

Date : 03.08.2023

To,
Director,
Ministry of Environment, Forest and Climate Change,
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building Civil Lines,
Nagpur.

SUBJECT: Present Status of Project work from the period of January 2023 to June 2023 for proposed "Expansion of Existing MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line on plot bearing CTS No. 386, CTS No. 1320 A (Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai."

REFERENCE : Environmental Clearance Letter No. SEAC 2013/CR-I 06/TC- I dated- 22nd March 2013.

Dear Sir,

This is with reference to the above subject of Present Status of Project work from the period of January 2023 to June 2023 for Proposed MHADA Scheme on plot bearing CTS No. 386, CTS No. 1320 A (Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai.", by M/s. Richa Realtors.

The present project status at site is as follows:

Buildings	Building No.	Wing	Configuration	Status
Sale Building	-	A	Ground Floor + 4 Podium + 1 st to 37 th upper floor including fire check floor.	20 th Floor completed
		B	Ground Floor + 4 Podium + 1 st to 34 th upper floor including fire check floor.	30 th Floor completed
		C	Ground Floor + 4 Podium + 1 st to 41 st upper floor including fire check floor.	19 th Floor completed
		D	Ground Floor + 4 Podium + 1 st to 42 nd upper floor including fire check floor.	Yet to start



Rehab Building	Building No. 1	E	Ground Floor + 4 Podium + 1 st to 32 nd upper floor including fire check floor.	Yet to start
		F	Ground Floor + 4 Podium + 1 st to 36 th upper floor including fire check floor.	Yet to start
		I	stilt+ 1st to 20th Floor	OC completed
	Building No. 2	J	stilt+ 1st to 19th + 20th (pt) Floor	OC completed
		K	Stilt + 1st to 15th upper floor	OC completed
		G	Stilt + 1st to 22nd upper floor	OC completed
		H	Stilt + 1st to 22nd upper floor	OC completed
	Building No. 3	F	Stilt + 1st to 22nd upper floor	Plinth Completed
		F1	Stilt + 1st to 22nd upper floor	Plinth Completed
		B	Stilt + 1st to 22nd upper floor	Plinth completed
		C	Stilt + 1st to 22nd upper floor	Plinth completed
	Building No. 4	D	Stilt + 1st to 22nd upper floor	Plinth completed
		E	Stilt + 1st to 22nd upper floor	Plinth completed
		L	stilt + 1st to 21st floor+ 22th (pt) floor	OC completed
	Building No. 5	M	stilt + 1st to 20th + 21st (pt) floor	OC completed
		N	stilt + 1st to 21 st + 22nd (pt) floor	OC completed
	MHADA Component	-	-	Stilt + 1st to 22nd upper floor
A1				stilt + 1st to 7th floor
			1 Buildings Ground Floor+ 2 Podium+ 28th Upper Floor	Yet to start

We kindly request you to kindly visit our site for compliance verification of Environment Clearance.

Thanking You.

M/s. Richa Realtors


Authorized Signatory



Date : 03.08.2023

To,
The Chairman,
Maharashtra Coastal Zone Management Authority (MCZMA),
Department of Environment, Government of Maharashtra,
15th floor, Administrative Building,
Mantralaya, Mumbai 400001.

SUBJECT: Present Status of Project work from the period of January 2023 to June 2023 for proposed "Expansion of Existing MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line on plot bearing CTS No. 386, CTS No. 1320 A (Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai."

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MHADA Component	-	-	1 Buildings Ground Floor+ 2 Podium+ 28th Upper Floor	Yet to start

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M/s. Richa Realtors


Authorized Signatory



Date : 03.08.2023

To,
Member Secretary,
Maharashtra Pollution Control Board,
3rd Floor, Kalpataru Point,
Sion, Mumbai - 400022.

SUBJECT : Present Status of Project work from the period of January 2023 to June 2023 for proposed "Expansion of Existing MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line on plot bearing CTS No. 386, CTS No. 1320 A (Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai."

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Date : 03.08.2023

To,
Member Secretary,
State level Environmental Impact Assessment Authority (SEIAA),
217, Department of Environment,
Annex Building, 15th Floor, Mantralaya,
Mumbai - 400032.

SUBJECT : Present Status of Project work from the period of January 2023 to June 2023 for proposed "Expansion of Existing MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line on plot bearing CTS No. 386, CTS No. 1320 A (Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai."

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DATA SHEET

S. No.	Project Details	Particulars
1	Project type: river/valley/mining/industry/thermal/nuclear/other (specify):	Residential Construction Project
2	Name of the project:	Environment Clearence for Proposed "Expansion of Existing MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line on plot bearing CTS No. 386, CTS No. 1320 A (Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai."
3	Clearance letter(s)/OM/no. and date:	<ul style="list-style-type: none"> Revalidation of Environment Clearance <i>vide letter no: SEIAA-2020/CR-09/SEIAA dated 24.01.2020. Annexure 1a.</i> Environment Clearance letter <i>Vide letter no. SEAC 2013/CR-106/TC-1 dated 22nd March 2013. Annexure 1b.</i> <i>CRZ Clearence Vide letter no. CRZ 2021/CR 109*/TC 4; dated: 08.06.2022 Annexure 1c.</i> <i>CRZ Clearence Vide letter no. CRZ-2011/CR -24/TC-3; DATED: 16.06.2012 Annexure 1d.</i>
4	Location:	Plot bearing CTS No. 386, CTS No. 1320 A (Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai."
A	District:	Mumbai
B	State:	Maharashtra
C	Latitude: Longitude:	19°10'4.82"N 72°58'5.45"E
5	Address for correspondence:	
a	Address of concerned project chief Engineer (with pin code & telephone / telex / fax numbers):	Mr. Prakash Joshi. M/s. Richa Realtors 1st Floor, J. V. house, D. S. Babrekar Marg, Dadar (West), Mumbai – 400 028.
b	Address of Executive Project Engineer/ Manager (with pin code / fax number):	Mr. Sushant Navle. M/s. Richa Realtors, 1st Floor, J. V. house. D. S. Babrekar Marg, Dadar (West), Mumbai – 400 028
6	Salient Features Of the project:	
Sale Component: 6 Buildings: Gr+ 4 Podium) 1st to 37th including fire checking floor Gr+ 4 Podium) 1st to 34th including fire checking floor		

Gr+ 4 Podium) 1st to 41th including fire checking floor
 Gr+ 4 Podium) 1st to 42th including fire checking floor
 Gr+ 4 Podium) 1st to 32th including fire checking floor
 Gr+ 4 Podium) 1st to 36th including fire checking floor

Rehab Building:

Part Ground & Part Stilt +18th upper floors or part ground & part Stilt + 22 upper floors for Rehab)

MHADA Component:

1 Building Gr. + 1 + 2 Podium + 28 floors

a	Of the Environmental Management Plans:	<p>• Construction Phase: Capital Cost: Rs. 5 Lakhs. O & M Cost: Rs. 50,000</p> <p>• Operational Cost:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Setting Up Cost (in Lakhs)</th> <th>O & M Cost (Lakhs)</th> </tr> </thead> <tbody> <tr> <td>I.</td> <td>Sewage Treatment Plant</td> <td>450</td> <td>20</td> </tr> <tr> <td>II.</td> <td>Rain Water Harvesting</td> <td>85</td> <td>1</td> </tr> <tr> <td>III.</td> <td>Landscaping</td> <td>900</td> <td>25</td> </tr> <tr> <td>IV.</td> <td>Solar Energy</td> <td>60</td> <td>1.5</td> </tr> <tr> <td>V.</td> <td>Solid Waste Management</td> <td>100</td> <td>8</td> </tr> <tr> <td colspan="2">Total</td> <td>1595</td> <td>55.5</td> </tr> </tbody> </table>	Sr. No.	Particulars	Setting Up Cost (in Lakhs)	O & M Cost (Lakhs)	I.	Sewage Treatment Plant	450	20	II.	Rain Water Harvesting	85	1	III.	Landscaping	900	25	IV.	Solar Energy	60	1.5	V.	Solid Waste Management	100	8	Total		1595	55.5
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7	Break Up of the project Area:																													
a	Submerge area: forest & non-forest:	Non-Forest																												
b	Other -																													
	Total Plot Area:	1,00,002.00 Sq. M.																												
	Total BUA area (Construction Area):	4,54,097.30 Sq. M.																												
	Greenbelt Area:	RG = 12,611.35 Sq. M. Podium RG = 9,547.32 Sq. M..																												
8	Break-up of the project affected: Population with enumeration of those losing houses/dwelling units, and agriculture land and landless labourers/artisan	Not Applicable																												
a	SC, ST / Adivasis	Not Applicable																												
b	Other (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional	Not Applicable																												

	figured, if a survey is carried out give details and years of survey)																													
9	Financial details																													
a	Project cost as originally planned and subsequent revised estimated and the year of price reference	Total Project Cost: Rs. 616.00 Crores																												
b	Allocation made for environmental management plans with item wise and year wise break-up	<ul style="list-style-type: none"> • Construction Phase: Capital Cost: Rs. 5 Lakhs. O & M Cost: Rs. 50,000 • Operational Cost: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Sr. No.</th> <th style="width: 50%;">Particulars</th> <th style="width: 20%;">Setting Up Cost (in Lakhs)</th> <th style="width: 20%;">O&M (Lakhs)</th> </tr> </thead> <tbody> <tr> <td>I.</td> <td>Sewage Treatment Plant</td> <td style="text-align: right;">450</td> <td></td> </tr> <tr> <td>II.</td> <td>Rain Water Harvesting</td> <td style="text-align: right;">85</td> <td></td> </tr> <tr> <td>III.</td> <td>Landscaping</td> <td style="text-align: right;">900</td> <td></td> </tr> <tr> <td>IV.</td> <td>Solar Energy</td> <td style="text-align: right;">60</td> <td></td> </tr> <tr> <td>V.</td> <td>Solid Waste Management</td> <td style="text-align: right;">100</td> <td></td> </tr> <tr> <td colspan="2" style="text-align: center;">Total</td> <td style="text-align: right;">1595</td> <td></td> </tr> </tbody> </table>	Sr. No.	Particulars	Setting Up Cost (in Lakhs)	O&M (Lakhs)	I.	Sewage Treatment Plant	450		II.	Rain Water Harvesting	85		III.	Landscaping	900		IV.	Solar Energy	60		V.	Solid Waste Management	100		Total		1595	
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c	Benefit cost ratio/internal rate of return and the year of assessment	Under Progress																												
d	Whether (9.3.) includes the cost of environmental management as shown in the above	Under Progress																												
e	Actual expenditure incurred on the project so far	200 Crores (Approx.)																												
f	Actual expenditure incurred on the environmental management plans far	Under Progress																												
10	Forest land required:																													
a	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence the condition is not applicable.																												
b	The status of clearing and felling	RG Area Provided: Podium RG: 9547.32 Sq.M. Rehab: 12611.35 Sq.M. A combination of native evergreen trees & ornamental flowering trees, shrubs & palms are planned in the complex. There will be new trees to be planted about 318 nos. Trees Transplanted: 274 Nos.																												

		Trees Retained: 419 Nos Different species will be selected as per DCPR 2023 green belt guidelines and common species available in the proposed area.
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 area (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable
12	Status of construction:	
a	Date of commencement (Actual and/or planned)	04.05.2012
b	Date of completion (Actual and/or planned)	---
13	Reasons for the delay if the project is yet to start	Financial situation.
14	Dates of site visits	
a	The date on which the project was monitored by the regional office on previous occasions, if any	No officials have visited the site till date.
b	Date of site Visit for this monitoring report	01.06.2022
15	Details of correspondence with project authorities for obtaining action plants/information on status on compliance to safeguard other than the routine letters for logistical site visits.	File no; SEAC-2013/C.R. 106/TC-1 dated 22nd March 2013. Mr. Prakash Joshi M/s. Richa Realtors, 1st Floor, J. V. house, D. S. Babrekar Marg, Dadar (West), Mumbai- 400 028

Reference: Environmental Clearance Letter from the Government of Maharashtra, vide. SEAC-2013/C.R. 106/TC-1 dated 22nd March 2013.

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**COMPLIANCE REPORT
TERMS & CONDITIONS**

S. No.	Environmental Clearance Conditions	Environmental compliance
General Conditions		
1.	This environmental clearance is issued subject to land use verification. Local authority/ planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) Approved the proposed land use.	Noted.
2.	The hight, construction built up area of purposed construction shall be accordance with the existing FSI/FAR norm of the urban local body & it ensure the same along with survey no before approving layout plan & before according commencement certificate to purposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	PP assured to carry out all construction as per Approved Plan obtained from Maharashtra Housing and Area Development Authority (MHADA). OC BLDG NO 01, 02 & 04 Annexure 7 Commencement Certificate Annexure 8.
3.	“Consent for Establishment” shall be obtained from Maharashtra pollution Control under Air and water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Noted. PP has obtained Consent to Established obtained from MPCB vide Consent order no. BO/RO(HQ)/CE/CAC-419 dated 04.05.2012 enclosed as Annexure 2.

4.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Noted. Facilities such as drinking water, toilets and safety-related equipment will be provided at the construction site. The solid waste generated from the labour colony will be collected and handed over to local body.
5.	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.	Noted. Details of STP as mentioned below: Sale: 600 Rehab: 900 MHADA: 400 Total Capacity :1900, Technology: SBR.
6.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and first Aid Room etc.	Noted. Temporary housing facility for the construction workers on site will be provided as applicable as per EHS (Environment, Health & Safety) norms. Mobile Toilet facility will be provided for construction workers and waste line is directly connected to the existing STP of Rehab Building. The permission for separate line of drinking water of Brihanmumbai Municipal Corporation (B.M.C.) for construction workers is already available on site. Medical health care / First Aid Room & crèche will be provided.
7.	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.	Noted. The separate line of drinking water of Brihanmumbai Municipal Corporation (B.M.C.) for construction workers is already available on site. Mobile Toilet facility will be provided for construction workers and waste line is

		directly connected to the existing STP of Rehab Building.
8.	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.	Dry waste would be further segregated into recyclable and non-recyclable, and it will be handed over to authorized vendors.
9.	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.	Noted.
10.	Arrangement shall be made that waste water and storm water do not get mixed.	Noted. Dual Plumbing systems have been implemented in the buildings plans to ensure wastewater and storm water do not mix. Wastewater will not be mixing with storm water.
11.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated material & construction waste generated at the project site was reused for backfilling, levelling & road construction.
12.	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.	Excavated material & construction waste generated at the project site was reused for backfilling, levelling & road construction.
13.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Green Belt Development will be carried out considering DCPR 2034 guidelines and native plant species will be get planted on site as per approved Tree NOC by Municipal Corporation of Greater Mumbai Tree Authority vide letter no. DYSG/TA/MC/1823; dated: 17.03.2011.

		<p>As per Tree NOC it is directed that to plant 318 enclosed as Annexure 3.</p> <p>Total RG Area: Podium RG: 9547.32 sq.mt. Rehab: 12,611.35 sq.mt. Ground Open Space provided: 3,710.94 sq.mt.</p>
14.	Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Excavation earth partly reused for back filling and remaining disposed to Authorized landfill with permission.
15.	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.	Soil samples will test through MoEF recognized laboratory. Ground water analysis was not done as there is no ground water source. Copy of the soil analysis report is enclosed at Annexure 4 .
16.	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.	PP agreed to comply with. There are no hazardous waste generation during construction phase.
17.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No generation of hazardous waste during construction phase
18.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection)	Not Applicable.

	Rules prescribed for air and noise emission standards.	
19.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	Reported that there is minimum use of DG set only in case of emergency.
20.	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 nonpeak ours.	Transportation of Raw material are strictly complying with the emission norms. The vehicles are adequately covered to avoid spillage/leakages. Engines & exhaust systems will be properly maintained. Low Sulphur Diesel (LSD) will be used. Idling time will be eliminated/reduced to the maximum. Evaporative losses will be minimized. Only vehicles with a valid PUC certificate will be allowed to enter the site. During non-peak hours, the air and noise levels are all within the norms.
21.	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 such as are barricade, Water sprinkling, vehicle with valid PUC certificates, construction only during daytime etc, taken to maintain air quality and noise levels within the prescribed limits. Air and Noise level monitoring is being carried out during the construction phase to ensure that the ambient air quality and noise levels are within the prescribed limits. The monitoring report of ambient air quality and noise levels during the construction phase are enclosed at Annexure 4.
22.	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).	Noted. fly ash will be used in RMC.

23.	Ready mixed concrete must be used in building construction.	Ready Mixed Concrete will be use in building construction.
24.	The approval of competent authority shall be obtained for structural safety of the buildings clue to any possible earthquake, adequacy of firefighting equipment etc. as per National Building Code including measures from lighting.	Noted.
25.	Stormwater control and its re-use as per CGWB and BIS standards for various Applications.	Noted.
26.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Water demand during construction is reduced by use of pre-mixed concrete, curing agents, use of polymer dispersion and air entering agents and other best practices.
27.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	There is no extraction of ground water in this project.
28.	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% grey water by decentralized treatment should be	Noted. Details of STP as mentioned below: Sale: 600 Rehab: 900 MHADA: 400 Total Capacity :1900, Technology: SBR.

	done. Necessary measures should be made to mitigate the odour problem from STP.	
29.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	Noted. Only post completion of the EMP plans, then only will the application for a Occupancy certificate will be drafted with approval from an official from the local governing body.
30.	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.	PP informed that the project doesn't use drawn groundwater for the construction purposes. Tanker water will be used for the construction thus, the condition is not applicable.
31.	Separation of Gray and black water should be done by the use of dual plumbing line for separation of grey and black water.	Noted. Dual plumbing system will be used to keep the grey and black water separated so that the grey water can be treated and reused for landscaping.
32.	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.	Noted. Low flow fixtures or sensors are used to promote water conservation.
33.	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.	Noted.
34.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.	Noted.
35.	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	Noted. Common area lighting, street lighting and landscape lighting on LED Use of electronic ballast instead of copper ballast. Use of solar water heater panels. Provision of

	<p>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 clone to the extent possible like installing solar streetlights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.</p>	<p>Solar system for Common area lighting, street lighting and landscape lighting.</p>
36.	<p>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.</p>	<p>PP informed that DG set will be used for emergency purpose only.</p>
37.	<p>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.</p>	<p>Noted. The noise levels at nighttime have been measured and noted. All levels are under the prescribed limits. Annexure 4.</p>
38.	<p>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.</p>	<p>Provision is made for Sufficient width of driveways to ensure smooth traffic movements. Provision of fully internalized parking including the parking facilities for the visitors. Guided traffic ways within the project site.</p>

39.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement	Noted.
40.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The project consists of only one building. The building passages and doorways have been built spaciouly for the reason that there is natural air, light and ventilation.
41.	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.	Reported that regular supervision of the above measures is being monitored by Project Manager and safety officer.
42.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Noted.
43.	Six monthly monitoring reports should be submitted to the regional office MoEF Bhopal with copy to this department and MPCB	PP has submitted six monthly reports. Annexure 5.
44.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Reported that complete set of all the documents have been submitted to Local authority and MPCB along with consent application.
45.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Noted.

46.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	A Separate Environment Management Cell with qualified staff has been appointed for implementation of the stipulated Environmental safeguards.
47.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	PP has earmarked 1595 Lakhs for Implementation of Environmental Protection Measures during construction phase.
48.	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	Noted. Newspaper Advertisement Annexure 10
49.	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 1 st June & 1 st December of each calendar year.	Noted. Acknowledgement of Six-Monthly Compliances for July to December 2022 has been submitted enclosed as Annexure 5 .
50.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal corporation and the local	Noted.

	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.	
51.	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.
52.	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.	Noted. Acknowledgement of Six-Monthly Compliances for July to December 2022 has been submitted. Annexure 5.
53.	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	Noted. PP informed that Environmental Statement (Form-V) for the Financial Year 2022-2023 has been submitted on MPCB web portal. Annexure 6.

	compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	
54.	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.	Noted.
55.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Noted.
56.	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	Noted.
57.	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 5 years.	Noted.
58.	In case of any deviation or alteration in the project proposed from those submitted to this department for	Noted.

	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.	
59.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted.
60.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D Wing, opposite Council Hall, Pune, if Preferred within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.

List of Annexure

Annexure	Particulars
Annexure 1a	Revalidation of Environment Clearance vide letter no: SEIAA-2020/CR-09/SEIAA dated 24.01.2020.
Annexure 1b	Environment Clearance letter Vide letter no. SEAC 2013/CR-106/TC-1 dated 22nd March 2013.

Annexure 1c	CRZ Clearence Vide letter no. CRZ 2021/CR 109*/TC 4; dated: 08.06.2022.
Annexure 1d	CRZ Clearence Vide letter no. CRZ-2011/CR -24/TC-3; DATED: 16.06.2012.
Annexure 2	Consent to Established obtained from MPCB vide Consent order no. BO/RO(HQ)/CE/CAC-419 dated 04.05.2012
Annexure 3	Tree Authority vide letter no. DYSG/TA/MC/1823; dated: 17.03.2011.
Annexure 4	Monitoring Report
Annexure 5	Acknowledgement of Six-Monthly Compliances for July to December 2022
Annexure 6	Environmental Statement (Form-V)
Annexure 7	OC BLDG NO 01, 02 & 04
Annexure 8	Commencement Certificate
Annexure 9	Civil Aviation NOC 04.10.2022
Annexure 10	Newspaper Advertisement
Annexure 11	HE Remark, plan & Receipt - 27.10.22
Annexure 12	Solid Waste Management NOC from M.C.G.M. _06.12.2022
Annexure 13	Site Photographs

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEIAA-2020/CR-09/SEIAA
Environment Department
Room No. 217, 2nd Floor,
Mantralaya,
Mumbai- 400032.
Date: 24.01.2020.


To
M/s. Richa Developers,
1st Floor, J.V.House,
D.S.babrekar Marg,
Dadar (W), Mumbbai-28.

Sub : Revalidation of Environment Clearance for PMGP's residential complex and commercial on CTS no 386, 1320 A (pt) of Village-Mulund by M/s. Richa Developers

Ref : 1. Application for re-validation dated 12.12.2019
2. Minutes of 185th meeting of SEIAA dated 10.01.2020.
3. Earlier EC vide letter no. SEAC-2013/C.R.106/T.C.1, dated 22.03.2013.

With reference to above subject matter, it is noted that, you have received Environment Clearance vide letter dated 22.03.2013. You have further applied for revalidation of Environment Clearance for said project within validity of the aforesaid EC vide above ref.(1). Your proposal for revalidation was considered in 185th meeting of SEIAA held on 10.01.2020 and as per decision taken in the meeting, the environment clearance granted vide above ref. (3) is revalidated for a period up to 20.03.2023.

The terms and conditions stipulated in the EC letter dated 22.03.2013 vide above ref. (3) shall remain the same.


(Anil Diggikar)
Principle Secretary
& Member Secretary, SEIAA

Government of Maharashtra

SEAC 2013/CR- 106 /TC-1
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 22nd March, 2013

To,

M/s. Richa Realtors.
1st Floor, J. V. House,
D. S. Babrekar Marg,
Dadar (W), Mumbai- 400 028.

Subject: Environment Clearance for the Expansion of "EXISTING MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line on plot bearing CTS No. 386, C.T.S. No. 1320 A(PT) of Village - Mulund at Eastern Express Highway, Mulund (E), Mumbai by M/s Richa Realtors- Environmental clearance regarding.

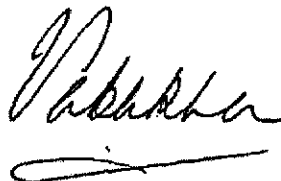
Sir,

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

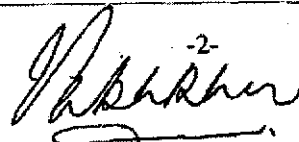
2. It is noted that the proposal is for grant of Environmental Clearance for Expansion of "EXISTING MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line on plot bearing CTS No. 386, C.T.S. No. 1320 A(PT) of Village Mulund at Eastern Express Highway, Mulund (E), Mumbai. SEAC considered the project under screening category 8(a) B2 as per EIA Notification 2006.

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

Name of the Project	Expansion of "EXISTING MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line
Name of the Proponent	M/s. Richa Realtors
Type of Project:	Expansion project
Location of the project	CTS No. 386, C.T.S. No. 1320A(PT) of Village - Mulund at Eastern Express Highway, Mulund (E), Mumbai
Total plot area (sq.m.)	
Deductions	1,00,002.00 Sq.m
Net Plot Area	



Permissible FSI (including TDR etc.)	2,09,406.72 sq.m,
Proposed Built Up Area(FSI & Non FSI)	4,54,097.30 sq.m.
Ground Coverage Area (percentage of plot not open to sky)	Ground coverage area is 38,116 Sq. m on total plot area of 1,00,002 Sq. m which is 38.12%
Estimated Cost of the project	616 Crores
Number of Buildings & configuration(s)	<p><u>Sale Component</u> : 6 buildings Gr+4Podium)1st to 37th including fire checking floor Gr+4Podium)1st to 34th including fire checking floor Gr+4Podium)1st to 41st including fire checking floor Gr+4Podium)1st to 42th including fire checking floor Gr+4Podium)1st to 32th including fire checking floor Gr+4Podium)1st to 36th including fire checking floor</p> <p><u>Rehab Buildings</u>: 4 buildings part ground & part Stilt+18 upper floors or part ground & part Stilt + 22 upper floors for Rehab)</p> <p><u>MHADA Component</u> : 1 buildingGr.+1+2 podium+28 floors</p>
Number of tenants and shops	Rehab-1,462 Shops-59 Sale-965 MHADA-610 Total tenements:3,096
Number of expected residents/users	Total population-15,303
Tenant density per hector	303 Tenements / hectare
Height of Building(s)	156.85m
Right of way	The 18.30 m wide Road and Eastern express Highway 44.5 m wide is abutting the project site. The plot is abutting the Eastern express Highway. Site is 1.07 km from Mulund Railway station & 4.9 km distance from Thane Railway Station.
Turning radius	Minimum 6m turning radius for Fire Tender
Total Water Requirement	Dry Season: <ul style="list-style-type: none"> • Fresh water (KLD) & source: 1495 KLD by MCGM • Recycled water (KLD): 1051 KLD • Total Water Requirement (KLD): 2546 KLD • Swimming pool make up (Cum): NA • Fire fighting (Cum): two UG tank of 300 cum (Sale), two UG tanks of 100 cum (MHADA) and two UG tanks of 50 cum for each block of rehab building.

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	<p>Wet Season:</p> <ul style="list-style-type: none"> • Fresh Water: 1495 (KLD) by MCGM • Rainwater recycled: 345 KLD • Recycled Water (KLD): 477KLD • Total Water Requirement (CMD): 2247 KLD • Swimming pool make up (CMD):NA
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> • Level of the ground water table – 0.5 m to 2 m • Size and no of RWH tank(s) and quantity: Tanks 80 cum for sale, 200 cum for Rehab & 65 cum for MHADA • Location of the RWH tanks(s): Underground • Size, no. of recharge pits and quantity: Nil <p>Budgetary allocation (capital cost and O&M cost)</p> <p>For Rainwater harvesting --</p> <p>Capital cost: 85lakh</p> <p>O & M Cost:1 lakh</p>
Strom water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: <p>Quantity of storm water: 1.39 cum/s</p> <p>Size of SWD:</p> <p>B = 0.45 m</p> <p>D = 0.45 m</p> <p>wide Storm Water Drain Channel</p>
Sewage & Waste Water	<ul style="list-style-type: none"> • Sewage generation: <p>Sale : 570KLD</p> <p>Rehab : 871 KLD</p> <p>MHADA-357 KLD</p> <p>STP Technology: SBR</p> <ul style="list-style-type: none"> • Capacity of STP (CMD): <p>Sale : 600KLD</p> <p>Rehab : 900KLD</p> <p>MHADA-400KLD</p> <ul style="list-style-type: none"> • DG Set (during emergency): Provided • Budgetary allocation: <p>Budget:450 (including civil cost)</p> <p>Operation and maintenance : 20 Lakhs</p>



Solid Waste Management

Waste generation in the operation phase:

- Dry waste: 2.43 T/Day
- Wet waste: 3.66 T/Day
- Hazardous waste :Used oil from DG sets
- STP sludge (Dry sludge): 0.479 T/Day

Mode of Disposal of Waste:

- Dry waste: segregated/sale/Collection by recyclers
- Wet Waste: Will be processed converted to manure by processing in Organic Waste Convertors.
- Hazardous Waste: Used oil from DG Sets
- STP Sludge (Dry Sludge): Required amount used as manure.

Area Requirement:

Location(s) and total area provided for the storage and treatment of the solid waste:

Particular	Nos	Area (sq.m)
Garbage Collection Room Eco biocompack (sale)	1	10-32Sq.m
Vermicomposter (Rehab and MHADA)	1	110 Sq.m

Budgetary allocation (capital cost and O&M cost)

For Solid waste management :

Capital Cost : Rs 100 Lakhs

O & M Cost : Rs. 4 Lakhs

Green Belt Development

Total R.G. Area:

- RG area under green belt:
- Podium RG: 9547.32 Sq.m.
- Rehab -12,611.35Sq.mt
- Ground Open Space Provided: 3,710.94 Sq.m
- Plantations:
- Number and list of trees species to be planted in the ground RG:53

Trees	Description
ASLTONIA SCHOLARIS	32
ANTHOCEPHALUS KADAMBA	15
AZADIRACHTA INDICA	18
BAUHINIA BLACKIANA	20
BOMBAX CEIBA	15
CASSIA FISTULA	10
DELONIX REGIA	17

<i>FILICIUM DECIPENS</i>	25
<i>LAGERSTROMA SPECIOSA</i>	20
<i>MICHELLA CHAMPACA ALBA</i>	10
<i>PLUMERIA ALBA</i>	27
<i>TABEBUIA ROSEA</i>	27
<i>PHOENIX DACTYLIFERA</i>	27
<i>ROYESTONIA REGIA</i>	25
<i>VETCHIA MEYERII</i>	10
<i>PIYCHOSPERMA MACARTHURII</i>	24
<i>Total</i>	318

<i>Shrubs</i>	
<i>ALPINIA SPECIOSA</i>	<i>VERBENA SPECIES</i>
<i>CANNIA MALAWIENSIS</i>	<i>WADDLEYA TRLOBATA</i>
<i>CHRYSALIDOCARPUS LUTCHENS</i>	<i>ZAPHRANTHES CANDIDA</i>
<i>DIANELLA TASMANICA</i>	<i>MPATIENCE WALLERANNIA</i>
<i>FICUS BENJAMINA</i>	<i>THUNBERGIA FRAGRANS</i>
<i>HEMEROCALLIS HYBRID</i>	<i>VERNONIA ELAEGNFOLE</i>
<i>HELICONIA PSITTACORUM GOLDEN</i>	<i>ZOYSIA JAPONICUS</i>
<i>HYMENOCALLIS SPECIES</i>	<i>TECOMA CAPENSIS</i>
<i>MURRAYA PANICULATA</i>	<i>RAPHIS EXCELSA</i>
<i>NERIUM OLEANDER</i>	<i>PISONIA ALBA</i>
<i>NEPHROLEPIS EXALATA</i>	<i>PLEOMELE REFLEXA VARIEGATED</i>
<i>OPHIOPOGON JABURAN VARIEGATED</i>	<i>PENNISETUM SPECIES GREEN</i>

- Number and list of shrubs and bushes species to be planted in the podium RG: 23 SPECIES
- Total number of trees at site: 852]
- Trees transplanted: 274
- Trees retained: 419
- New trees to be planted: 318
- Budgetary allocation (Capital cost and O&M cost)
For Landscaping :

Capital Cost: Rs. 900 Lakhs

O & M Cost: Rs. 25 Lakhs

Energy	<p>Power Supply:</p> <ul style="list-style-type: none"> • Source – MSEB • Total demand-17.5 MW • DG sets: Safe -2 D.G sets of 750 kVA • Rehab- 1 D.G. Set of 500 kVA • MHADA- 1 DG set of 750 kVA <p>Energy saving by Non-conventional method: 37%</p> <ul style="list-style-type: none"> • Budgetary allocation (capital cost and O&M cost) –
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	<p>For Solar Energy system :</p> <p>Capital Cost: Rs. 60 Lakhs</p> <p>O & M Cost: Rs.1.5 Lakhs</p> <p>DG Set:</p> <ul style="list-style-type: none"> Number and capacity of the DG sets to be used: 2 D.G sets of 750 kVA as a back up <p>Type of fuel used: HSD</p>																												
<p>Traffic Management</p>	<p>Parking Details:</p> <ul style="list-style-type: none"> Number and area of podium: 4 (Sale) 4-wheelers: 3,666 no's <p>Width of all Internal roads (m): 6m wide internal roads</p>																												
<p>Environmental Management plan Budgetary Allocation</p>	<p>I. Construction phase(with Break – up) –</p> <ul style="list-style-type: none"> Capital cost : Rs 5 lakhs O & M cost : Rs 50,000 <p>II. Operation Phase (with Break-up)-</p> <table border="1" data-bbox="614 1068 1410 1787"> <thead> <tr> <th>SN</th> <th>Method Adopted</th> <th>Setting -up Cost (in lakhs)</th> <th>Annual Maintenance and Operational Cost (in lakhs)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Sewage Treatment Plant</td> <td>450</td> <td>20</td> </tr> <tr> <td>2</td> <td>Rain water Harvesting</td> <td>85</td> <td>1</td> </tr> <tr> <td>3.</td> <td>Landscaping</td> <td>900</td> <td>25</td> </tr> <tr> <td>4.</td> <td>Solar Energy</td> <td>60</td> <td>1.5</td> </tr> <tr> <td>5.</td> <td>Solid waste management</td> <td>100</td> <td>8</td> </tr> <tr> <td colspan="2">Total</td> <td>1595</td> <td>55.5</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Responsibility for further O & M For the Sale building, Operation and Maintenance of Environmental Management Facilities (EMF) shall be taken care by the developers for first three years. 	SN	Method Adopted	Setting -up Cost (in lakhs)	Annual Maintenance and Operational Cost (in lakhs)	1	Sewage Treatment Plant	450	20	2	Rain water Harvesting	85	1	3.	Landscaping	900	25	4.	Solar Energy	60	1.5	5.	Solid waste management	100	8	Total		1595	55.5
SN	Method Adopted	Setting -up Cost (in lakhs)	Annual Maintenance and Operational Cost (in lakhs)																										
1	Sewage Treatment Plant	450	20																										
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5.	Solid waste management	100	8																										
Total		1595	55.5																										

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- | | |
|--|---|
| | <ul style="list-style-type: none">• The Developer will undertake Civil, Electrical and Mechanical Maintenance of the Rehab Buildings in the scheme for 10 years from the date of the occupation of the Rehab Building.• MHADA Building will be handed over to MHADA. |
|--|---|

3. The proposal has been considered by SEIAA in its 56th & 57th meetings decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (iii) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (iv) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (v) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (vi) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (vii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (viii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (ix) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (x) Arrangement shall be made that waste water and storm water do not get mixed.
- (xi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.



- (xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xiv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xv) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (xvi) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xvii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xviii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xx) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxi) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xxii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 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) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxviii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.

-8-


- (xxxvi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxvii) 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.
- (xxxviii) 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.
- (xxxix) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xl) 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.
- (xli) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xlii) 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.
- (xliiii) 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.
- (xliv) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xlv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xlvi) 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.
- (xlvii) 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.
- (xlviii) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlix) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (l) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (li) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (lii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures




shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.

- (xlvi) 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>.
- (xlix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (i) 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.
 - (ii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (iv) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.



7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


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

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram -Ambattur Road, Chennai - 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai.
8. CEO, Slum Rehabilitation Authority, Bandra (E), (Mumbai)
9. Commissioner, Bhrun Mumbai Municipal Corporation, Mumbai

10. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.

11. Select file (TC-3).

MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY

Tel. No. : 2285 5082
e-mail : mahamczma@gmail.com

No. CRZ-2011/CR-24/TC-3
Office of the
Maharashtra Coastal Zone Management Authority,
Environment Department, Room No. 217(Annex),
Mantralaya, Mumbai- 400 032
Date: 16.6.2012

To,
Chief Engineer (Development Plan)
Municipal Corporation of Greater Mumbai
Mahapalika Marg, Fort, Mumbai- 400 001

Subject: Proposed development of building on plot bearing CTS No. 1320A (pt) (1320/A/21/1 to 4, 1320/A/22 to 33) of Village Mulund (East), Eastern Express Highway, Mulund (East), Mumbai.

Sir,

The matter regarding "Proposed development of building on plot bearing CTS No. 1320A (pt) (1320/A/21/1 to 4, 1320/A/22 to 33) of Village Mulund (East), Eastern Express Highway, Mulund (East), Mumbai" was considered in the 74th meeting of Maharashtra Coastal Zone Management Authority held on 23rd April, 2012. The proposal was received through MCGM as per the MCZMA Office Memorandum dated 02.07.2011.

2. The Authority noted the following proposal details:
- The MCGM has forwarded the proposal for development of building on plot bearing CTS No. 1320A (pt) (1320/A/21/1 to 4, 1320/A/22 to 33) of Village Mulund (East), Eastern Express Highway, Mulund (East), Mumbai. The proposal is for residential-cum-commercial project.
 - The buildings are proposed under S.V.I. (c) of CRZ Notification, 2011, under DC regulation 33 (5) of prevailing DCR 1991 existing and in force on 6.1.2011.
 - As per the DP remarks of 'T' Ward issued by MCGM, the plot under reference is situated in Residential Zone (R-Zone) and is partly reserved for BEST Bus Station, Police Station, Post Office, Maternity Home + Dispensary, Municipal Retail Market, MSEB Substation, Municipal Primary School & 18.30 m & 13.40 m wide DP roads.
 - As per the remarks of MCGM dated 25.11.2011 and approved CZMP of Mumbai submitted along with the application, the plot under reference is partly affected by CRZ-I & CRZ-II.
 - As per the details submitted by MCGM, total area of the plot under reference is 1,00,002.00 sq. m.
 - MHADA PMGP Colony exists on the land under reference at present. The existing colony consisting of residential buildings (of 1462 tenements) constructed and occupied in 1990.
 - As per the MCGM remarks dated 25.11.2011, the layout plans for entire MHADA land w/r were initially approved on 03.01.1990 for total 67 Nos. of buildings of G + 1 for rehabilitation of project affected persons. However, occupation was granted on 18.12.1990 to 18 Nos. of buildings out of 56 Nos. of buildings of G + 1 & G + 2. The layout plans & building plans were approved

as per the then applicable DC Rules with permissible 1.20 FSI being MHADA development. Out of total 56 Nos. of buildings, 2 Nos. of existing buildings are in the portion of land affected by CRZ-I (HTL is going over the buildings which are constructed prior to CRZ Notification of 1991) 29 Nos. of buildings are situated on CRZ-II area.

- h) As per the MCGM remarks, 4 rehabilitation buildings are proposed for existing tenants and the same buildings are comprised as follows:

Building No.	Wing
Building No. 1	G (shops)/ Stilt + 20
	G (shops)/ Stilt + 20
	G (shops)/ Stilt + 15
Building No. 2	G (shops)/ Stilt + 18
	G (shops)/ Stilt + 18
	G (shops)/ Stilt + 22
	G (shops)/ Stilt + 22
Building No. 3	G/ Stilt + 17
	G/ Stilt + 18
	G/ Stilt + 18
	G/ Stilt + 17
Building No. 4	G/ Stilt + 22
	G/ Stilt + 21
	G/ Stilt + 22

Building No. 2 (partly) and Building No. 3 are fully situated in CRZ-II area. No building has been proposed in CRZ-I area.

- i) As per the MCGM remarks, Architect has proposed 2 Nos. of Sale buildings comprising of 2 levels basement + Ground floor + 3 levels of podium + 4th to 5th upper floors levels. Architect has also proposed 21,350 sq. m. of built-up area (i.e. 610 units of 300 sq. m. carpet area) in the form of tenements to be handed over to MHADA and 15,183 sq. m. built-up to be handed over to MCGM for developing various reservations.
- j) As mentioned in the MCGM remarks, the architect has proposed buildings on the portion of the land falling in CRZ-II affected area on the landward side of the existing road and buildings considering existing development as per the Notification/ clarification of Govt. of India.
3. The Authority noted that the public consultation in the instant case as per the mandates of the CRZ Notification, 2011 was held on 26.12.2011 in the presence of Sub-Regional Officer & Regional Officer (MPCB, Mumbai) and District Collector (Mumbai Suburbs). Further, project proponent has also submitted CRZ map of 1:4000 scale from IRS, Chennai, which is MoEF authorized agency.
4. Authority noted the CRZ permissibility of proposal as per CRZ Notification, 2011 which is as follows-
- a) As per 8.V.I.(c) of CRZ Notification 2011

Redevelopment of Cess, Dilapidated and Unsafe building in greater Mumbai is permissible in accordance with Town and country planning regulation as on dated 6.1.2011

5. The Authority noted that the proposal is for redevelopment of dilapidated buildings in MHADA layout at FMGC colony of Mulund area, Mumbai. Redevelopment of dilapidated buildings in Greater Mumbai is permissible in accordance with Town and country planning regulation as on dated 6.1.2011.

6. The officials present in the meeting mentioned that redevelopment of dilapidated buildings located on layouts belonging to the MHADA is permissible under regulation no. 33(5) of DCR 1991. The said regulation was prevailing as on 6.1.2011. Therefore, the proposal under reference attracts the regulation No. 33(5) of DCR 1991.

7. The Authority deliberated on the applicability of the regulation 33(5) to the proposal and discussed the regulation No. 33(5) of DCR 1991 which mainly says-

- a) The clause 33(5) of DCR 1991 is applicable for the redevelopment of the buildings located on layouts belonging to the MHADA, with FSI of 2.5. It is mainly applicable to the layouts of MHADA located in the Mumbai.
- b) P.M.G.P. colony of Mulund area is the proposed beneficiary of the regulation 33(5) because old dilapidated buildings are located in MHADA layout and development is being carried out by MHADA for joint venture with society of existing tenements, constructed prior to 1991.
- c) The Authority noted that structures in the MHADA layout have been declared dilapidated prior to 6.1.2011. CRZ Notification, 2011 allows redevelopment of dilapidated structures following the procedure stipulated in para 8(V). The Authority after deliberation came to the conclusion that, dilapidated structures in CRZ area of MHADA layout can be undertaken as per 33(v) since this provision to develop MHADA layout is in place from 6.12.2008 i.e. prior to the CRZ Notification, of 6 Jan 2011.

8. The Authority after deliberation decided to recommend the proposal to the planning authority and the SEIAA subject to submission of certain information. The Project proponent submitted the desired information. As submitted by the project proponent, the detailed area break up of FSI in the proposal is as follows-

Sr. No.	Item	B.U. Area computed in FSI (Sqmt)	B.U. Area not computed in FSI (Sqmt)	Remarks
1	Rehabilitation area	78137.66	21557.64	Balcony, lift, lobby, staircase, O/H tank, LMR, Refuse area & Stilt area
2	Safe Component	105990.06	180944.08	Balcony, lift, lobby, staircase, O/H tank, LMR, Refuse area, Stilt area, basement & podium
3	MHADA	21350.00	19296.00	Balcony, lift, lobby.



	component			staircase, O/H tank, LMR, Refuse area, podium
4	Reservations			
a	R.M.	749.50		
b	MH+D	749.50		
c	BEST Stand	1200.00		
d	Police Station	482.00		
c	Post office	748.00		
5	Total	2,09,406.72	2,21,988.00	4,31,394.72 Sqmt

9. Since project proponent submitted the desired information to MCZMA, Therefore project under consideration is hereby recommended from CRZ point on view only to the MCGM and SEIAA subject to following conditions-

Specific conditions:

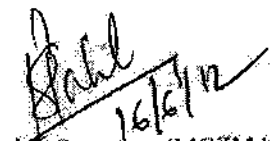
- 1) Construction should be in accordance with the provisions of CRZ Notification, 2011 (as amended from time to time)
- 2) FSI should be in accordance with town and country planning regulation as on 06.01.2011
- 3) Planning authority to ensure that there are no violations of CRZ Notification, 2011.
- 4) Planning authority to ensure that proposed use is in consonance with the Development Plan existing and in force as on 6.1.2011 since proposal is as per para 8(v) of CRZ Notification, 2011.
- 5) MCGM to ensure that building was declared dilapidated prior to 6.01.2011.
- 6) Planning authority to ensure that development of the MHADA layout is per the reservations mentioned in the project application.
- 7) MCGM to ensure that building plan and FSI calculations are as per DCR 1991 amended till 6 Jan. 2011. Amendments after Jan 6, 2011 will not be applicable in the instant matter.
- 8) MCGM to ensure that height of the building is as per the provisions of prevailing DCR and all other permissions required for proposed height are obtained prior to the commencement of the work.
- 9) Provision of parking and parking floors should be as per the provisions and policies of the government. MCGM to ensure the same before according commencement certificate to the said project.
- 10) Environmental Management Plan, Tree Plantation Plan, and MSW and Sewage treatment plan should be implemented properly.
- 11) MCGM to consider suggestions /objections, if any, reported in the public consultation report before according commencement certificate to the proposal.
- 12) All other Conditions stipulated in the para 8(v) of the CRZ Notification 2011 shall be applicable to project owner, architect, consultant, builder and developer. They will be held responsible for violation or non-adherence to the provisions stipulated therein.
- 13) Construction should be only on landward side of the existing road or existing authorized structures. Fifty meter buffer zone shall be left if site is abutting the mangroves area as per Hon. High Court order. All other permissions wherever required shall be obtained from concerned authorities / government department etc before commencement of the work.
- 14) No construction should be commenced before Environmental clearance is obtained from SEIAA.
- 15) Undertaking that no construction will be done in CRZ I area and buffer zone area.
- 16) No construction should be undertaken in CRZ I area.
- 17) No Mangroves shall be cut, in proposed construction.



- 18) Project proponent shall obtain NOC from MPCB and Ground water board before commencement of the work.
- 19) NOC from High-rise Committee and fire department.
- 20) Project shall be covered under RTI Act, 2005 and project proponent shall provide all the information.
- 21) Undertaking that project proponent shall cover under RTI Act, 2005 and project will be open for monitoring by high level oversight committee.
- 22) Project proponent to undertake performance and fiscal audit in respect of redevelopment of cessed, dilapidated, unsafe buildings shall be audited by C & AG. Project proponent shall provide all the documents for the same to the concerned officer/ department as and when required.

General Conditions:

- 1) The construction of the structures should be undertaken as per the plans approved by the concerned local authorities/ local administration, meticulously conforming to the existing local and central rules and regulations including the provisions of Coastal Regulation Zone Notification dated 19.02.1991 and the approved Coastal Zone Management Plan of Maharashtra and Mumbai.
 - 2) In the event of any change in the project profile, a fresh reference shall be made to the MCZMA.
 - 3) The sand dune, if any, on the site should not be disturbed in any way.
 - 4) The mangroves, if any, on the site should not be disturbed in any way.
 - 5) The MCZMA reserves the right to revoke this recommendation, if any, of the conditions stipulated are not complied with to the satisfaction of the MCZMA.
 - 6) The MCZMA or any other competent authority may stipulate any additional conditions subsequently, if deemed necessary, for environmental protection, which shall be complied with.
 - 7) A copy of the recommendation letter shall be marked to the concerned local body/ local NGO, if any, from whom any suggestion/ representation has been received while processing the proposal.
 - 8) The environmental safeguard measures should be implemented in letter and spirit.
 - 9) Six monthly monitoring reports should be submitted to the MCZMA in soft and print format.
 - 10) This recommendation will be valid for 5 years from the commencement of the work.
 - 11) Any appeal against this CRZ clearance shall lie with the national green tribunal, van vighar bhavan, sector 5, R.K. puram, New Delhi-110022, if preferred, within 30 days as prescribed under section 16 of national green tribunal act, 2010
10. The agenda item and minutes pertaining to the matter are enclosed herewith for your reference. The copy of this letter is also available on the website of MCZMA i.e. <http://mczma.maharashtra.gov.in>.


 Member Secretary (MCZMA)

Copy for information for further necessary action:-

1. Chairperson, Maharashtra Coastal Zone Management Authority (MCZMA), Environment Department, Mantralaya, Mumbai- 400 032
2. Director, Coastal Regulation Zone, Ministry of Environment & Forests (MoEF), Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi- 110 003
3. Director, Western Zone (Bhopal), Kendriya Paryavaran Bhavan, Link Road No. 3, Bhopal- 462 016
4. Municipal Commissioner, Municipal Corporation of Greater Mumbai (MCGM), Mahapalika Marg, Fort, Mumbai- 400 001

5. **Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai- 400 022.**
6. **Collector (Mumbai Suburban District), Bandra (East), Mumbai- 400 051**
7. **Member Secretary, State level Environment Impact Assessment Authority, Room No. 217, Annex building, Mantralaya.**
8. **Member Secretary, State level Expert Appraisal Committee, 15th floor, New Administration Building, Environment Dept, Mantralaya.**
9. **M/s Richa Realtor, 101, Khitij, Senal Bhavan Path, Dadar (W), Mumbai- 400028**
10. **Select File (TC-3)**



MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY

Tel. No. : 2202 9388
E-mail : dir1.mev-mh@nic.in
Website: <https://mczma.gov.in/>

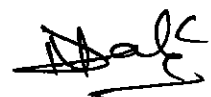
No. CRZ 2021/CR109*/TC 4
Office of the -
Maharashtra Coastal Zone Management Authority,
Environment & Climate Change Department,
15th Floor, New Administrative Building,
Mantralaya, Mumbai- 400 032
Date: 08th June, 2022

To,
M/s Richa Realtors,
1st Floor, Parel ST Depo, Sayani Road,
Opp. Motilal Oswal Tower, Parel, Mumbai 400 025

Subject: Proposed expansion of redevelopment of MHDA new PMGP colony residential complex with shipline village Mulund at Easter Express Highway, Mulund (E), Mumbai by M/s Richa Realtors

The Maharashtra Coastal Zone Management Authority in its 159th meeting held on 6th June, 2022 deliberated the proposal of expansion of redevelopment of MHDA new PMGP colony residential complex with shipline village Mulund at Easter Express Highway, Mulund (E), Mumbai.

2. The Authority noted that the proposal is for proposed expansion of redevelopment of MHDA new PMGP colony residential complex with shipline village Mulund at Easter Express Highway, Mulund (E), Mumbai. In this layout total 56 nos of old structure was present on site out of this 37 nos of structures are already demolished and site and remaining 18 nos of structure are yet to be demolished. The project involves redevelopment of MHADA PMGP Co-operative Housing Society consist of 56 nos. of Gr + 1 and Gr + 2 buildings constructed before 1991. Buildings were old and declared dilapidated.
3. The Authority noted that the MHADA vide letter dated 6.10.2007 has issued a certificate regarding dilapidated building no. 3 to 37 & 39 to 55, PMGM Colony, Mulund(E), Mumbai. The project has got the earlier CRZ recommendation dated 16.6.2012 from the MCZMA as per para 8.v.1.c of the CRZ Notification, 2011. Environment clearance was obtained for the proposal in the year 2013 & 2020. Planning Authority issued IOD and CC for the project from time to time. Now, the PP has revised the plans for the proposal. Accordingly, the MHADA has forwarded the proposal on 25.5.2022 on as per provisions of the CRZ Notification, 2019.
4. The Authority noted that as per the MHADA remarks, Architect has submitted the plans for redevelopment of existing building no. 1,2, 3 to 37, 39 to 55 and 56 out of which building no. Bldg no. 1 & 2 are known as "Mulund Shri Sai Surya CHSL", Bldg No. 3 to 37 & 39 to 55 known as "MHADA New PMGP CHSL" and Bldg No. 56 known as "Mulund New PMGP colony OM sai CHSL" all comprising of Gr + 2 upper floors on plot bearing CTS No. 1320A/21/1 to 1320A/21/4, 1320A/22 to 1320A/33 of village Mulund (E), as per Reg 33(5) of DCPR 2034. The proposal is therefore in order as per zoning and FSI and all other norms of DCPR 2034.
5. The Authority noted that the PP has submitted the CRZ map (1:4000 scale) & Survey report prepared by IRS, Chennai as per approved CZMP under CRZ Notification, 2019. As per the said map, the plot under reference partly falls in CRZ IA (50 m mangrove buffer zone), partly CRZ II and partly Non CRZ area. As per the IRS report, Out of total plot area is 100002.0 sqm, plot area in CRZ IA (within 50 m



mangrove buffer zone) is 7273.41 sqm. CRZ IA (Eco-sensitive zone) is 194.84 Sqm, CRZ II area is 16720 Sqm and Non CRZ area is 75813.74 Sqm.

6. The Authority noted that the PP during the meeting presented that redevelopment is proposed in CRZ II area and outside CRZ area. No construction of building is proposed within 50 m mangrove buffer zone area i.e. CRZ IA area. Only hard surfacing is proposed within 50 m mangrove buffer zone for fire tender movement. The Authority noted that the PP need to obtain Prior High Court permission, if stacking/ storage of building material or any other temporary construction during construction period within 50 m mangrove buffer zone is proposed.

7. The Authority noted that the project is ongoing and PP has submitted the proposal on 5.5.2022 as per CRZ Notification, 2019. As per the CRZ Notification, 2019, the development /redevelopment in CRZ II area is permissible with FSI as per town & country planning regulations existing as on 18th January, 2019. The Concern planning Authority should ensure that FSI in the proposed redevelopment in CRZ II area is as per DCPR 2034 existing as on 18th Jan, 2019.

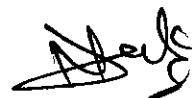
8. In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

Specific Conditions:

- i. PP should ensure that proposed redevelopment in CRZ areas are as per provisions of CRZ Notification, 2019 (amended time to time).
- ii. Prior High Court permission should be obtained by PP, since hard surface paving is proposed with 50m mangrove buffer zone for smooth fire tender movement.
- iii. PP to obtain Prior High Court permission, if stacking/ storage of building material or any other temporary construction during construction period within 50 m mangrove buffer zone is proposed.
- iv. Local body to ensure that redevelopment in CRZ II area should be strictly as per town & country planning regulations existing as on 18th January, 2019.
- v. The PP to ensure environment measures such as STP, solar water lighting & heating, Rainwater harvesting, OWC etc are implemented in the scheme.
- vi. All other required permissions should be obtained before the commencement of the project.

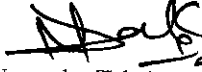
General Conditions:

- i. In case of any change in project profile, the project would require fresh appraisal by the MCZMA.
- ii. The MCZMA reserves the right to revoke this recommendation, if the conditions stipulated are not complied with to the satisfaction of the MCZMA or Environment Department.
- iii. The MCZMA or any other competent authority, concerned planning authority may stipulate any additional conditions subsequently, if deemed necessary, for environmental protection, which shall be complied with.
- iv. The clearance accorded to the project under CRZ notification shall be valid for a period of seven years from the date of issue of such clearance: Provided that the construction activities shall commence within a period of five years from the date of the issue of clearance and the construction be completed and the operations be commenced within seven years from the date of issue of such clearance.
- v. The recommendation from CRZ point of view 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 recommendation does



not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

9. Agenda item & minutes of the meeting are available on the website of MCZMA i.e. <http://mczma.gov.in>.


(Narendra Toke) 2/6/22

Director, Environment & MS, MCZMA

Copy for information to:

1. **PS (Environment) & Chairperson, (MCZMA)**, Environment & CC Department, Room No. 217 (Annex), Mantralaya, Mumbai -32.
2. **Director (IA-III)**, Coastal Zone Regulation, Government of India, Ministry of Environment, Forests & Climate Change, Indira Paryavaran bhavan, Jor Bagh Road, New Delhi - 110 003.
3. **Municipal Commissioner**, Municipal Corporation of Greater Mumbai, Mahapalika Marg, Fort, Mumabi - 01
4. **Member Secretary, Maharashtra Pollution Control Board**, Kalpataru Point, 3rd and 4th floor, Road No. 8, Sion Cir, opp. PVR Theater, Mumbai -400022
5. **District Collector, Mumbai Suburban**, Near Chetna College, Bandra (E), Mumbai - 51
6. **Select File-TC 4**

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781

Fax : 24024068 / 24023516

mpcb@vsnl.net

Email : <http://mpcb.gov.in>

Visit At : <http://mpcb.gov.in>

Kalpataru Point, 2nd - 4th Fl.

Opp. Cine Planet Cinema,

Near Sion Circle, Sion (E)

Mumbai-400 022.



EIC No. MU-3455/12

Infrastructure/Orange/L.S.I

onsent No. BO/RO(HQ)/CE/CAC-419

Date: 4/5/12
10/12/12

Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

CONSENT is hereby granted to;

M/s Richa Realtors.

"MHADA NEW PMGP CO OP HSG. SOCIETY LTD."

Sai Surya CHS & Om Sai CHS. Survey No. 386,

CTS No. 1320A(PT) of village Mulund Estern

Express Highway, Mulund (E), Mumbai - 400 081

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

1. The Consent to Establish is valid up to Commissioning of the Project or 5 years which ever is earlier

For development of land/plot as new construction activities for construction of project named as "International Financial Centre" at Plot C 54 & 55, G-Block, Bandra Kurla Complex, Mumbai Suburban, Maharashtra, on total plot area of 1,00,002.00 Sq. mtrs and total built up area as per FSI of 2,09,406,72 Sq. mtrs including utilities for development of commercial project and services as per construction commencement certificate issued by local body.

2. The Consent is valid for-

For development of land/plot as new construction activities for construction of project named as "International Financial Centre" at Plot C 54 & 55, G-Block, Bandra Kurla Complex, Mumbai Suburban, Maharashtra, on total plot area of 100002.00 Sq. mtrs and total built up area as per FSI of 2,09,406,72 Sq. mtrs including utilities for development of commercial project and services as per construction commencement certificate issued by local body

This project requires Environment/CRZ Clearance under EIA Notification dt: 14/09/2006 of MoEF, GOI as amended on dt. 01/12/2009 and CRZ notification of 2011. Therefore the effective date of this consent to Establish shall be from the date of obtaining Environment/CRZ Clearance from comsspetent authority by the project proponent.

3. CONDITIONS UNDER WATER ACT:

(i) The daily quantity of trade effluent from the factory shall be Nil.

(ii) The daily quantity of sewage effluent from the factory shall not exceed 1825.31M³.



- (iii) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.

1	pH	Not to exceed	6.5 to 9.0
3	Suspended Solids	Not to exceed	100 mg/l.
4	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
5	Fecal Coliform	Not to exceed	500/100/1 mg/l.
6	Residual Chlorine	Not to exceed	01 mg/l.
7	Detergent	Not to exceed	01 mg/l.
8	Floating matters	Not to exceed	10 mg/l.

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

Project proponent shall operate STP for five years from the date of obtaining Occupation Certificate.

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

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Organic waste	4.02	Ton/D	Bio-Composting	Used as manure
2	Inorganic waste	2.75	Ton/D	Segregation	MCGM

- (viii) **Other Conditions (during Construction Phase):**

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



with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000

11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
 12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
 13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
 14. Vehicles hired for construction activities should be operated only during non peak hours.
 15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
 16. applicant, during the construction stage shall provide
 - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d. Green belt of 33% of the open space shall be developed.
 17. E-Waste shall be disposed to authorized re processor.
4. **The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under**

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

(i) Domestic	...	2379.39 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable	...	0.00 CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic	...	0.00 CMD
(iv) Industrial Cooling, spraying	...	0.00CMD

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

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:**
- (i) The Applicant may install 10 nos. of diesel generating sets (DG Sets), of capacity 550 KVA and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

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

(i) SPM/TPM	Not to exceed	150 mg/Nm ³
(ii) SO ₂ (DG Set)	Not to exceed	4.2 Kg/day



(ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, and RSPM.
- b. Applicant shall achieve following Ambient Air Quality standards.

1.	SPM Not to Exceed (Annual Average)	140	µg/ m ³
	Not to Exceed (24 hours)	200	µg/ m ³
2.	SO ₂ Not to Exceed (Annual Average)	60	µg/ m ³
	Not to Exceed (24 hours)	80	µg/ m ³
3.	NO _x Not to Exceed (Annual Average)	60	µg/ m ³
	Not to Exceed (24 hours)	80	µg/ m ³
4.	RSPM Not to Exceed (Annual Average)	60	µg/ m ³
	Not to Exceed (24 hours)	100	µg/ m ³

(iii) The applicant shall observe the following fuel pattern:-

Sr. No.	Type Of Fuel	Quantity	UOM
1	Diesel	240.00	Ltr/hr

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

Sr. No.	Chimney Attached To	Height in Mtrs.
1	DG Set	4.5 each

(v) Conditions for D.G. Set

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. 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.
3. The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
4. 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.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set shall be operated only in case of power failure.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

(vi) Other Condition

- a) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for



inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.

- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

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

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

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

(ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.

(x) No construction work is permitted during nighttime.

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

The firm shall not generate any hazardous wastes.

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003
12. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
13. The applicant should not take any effective steps for implementation of the project before obtaining Environmental/CRZ Clearance as per EIA Notification 2006 and CRZ notification 2011.



14. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the applicant.
15. The applicant shall submit a Bank Guarantee of Rs.10,00,000/- (Rupees ten lacs only) within 15 days for compliance of the consent conditions.
16. This consent shall not be construed as exemption from obtaining necessary NOC from any other Government agencies as may deemed fit necessary
17. This is issued with the approval of Consent Appraisal Committee of the Board in its meeting held on 16th April 2011.
18. This consent is issued as an overriding effect to the earlier consent issued vide No .BO/RO(P&P)/EIC No.MU1149-09/E/CC-313,dt.27/08/2009
19. The Capital investment of the project is Rs. 61600 Lacs



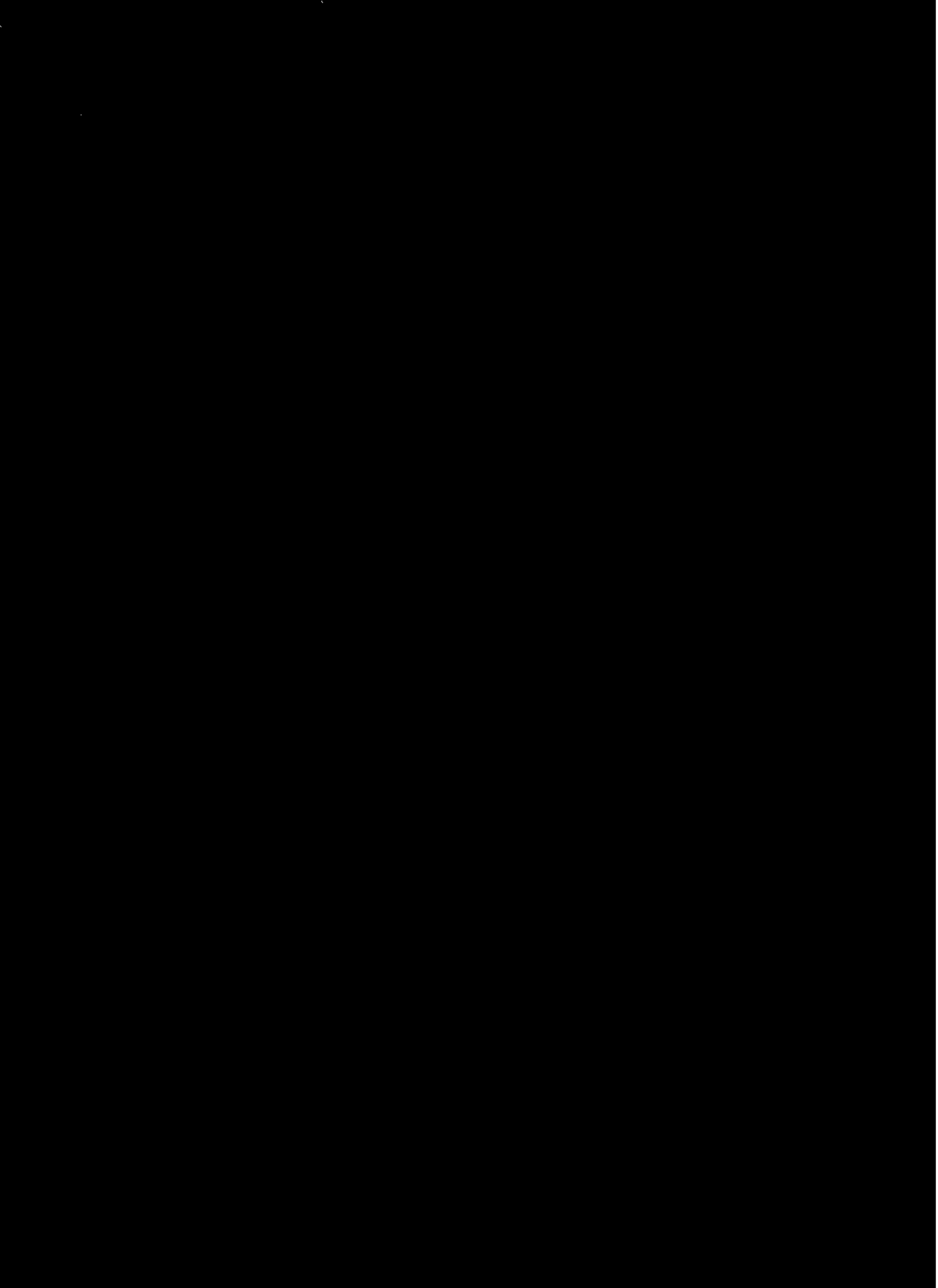
(Signature)
 (Milind Mhaiskar, IAS)
 Member Secretary

To,
 M/s Richa Realtors.
 "MHADA NEW PMGP CO OP HSG. SOCIETY LTD,"
 Sai Surya CHS & Om Sai CHS, Survey No. 386,
 CTS No. 1320A(PT) of village Mulund Estern
 Express Highway, Mulund (E), Mumbai - 400 081

- Copy to:
- a. RO-Mumbai /SRO-Mumbai-IV
 - b. CAO/Cess Branch/Master File

Received Consent fee of-

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	1232100	068204	08 Feb 2012	HDFC Bank



MUNICIPAL CORPORATION OF GREATER MUMBAI
TREE AUTHORITY

Case No. (309 / 10-11)
Office of the Supdt .of Gardens
Veermata Jijabai Bhosale Udyan,
Dr.Ambedkar Road, Byculla (East),
Mumbai-400 027.

No. : DYSG/TAMC/1823

Date : - 17-3-11

To,
M/s. Richa Realtors,
101, Kshitij,
Senā Bhavan Path, Dadar(W),
Mumbai-400 028.

Sub : Permission for removal of trees coming in the work of proposed construction of podium, D.P. Road of building & movement of fire engine on plot bearing C.T.S. No. 1320A(pt), S. No. 386(pt) of village Mulund(E), MHADA Layout at E.S. Highway Mulund(East).

Ref : 1) Your proposal dated 18-10-2010.
2) Tree Authority Resolution No. 391, dated 7-1-2011.

Sir,

With reference to above it is to inform that your request for removal of trees coming in the work of proposed development has been considered by the Tree Authority under Section 8(3) of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified upto 9th June 2004. The permission for cutting of 159 (One Hundred Fifty Nine) trees (bearing Sr. No. 25, 29, 30, 37, 42, 42A, 43, 44, 46, 49, 50, 52, 54, 57, 58, 60, 63, 80, 82, 91, 96, 101, 106 to 108, 115, 120, 203, 209, 224, 230, 231, 233, 244, 258, 263, 266, 272, 274, 281 to 287, 292, 296, 303, 308, 311 to 313, 325, 328, 348, 351, 375 to 378, 380, 387, 394, 406, 407, 417, 419, 424, 425, 429, 512, 535, 541, 547, 553, 554, 557, 558, 560 to 563, 565, 570, 576, 583, 589, 590, 592, 593, 595, 609, 611, 613, 618, 642, 644, 646, 648, 651, 655, 656, 664, 716 to 719, 721 to 724, 726, 727, 730, 732, 733, 738, 739, 743 to 745, 747 to 753, 758, 761, 762, 767, 769, 770, 776, 777, 779, 781, 783, 789 to 803, 809, 812, 813 & 834] and for transplanting of 274 (Two Hundred Seventy Four) trees (bearing Sr. No. 21, 23, 32 to 35, 38 to 40, 45, 47, 48, 51, 53, 55, 56, 59, 61, 64, 65, 75 to 79, 81, 83 to 90, 92 to 95, 97 to 100, 102 to 105, 109 to 114, 116 to 118, 148 to 154, 202, 204 to 208, 210, 211, 225, 232, 243, 245 to 254, 257, 262, 264, 265, 271, 275 to 280, 288 to 290, 293, 297, 298, 300, 302, 304, 305, 307, 309, 310, 314 to 319, 322 to 324, 325A, 326, 327, 329, 333 to 341, 349, 350, 379, 381, 383 to 386, 415, 416, 418, 420 to 422, 430, 532 to 534, 537 to 540, 542 to 546, 548, 552, 555, 556, 559, 564, 566 to 569, 571, 572, 575, 584 to 588, 591, 594, 596 to 598, 610, 612, 614, 617, 640, 641, 643, 645, 647, 649, 650, 652 to 654, 657 to 663, 700, 701, 701A, 701B, 702 to 715, 720, 725, 728, 729, 731, 734 to 737, 740 to 742, 746, 754 to 757, 759, 760, 763 to 766, 768, 771 to 775, 778, 780, 782, 784, 810, 811, 818, 819, 823 to 833, 835 to 842) is given by the Tree Authority Resolution No. 391, dated 7-1-2011.

(P.T.O.)...

The remaining 419 (Four Hundred Nineteen) trees (bearing Sr. No. 1 to 20, 22, 24, 26 to 28, 31, 36, 41, 62, 66 to 74, 119, 121 to 147, 155 to 201, 212 to 220, 220A, 220B, 221 to 223, 226 to 229, 234 to 242, 255, 256, 259 to 261, 267 to 270, 273, 291, 294, 295, 299, 301, 306, 320, 321, 330 to 332, 342 to 347, 352 to 374, 382, 388 to 393, 395 to 405, 408 to 414, 423, 426 to 428, 431 to 477, 477A, 478 to 527, 527A, 528 to 531, 536, 536A, 549 to 551, 573, 574, 577 to 582, 599 to 608, 615, 616, 619 to 639, 665 to 675, 675A, 676 to 699, 785 to 788, 804 to 808, 814 to 817, 820 to 822) should be retained as it is.

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

You are directed to plant 318 (Three Hundred Eighteen) trees in the said property within 30 days in accordance with the provision under section 8(5) of the said Act and intimate to the Tree Officer about the action taken thereto.

Further in accordance with the provision under section 11(1) of the said Act, you are hereby directed to plant requisite number of trees as per the norms of the Tree Authority i.e. in open spaces two (2) 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 grows properly and give a report to the Tree Officer about the condition of these trees once in six months for a period of 3 years.

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

Your attention is kindly drawn to the provisions under section of 21 of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified on 9th June 2004.

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

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

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

You are requested to contact Jr. Tree Officer, 'T' Ward to monitor the technical aspects for transplantation and plantation of trees whose contact No. 9930231023

Thanking you.

Yours faithfully,


Suptd. of Gardens
& Tree Officer

No: 1717/TA/1823 ^{mc}
17-2-11 ...3...

Copy to :- M/s. Aakar, Architect,
201, 2nd floor, Amiprabha,
Devidas Road, Borivali(W)
Mumbai-400 092.

For information please.

Shinde
17/2/11
Supdt. of Gardens
& Tree Officer

CERTIFICATE OF ANALYSIS

Report Number: GGMPL/410B/01

Reporting Date : 01/06/2022

M/s. Richa Realtors.

Site Address:

Plot Bearing CTS No. 386, CTS No. 1320 A(Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai.



TC-7073

SAMPLE DETAILS

Lab ID:	Lab/410B/01	Sampling Date:	22/05/2022
Sample Drawn By:	Laboratory Representative	Sample Receipt Date:	24/05/2022
Sample Type:	Water	Analysis Start Date:	24/05/2022
Sample Description:	Bore Water	Analysis End Date:	31/05/2022
Sample Quantity:	5 L	Sampling Method:	IS 3025(Pt-1)/APHA 1060
Sample Condition:	Satisfactory	Packing:	Sealed

Specification:

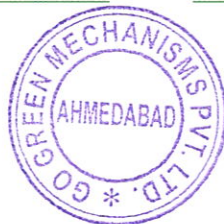
Sr.No	Parameters	Results	Unit	Test Method	AL	PL
1	pH at 25 °C	7.35	-	IS 3025-Part 11	6.5 to 8.5	No Relaxation
2	Alkalinity as CaCO ₃	190.00	mg/L	APHA 23rd Edn 2320 B	200	600
3	Ammonical Nitrogen	1.68	mg/L	APHA 23rd Edn 4500 NH ₃ C	NS	NS
4	BOD at 27°C 3 Days	BQL (QL=2)	mg/L	IS 3025- Part 44	NS	NS
5	Calcium as Ca	45.69	mg/L	APHA 23rd Edn 3500 Ca B	75	200
6	Chemical Oxygen Demand (COD)	BQL (QL=5)	mg/L	APHA 23rd Edn 5220 B	NS	NS
7	Chloride	52.98	mg/L	IS 3025 -Part 32	250	1000
8	Dissolved Oxygen	6.30	mg/L	IS 3025-Part 38	NS	NS
9	Fluoride (F)	0.50	mg/L	APHA 23rd Edn 4500 F D	1	1.5
10	Magnesium as Mg	18.46	mg/L	APHA 23rd Edn 3500 Mg B	30	100
11	Nitrate	3.20	mg/L	IS 3025-Part 34	45	No Relaxation
12	Salinity	95.71	mg/L	APHA 23rd Edn 2520 B	NS	NS

AL & PL=As Per IS 10500

NS=Not Specified, BQL=Below Quantification Limit, QL= Quantification Limit

M. Patel

Analyzed By
Milan Patel



Tantan Kumar

Authorized Signatory
Tantan Kumar

Page No : 1/2

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CERTIFICATE OF ANALYSIS

Report Number: GGMPL/410B/01

Reporting Date : 01/06/2022

M/s. Richa Realtors.

Site Address:

Plot Bearing CTS No. 386, CTS No. 1320 A(Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai.



TC-7073

SAMPLE DETAILS

Lab ID:	Lab/410B/01	Sampling Date:	22/05/2022
Sample Drawn By:	Laboratory Representative	Sample Receipt Date:	24/05/2022
Sample Type:	Water	Analysis Start Date:	24/05/2022
Sample Description:	Bore Water	Analysis End Date:	31/05/2022
Sample Quantity:	5 L	Sampling Method:	IS 3025(Pt-1)/APHA 1060
Sample Condition:	Satisfactory	Packing:	Sealed

Specification:

Sr.No	Parameters	Results	Unit	Test Method	AL	PL
13	Sulphate	68.09	mg/L	APHA 23rd Edn 4500 SO4 E	200	400
14	Temperature	27.8	°C	APHA 23rd Edn 2550 B	NS	NS
15	Total Dissolved Solids	388.00	mg/L	APHA 23rd Edn 2540 C	500	2000
16	Total Hardness as CaCO3	190.00	mg/L	APHA 23rd Edn 2340 C	200	600
17	Turbidity	BQL (QL=0.1)	NTU	APHA 23rd Edn 2130 B	1	5
18	Potassium (K)	6.5	mg/L	APHA 23rd Edn 3120 B	NS	NS
19	Sodium (Na)	22.0	mg/L	APHA 23rd Edn 3120 B	NS	NS

AL & PL=As Per IS 10500

NS=Not Specified, BQL=Below Quantification Limit, QL= Quantification Limit

m. Patel

Analyzed By
Milan Patel



T

Authorized Signatory
Tantan Kumar

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CERTIFICATE OF ANALYSIS

Report Number: GGMPL/410B/01A

Reporting Date : 01/06/2022

M/s. Richa Realtors.

Site Address:

Plot Bearing CTS No. 386, CTS No. 1320 A(Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai.

SAMPLE DETAILS

Lab ID:	Lab/410B/01	Sampling Date:	22/05/2022
Sample Drawn By:	Laboratory Representative	Sample Receipt Date:	24/05/2022
Sample Type:	Water	Analysis Start Date:	24/05/2022
Sample Description:	Bore Water	Analysis End Date:	31/05/2022
Sample Quantity:	5 L	Sampling Method:	IS 3025(Pt-1)/APHA 1060
Sample Condition:	Satisfactory	Packing:	Sealed

Specification:

Sr.No	Parameters*	Results	Unit	Test Method	AL	PL
1	Total Coliform (MPN/100ml)	Absent	MPN/100ml	IS 1622	Absent	Absent
2	Feecal Coliform (MPN/100ml)	Absent	MPN/100ml	IS 1622	NS	NS

AL & PL=As Per IS 10500

NS=Not Specified, BQL=Below Quantification Limit, QL= Quantification Limit

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CERTIFICATE OF ANALYSIS

Report Number : GGMPL/410B/02

Reporting Date: 01/06/2022

M/s. Richa Realtors.

Site Address:

Plot Bearing CTS No. 386, CTS No. 1320 A(Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai.



SAMPLE DETAILS

Lab ID:	Lab/410B/02	Sampling Start Date:	22/05/2022
Sample Drawn By:	Laboratory Representative	Sampling End Date:	23/05/2022
Sample Type:	Ambient Air	Sample Receipt Date:	24/05/2022
Sample Description:	Nr. Main Gate	Analysis start- End Date:	24/05/2022-31/05/2022
Env. Cond.-Sampling:	Ambient Temperature	Total Sampling hours:	24
Env. Cond.-Sample Receipt:	Satisfactory	Env. Cond.-Testing:	25±5°C

Sr.No	Parameters	Results	Unit	Test Method	NAAQ Standards
1	Particulate Matter (PM10)	74.11	µg/m3	IS 5182- Part 23	100
2	Particulate Matter (PM2.5)	30.41	µg/m3	GGMPL/SOP/AA/60	60
3	Sulphur Dioxide (SO2)	12.05	µg/m3	IS 5182-Part 2	80
4	Nitrogen Dioxide (NO2)	18.04	µg/m3	IS 5182- Part 6	80

NS=Not Specified, BQL=Below Quantification Limit, QL= Quantification Limit

M Patel

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CERTIFICATE OF ANALYSIS

Report Number: GGMPL/410B/03

Reporting Date: 01/06/2022

M/s. Richa Realtors.

Site Address:

Plot Bearing CTS No. 386, CTS No. 1320 A(Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai.



SAMPLE DETAILS

Sampling Instrument : Sound Level Meter
Sample By : Laboratory Representative

Sampling Date: 22/05/2022
Sample Description: Ambient Noise

Sr.No	Lab Id	Location	Time	Unit	Test Method	Reading	Norms
1	Lab/410B/03A	Nr. Main Gate	Day Time	dB(A)Leq	IS 9989	53.7	55
2	Lab/410B/03B	Nr. Construction Site	Day Time	dB(A)Leq	IS 9989	52.7	55
3	Lab/410B/03C	Nr. Admin Building	Day Time	dB(A)Leq	IS 9989	50.7	55
4	Lab/410B/03D	Nr. Workplace Area	Day Time	dB(A)Leq	IS 9989	52.9	55
5	Lab/410B/03A	Nr. Main Gate	Night Time	dB(A)Leq	IS 9989	43.8	45
6	Lab/410B/03B	Nr. Construction Site	Night Time	dB(A)Leq	IS 9989	43.2	45
7	Lab/410B/03C	Nr. Admin Building	Night Time	dB(A)Leq	IS 9989	41.0	45
8	Lab/410B/03D	Nr. Workplace Area	Night Time	dB(A)Leq	IS 9989	43.4	45

NS=Not Specified, BQL=Below Quantification Limit, QL= Quantification Limit

M. Patel

Analyzed By
Milan Patel



Tantan Kumar

Authorized Signatory
Tantan Kumar

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CERTIFICATE OF ANALYSIS

Report Number: GGMPL/410B/04

Reporting Date : 01/06/2022

M/s. Richa Realtors.

Site Address:

Plot Bearing CTS No. 386, CTS No. 1320 A(Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai.



SAMPLE DETAILS

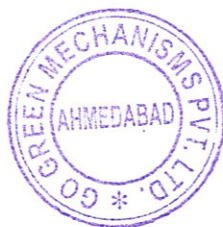
Lab ID:	Lab/410B/04	Sampling Date:	22/05/2022
Sample Drawn By:	Laboratory Representative	Sample Receipt Date:	24/05/2022
Sample Type:	Soil	Analysis Start Date:	24/05/2022
Sample Description:	Construction Site	Analysis End Date:	31/05/2022
Sample Quantity:	2 kg	Sampling Method:	IS 2720/GGMPL/WI/27
Sample Condition:	Satisfactory	Packing:	Sealed

Sr.No	Parameters	Results	Unit	Test Method	Norm
1	pH	7.36	pH	IS 2720 (Part 26)	NS
2	Conductivity	768	uS/cm	IS 14767: 2000	NS
3	Organic Matter	0.81	%	IS 2720 (Part XXII)	NS
4	Sodium Absorption Ratio, SAR	5.26	-	IS 5949	NS
5	Texture	Loam	%	USDA Method	NS
6	Water Holding Capacity	16.41	%	IS 14765: 2000	NS
7	Sand	43.0	%	USDA Method :1999	NS
8	Silt	35.0	%	USDA Method : 1999	NS
9	Clay	22.0	%	USDA Method : 1999	NS

NS=Not Specified, BQL=Below Quantification Limit, QL= Quantification Limit



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Milan Patel




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Page No : 1/1

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CERTIFICATE OF ANALYSIS

Report Number: GGMPL/410B/04A

Reporting Date : 01/06/2022

M/s. Richa Realtors.

Site Address:

Plot Bearing CTS No. 386, CTS No. 1320 A(Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai.

SAMPLE DETAILS

Lab ID:	Lab/410B/04	Sampling Date:	22/05/2022
Sample Drawn By:	Laboratory Representative	Sample Receipt Date:	24/05/2022
Sample Type:	Soil	Analysis Start Date:	24/05/2022
Sample Description:	Construction Site	Analysis End Date:	31/05/2022
Sample Quantity:	2 kg	Sampling Method:	IS 2720/GGMPL/WI/27
Sample Condition:	Satisfactory	Packing:	Sealed

Sr.No	Parameters*	Results	Unit	Test Method	Norm
1	Colour	Brownish Black	-	GGMPL/SOP/Soil/29	NS
2	Porosity	25.8	%	USDA Method: 1999	NS
3	Permeability	1.4	cm/hr	IS 2720 (Part 17)	NS

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environment cell <environmentcons2019@gmail.com>

Present Status of Project work from the period of July 2022 to December 2022 for proposed "Expansion of Existing MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line on plot bearing CTS No. 386, CTS No. 1320 A (Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai."

1 message

environment cell <environmentcons2019@gmail.com>
To: ecompliance-mh@gov.in

20 February 2023 at 17:49

Respected Sir,

Kindly Find the attached document of six monthly compliance for Present Status of Project work from the period of July 2022 to December 2022 for proposed "Expansion of Existing MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line on plot bearing CTS No. 386, CTS No. 1320 A (Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai."



RICHA RELATORS SIX MONTHLY COMPLAINE JULY TO DECEMBER 2022.pdf

20639K



environment cell <environmentcons2019@gmail.com>

Present Status of Project work from the period of July 2022 to December 2022 for proposed "Expansion of Existing MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line on plot bearing CTS No. 386, CTS No. 1320 A (Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai."

1 message

environment cell <environmentcons2019@gmail.com>
To: sromumbai4@mpcb.gov.in

20 February 2023 at 17:49

Respected Sir,

Kindly Find the attached document of six monthly compliance for Present Status of Project work from the period of July 2022 to December 2022 for proposed "Expansion of Existing MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line on plot bearing CTS No. 386, CTS No. 1320 A (Pt) of Village Mulund at Eastern Express Highway, Mulund (East), Mumbai."



RICHA RELATORS SIX MONTHLY COMPLAINE JULY TO DECEMBER 2022.pdf
20639K



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2023

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000052971

Submitted Date

04-05-2023

PART A

Company Information

Company Name

RICHA REALTORS

Application UAN number

BO/RO(HQ)/CE/CAC-419

Address

PAREL, ST DEPOT, OPP.MOTILAL OSWAL TOWERS,
SAYANI ROAD,PAREL,MUMBAI

Plot no

PAREL, ST DEPOT, OPP.MOTILAL OSWAL TOWERS

Taluka

Mumbai

Village

Mumbai

Capital Investment (In lakhs)

1500000000

Scale

LSI

City

Mumbai

Pincode

400025

Person Name

VINOD RANJANE

Designation

COMPANY ASSISTANCE

Telephone Number

8879312513

Fax Number

Email

vinod.rajane@richaindia.com

Region

SRO-Mumbai I

Industry Category

Orange

Industry Type

O21 Building and construction project more than
20,000 sq. m built up area

Last Environmental statement submitted online

no

Consent Number

BO/RO(HQ)/CE/CAC-419

Consent Issue Date

2012-05-04

Consent Valid Upto

2017-05-03

Establishment Year

2012

Date of last environment statement submitted

Jan 1 1900 12:00:00:000AM

Industry Category Primary (STC Code) & Secondary (STC Code)

Product Information

Product Name

Proposed "Expansion of Existing MHADA and MHADA new PMGP Colony's Residential Complex with Rehab Shop Line on plot bearing CTS No. 386, CTS No. 1320 A (Pt) of Village Mulund at Eastern Express Highway

Consent Quantity

209406.74

Actual Quantity

132084.34

UOM

SqFeet/Y

By-product Information

By Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

SqFeet/Y

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	0.00	600.00
All others	0.00	0.00
Total	0.00	600.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
NA	0	0	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
CEMENT	0	0	
STEEL	0	0	
METAL	0	0	
SAND	0	0	
BRICKS	0	0	
BINDING WIRE	0	0	

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
DIESEL	0	0	Ltr/A

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
Total Suspended Solids	0	0	0	10	NA

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/NM3) Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
Total Particulate Matter (TPM)	0	0	0	150 mg/Nm3	NA

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
NA	0	0	Kg/Annum

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
NA	0	0	Kg/Annum

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/Annum

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	Kg/Annum	NA

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
NA	0	Kg/Annum	NA

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)
PROJECT IS ON HOLD	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

<i>Detail of measures for Environmental Protection</i>	<i>Environmental Protection Measures</i>	<i>Capital Investment (Lacks)</i>
NA	NA	0

[B] Investment Proposed for next Year

<i>Detail of measures for Environmental Protection</i>	<i>Environmental Protection Measures</i>	<i>Capital Investment (Lacks)</i>
NA	NA	0

Part-I

Any other particulars for improving the quality of the environment.

Particulars

Environmental norms prescribed by the Central & State Govt. statutorily empowered to do so, is strictly observed in design, construction & operation of all the facilities of the Company. Work environment in the operation areas is conducive to safe, healthy working condition.

Name & Designation

VINOD RANJANE, COMPANY ASSISTANCE

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000052971

Submitted On:

04-05-2023

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CE/5053/BPES /AT

28 DEC 2015

To,

MHADA, New PMGP CHS Ltd &
M/s Richa Realtors, C.A. to owner.

Sub: Full occupation permission of proposed Rehab building No. 1 situated on land bearing C.T.S.No. 1320A(pt)(1320/A/21/1 to 4, 1320/A/22 to 1320/A/33) of village Mulund (E) in PMGP MHADA Layout at Mulund (E) near Eastern Express Highway at Mulund (E).

Sir,

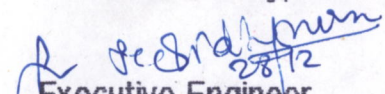
The Full development work of proposed Rehab building no.1 consists of three wings namely I, J & K out of which Wing I comprising of Still + 1st to 20th upper floors, Wing J comprising of Still+ 1st to 19th + 20th(pt) upper floors and Wing K comprising of Still + 1st to 15th upper floors situated on plot bearing C.T.S. No. 1320A(pt)(1320/A/21/1 to 4, 1320/A/22 to 1320/A/33) of village Mulund (E) in PMGP MHADA Layout at Mulund (E), Mumbai, is completed under the supervision of Licensed Architect Shri Amit G.Pawar of M/s Aakar Architects & Consultants having License No. CA/2004/34543 and Licensed Structural Engineer Shri H. M.Raje having License No.STR/R/25 and Site Supervisor Shri Ansari Ishtiyaque Ahmed having License No.A/6/SS-I be occupied on the following conditions.

1. That the certificate under Section 270-A of B.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier.
2. That the balance IOD & amended conditions shall be complied with before asking Final/Full occupation.
3. That the D.P. Roads & reservations as per Draft D.P.2034 shall be constructed and handed over to MCGM.
4. That the Conditions mentioned in MOEF NOCu/no. SEAC 2009/CR.-5/TC-2 shall be complied with.
5. That the Conditions mentioned in D.P. Relocation of reservation letter u/no.CHE/33214/DPES dtd.29.10.2015 shall be complied with.

A set of certified completions plans is returned herewith in token of Municipal approval.

Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,


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

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CE/5056/BPES /AT 28 DEC 2015

To,
MHADA, New PMGP CHS Ltd &
M/s Richa Realtors, C.A. to owner.

Sub: Full occupation permission of proposed Rehab building No. 2 situated on land bearing C.T.S. No. 1320A(pt) (1320/A/21/1 to 4, 1320/A/22 to 1320/A/33) of village Mulund(E) in PMGP MHADA Layout at Mulund (E) near Eastern Express Highway at Mulund (E).

Sir,

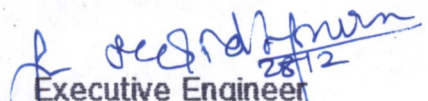
The Full development work of proposed Rehab Building No.2 consists of two wings G & H (i.e earlier wing B & A) comprising of Stilt + 1st to 22nd upper floors situated on plot bearing C.T.S. No. 1320A(pt)(1320/A/21/1 to 4, 1320/A/22 to 1320/A/33) of village Mulund(E) in PMGP MHADA Layout at Mulund (E) Mumbai, is completed under the supervision of Licensed Architect Shri Amit G.Pawar of M/s Aakar Architects & Consultants having License No. CA/2004/34543 and Licensed Structural Engineer Shri H.M. Raje having License No.STR/R/25 and Site Supervisor Shri Ansari Ishtiyaque Ahmed having License No.A/6/SS-I be occupied on the following conditions.

1. That the certificate under Section 270-A of B.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier.
2. That the balance IOD conditions shall be complied with before asking Final/full occupation.
3. That the D.P. Roads and reservations as per Draft D.P.2034 shall be constructed and handed over to MCGM.
4. That the Condition mentioned in MOEF NOC u/no.SEAC 2009/CR.-5/TC-2 shall be complied with.
5. That the Conditions mentioned in D.P. Relocation of reservation letter u/no.CHE/33214/DPES dtd. 29.10.2015 shall be complied with.

A set of certified completions plans is returned herewith in token of Municipal approval.

Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,


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

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CE/5055/BPES /AT 28 DEC 2015

To,
MHADA, New PMGP CHS Ltd &
M/s Richa Realtors, C.A. to owner.

Sub: Full occupation permission of proposed Rehab building No. 4 situated on land bearing C.T.S.No. 1320A(pt)(1320/A/21/1 to 4, 1320/A/22 to 1320/A/33)of village Mulund(E) in PMGP MHADA Layout at Mulund (E) near Eastern Express Highway at Mulund (E).

Sir,

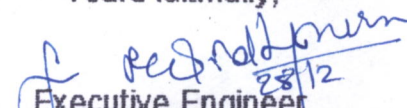
The Full development work of proposed Rehab building No. 4 consists of three wings namely L, M & N out of which Wing L & N comprising of Stilt + 1st to 21st +22nd (pt) upper floors and wing M comprising of Stilt + 1st to 20th + 21st(pt) upper floors situated on plot bearing C.T.S. No. 1320A(pt)(1320/A/21/1 to 4, 1320/A/22 to 1320/A/33) of village Mulund(E) in PMGP MHADA Layout at Mulund (E) Mumbai, is completed under the supervision of Licensed Architect Shri Amit G. Pawar of M/s Aakar Architects & Consultants having License No. CA/2004/34543 and License Structural Engineer Shri H.M.Raje having License No.STR/R/25 and Site Supervisor Shri Ansari Ishtiyaque Ahmed having License No.A/6/SS-I be occupied on the following conditions.

1. That the certificate under Section 270-A of B.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier.
2. That the balance IOD conditions shall be complied with before asking Final/full occupation.
3. That the D.P. Roads and reservations as per Draft D.P.2034 shall be constructed and handed over to MCGM.
4. That the Condition mentioned in MOEF NOC u/no.SEAC 2009/CR.-5/TC-2shall be complied with.
5. That the Conditions mentioned in D.P. Relocation of reservation letter u/no.CHE / 33214/DPES dtd. 29.10.2015 shall be complied with.

A set of certified completions plans is returned herewith in token of Municipal approval.

Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,


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

Gen-229-5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. CE/ 5053 /BPES/A T - 1 APR 2011
COMMENCEMENT CERTIFICATE

To, MHADA, New PMGB CHS Ltd &
M/S. Richa Realtors CA to owner

Sir,

With reference to your application No. 8554 dt. 15/3/2011

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 01 on plot No. bearing C.T.S.No. 1320 A (PE) Divn Village / Town ^{Relax} Planning Scheme No. Mulund (PE) situated at Road / Street Eastern Express Highway Ward T the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

Gen - 229

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

The Municipal Commissioner has appointed Shri N.P. Chithore Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

31 MAR 2012

The C.C. is valid upto _____

C.C. upto Stilt slab as per approved plan dt. 28/3/11

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

sd -

Executive Engineer (Building Proposal)
Eastern Suburbs
FOR

Architect

Copy forwarded for submission
and necessary action please.

CERTIFIED TRUE COPY

[Signature]
ARCHITECT
AMIT PAWAR
LIC. No. CA/2004/34543

5053

[Signature]
01/04/11
E. E. P. (E. S.)
08 AUG 2011

c.c. up to Stilt slab as per approved amended plan dt 26/7/11

[Signature]
08-08-2011

CE/5053 /BPS/AT 01 SEP 2012

Full c.c. as per approved amended plan dt. 26/07/2011

[Signature]
01-09-2012

Executive Engineer Building Proposal
(Eastern Suburbs.) - II

Gen-229-5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 5056 /BPESAT - 1 APR 2011

COMMENCEMENT CERTIFICATE

To,
MHADA, New pmgp CHS Ltd &
M/S. Richa Realtors CA to owner

Sir,

With reference to your application No. 8548 dt. 15/3/2011

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 02 on plot No. bearing C.T.S.No. (320 A (P2)) ^{Rehab} Divn/ Village / Town Planning Scheme No. Mulund (B) situated at Road / Street Eastern Express Highway Ward T. the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

Gen - 229

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

The Municipal Commissioner has appointed Shri Y.P. Chitthore Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 31 MAR 2012

C.C. upto stilt slab as per approved plan dtd. 28/3/2011

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

Executive Engineer (Building Proposal)
Eastern Suburbs
~~EEB~~

CERTIFIED TRUE COPY

Architect

Copy forwarded for information and necessary action please.

Paikhy
01/04/11

[Signature]
ARCHITECT
AMIT PAWAR
LIC. NO. CN/2004/34542

~~EE~~ 5056 /BPES/AT 01 SEP 2012

Full C.C. as per approved amended plans dt. 28/03/2011.

[Signature]
01-09-2012

Executive Engineer Building Proposal
(Eastern Suburbs.) - II

Gen-229 - 5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 5056 /BPES/AT - 1 APR 2011

COMMENCEMENT CERTIFICATE

To,
MHADA, New pmgp CHS Ltd &
M/S. Richa Realtors CA to owner

Sir,

With reference to your application No. 8548 dt. 15/3/2011

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 02 on plot No. beasing C.T.S.No. 1320 A (Pt) ^{Rehab} Divn/ Village / Town

Planning Scheme No. Mulund CB situated at Road / Street Eastern Express Highway Ward

T the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

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

The Municipal Commissioner has appointed Shri V.P. Chitose Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 31 MAR 2012

C.C. upto stilt slab as per approved plan dtd. 28/3/2011

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

Executive Engineer (Building Proposal)
Eastern Suburbs

~~FOR~~

Architect

Copy forwarded for information and necessary action please.

[Signature]
01/04/11
E. E. P. (E. S.)

~~EE/~~ 5056 /BPES/AT 01 SEP 2012

Full C.C. as per approved amended plans dt. 28/03/2011.

[Signature]
01-09-2012

CE/ 5056/BPES/AT 02 SEP 2016

Executive Engineer Building Proposal
(Eastern Suburbs.)-II

C.C. upto plinth for wing F, F1 and shop line of wing G, H for zero FSI of proposed building no.2 as per approved amended plans dated 26/08/2016.

[Signature]
21/9/16
Executive Engineer Building Proposal
(Eastern Suburbs.)-II

Gen-229 - 5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 5064 /BPES/AT

27 JUN 2016

COMMENCEMENT CERTIFICATE

To,
 ✓ MHADA, New pmgp C.H.S. Ltd.
 and Richa Realtors C.A. to society

Sir,

With reference to your application No. 2078 dt. 06/05/2016

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 3 on plot No. — C.T.S.No. 1320 A/21/1 to 4, 1320 A/22 to Divn/ Village / Town Planning Scheme No. Mulund (E) situated at Road / Street 1320 A/32 New pmgp MHADA Ward colony, Navghar Road the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

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

The Municipal Commissioner has appointed Shri A.G. Tambewagh
Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 26 JUN 2017
C.C. upto plinth level as per approved JOD plans dtd. 24/6/2016.

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



Executive Engineer (Building Proposal)
Eastern Suburbs - II
FOR

Gen-229-5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CE/ 5055 /BPES/AT

COMMENCEMENT CERTIFICATE

30 AUG 2011

To,
MHADA, MHADA NEW PMGP. CHS LTD &
RUCHA REALTORS CATO MHADA NEW PMGP.
CHS. LTD.

Sir,

With reference to your application No. 8553 dt. 15/3/11
for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the
Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission
under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No.
4 on plot No. _____ C.T.S.No. 1320 A (P1) Divn/ Village / -Town
Planning Scheme No. Mulund (B) situated at Road / Street _____ Ward
T the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

Gen - 229

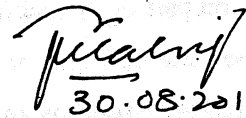
-2-

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

The Municipal Commissioner has appointed Shri B. H. Talreja
Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 29 AUG 2012
c.c. up to SHIT slab as per approved plan dt. 11/8/11

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


30.08.2011

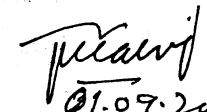
Executive Engineer (Building Proposal)
Eastern Suburbs I
EOR

CE/5055/DPESIAT 01 SEP 2012

Full c.c. as per approved amended plan dt. 11/08/2011.

CERTIFIED TRUE COPY


ARCHITECT
AMIT PAWAR
LIC. No. 74/2004/34543


01.09.2012
Executive Engineer Building Proposal
(Eastern Suburbs.) - I

Gen-229 - 5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. CE/ 5065 BPES/AT 27 JUN 2016

COMMENCEMENT CERTIFICATE

To,
 ✓ MHADA, New PMGP C.H.S. Ltd.
 and Richa Realtors C.A. to society

Sir,

With reference to your application No. 2077 dt. 06/05/2016

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 5 on plot No. 1320A/21/1 to 4 C.T.S. No. 1320A/22 to Divn/ Village / Town Planning Scheme No. Mulund (E) situated at Road / Street 1320A/33 New PMGP MHADA Ward colony, Navghar Road

T the Commencement Certificate / Building permit is granted on the following conditions :-

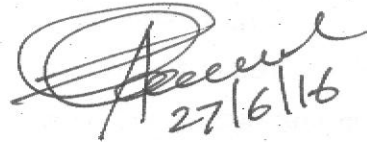
- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

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

The Municipal Commissioner has appointed Shri A.G. Tambewagh
Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 26 JUN 2017
C.C. upto plinth level as per approved JOD plans dtd. 24/6/2016.

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



Executive Engineer (Building Proposal)
Eastern Suburbs-II
FOR

Gen - 229 - 5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 5062 /BPES/AT 24 FEB 2014

COMMENCEMENT CERTIFICATE

To,

MHADA, MHADA NEW PMG P CHS. Ltd.
 E.M.S. Richa Realtors C.A. to Society
 101, Kshiti, Sena Bhavan Path, Dadar (W.)
 Mum-400028

Sir,

With reference to your application No. 8338 dt. 25/10/2013

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 1320A (PE) (1320/A/21/1404) on plot No. 1320/A/22, 1320/A/33 C.T.S. No. 1320/A/22, 1320/A/33 Divn/ Village / Town Planning Scheme No. Mulund (E) situated at Road / Street _____ Ward T, ward

the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

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

The Municipal Commissioner has appointed Shri A. C. Wade Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 23 FEB 2015

C.C. UP TO Podium Slab for wing B & C as per approved Plans dt. 08/11/2013

COPY TO OWNER

MHADA, MHADA NEW P.M.G.P.
CHS. Ltd. & M/S. Richa Reakors
C.A. to Society

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

Ammy
24/02/14
Executive Engineer (Building Proposal)
Eastern Suburbs - II
FOR

CEI 5062/BPES/AT 07 FEB 2015*****
C.C. UP TO Podium Slab for wing 'A' as per approved Plans dt. 08/11/2013

Ammy
07/02/15
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

CEI 5062 /BPES/AT 14 JAN 2016
Full C.C. for wing B & C as per approved plan dt. 08/11/2013.

Arjun
14/01
Assistant Engineer Building Proposal
Eastern Suburbs 'S' & 'T' Ward



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/091422/697890

मालिक का नाम एवं पता

M/s. Richa Realtors

दिनांक/DATE:

04-10-2022

OWNERS Name &
Address

1ST Floor, Parel S.T. Depot, Sayani Road,
Opp. Motilal Oswal Tower, Parel (West),
Mumbai - 400025

वैधता/ Valid Up to:

03-10-2030

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

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

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SNCR/WEST/B/091422/697890
आवेदक का नाम / Applicant Name*	Aerodynamiks
स्थल का पता / Site Address*	C.T.S No. 1320A/21/1 to 1320A/21/4, 1320A/22 to 1320A/33, Of Village – Mulund, At Navghar Road, Mulund (E), Mumbai, Mulund East, Mumbai suburban, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 10 05.62N 72 58 01.54E, 19 10 03.67N 72 58 02.48E, 19 10 04.11N 72 58 03.03E, 19 10 10.92N 72 58 05.00E, 19 10 10.91N 72 58 05.89E, 19 09 59.44N 72 58 06.46E, 19 10 11.67N 72 58 07.03E, 19 10 14.34N 72 58 07.83E, 19 10 14.45N 72 58 08.03E, 19 10 12.24N 72 58 10.83E, 19 10 12.18N 72 58 11.63E, 19 10 05.53N 72 58 11.84E, 19 10 04.82N 72 58 12.84E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	4.5 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	304.35 M (Restricted)

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

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



R. Jan 2022
04/10/2022



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

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

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

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994”.

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

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

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, मुंबई- 400099 दूरभाष संख्या : 91-22-28220606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Mumbai-400099 Tel. no. 91-22-28220606





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छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

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

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

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

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I. सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

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

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

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

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोन, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-2800606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-2800606





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

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ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।
o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमन्तराव रोड के सापेक्ष, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

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





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/091422/697890

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 संबथ आर. / SAMBATH R. संयुक्त महाप्रबंधक (ए.टी.एम.-डी.ओ.ए.एस.), प.क्ष. Jt. General Manager (ATM-DoAS), W.R. एरोड्रम सुरक्षा विभाग / Deptt. of Aerodrome Safeguarding भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुंबई / Mumbai - 400 099.
द्वारा तैयार Prepared by	 NIRAJ GUPTA Sm (ATM - DoAS)
द्वारा जांचा गया Verified by	 Sangeeta Pawar AcM (ATM - DoAS)

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

ANNEXURE/अनुलग्नक

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

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	16043.67	61.73
Navi Mumbai	21862.01	331.29
Santa Cruz	13596.48	52.37
NOCID	SNCR/WEST/B/091422/697890	

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

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

मुंबई येथे न्यायक्षेत्राच्या उच्च न्यायालयातील
सर्वसाधारण मूळ दिवाणी न्यायक्षेत्र
निर्देश क्र. ४८५ हा. २०१२ करिता कंपनी समन्स
यासह जोडलेला

कंपनी योजना याचिका क्र. ५७४ हा २०१२
कंपनी अधिनियम, १९५६ (१ हा १९५६) च्या बाबतीत;

आणि
कंपनी अधिनियम, १९५६ च्या कलम ३९१ ते ३९४ च्या बाबतीत;

आणि
एगॉन इंडिया प्रायव्हेट लिमिटेड ("एआयपीएल" वा "पहिली हस्तांतरणकार कंपनी") दरम्यान
एकत्रिकरणाच्या योजनेच्या बाबतीत

दरम्यान
एगॉन टूस्टी कंपनी प्रायव्हेट लिमिटेड ("टूटीसीपीएल" वा "दुसरी हस्तांतरणकार कंपनी")
आणि

एगॉन मॅनेजमेंट कन्सल्टंट्स इंडिया प्रायव्हेट लिमिटेड ("एएमसीआयपीएल" वा "तिसरी
हस्तांतरणकार कंपनी")

आणि
ट्रान्सअमेरिका डायरेक्ट मार्केटिंग कन्सल्टंट्स प्रायव्हेट लिमिटेड ("टीडीएमसीपीएल" वा
हस्तांतरणकार कंपनी") आणि त्यांचे संबंधित भागधारक

ट्रान्सअमेरिका डायरेक्ट मार्केटिंग कन्सल्टंट्स प्रायव्हेट लिमिटेड, कंपनी प्रस्थापित कंपनी
अधिनियम, १९५६ च्या तरतुदीन्वये आणि ज्याचे नोंदणीकृत कार्यालय युनिट ७३१, लेव्हल ७,
सोफीटेल लव्झपी हॉटेल, बांद्रा-कुर्ला कॉम्प्लेक्स, बांद्रा पूर्व, मुंबई ४०००५१ येथे ..अर्जाद्वारा कंपनी

अर्जाची सूचना

सूचना घ्यावी की, कंपनी अधिनियम, १९५६ च्या कलम ३९१ ते ३९४ अन्वये एगॉन इंडिया प्रायव्हेट
लिमिटेड आणि एगॉन टूस्टी कंपनी प्रायव्हेट लिमिटेड आणि एगॉन मॅनेजमेंट कन्सल्टंट्स इंडिया प्रायव्हेट
लिमिटेड आणि ट्रान्सअमेरिका डायरेक्ट मार्केटिंग कन्सल्टंट्स प्रायव्हेट लिमिटेड आणि त्यांचे संबंधित भागधारक

जाहीर सूचना

सर्व संबंधित व्यक्ती, रहिवासी तसेच पर्यावरण संस्था यांना या सूचनेद्वारे
कळविण्यात येते की, महाराष्ट्र सरकार पर्यावरण विभाग पत्र क्र. एस. इ. ए.
सी. - 2009 / सी. आर. 5 / टी. सी. 2 दि. 19 सप्टेंबर 2009, द्वारे
मे. रिचा रिअल्टर्स 101, क्षितिज बिल्डिंग, सेना भवन पथ, दादर (प.) मुंबई
400 028 यांच्या स. क्र. 386, सि. टी. एस. नं. 1320ए (भाग). गाव मुलुंड (पूर्व),
इस्टर्न एक्सप्रेस हायवे जवळ, मुलुंड (पूर्व), मुंबई 400 081 येथील प्रस्तावित
"पी. एम. जी. पी. म्हाडा कॉलनी" निवासी प्रकल्पास मंजुरी दिली आहे.

सदर मंजुरी पत्राची प्रत महाराष्ट्र प्रदुषण नियंत्रण मंडळ तसेच पर्यावरण
विभागाच्या <http://envis.maharashtra.gov.in>.

या वेबसाईडवर उपलब्ध आहे.

मे. रिचा रिअल्टर्स
101, क्षितिज बिल्डिंग,
सेना भवन पथ,
दादर (प.) मुंबई 400 028.

Place: Mumbai
Date: 26.07.2012

Sd/-
(Manoj Jain)
Company Secretary

PUBLIC NOTICE

Original Share Certificate, details of which are given hereunder
has been reported lost/misplaced by a letter dated 12-1-96. JAY
RAJENDRA PARK Co-operative Housing society limited has
further issued duplicate share certificate on misplaced request.

Shareholder :- Smt Asha Pradeep Thirani & Shri Pradeep C.
Thirani. Share Certificate No#39, each bearing distinctive nos
161 to 165 (5 shares of rupees 50), Property :- Shop#9, Bldg #3,
Jay Rajendra Park CHS Ltd, station rd, Goregaon (W) Mumbai-
400062. Any person having any objection to the issue of
Duplicate Share Certificate may submit the same in writing to the
owner or registered office of the society within 15 days from the
date of publication of this Notice. Public is hereby cautioned
against dealing in the aforementioned share certificates.

Smt Asha Pradeep Thirani & Shri Pradeep C. Thirani
Contact details:- 9867505044/28789887

Place :- Mumbai

Dated :- 27-July-2012

Public Notice

All the concerned persons including bonafied residents,
environmental groups, NGO's and others are hereby informed that
the State Environment Impact Assessment Authority, Maharashtra,
has accorded Environmental Clearance to M/s. Richa Realtors,
101, Kshitij Building, Sena Bhavan Path, Dadar (West), Mumbai
400 028., Maharashtra for their "PMGP MHADA COLONY"
Residential project Scheme located at plot bearing Survey No. 386
CTS No- 1320A (pt) of Village Mulund (East), off. Eastern Express
Highway, Mulund (East), Mumbai- 400 081.

Under No: SEAC. 2009 / CR 5/ TC2 dated 19/09/2009.

The Copy of clearance letter is available with the Maharashtra
State Pollution Control Board and may also be seen on the website
of the Ministry of Environment and Forests at
<http://envis.maharashtra.gov.in>.

M/s. Richa Realtors
101, Kshitij Building,
Sena Bhavan Path,
Dadar (West), Mumbai 400 028

TV
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date
P.M.
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MUNICIPAL CORPORATION OF GREATER MUMBAI
(HYDRAULIC ENGINEER'S DEPARTMENT)

HE/ 472 /EEWW (P.&R.)/N.O.C.

27 OCT 2022

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

To,

Owner / Developer: MHADA, New PMGP Ltd. and Richa Realtors C.A. to Society.

✓ C/O: Aakar Architects & Consultants,

Ground Floor, Satyanarayan Prasad Commercial Centre,

Dayaldas Road, Ville Parle (East),

Mumbai- 400057.

Subject : HE's remarks for the proposed redevelopment of MHADA New PMGP on plot bearing CTS No. 1320A/21/1 to 1320A/21/4, 1320A/22 to 1320A/33 of village Mulund (East) situated at MHADA Colony, Navghar Road, Near Eastern Express Highway, Mulund (East) Mumbai.

Reference: 1) Your letter under No. AKR/3020/2022 dated 27/09/2022 & further submission on 12/10/2022.

2) Scrutiny fee receipt No. 1004429511 dated 27/09/2022.

Name of owner / Developer: MHADA, New PMGP Ltd. and Richa Realtors C.A. to Society.

As per the plans and documents submitted by Architect the proposed Layout under reference is a residential cum commercial layout having 09 building accommodating 4646 tenements, 61 shops, 08 Restaurants, offices, BEST Bus Station, Maternity Home & Dispensary, Post Office, Police Station, Municipal Market. Total water requirement of the layout works out to 3136050 lpd for residential purpose & 109310 lpd for commercial purpose. However, demand for water connection will be recalculated by AEWW of concerned ward as per prevailing policy.

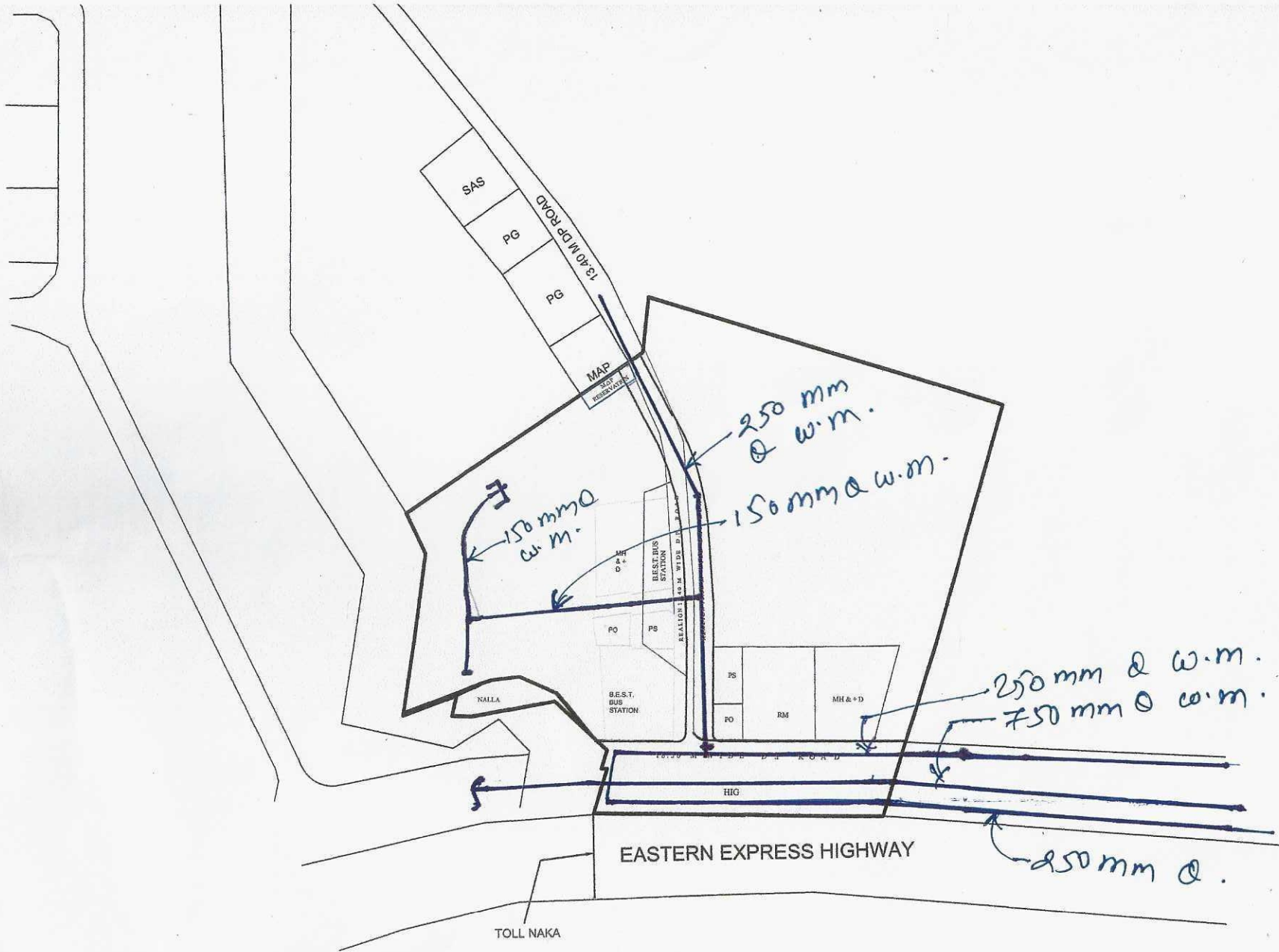
By direction, I have to inform you that, Hydraulic Engineer's remarks for the proposed Layout under reference are as under –

1. Water supply for the residential, commercial & residential cum commercial buildings in the said layout will be made available as per prevailing norms, on submission of occupation certificate.
2. Municipal water supply will not be made available for the Swimming pool / Air conditioning purpose. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains, painted with red colour, shall be used for the same.
3. Separate NOC shall be obtained from this office for each individual building in the layout.
4. The internal distribution system within building in the said layout shall be got approved from this office / from AEWW of ward after obtaining full C.C. and shall be laid & certified from competent authority before availing the permanent water connection.
5. No bore well / Ring Well shall be provided on the plot without specific NOC/Remarks from Assistant Engineer Water Works T Ward.
6. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided for individual building in the layout. Capacity of underground water storage tank shall be obtained from AEWW T Ward. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber. Top of the underground storage tank shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
7. A clear minimum distance of 1.20 m shall be maintained between the bottom of overhead storage tank and terrace floor level for individual building in the layout.
8. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the basement / still of the building. As suction tank is located within the building line, adequate care

- shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water for individual building in the layout.
9. Automatic level control sensors & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks for individual building in the layout.
 10. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the individual building in the said layout.
 11. Owner/Developer shall strengthen the existing water supply network or lay new water mains if required on 18.30 Mtr & 13.40 Mtr wide D.P. roads passing through the layout under reference by obtaining approval from this office. Water supply will be made available only after compliance of the same.
 12. The adequacy of the existing internal water mains laid in the access and internal roads and as approved by this department (HE / 801 / EEWW (P&R) / NOC dated 14/09/2012) shall be verified as per the revised layout and revised layout of the water mains shall be submitted, got approved from this department and laid by owner/developers at their cost, prior to issue of occupation certificate.
 13. The 150 mm dia water main and if any other water main passing /abutting to the plot under reference shall be diverted and commissioned at owner/developers cost in consultation with AEWW T ward after approval from this office.
 14. Water supply as per condition no. 1 will be made only after compliance of condition No. 11 & 12.
 15. The Owner/developer shall obtain the separate NOC for layout and individual buildings within the layout by submitting the layout approved plans by competent authority. The conditions in the layout NOC will be applicable to the building under reference.

Above remarks are issued for plans duly attested by Architect and submitted in this office on 27/09/2022. While amendment in building plans, if demand of the building exceeds above 10%, above remarks will be treated as cancelled and fresh remarks shall have to be obtained by submitting set of amended plans with Consultant / Architect's statement.

Mudros
27/10/2022
Executive Engineer Water Works
(Planning & Research)



LOCATION PLAN

SCALE:- 1:4000

DP NO: E - 7



RECEIPT NO. 2119054



Receipt/SAP Doc No. 1004429511

BRIHANMUMBAI MAHANAGAR PALIKA

WARD
WATER OPERATION DEPARTMENT

Receipt/SAP Doc No: 1004429511

Reference No: 0001045775/2022

Received From : MHADA NEW PMGP CHSL & RICHA REALTORS CA

Date: 27.09.2022

Collection at: 4020 (B Ward)

Challan No :

Address: CTS-1320A/21/1 TO 4, 1320A/22 TO 33, MULUND (E)

State Name: MAHARASHTRA

State Code: 27

PAN No.:

GST No.:

UIN No.:

Place of Supply: Mumbai, Maharashtra

Registered:

Building UID No. :



Sr. No.

HSN Code

Activity Code

Description of Activity

Cheque Received Subject to Realisation

RECEIPT NO. 2119055

Receipt No. 2119055



BRIHANMUMBAI MAHANAGAR PALIKA

WARD

Sr. NO.	HSN Code	Activity Code	Description of Activity
1	999111	999111	Scrutiny Fees

TOWARDS	AMOUNT (Rs.)	CHQ/DD/PO DT	CH/DD/PO NO	BANK NAME	BRANCH NAME
Scrutiny Fees 40	14,610.00	26.09.2022	007696	AXIS BANK	GOKHALE RD
TOTAL	14,610.00				

Amount in Words: (FOURTEEN THOUSAND SIX HUNDRED TEN RUPEES ONLY)

Remarks: CHE/81/BP SPL CELL/LOT/1302 DT 23.12.2016

Received By
Cash Receiving Clerk

Net Amount	CGST	SGST	UTGST	IGST	Gross Value
14610.00	0.00	0.00	0.00	0.00	14610.00

Cheque Received Subject to Realisation

RECEIPT NO 2119056



Receipt No. 2119056

BRIHANMUMBAI MAHANAGAR PALIKA
WARD

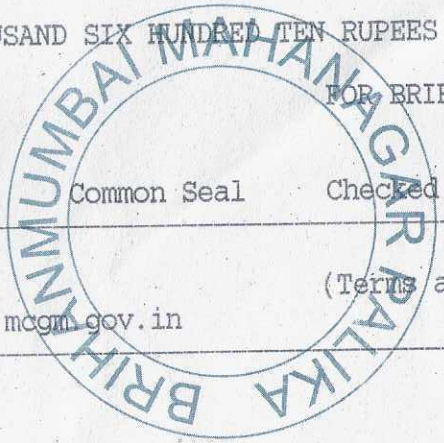
Grand Total:
14,610.00

Grand Total in Words: (FOURTEEN THOUSAND SIX HUNDRED TEN RUPEES ONLY)

PAN NO.: AAALM0042L

FOR BRIHANMUMBAI MUNICIPAL CORPORATION

GST NO.: 27AAALM0042L3Z4



Common Seal

Checked by Authorized Signatory

Regd. Office: Mumbai

(Terms and Conditions overleaf) E.&O.E.

CIN: Website: <http://portal.mcgm.gov.in>

Cheque Received Subject to Realisation



MUNICIPAL CORPORATION OF GREATER MUMBAI

(Solid Waste Management Department)

Office of Executive Engineer,
SWM SWM Zonal Office 6,

Application Number - CHE/ES/2112/T/337(NEW)-SWM/1/New, dated - 05 Dec 2022

Issued remarks Number /0/2022/T/ES Dated 06 Dec 2022.

To (Architect / L.S),
AMEET G. PAWAR
SATYANARAYAN PRASAD COMMERCIAL
CENTER, GROUND FLOOR, DAYALDAS
ROAD, VILE PARLE EAST, MUMBAI-
400057.

CC (Owner),
SHREE RICHA REALTORS
1st floor, parel ST Deopt, opp. Motilal Oswal Tower, Sayani
Road, Parel Mumbai.

Subject :- Approval to Construction & Demolition Waste Management Plan for the site at CTS/CS Number 1320/21/1to1320A/21/4, 1320A/22 to 1320A/33 of village MULUND-E at ward Ward T.

Reference :- Your application / online submission for C&D Waste Management Plan levelling & filling at designated site dtd. 05 Dec 2022.

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

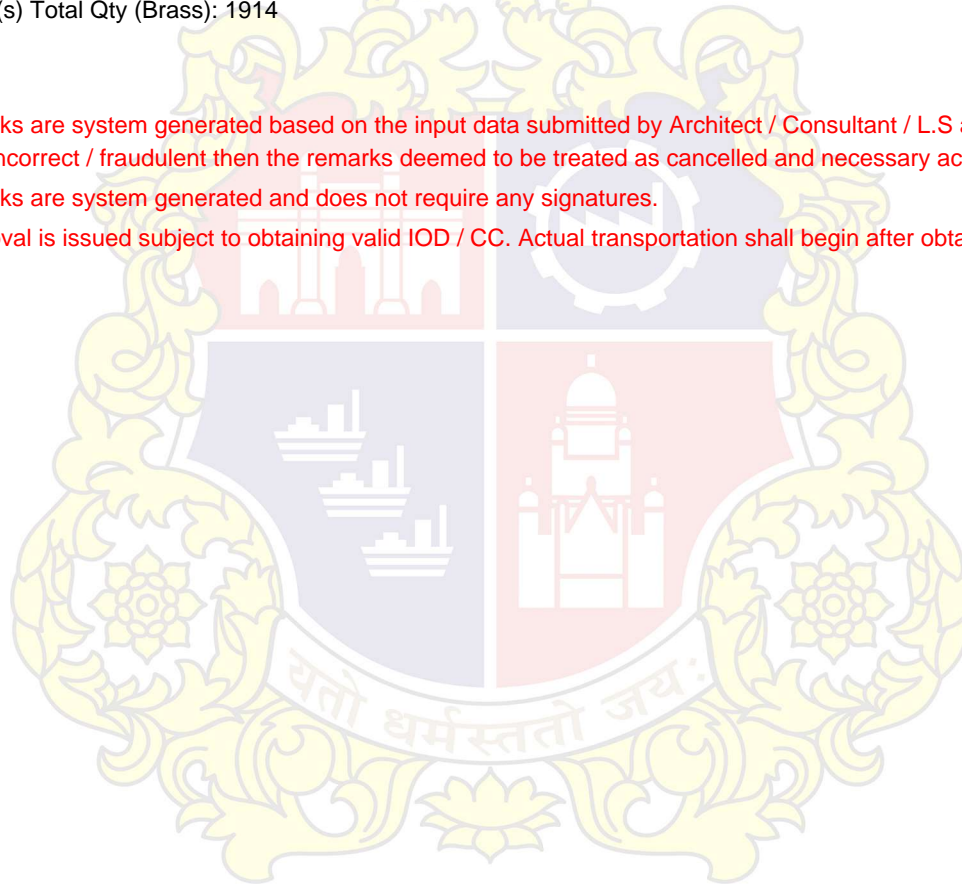
1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.3.2018. You shall follow this order of Hon. Supreme Court and instructions therein.
2. You shall handle & transport Construction & Demolition Waste / Excavation Material to the extent of 1914 Brass only to the designated unloading site C & D Waste Material at Plot bearing Survey No.9/3/A,9/2, 9/4, 10/4, 10/5, 13/1,13/2, 13/3, 204/14, 204/15 of village – Ghodbandar, Taluka – Thane. & validity 06 Nov 2023.
3. You shall transport the C&D waste with proper precautions and employ adequate measures safe guards to dispersal of particles through the air.
4. You have mentioned designated site for transportation of C&D waste for filling and levelling purpose. The C&D waste shall be transported and deposited at the designated site only The Landfill site (unloading site) shall be governed by the Construction and Demolition Waste Management Rules, 2016 and Solid Waste Management Rules, 2016.
5. In the event for any reason whatsoever, the consent given by the Designated Site / Agency is revoked or the time limit for the designated site has expired or the capacity of unloading site is exhausted. In such case the builder / developer shall forthwith stop the transportation activities. The builder / developer shall submit revised Construction and Demolition waste management plan along with required valid documents for revalidation of existing C&D waste Management 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 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) :77500
(B) Obtained NOC(s) Total Qty (Brass): 1914

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.



Site Photographs

