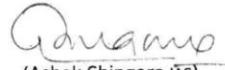
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	BIODEGRADABLE WASTE	549.7 Kg/Day	OWC and COMPOSTING	As Manure
2	NON BIODEGRADABLE	302.8 Kg/Day	SEGREGATION	Handover to local body
3	STP SLUDGE	10.25 Kg/Day	DRYING	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
		NA			

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
11. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
12. 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.
13. The project proponent shall make provision of charging ports for electric vehicles in atleast 10 % of total available parking slots.
14. The project proponent shall take adequate measures to control noise level and dust emissions during construction phase.
15. Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000002156 dtd 02.03.2020 for redevelopment construction project on total plot area 5229.14 sq.mt. and total construction BUA of 50200 sq.mt.
16. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.

For and on behalf of the
 Maharashtra Pollution Control Board.


 (Ashok Shingare IAS),
 Member Secretary

Annexure 8: Consent to Establish



Maharashtra Pollution Control Board
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Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	275920.00	MPCB-DR-2777	09/11/2020	RTGS

Copy to:

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

Annexure 8: Consent to Establish



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

1) A] As per your application, you have proposed to install Two Sewage Treatment Plants (STP) with the design capacity of 102 CMD & 110CMD based on MBBR Technology.

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

Sr.No	Parameters	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 MPN/100ml

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	157.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

Annexure 8: Consent to Establish



Maharashtra Pollution Control Board
605c1d81c6a9435696424bf0

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.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
1	DG set-500 KVA	Acoustic Enclosure	4.5	HSD	44 Ltr/Hr
2	DG Set-250 KVA	Acoustic Enclosure	4.0	HSD	18 Ltr/Hr

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

Total Particular matter	Not to exceed	150 mg/Nm 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	C2E	10 Lakhs	15 Days	Towards compliance of Consent Conditions & EC	Continous	5 Yrs

** 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.

Annexure 8: Consent to Establish



Maharashtra Pollution Control Board
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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)	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.

Annexure 8: Consent to Establish



Maharashtra Pollution Control Board
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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 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.

For and on behalf of the
 Maharashtra Pollution Control Board.


 (Ashok Shingare IAS),
 Member Secretary

Annexure 9: CFO NOC

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

SUB: Revised N.O.C stipulating fire protection and firefighting requirements for the proposed construction of High-rise Residential building on plot bearing C.S. No. 777 Mazgaon Div, Dr. B. A. Road, Chinchpokli, Mumbai under D.C. Regulation 33(7) of DCPR.

REF: **i)** On-line submission from Shri Rajendra Ulhas Pagnis, Architect.
ii) On-line File No.- [CHE/CTY/1238/E/337\(NEW\)-CFO](CHE/CTY/1238/E/337(NEW)-CFO).

CHIEF ENGINEER (D.P.)

In this case please refer NOC issued by this office vide No. FBM/504/80 dated 02.08.2004 for the construction of high-rise residential building comprising of two wings having ground floor partly on stilt, podium (with stilts) and 21 upper floors (part 21st floor), with the total height of 69.85 Mtrs. from general ground level up to terrace level, as shown on plans.

Further, please refer NOC issued by this office vide No. FB/HR/R-I/24 dated 16.04.2016 for the construction of high rise residential composite building comprising of Sale & Rehab building; Sale part of the building is having 3 wings i.e. Wing A, Wing B & Wing C having separate part basement (-03.60 mtrs) for services + common lower ground for part shops, part stilt for horizontal car parking & two wheeler parking accessible by one car lift and two existing structures (to be retained) i.e. Hanumanji's Temple & non cess structure for S.B.Seva + Upper ground (+ 03.90 mtrs) & 1st to 5th upper floors as podiums (+20.75 mtrs) for horizontal car parking accessible by 06.00 mtrs wide two way ramp + service floor; thereafter the building is divided into 3 wings i.e. Wing A, B & C; Wing A & B having 6th to 19th upper residential floors with total height of 66.35 mtrs from general ground level up to terrace level and Wing C having 6th to 20th upper residential floors (20th floor part) with total height of 69.99 mtrs from general ground level up to terrace level and MHADA wing within podium line of Sale part of the building having part basement + lower ground + upper ground + 1st to 3rd upper residential floors (3rd podium ceiling level) with total height of 14.80 mtrs from general ground level up to 3rd podium ceiling level and connected to upper ground, 1st to 3rd podium level by wall and Rehab part of the building is having of two wings i.e. Wing D & E, Wing D part basement and thereafter both wings having common ground on stilt and 1st to 19th upper residential floors with a total height of 63.75 mtrs from general ground level up to terrace level and the MHADA wing in sale part of the building & wing D of rehab part of the building are connected by common basement between this two wings having depth 03.60 mtrs for services, having entry through staircases of MHADA wing in sale part of the building & Wing D of Rehab part of the building.

Now, Architect has submitted revised plans & proposed following amendments:

1

Annexure 9: CFO NOC

1. Now Architect has changed the entire planning for High rise sale residential building having single level Basement (part) (-03.55 mtrs.) + Ground floor partly on stilt for parking + 1st to 7th podium floors + 8th Amenity floor + Service floor + 9th to 45th upper residential floors with a total height of 162.65 mtrs from general ground level to terrace level, with fire check floor in between 20th floor and service floor and second fire check floor in between 41st and 42nd floor, including MHADA wing with separate staircase, having single level Basement (-03.55 mtrs.) + Ground floor + 1st to 5th upper residential floors with a total height of 19.00 meters from general ground level to 5th floor level.

Floor wise User: Sale Wing:

Floors	User per floors
Basement (-3.55 mtrs)	Water Tanks, Pump Room, Rain Water Harvesting Tank.
Ground floor	24 nos of shops, Security cabin, Sub-station, STP, OWC, electric meter room, DG Set, 4-wheeler Horizontal car parking, existing temples to be retained.
1 st Parking Podium Floor	2-wheeler & Horizontal 4-wheeler car parking accessible by 9.00 metres wide two-way ramp.
2 nd to 7 th floor (Podium)	2-wheeler & Horizontal 4-wheeler car parking on each podium accessible by 6.00 metres wide two-way ramp.
8 th Amenity floor	Refuge Area, Fitness Centre, Prayer Hall, Open to sky garden, Services and 2-wheeler & Horizontal 4-wheeler car parking accessible by 6.00 metres wide two-way ramp.
Service floor	Service floor.
9 th to 14 th floor	6 flats on each floor
15 th floor	5 flats + Refuge Area
16 th to 20 th floor	6 flats on each floor
First Fire check floor	Fire check floor.
Service floor	Service floor.
21 st floor	6 flats
22 nd floor	5 flats + Refuge Area
23 rd to 28 th floor	6 flats on each floor
29 th floor	5 flats + Refuge Area

Annexure 9: CFO NOC

The building abuts on 36.58 mtrs wide existing Dr. B.A. Road on east-side.

Open spaces for Sale building:

Sides	From building line to plot boundary	From building line to podium line	From podium line to plot boundary
North	6.436 M to 20.412 M.	0.106 M to 14.087 M.	6.211 M to 6.332 M.
South	8.013 M including ramp to 23.134 M.	1.042 M to 15.961M.	7.00 M including ramp to 15.951M on 1 st floor.
East	6.282 M to 14.449 M + 36.58 mtrs wide Dr. B.A. Road.	2.819 M to 11.35 M.	3.098 M to 3.143 M + 36.58 mtrs wide Dr. B.A. Road.
West	40.137 M to 49.008 M join open space between Sale & Rehab Wing	37.583 M to 43.005 M	6.004 M to 7.506 M join open space between Sale Podium and Rehab Wing

The details of Staircase: Sale building:

Staircase	Width	Nos of staircases
Leading from Ground to terrace above top floor level.	2.00 Metres	2 Nos
Leading from basement to 5 th floor Podium level (MHADA).	1.50 metres	1 No for MHADA wing.

The proposed staircases as shown on plans are of enclosed type & the staircases are terminated at ground floor level and externally located & adequately ventilated to outside air.

The details of lifts: Sale building:

Lift type	Profile	Nos of lifts
Passenger lift	Leading from ground to top floor level	04 Nos
Stretcher lift	Leading from ground to top floor level	02 Nos
Servant Lift	Leading from ground to top floor	01 No.

Annexure 9: CFO NOC

level		
Fireman evacuation lift	Leading from ground to top floor level	01 No.
MHADA passenger lift	Leading from ground to 5 th floor level	02 Nos for MHADA PART.
Out of the four passenger lifts, two lifts(one in each bank) shall be converted into fire lifts.		

The details of Ramp:

From – To	Ramps & width
From Ground level to 1 st floor podium level.	9.00 M wide two-way ramp.
From 2 nd floor level to 8 th floor podium level.	6.00 M wide two-way ramp.

X] - THIS PROPOSAL HAS BEEN CONSIDERED FAVORABLY BY TAKING INTO CONSIDERATION THE FOLLOWING:

- a) This proposal falls under section 33(7) of D.C.P.R.
- b) This department has already issued NOC under No. FBM/504/80 Dated 02/08/2004, FB/HR/R-I/24 dated 16.04.2016 .
- c) The C.C. has been issued upto plinth level u/no CHE/CTY/1238/E/337(NEW), dated 19/12/2017 by EEBP (City) and the piling work is in progress at the site.
- d) The Site abuts on 36.58 metres wide existing Dr. B.A. Road on east-side.
- e) Architect agreed that structural member of building shall have 4 hours fire resistant.
- f) The Architect has agreed to provide sprinkler system in the entire building including each flat, lift lobbies/corridor, in the entire podium/parking floors.
- g) The Architect has agreed to provide smoke detection system in the electric meter room, lift room, pump room and wherever false ceiling will be provided at above & below the false ceiling level.
- h) The building will be protected with advance in built firefighting system such as wet riser, hydrant system, fire alarm & fire detection system & sprinkler system, public address system, B.M.S. room, Fireman evacuation lift etc.
- i) The fire resistances rating for staircase & electric duct door, F.R.D.s, Lift lobby/protected lobby & the lift doors shall be provided as per N.B.C. Provisions.
- j) Efficient P.A. system is recommended for building with standard Building Management System.
- k) Architect has proposed 9 mtr wide Ramp at the South side upto 1st floor and thereafter having platform with 18 mtr dia turning circle at 1st floor level for pitching fire appliances from where, south side face of the building can be accessed. More over, building abuts on B. A. Road at the

Annexure 9: CFO NOC

east side and 06.00 mtrs wide open space on North side. Hence, the residential flats of sale wing can be approached from North, South and East side. Accordingly due to the planning constraint the Architect has submitted the hardship letter dated 31.12.2018 stating that the plot is very narrow and has to accommodate all the tenant of rehab and NR. In view of the above the proposal is considered by this department, subject to the approval of high-rise committee.

I) During construction stage and prior to final occupation, party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any in future.

In view of above, as far as this department is concerned there is no objection for the construction of High-rise sale residential building having single level Basement (-03.55 mtrs.) + Ground floor partly on stilt for parking + 1st to 7th podium floors + 8th Amenity floor + Service floor + 9th to 45th upper residential floors with a total height of 162.65 mtrs from general ground level upto terrace level including MHADA wing with separate staircase, having single level Basement (-03.55 mtrs.) + Ground floor + 1st to 5th upper residential floors with a total height of 19.00 meters from general ground level to terrace level, as per the details shown on the plans signed in token of approval, subject to satisfactory compliance of the following requirement:

1. All the requirements stipulated in the earlier approved NOC No. FB/HR/RI/24 Dated 16/04/2016 shall be applicable for the wings D & E only and following requirements shall be applicable for the Sale Wing including MHADA wing.

2. ACCESS:

- a) All access & fire tender access should be free of encumbrances.
- b) There shall be no compound wall on the Road side. Entrance gate if provided shall be of not less than 6.00 meters width each shall be provided, at locations marked on the plan. Archways, if any over the entrance gates, shall have height clearance of not less than 6.00 Mtrs.

3. CAR PARKING FLOORS:(for sale wing)

- a) All the sides of the stilted/covered car parking shall be kept open except parapet walls of not more than 0.75 meters height.
- b) Automatic sprinkler and drencher system at the top of the podium shall be provided to the entire parking floor.
- c) The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route, ramps etc. at prominent location.

4. COURTYARDS:

- a) All the courtyards shall be in one plane.
- b) The courtyards shall be kept free from obstruction at all times.
- c) No structure of any type shall be permitted in courtyards of the building.
- d) There shall not be any trees obstructing fire appliances reach in compulsory open spaces, required as per DCR.
- e) The courtyard shall be paved suitably to bear the point load of 10kg/cm².

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5. PODIUM FLOORS:

- a) Car parking shall be permitted in the designated area only.
- b) Podium floor shall not be enclosed except for parapet walls.
- c) Minimum 75% see through opening area of proposed peripheral area shall be provided.
- d) The fin shall be provided with material such as alcobond / fibre / aluminum sheets / RCC /FRP plastics / wooden panels.
- e) 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.
- f) 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.
- g) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- h) Dwelling, use of naked light / flame, maintenance of vehicles shall be strictly prohibited in the parking area.
- i) Automatic sprinkler system shall be provided to the entire horizontal car parking area on each podium floor
- j) The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route, car lifts, etc. at prominent location.
- k) Drencher system on the top of each podium floor shall be provided.

6. RAMP:

- 1. The ramp shall not have the gradient not less than 1:10.
- 2. The ramp shall be non skidding surface and shall bear load of fire engine having paved suitably to bear the point load of 10kg/cm².

7. STAIRCASE:

- a) The staircases shall be of enclosed type as shown in the plan throughout its height and shall be naturally ventilated.
- b) Permanent vent for emergency at the top equal to 5 % of the cross-sectional area of the staircase shall be provided.
- c) Openable 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.
- d) Structural steel members connected to staircase shall be protected with fire retardant coatings.
- e) No combustibles shall be kept or stored in staircase/passages.
- f) Staircase lobbies shall be provided with smoke check lobby at basement level.
- g) No glass or any façade shall be permitted at the external face of the staircase.

THE TERRACE DOOR MANNER AS FOLLOWS:

- 1. The latch-lock shall be installed from the terrace side at the height of not more than 1 Mtrs.
- 2. The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch-lock, so as to open the latch in case of an emergency by breaking glass.

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3. The door shall either be fitted with magnetic lock connected to console and detected system or shall be synchronized with fire detection and alarm system.

7. CORRIDOR / LIFT LOBBY:

- a) Corridor/lift lobby at each floor level shall be naturally ventilated.
- b) The common corridor/lift lobby at each floor level shall be kept free from obstructions at all times.
- c) Proper signage for way to staircase, escape routes, staircase, floor nos. etc. shall be provided at each floor of building.
- d) Portable lights/Insta lights shall be provided at strategic locations in the staircase and lift lobby.

8. STAIRCASE AND CORRIDOR LIGHTINGS:

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

9. FLAT ENTRANCE DOORS & EXIT / ENTRANCE STAIRCASE:

- a) Flat entrance & staircase door shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.)
- b) The fire resistance rating for staircase F.R.D., Lift lobby/protected lobby & the lift doors as per N.B.C. provisions.

10. DUPLEX FLAT ENTRANCE AND INTERNAL STAIRCASE:

- a) The duplex flat shall have entry from the lift lobby on each floor.
- b) The internal staircase shall be of non combustible material.
- c) No combustible material shall be stored below the internal staircase.

11. ELECTRIC CABLE SHAFTS, SERVICES & METER ROOM:

- a) Electric cable shafts shall be exclusively used for electric cables and should not open in staircase enclosure.
- b) Inspection doors for shafts shall have two hours fire resistance.
- c) Electric 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 electric shaft.
- d) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core/fire resistance for the entire building with provision of ELCB/MCB.
- e) Electric meter room shall be provided at location marked on the plan. It shall be adequately ventilated & easily accessible.
- f) Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire bldg., with the provision of ELCB/MCB. Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits;

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- g) Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables; use of bus bar/solid rising mains instead of cables is preferred.
- h) Separate circuits for firefighting pumps, fire lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
- i)
 - a. The Master switches controlling essential service circuits shall be provided in the Fire Control room and shall be clearly labeled and operations of the same shall be carried out only by trained personnel or Fire Brigade personnel.
 - b. The manual control for the changeover switch from main to D.G. Set/ other substation alternate supplies shall be provided in the Fire Control room.
 - c. Emergency electrical services/switches shall be provided in the Fire Control room.

12. **FALSE CEILING (if provided):**

False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of no combustible materials.

13. **MATERIALS FOR INTERIOR DECORATION/FURNISHING:**

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

14. **ESCAPE ROUTE FROM TO STAIRCASE (Corridor / Lift Lobby):**

- a) Corridor/lift lobby at each floor level shall be ventilated to outside air, as shown on the plan. This natural ventilation shall not be blocked/obstructed by partition etc.
- b) All lifts, lift lobbies & common corridors shall be pressurized in the event of fire at each floor. The positive pressure in these lift shafts should be maintained 50 Pascal and enclosed lift lobbies should be maintained 25 Pascal.
- c) Proper signage for way to staircase, escape routes, staircase, floor nos. etc. shall be provided at each floor of building.
- d) Location/layout plan of each floor shall be on walls of each floor at lift lobby etc.

15. **LIFT:****A. PASSANGER LIFTS:**

- a. Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
- b. Shafts shall have permanent vent of not less than 0.2 sq. Mtrs in clear area immediately under the machine room.
- b) 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.
- c) One of the lift from each lift bank shall be converted into fire lift and shall be as per Specifications laid down under the regulations, a toggle switch shall be provided to this lift for the use of Firemen.
- d) Threshold if provided at the entrance of each landing door shall be of non-combustible material.

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B. FIRE LIFTS:

- a) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift shall be provided, and shall be available for the exclusive use of the firemen in an emergency.
- b) The lift shall have a floor area of not less than 1.40 Sq. mtrs. It shall have loading capacity of not less than 545 kgs. (08 persons lift) with automatic closing doors of minimum 0.8 m. width.
- c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire that is within the lift shaft. Light & fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24-volt supply.
- d) Fire lift should be provided with a ceiling hatch for use in case for emergency. So that when the car gets stuck up, it shall be easily openable.
- e) In case of failure normal electric supply, it shall automatically changeover to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
- f) The operation of fire lift should be by a simple toggle or two – button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. Then this lift can be used by the occupants in normal times.
- g) The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- h) The speed of the fire lift shall be such that it can reach the top floor from ground level with in one minute.
- i) The fire rating of lift corridor having half an hour fire resistance & shall increase beyond N.B.C. provisions by half an hour after every 70 mtrs. height of the building.
- j) Fire lift shall be constructed as per prevailing Indian & International standard.

C. FIREMAN EVACUATION LIFT: (for sale wing)

- i. All high-rise buildings having height more than 70 M will have at least one lift i.e. "Firemen Evacuation Lift" other than regular passenger lifts and fire lift/s. The requirement of "Firemen Evacuation Lift" shall be decided on the basis of travel distance in line with requirement of number of staircases as per prevailing DCR / NBC.
- ii. Capacity of "Fireman Evacuation Lift" shall be of 845 to 1000 kg / 8-15 persons and it shall be terminated on ground floor or podium where facility of the assembly of evacuations is available in case of emergency and shall not communicate to the basement.
- iii. "Fire Evacuation Lift" shall be housed in a separate core having smoke check lobby with opening on each floor and shall be attached with one of the enclosed staircase and required access to the staircase on each landing through fire resistance door of 2 hrs rating. Alternative Firemen evacuation lift shall be provided on every mid-landing of one of the enclosed staircase of the building and

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the said staircase shall be protected with smoke check lobby by means of Fire resistance door / Fire curtain / Fire resistance Glass having 2 hrs fire resistance.

- iv. The "Fire Evacuation Lift" along with the enclosed staircase shall be marked as "Fire Escape Lift / Staircase" at each landing door terminating to the lobby.
- v. All the requirements pertaining to civil and electrical aspects mentioned in National Building Code for "Fire Lift" shall be applicable for "Firemen Evacuation Lift". In addition to that following fire safety measures shall be incorporated.
- vi. "Firemen Evacuation Lift" car doors and landing doors shall have at least two hours fire resistance and shall have provision of Glass vision for both doors of minimum 1 feet x 2 feet and the glass should also have two hours fire resistance.
- vii. "Firemen Evacuation Lift" car shall have emergency operation switch which will be only operated by Fire Brigade personnel. On actuation of this switch, the "Firemen Evacuation Lift" will only 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 ground floor lobby.
- viii. Backup electric supply shall be provided with UPS for at least 30 min and it should be online supported by another regular & alternate emergency supply.
- ix. Two-way communication systems shall be provided in "Firemen Evacuation Lift" car as well as at every landing level including ground floor lobby.
- x. All the electric cables shall be fire retardant with low smoke hazard complying relevant BIS standards.
- xi. "Firemen Evacuation Lift" car shall be made of non-combustible material including interior having minimum 2 hrs. fire resistance.
- xii. Lift maintenance shall be carried out only by Manufacturing / Installation Company.

16. 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) The Automatic Sprinkler System provided to the entire car parking area.

17. BASEMENT (part) (-3.55 mtrs):

- a) Basement shall be separately ventilated. Vents with cross, sectional area (Aggregate) not less than 2.5 percent of the floor area spread evenly around the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and outlets may be terminated at ground level with stall boards

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or pavement lights as before but ducts to convey fresh air to the basement floor level shall have to be laid. Stall boards and pavement lights should be in position easily accessible to the fire Brigade personal and rescue teams and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

- b) The basement shall be used for designated purpose only as shown in the plan.
- c) The basement shall be provided with natural ventilations through the ventilators, open cut outs as shown in the plan.
- d) 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.
- e) One Dry Chemical Powder fire extinguisher ABC type of 09 kgs. Capacity each shall be kept in basement.
- f) Exhaust duct, mechanical ventilation duct should not pass through exit or entry.
- g) 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 09 kgs./sq. cms.

17. FIRE FIGHTING REQUIREMENTS FOR SALE WING & MHADA PART:**(i) UNDER GROUND WATER STORAGE TANK:**

An underground water storage tank of 3,50,000 liters capacity shall be provided for Wet riser & sprinkler system at the location marked in the plan, as per the design specified in the rules with baffle wall and fire brigade collecting breaching.

(ii) OVERHEAD TERRACE WATER STORAGE TANK (EACH STAIRCASE):

Another tank of 50,000 liters capacity shall be provided on each staircase shaft at 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 wet risers through a booster pump through a non-return valve gate valve.

(iii) WET RISERS:

Wet risers of internal dia. of 15 cms. of G.I. 'C' Class pipe shall be provided in the duct adjoining each staircase with twin hydrant outlet & hose reel at each floor in such a way as not to reduce the width of the common corridor. Pressure reducing discs or orifices shall be provided at lower level, so as not to exceed the pressure of 5.5 kgs per sq.cms. The wet risers shall be extended from lower basement up to top most floor/terrace level. Wet riser outlet and hose reel at a distance of 100 ft. shall be provided on periphery of all podium / parking floors.

(iv) AUTOMATIC SPRINKLER SYSTEM:

The Automatic sprinkler system shall be provided in entire building including in each flat, lift lobby & common corridor at each floor level and podium car parking floor area as per the standards laid down by T.A.C. or relevant I.S. specifications.

(v) AUTOMATIC SMOKE DETECTION SYSTEM:

Each Lift machine room, electric meter room etc. & false ceiling if provided & in the lift lobby & common corridor at each floor level shall be protected with Automatic smoke detection system with main console panel at ground floor level.

Annexure 9: CFO NOC

(vi) DRENCHER SYSTEM:(FOR ALL PODIUMS):

Drencher system should be provided on the periphery of each podium floors of the building, top of the podium floor and should be connected to the main sprinkler pump as per the standard laid down in relevant B.I.S. Specifications.

(vii) FIRE SERVICE INLET:

- a) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provided to connect the mobile pump of the fire service independently to a) the wet riser, b) sprinkler system & c) drencher system.
- b) Breeching connection inlet shall be provided to refill U.G. tank,
- c) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor level.

(viii) FIRE PUMP, BOOSTER PUMP, SPRINKLER PUMP AND JOCKEY PUMP:

- a) Wet-riser shall be connected to a fire pump 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.
- b) Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs./ sq. cms. at the top most hydrant outlet of the wet-riser shall be provided at the terrace Level.
- c) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- d) Electric supply (normal) to these pumps shall be independent circuit.
- e) Separate jockey pump shall be provided to Wet riser system to keep system pressurized.
- f) Operating switches for booster pumps shall be also provided in glass fronted boxes at ground floor and on terrace level.
- g) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
- h) The fire pumps provided shall be surface mounted type or vertical turbine mounted type and not submersible type.

(ix) STAND BY PUMPS:

A set of all above pumps or one diesel operated stand by pump shall be provided as per N.B.C.

(x) EXTERNAL HYDRANTS:

Courtyard hydrants shall be provided at distance of 30.00 mtrs each at top of podium floor as well as ground floor within the confines of the site of the wet riser-cum-down comer at the location marked on the plan.

(xi) ALTERNATE SOURCE OF POWER SUPPLY AND D.G. SET:

An alternate source of L.V./H.V. supply from a separate substation and D.G. Set with appropriate change over switch shall be provided for fire pumps, sprinkler pump, booster pump, jockey pump, staircase and corridor lighting circuits, manual fire alarm system & P.A. system. It shall be housed in a separate cabin.

(xii) FIRE ALARAM SYSTEM / FIRE DETECTION SYSTEM:

- a) The building shall be provided with intelligent analog addressable fire alarm system with microprocessor based main control panel at ground floor level and addressable

Annexure 9: CFO NOC

call points and hooters at each floor level. The design of fire alarm system shall be in accordance with I.S. specification and based on NFPA 72 guidelines (as per 2010 edition).

- b) The addressable fire alarm system shall be equipped with the latest evacuation features such as digital voice evacuation capabilities; fire fighters telephone system, directional sounders etc. The main entry/exit points shall be provided with fire fighters interactive interface to enable viewing of critical information in event of fire.
- c) All basements, podiums shall be provided with intelligent multi sensor detectors connected to the main fire alarm panel. This is to avoid nuisance alarm caused due to smoke emission from the vehicles of the car parking.
- d) Appropriate fire detection system shall be installed in kitchen area.
- e) Access control system, close circuit cameras shall be installed in the entire building & connected to B.M.S. control at reception.

(xiii) PORTABLE FIRE EXTINGUISHERS:

- a) Two Dry Chemical Power (A.B.C.) type fire extinguisher of 9 Kgs. Capacity having B.I.S. certification mark and two buckets filled with dry, clean sand shall be kept in Electric Meter Room, Lift Machine Room.
- b) One Dry Chemical Powder fire extinguisher ABC type of 09 Kgs. Capacity each shall be kept in basement, on each floor
- c) One Dry Chemical Powder fire extinguisher ABC type of 09 Kgs. Capacity each shall be kept in car parking podium floors for every 100 sq mt of area.

(xiv) PUBLIC ADDRESS SYSTEM:

The entire building shall be provided with the public-address system in common areas as per the with main control operator at console panel at ground floor reception area.

(xv) SIGNAGES:

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

(xvi) VOICE EVACUATION SYSTEM:

The voice evacuation system shall be integrated to Fire Alarm system so as to facilitate the co-ordination activities in case of fire emergencies. The actuation of the fire alarm control panel shall automatically activate the Voice Evacuation system. A pre-recorded message shall be broadcast on the affected floor, one floor below & two floors above the affected floor.

(xvii) EMERGENCY ESCAPE ROUTE PLAN:

Emergency exit route plan framed in glass shall be displayed in the common corridor, cross passages, staircase/lift lobbies of each floor level.

(xxii) FIRE DRILLS / EVACUATION DRILLS:

Fire Drills and evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade and log of the same shall be maintained.

18. SERVICE DUCT:

- a) All service ducts shall be of 2 hr. fire resistance.
- b) Inspection door of the service ducts shall have 2 hr. fire resistance.

Annexure 9: CFO NOC

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

19. TRAINED OFFICER / SECURITY GUARDS:

- a) A qualified full time trained fire officer with experience of not less than 3 years shall be appointed who will be available on the premises at all times. Alternative full time qualified fire trained officer working in shift duty system shall be placed round the clock on the premises.
- b) The trained officer / security guards along with trained staff having basic knowledge of firefighting & fix firefighting installation shall be provided / posted in the building.
- c) Maintenance of all the first aid firefighting equipments, fixed installations & other firefighting equipment's / appliance shall be kept 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.
- e) To liaise with the City Fire Brigade on regular & continual basis.

20. B.M.S/FIRE CONTROL ROOM:

- a) Separate Fire Control room with well qualified man power shall be established on ground floor.
- b) Plan of each floors indicating means of egress as well escape shall be maintained.
- c)
 - i. The Master switches controlling essential service circuits shall be provided in the Fire Control room and shall be clearly labeled and operations of the same shall be carried out only by trained personnel or Fire Brigade personnel.
 - ii. The manual control for the changeover switch from main to D.G. Set/another sub station alternate supplies shall be provided in the Fire Control room.
 - iii. Emergency electrical services / switches shall be provided in the Fire Control room.

21. RATE OF RISE DETECTORS:

Rate of rise detectors shall be installed in the hot areas i.e. in each kitchen & same shall be connected to main console at ground floor level.

22. GAS DETECTION SYSTEM:

LPG/PNG detector system shall be installed in kitchen/pantry of service apartments on upper floors of the building.

23. INTEGRATED SYSTEM:

The entire firefighting system shall be of the type "Integrated Building Automation System" combining all the systems. Flasher light shall be installed at the top of the building which will be switched on in case of incident of fire in that

Annexure 9: CFO NOC

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.

24. DISASTER MANAGEMENT PLAN:

- i) Disaster management plan for fire & other emergency shall be prepared & 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.
- iii) Emergency exit route plan framed in glass shall be displayed in the common corridor, cross passages, staircase/lift lobbies of each floor level.

25. REFUGE AREA:

- i) Refuge area provided on 8th, 15th, 22nd, 29th, 36th & 43rd floor as shown on the plans of the building shall be conforming to the following requirements:

Manner of refuge area

- a) The refuge area shall be so located that it shall preferably face the access road of the building.
- b) The refuge area shall be provided with railing / parapet of 1.20 mt.
- c) The refuge area shall have a door which 'shall be painted or fixed with a sign in luminous paint mentioning "REFUGEARA"
- 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. Drinking water facilities shall be provided in the refuge area.

iv) Terrace floor as a refuge floor:

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

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

Annexure 9: CFO NOC

26. Necessary permission from the concerned ward authorities shall be obtained for any trade activities in the shop/NR before commencement.

Earlier party has paid scrutiny fees of Rs.1,35,000/- vide Receipt No.843401 dated 17.07.2004 on the total built up area 13500.00 Sq. Mtrs as certified by the Architects.

Further, the party has paid scrutiny fee of Rs.12,86,350/- vide Receipt No.1182644 and SAP Doc. No.1002228084 dated 05.08.2015 and Rs.1,62,440/- vide Receipt No.1269840 and SAP Doc.No.1002522313 dated 12/04/2016 on the total built up area of 40610.00 Sq. Mtrs as certified by the Architect.

Now, the party has paid the capitation fees of Rs.12,28,530/- vide Receipt No.5869421, 5869422, 5869423 & SAP DOC. No.-1003469723 dated 21.12.2018, on the gross built-up area of 58590.00 Sq. Mtrs. as certified by the Architect vide his letter dated 20.12.2018.

Ch.Eng.(D.P.)/E.E.(B.P.) City is requested to verify the total gross built-up area of the building & inform this department, if the same is found to be more for the purpose of levying additional scrutiny fee, if required.

Note:

- (i) The schematic drawings/plans of sprinkler system, smoke detection System, Rate of rise detection system, Wet riser system, Public Address system etc. shall be got approved from CFO prior to installation.
- (ii) The passive and active fire safety measures/installation shall be carried out by approved licensed agency.
- (iii) This NOC is issued from fire safety point of view only & all civil engineering side including area calculation shall be scrutinized, verify & confirm by the Ch. Eng.(D.P.)/E.E.(B.P.) City.
- (iv) There shall not be any trees obstructing fire appliances reach in access and compulsory open spaces, required as per DCR.
- (v) E.E.B.P. (City) shall verify the proposal as per amended DCR & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in sq. metres& floor occupancy of the building and also in context with Hon. M.C.'s circulars issued u/n. Ch.E./32545/DP-Gen dated 24/02/2015 & u/no. Ch.E/34194/DP/Gen dated 10/03/2015 and verify the compliance as per the above said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.
- (vi) E.E.B.P. (City) shall verify the proposal in context with Hon. M.C.'s circulars issued u/n. Ch.E./32545/DP-Gen dated 24/02/2015 & u/n Ch. E/34194/DP/Gen dated 10/03/2015 and verify the compliance as per the above said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.
- (vii) E.E.B.P. (City) requested to scrutinized the plans as per amended DCR & verify civil work and all other requirements pertaining to civil Engineering side

Annexure 9: CFO NOC

including open spaces, corridors, staircases, amendments, height, refuge area in sq. metres& floor occupancy of the building. E.E.B.P. (City) is also requested to verify 6.00 metres wide open space & R.G. as per the Directives of Hon. M.C.'s office order No. MGC/A/6647 dated 23.12.2013 & orders of Hon. Supreme Court. And if these plans, given open space & R.G. is not approvable then this NOC shall be treated as cancelled & refer back to this department for revised NOC also till then further process of issuing IOD & C.C. shall not be permitted.

- (viii) MEP consultants shall verify & examine the size & area of duct provided to sprinklers, wet riser, detection system, electricity supply, etc.
- (ix) The width of the Abutting Road / Access Road, Open spaces mentioned in this N.O.C. are as per plans submitted by the L.S., attached herewith. These parameters shall be verified by Ch.Eng.(D.P.)/E.E.(B.P.) City before granting any permission (I.O.D./C.C./ further C.C.). If found any contradiction, the proposal shall be referred back to this Department.
- (x) This NOC is issued for the proposed building from Fire risk / Fire Safety point of view only. The plans approved along with this N.O.C. are approved from Fire Risk / Fire Safety point of view only. Approval of this plan does not mean in any way of allowing construction of the building. It is Architects/L.S. / Developer's responsibility to take necessary prior approval from all concerned component authorities for the proposed construction of the building.
- (xi) This NOC is issued from fire risk point of view, without prejudice to legal matters pending in the court of law, if any.
- (xii) This NOC is issued, subject to approval by High Rise Technical Committee.

Deepak
Kalipada
Gosh

Digitally signed by
Deepak Kalipada
Gosh
Date: 2018.12.31
20:10:58 +05'30'

Scrutinized & Prepared by
DFO D. K. Ghosh.

Ashok
Vithoba
Bangar

Digitally signed by
Ashok Vithoba
Bangar
Date: 2018.12.31
21:24:15 +05'30'

Approved by
Dy.CFO A. V. Bangar

Annexure 10: Newspaper Advertisement

NOTICE

M/s. Chaitya Developers Our proposed project "Chaitya 777" located on Plot bearing C.S No. 777, Mazgaon Division, Dr. Babasaheb Ambedkar road, Chinchpokali, Mumbai 400 012 was accorded the Environmental Clearance from the State Level Environment Impact Assessment Authority (SEIAA), Environment Department, Govt. of Maharashtra on 2nd March, 2020. The copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at <http://ec.maharashtra.gov.in>

Date: 3-3-2020 M/s. Chaitya Developers
Place: Mumbai PARTNER

सूचना

मे. चैत्य डेव्हलपमेंट, आमचा प्रस्तावित प्रकल्प 'चैत्य ७७७', प्लॉट क्र. सी.एस. नं. ७७७, माझगाव विभाग, डॉ. बाबासाहेब आंबेडकर मार्ग, चिंचपोकळी, मुंबई - ४०० ०१२ हा राज्यस्तरीय पर्यावरण प्रभाव निर्धारण प्राधिकारी (एसईआयए), पर्यावरण विभाग, महाराष्ट्र शासन यांच्याकडून दि. ०२ मार्च २०२० च्या पर्यावरण मंजुरीनुसार होता. मंजुरी पत्राच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत व त्या वेबसाइट <http://ec.maharashtra.gov.in> वरून प्राप्त करता येऊ शकतील. दिनांक: ०३.०३.२०२० मे. चैत्य डेव्हलपमेंट ठिकाण : मुंबई भागीदार

Annexure 11: Form V (Environment Statement)



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2024

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000078072

Submitted Date

09-05-2025

PART ACompany Information

Company Name	Application UAN number		
M/s. Chaitya Developers	MPCB-CONSENT-0000091413		
Address			
C.S No. 777, PLOT BEARING C.S.NO.777, MAZGAON DIVISION, DR.BABASAHEB AMBEDKAR ROAD CHINCHPOKLI , MUMBAI	Taluka Mumbai Suburban	Village Chinchpokali	
Plot no C.S No. 777	Scale L.S.I	City Mumbai	
Capital Investment (In lakhs) 13796	Person Name Mr. Hemant Jain	Designation Partner	
Pincode 400012	Fax Number 0	Email chaityadevelopers2003@gmail.com	
Telephone Number 9920070033	Industry Category Orange	Industry Type 021 Building and construction project more than 20,000 sq. m built up area	
Region SRO-Mumbai I			
Last Environmental statement submitted online yes	Consent Number Format1.0/CC/UAN No.0000091413/CE 2103001587	Consent Issue Date 25/03/2021	
Consent Valid Upto 24-03-2026	Establishment Year 2021	Date of last environment statement submitted Sep 30 2021 12:00:00:000AM	
Industry Category Primary (STC Code) & Secondary (STC Code)			

Product Information

Product Name	Consent Quantity	Actual Quantity	UOM
Building Construction	50200	45951.87	

By-product Information

By Product Name	Consent Quantity	Actual Quantity	UOM
NA	0	0	Lakh sq. mtrs/ M

Annexure 11: Form V (Environment Statement)

Part-B (Water & Raw Material Consumption)

<u>1) Water Consumption in m3/day</u>		<u>Consent Quantity in m3/day</u>	<u>Actual Quantity in m3/day</u>
Water Consumption for Process	0	0.00	
Cooling	0	0.00	
Domestic	157.00	101.50	
All others	0	0.00	
Total	157.00	101.50	

<u>2) Effluent Generation in CMD / MLD</u>		<u>Consent Quantity</u>	<u>Actual Quantity</u>	<u>UOM</u>
Particulars	DOMESTIC	133.4	86.34	CMD

<u>3) Product Wise Process Water Consumption (cubic meter of process water per unit of product)</u>		<u>During the Previous financial Year</u>	<u>During the current Financial year</u>	<u>UOM</u>
Name of Products (Production)	NA	0	0	CMD

<u>4) Fuel Consumption</u>		<u>Consent quantity</u>	<u>Actual Quantity</u>	<u>UOM</u>
Fuel Name	HSD	62.00	0.00	Ltr/A

Part-C

<u>Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)</u>						
<u>[A] Water</u>		<u>Quantity of Pollutants discharged (kL/day)</u>	<u>Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour</u>	<u>Percentage of variation from prescribed standards with reasons</u>	<u>Standard</u>	<u>Reason</u>
Pollutants Detail	NA	0	0	NA	NA	NA
<u>[B] Air (Stack)</u>						
<u>Pollutants Detail</u>		<u>Quantity of Pollutants discharged (kL/day)</u>	<u>Concentration of Pollutants discharged(Mg/NM3)</u>	<u>Percentage of variation from prescribed standards with reasons</u>	<u>Standard</u>	<u>Reason</u>
Pollutants Detail	NA	0	0	NA	NA	NA

Part-D

<u>HAZARDOUS WASTES</u>			<u>UOM</u>
<u>1) From Process</u>	<u>Hazardous Waste Type</u>	<u>Total During Previous Financial year</u>	<u>Total During Current Financial year</u>

Annexure 11: Form V (Environment Statement)

0	0	0	
2) From Pollution Control Facilities			
Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM

Part-E

SOLID WASTES			
1) From Process			
Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Biodegradable Waste	0	406	Kg
Non Biodegradable Waste	0	611	Kg
2) From Pollution Control Facilities			
Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
NA	0	0	Kg/Day
NA	0	0	SqMtr/D
3) Quantity Recycled or Re-utilized within the unit			
Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Day
0	0	0	SqMtr/D

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste			
Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	NA	
2) Solid Waste			
Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Biodegradable Waste	406	Kg	-
Non Biodegradable Waste	611	Kg	-

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0	0	0	0	0	0

Part-H

Annexure 11: Form V (Environment Statement)

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.***[A] Investment made during the period of Environmental Statement***

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
AIR, NOISE, WATER , LAND ENVIRONMENT	AAQM, SOIL, NOISE WATER	70

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
IMPLEMENTATION IN POLLUTION CONTROL FACILITY	AAQM, SOIL, NOISE, WATER, SAFETY EQUIPMENT, GREEN BELT DEVELOPMENT	50

Part-I***Any other particulars for improving the quality of the environment.******Particulars***

1. Project has valid consent to establish copy.
2. PP has submitted six monthly compliance reports of stipulated conditions of environmental conditions
3. Good housekeeping practice at construction area.
4. The unit personnel has well trained in firefighting and first AID

Name & Designation

Mr. Hemant Jain (Partner)

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000078072

Submitted On:

09-05-2025

Annexure 12: PUC Certificates

Form 59
[See rules 115 (2)]

Pollution Under Control Certificate Authorised By : Government of Maharashtra																																									
Date : 15/10/2024 Time : 13:23:32 PM Validity upto : 14/10/2025																																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Certificate SL. No.</td> <td>MH00100300003648</td> </tr> <tr> <td>Registration No.</td> <td>MH02FG2731</td> </tr> <tr> <td>Date of Registration</td> <td>06/Mar/2020</td> </tr> <tr> <td>Month & Year of Manufacturing</td> <td>January-2020</td> </tr> <tr> <td>Valid Mobile Number</td> <td>*****8130</td> </tr> <tr> <td>Emission Norms</td> <td>BHARAT STAGE IV</td> </tr> <tr> <td>Fuel</td> <td>DIESEL</td> </tr> <tr> <td>PUC Code</td> <td>MH0010030</td> </tr> <tr> <td>GSTIN</td> <td></td> </tr> <tr> <td>Fees</td> <td>Rs.150.00</td> </tr> <tr> <td>MLI observation</td> <td>No</td> </tr> </table>			Certificate SL. No.	MH00100300003648	Registration No.	MH02FG2731	Date of Registration	06/Mar/2020	Month & Year of Manufacturing	January-2020	Valid Mobile Number	*****8130	Emission Norms	BHARAT STAGE IV	Fuel	DIESEL	PUC Code	MH0010030	GSTIN		Fees	Rs.150.00	MLI observation	No																	
Certificate SL. No.	MH00100300003648																																								
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Fuel	DIESEL																																								
PUC Code	MH0010030																																								
GSTIN																																									
Fees	Rs.150.00																																								
MLI observation	No																																								
Vehicle Photo with Registration plate 60 mm x 30 mm																																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Sr. No.</th> <th style="width: 30%;">Pollutant (as applicable)</th> <th style="width: 10%;">Units (as applicable)</th> <th style="width: 20%;">Emission limits</th> <th style="width: 20%;">Measured Value (upto 2 decimal places)</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Idling Emissions</td> <td>Carbon Monoxide (CO)</td> <td>percentage (%)</td> <td></td> <td></td> </tr> <tr> <td>Hydrocarbon, (THC/HC)</td> <td>ppm</td> <td></td> <td></td> </tr> <tr> <td rowspan="2">High idling emissions</td> <td>CO</td> <td>percentage (%)</td> <td></td> <td></td> </tr> <tr> <td>RPM</td> <td>RPM</td> <td>2500 ± 200</td> <td></td> </tr> <tr> <td rowspan="2">Smoke Density</td> <td>Lambda</td> <td>-</td> <td>1 ± 0.03</td> <td></td> </tr> <tr> <td>Light absorption coefficient</td> <td>1/metre</td> <td>1.62</td> <td>0.6</td> </tr> </tbody> </table>					Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)	1	2	3	4	5	Idling Emissions	Carbon Monoxide (CO)	percentage (%)			Hydrocarbon, (THC/HC)	ppm			High idling emissions	CO	percentage (%)			RPM	RPM	2500 ± 200		Smoke Density	Lambda	-	1 ± 0.03		Light absorption coefficient	1/metre	1.62	0.6
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<p>This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.</p>																																									
<p>Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in</p>																																									
<p>Authorised Signature with stamp of PUC Operator 3mm x 20 mm</p>																																									

Annexure 12: PUC Certificates

vehicles and does not require any signature.

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

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **25/11/2024**
Time : **12:51:39 PM**
Validity upto : **24/11/2025**



Certificate SL. No.	:	MH04301120036894
Registration No.	:	MH01CV4924
Date of Registration	:	04/May/2019
Month & Year of Manufacturing	:	March-2019
Valid Mobile Number	:	*****5678
Emission Norms	:	BHARAT STAGE IV
Fuel	:	DIESEL
PUC Code	:	MH0430112
GSTIN	:	RA 150 00
Fee	:	

ANNEXURE - A

1. PROJECT DETAILS

Sr. No.	Description	Details
1	Project Name and Location	Redevelopment project of Rehab Residential & NonResidential under 33 (7) "Chaitya Developers" on Plot bearing C.S No 777, Mazagaon Division, Dr. Babasaheb Ambedkar road, Chinchpokli, Mumbai 400 012
2	Total no. of workers to be employed during the construction phase	300 nos
3	Total Project cost	Rs. 170 Cr
4	Project Infrastructure	<p>Sale Wing; Basement + Ground floor + 1st to 7th Podium + 8th Amenity floor + Service floor + 9th to 35th Residential floor Height: 119.30 m</p> <p>Rehab Wing D: Ground floor + 1st to 19th Residential floors Height 63.75 m</p> <p>Rehab Wing E: Ground floor + 1st to 19th Residential floors Height 63.75 m</p>
5	Area Statement	Total Plot area: 5,229.14 Sq.m FSI Area – 20,607.38 Sq.m Non FSI Area – 29,592.62 Sq.m Total construction area – 50,200 Sq.m
6	Water Requirement and Sources	Source: MBMC/MMRDA Total water requirement: 246 KLD
7	Sewage generation	211 KLD
8	Total Solid Waste Quantities	Dry Waste: 302.8 Kg/Day Wet Waste: 549.7 Kg/Day

ANNEXURE - B

EMP for Construction Phase

EMP FOR AIR ENVIRONMENT
<ul style="list-style-type: none"> Construction Phase (EMP for Air Environment): <p>To mitigate the impacts of PM₁₀ & PM_{2.5} during the construction phase of the project, the following measures are recommended for implementation:</p>
Dust Control Plan:
<p>The most cost-effective dust suppressant is water because water is easily available on construction site. Water can be applied using water trucks, handheld sprayers and automatic sprinkler systems. Furthermore, incoming loads could be covered to avoid loss of material in transport, especially if material is transported off-site.</p>
Vehicle Emission Controls and Alternatives
<ul style="list-style-type: none"> During construction, vehicles will be properly maintained to reduce emission. As it is a construction project, vehicles will be generally having “PUC” certificate. Footpaths and Pedestrian ways: Adequate footpaths and pedestrian ways would be provided at the site to encourage non-polluting methods of transportation
Procedural Changes to construction activities
Idle time reduction:
<p>Construction equipment is commonly left idle while the operators are on break or waiting for the completion of another task. Emission from idle equipment tends to be high, since catalytic converters cools down, thus reducing the efficiency of hydrocarbon and carbon monoxide oxidation. Existing idle control technologies comprises of power saving mode, which automatically off the engine at present time and reduces emissions, without intervention from the operators.</p>
Improved Maintenance:
<p>Significant emission reductions can be achieved through regular equipment maintenance. Contractors will be asked to provide maintenance records for their fleet as part of the contract bid, and at regular intervals throughout the life of the contract. Incentive provisions will be established to encourage contractors to comply with regular maintenance requirements.</p>
Reduction of On-Site Construction Time:

<p>Rapid on-site construction would reduce the duration of traffic interference and therefore, will reduce emissions from traffic delay.</p>
<p>▪ Operation Phase (EMP for Air Environment):</p> <p>To mitigate the impacts of pollutants from DG set and vehicular traffic during the operational phase of the Project, following measures are recommended for implementation:</p>
<p>Diesel Generator Set Emission Control Measures</p> <p>Adequate stack height will be maintained to disperse the air pollutants generated from the operation of DG set to dilute the pollutants concentration within the immediate vicinity. Hence no additional emission control measures have been suggested.</p>
<p>RG Development</p> <p>Increased vegetation in the form of greenbelt is one of the preferred methods to mitigate air and noise pollution. Plants serve as a sink for pollutants, act as a barrier to break the wind speed as well as allow the dust and other particulates to settle on the leaves. It also helps to reduce the noise level to a large extent.</p>
<p>EMP FOR NOISE ENVIRONMENT</p> <p>▪ Construction Phase (EMP for Noise Management):</p> <p>To mitigate the impacts of noise from construction equipment during the construction phase on the site, the following measures are recommended for implementation.</p>
<p>Time of Operation:</p> <p>Noisy construction equipment has not been allowed to use at night time.</p>
<p>Job Rotation and Hearing Protection:</p> <p>Workers employed in high noise areas are not employed on shift basis. Hearing protection such as earplugs/muffs will be provided to those working very close to the noise generating machinery.</p>
<p>Other Measures:</p> <ul style="list-style-type: none"> • Developer must ensure barricading for minimum of 5 m (as the site is adjacent to road) • During construction, shady trees can be planted on the periphery of the boundary to reduce noise impact • Also to reduce noise impact, one must ensure smooth movement of traffic vehicles • Measures of NBC, 2016 must be followed by developer to control noise

- Developer must follow guidelines of BS 5228 and Defra Guideline (NO 0234)
- Plant and vehicles should comply with EU noise emission limit
- Control hours of operation of all plants and vehicles and machineries
- Avoid unnecessary use of plant and machinery
- Use acoustic barriers whenever possible
- Use line flat bed lorries or storage bin with noise attenuating materials
- Handle materials carefully; for example, scaffolding and fittings should be carried and placed; not thrown or dropped
- Ensure that materials are delivered and installed during normal working hours
- Ensure site supervision during installation
- Maintain vehicles regularly to reduce engine, exhaust, and body rattle noise
- Use silencer based plants and machinery to avoid noise impact
- Ensure that hard road surfaces are well maintained to reduce rattling of vehicles
- Use mechanical sweeper with noise attenuators
- Observe less or no waiting time for the vehicles or plants and machinery so that they are not running unnecessarily
- Don't leave equipment running unnecessarily
- Service and maintain as well as clean the equipment of regular basis
- As far as possible, use self-compacting concrete to reduce the need for vibrating equipment
- Use shielding or barriers around pumps, compressors and machinery
- Also install online noise monitoring system to understand the noise level at the site (continuous level), so that immediate decision can be taken to control any activity which is causing noise pollution

▪ **Operation Phase:**

To mitigate the impacts of noise from diesel generator set during operational phase, the following measures are recommended

Noise Emission Control Technologies

Source of noise in the operational phase will be from backup DG sets (which will be in operation only during power failure) and pumps & motors. All the machinery will be of highest standard of reputed make and will comply with standard i.e. The DG set room will be provided with acoustic enclosure to have minimum 75 dB(A) insertion loss or for meeting the ambient noise standard whichever is on higher side.

RG Development

The following species can be used, as in a greenbelt, to serve as noise breakers:

- *Acacia auriculiformis*
- *Annona squamosa*

<ul style="list-style-type: none"> ➤ <i>Acacia farnesiana</i> ➤ <i>Acacia mearnsii</i> ➤ <i>Acacia nilotica</i> ➤ <i>Achras sapota</i>
<p>EMP FOR WATER ENVIRONMENT</p> <ul style="list-style-type: none"> ▪ Construction Phase (EMP for Water Management): <p>To prevent degradation and to maintain the quality of the water source, adequate control measures have been proposed. To check the surface run-off as well as uncontrolled flow of water into any water body check dams with silt basins are proposed. The following management measures are suggested to protect the water source being polluted during the construction phase.</p> <ul style="list-style-type: none"> ▪ Avoid excavation during monsoon season ▪ Care has been taken to avoid soil erosion ▪ Common toilets have been constructed on site during construction phase and the sewage would be channelized to the septic tanks in order to prevent sewage to enter into the water bodies. ▪ To prevent surface and ground water contamination by oil and grease, leak-proof containers has been used for storage and transportation of oil and grease. The floors of oil and grease handling area have been kept effectively impervious. Any wash off from the oil and grease handling area or workshop has been drained through imperious drains. ▪ Collection and settling of storm water, prohibition of equipment wash downs and prevention of soil loss and toxic release from the construction site are necessary measure to be taken to minimize water pollution. ▪ All stacking and loading area have been provided with proper gullane drains, equipped with baffles, to prevent run off from the site, to enter into any water body. <ul style="list-style-type: none"> ▪ Operation Phase (EMP for Water Management): <p>In the operation phase of the project, water conservation and development measures will be taken, including all possible potential for rain water harvesting. Following measures will be adopted.</p> <p>Water Source Development</p>

Water source development shall be practiced by installation of scientifically designed Rain Water Harvesting system. Rainwater harvesting promotes self-sufficiency and fosters an appreciation for water as a resource.

Minimizing Water Consumption

Consumption of fresh water will be minimized by combination of water saving devices and other domestic water conservation measures. Further, to ensure on-going water conservation, an awareness program will be introduced for the students and employees. The following section discusses the specific measures, which shall be implemented

Wastewater Treatment Scheme

The sewage will be treated in the STP provided within the complex. STP which will be recycled within the project and remaining will be discharged to Sewer.

Other Measures:

- LFD would be installed
- Rainwater harvesting would be installed
- Recycle and reuse of water would be taking place
- Recycled water would be used for flushing and gardening purpose

EMP FOR LAND ENVIRONMENT

▪ Construction Phase:

Construction Debris:

Construction debris is bulky and heavy and re-utilization and recycling is an important strategy for management of such waste. As concrete and masonry constitute the majority of waste generated, recycling of this waste by conversion to aggregate can offer benefits of reduced landfill space and reduced extraction of raw material for new construction activity. This is particularly applicable to the project site as the construction is to be completed in a phased manner. Mixed debris with high gypsum, plaster, has not been used as fill, as they are highly susceptible to contamination, and will be sent to designated solid waste landfill site. Metal scrap from structural steel, piping, concrete reinforcement and sheet metal work has been removed from the site by construction contractors. A significant portion of wood scrap has been reused on site. Recyclable wastes such as plastics, glass fiber insulation, roofing etc. shall be sold to recyclers.

Hazardous Waste:

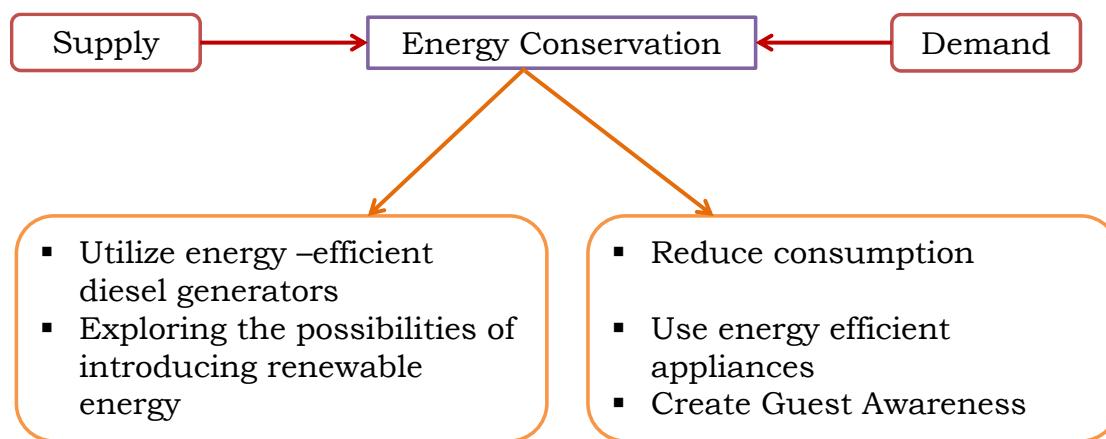
Construction sites are sources of many toxic substances such as paints, solvents wood preservatives, pesticides, adhesives and sealants. Hazardous waste generated during construction phase shall be stored in sealed containers and disposed off as per The Hazardous Wastes (Management, Handling & Tran-boundary Movement) Rules, 2008.

- **Operation Phase:**

The philosophy of solid waste management at the complex will be to encouraging the four R's of waste i.e. Reduction, Reuse, Recycling and Recovery (materials & energy). Regular public awareness meetings will be conducted to involve the people in the proper segregation and storage techniques. With regards to the disposal/treatment of waste, the management will take the services of the authorized agency for waste management and disposal of the same on the project site during its operational phase.

EMP FOR ENERGY CONSERVATION

Energy conservation program will be implemented through measures taken both on energy demand and supply.



Energy conservation will be one of the main focuses during the complex planning and operation stages. The conservation efforts would consist of the following;

Architectural design

- Maximum utilization of solar light has been done.
- Maximize the use of natural lighting through design.
- The orientation of the buildings has been done in such a way that maximum daylight is available.
- The green areas have been spaced, so that a significant reduction in the temperature can take place

Energy Saving Practices

- Energy efficient lamps have been provided within the complex.
- Constant monitoring of energy consumption and defining targets for energy conservation.
- Adjusting the settings and illumination levels to ensure minimum energy used for desired comfort levels

ENVIRONMENTAL MONITORING

The purpose of environmental monitoring is to evaluate the effectiveness of implementation of Environmental Management Plan (EMP) by periodic monitoring. The important environmental parameters within the impact area are selected so that any adverse effects are detected and timely action can be taken. The project proponent will monitor ambient air Quality, Ground Water Quality and Quantity, and Soil Quality in accordance with an approved monitoring schedule.

The detailed Monitoring Programme is given in **Table**

Monitoring Programme for Project

Sr. No.	Type	Location	Parameters	Period and Frequency
1	Ambient Air Quality	Project Site	Criteria Pollutants: SO ₂ , NO ₂ , PM ₁₀ , PM _{2.5} , CO	Half yearly (24 hr. average samples) during construction phase and annual during operation phase.
2	Groundwater (Portability testing)	Project Site	Drinking water parameters as per Standards	Half yearly
3	Ambient Noise	Project Site	dB (A) levels	Half yearly (Hourly day and night time L _{eq} levels) during construction phase and every year during operation phase.
4	Potable Water Quality	Municipal Supply	As per IS potable water standards	Half yearly
5	Soil Quality	Project Site	Organic matter, C, H, N, Alkalinity, Acidity, heavy metals and trace metal, Alkalinity, Acidity	Half yearly
6	Waste Characterization	Educational	Physical and Chemical composition	Daily
7	Treated Water	Outlet of STP	BOD, MPN, coliform count, etc.	Daily

ANNEXURE - C

EMP COSTING – CONSTRUCTION PHASE

No.	Component	Description	Capital Cost in Lakhs
1	Dust suppressants and barricading	Air Pollution and Erosion Control	3.5
2	PPE for Workers (Gloves, Shoes etc.)	Site Safety and Health Safety	1.5
3	Bio Toilets and Basin	Site sanitation	3.5
4	Health check-up	Health Check-up	3.0
5	Air, water, soil and noise monitoring	Environmental Monitoring	1.5
6	DMP Cost		43.7
Total			56.7

EMP COSTING – OPERATION PHASE

No.	Component	Description	Capital Cost in Lakhs	O/M cost in Lakhs per year
1	STP (MBBR)	Waste Water Treatment	24	4
2	Rain Water Harvesting	To harvest and recycle rain water	10.71	1.6
3	Solid Waste Management	OWC and IVC	8	1.5
4	Landscaping	Green Belt Development	14.73	2.2
5	Renewable Energy sources	Solar Installation	93.6	14.04
6	DMP		239	47
Total			172.6	21.55

The above budgetary allocations are the approximate values

Till date **Rs. 95 Lakhs** has been incurred on site w.r.t Environment Management.

EMP Letter**CHAITYA DEVELOPERS**

Adm./Regd. Office No. 11, 12, Grd. Floor, B-Wing, Shankeshwar Darshan Bldg., Sheth Motisha Lane,
Mazgaon, Mumbai - 400 010. Email: chaityadevelopers2003@gmail.com



Date:-21/05/2025

Undertaking

Subject : EMP Expenditure letter for the Environment clearance for Proposed Redevelopment project of Rehab Residential & Non Residential under DCR 33(7) which is located at Plot bearing C.S. No. 777, Mazgaon Division, Dr. Babasaheb Ambedkar road, Chinchpokali Mumbai 400012.

Respected sir,

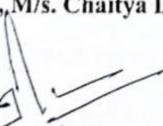
We, M/s. Chaitya Developers have received EC for Proposed redevelopment project of Rehab Residential & Non Residential under DCR 33(7) which is located at Plot bearing C.S. No. 777, Mazgaon Division, Dr. Babasaheb Ambedkar road, Chinchpokali Mumbai 400012. (EC Identification No: SEIAA-EC-0000002156 dated 7th February 2020)

We would like to state that till date Rs.95,00,000/- (Rupees Ninety Five Lakhs Only) has been incurred on the Environment Management Plan.

Thanking you,

Yours faithfully,

For, M/s. Chaitya Developers.


Authorized Signatory