

**Date: 23<sup>rd</sup> October 2025**

**To,**  
**The CCF, Regional Office, Western Region,**  
**Ministry of Environment, Forests & Climate**  
**Regional Office (WCZ), Ground Floor, East Wing,**  
**New Secretariat Building, Civil Lines, Nagpur- 440001**

**Sub:** Submission of Environmental Clearance Compliance Status for period of **April 2025 – September 2025.**

**Ref.:** Environmental Clearance granted vide letter No. EC24B039MH145552 dated 08<sup>th</sup> February 2024.

Dear Sir,

With reference to the above, we wish to inform you that we have received Environmental Clearance for our Proposed Residential development with Retail Shops on plot bearing CTS No. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai by M/s. Godrej Properties Limited. As per the conditions specified in Environmental Clearance, we are submitting herewith six-monthly Environmental clearance compliance report for the period **April 2025 – September 2025** along with the relevant document needed for the submission as mentioned below:

1. Data sheet
2. EC Compliance report

Post Monitoring Report (**April 2025 – September 2025**)

We hope the above is to your satisfaction.

Thanking You.

Yours faithfully,

Naveen Kumar  
Poddar

Digitally signed by Naveen Kumar  
Poddar  
Date: 2025.10.23 16:36:27 +05'30'

**For Godrej Properties Limited.**

**Authorized Signatory**

**CC to:**

1. **The Member Secretary, Maharashtra Pollution Control Board, 3<sup>rd</sup> Floor, Kalpataru Point, Sion, Mumbai- 400 022.**
2. **Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara- 390023**



**MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS****MINISTRY OF ENVIRONMENT & FORESTS****REGIONAL OFFICE (W), NAGPUR****Monitoring Report****PART - I****DATA SHEET**

1.	Project type: River –Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	:	Proposed Residential development with Retail shops					
2.	Name of the project	:	Environmental Clearance granted for Proposed Residential development with retail shops on plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7, of Village Akurli, R/S Ward, Mumbai by M/s. Godrej Properties Limited.					
3.	Clearance letter (s)/OM no. and date	:	Environmental Clearance vide letter no. EC24B039MH145552 dated 08.02.2024.					
4.	Location							
	(a) District	:	Mumbai					
	(b) State	:	Maharashtra					
	(c) Location	:	Village Akurli, R/S Ward					
	(d) Latitude / Longitude	:	Latitude: 19 <sup>o</sup> 11’55.87” N to 19 <sup>o</sup> 12’05.92” N Longitude: 72 <sup>o</sup> 51’25.80” E to 72 <sup>o</sup> 51’39.82” E					
5.	(a) Address for correspondence							
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	:	Mr. Sanjay Bhagat M/s. Godrej Properties Limited 5 <sup>th</sup> Floor, Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai-400079 Tel No: 22-61698500 Email: moefcc@godrejproperties.com					
6.	Salient Features							
	(a) Of the project	:	Plot area: 75,328.10 sq. m. FSI area: 2,59,020.65 sq. m. Non-FSI area: 3,03,647.28 sq. m. Total Built-up area: 5,62,667.93 sq. m.  <u>Building Configuration:</u> <table><tr><th>Building name</th><th>Configuration</th></tr><tr><td>Residential Tower- 1</td><td rowspan="2">Lower Ground for Services + Upper ground + 1<sup>st</sup> Podium + 2<sup>nd</sup> podium for parking</td></tr><tr><td>Residential Tower- 2</td></tr></table>	Building name	Configuration	Residential Tower- 1	Lower Ground for Services + Upper ground + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> podium for parking	Residential Tower- 2
Building name	Configuration							
Residential Tower- 1	Lower Ground for Services + Upper ground + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> podium for parking							
Residential Tower- 2								

			<table><tr><td>Residential Tower- 3</td><td rowspan="3">&amp; part residential + 3<sup>rd</sup> to 7<sup>th</sup> podium for parking &amp; part residential + 8<sup>th</sup> podium top/podium for part residential + service floor + 9<sup>th</sup> to 52<sup>nd</sup> typical floors.</td></tr><tr><td>Residential Tower- 4</td></tr><tr><td>Residential Tower- 5</td></tr><tr><td>Residential Tower- 6</td><td>Lower Ground for Services + Upper Ground + 1<sup>st</sup> Podium + 2<sup>nd</sup> Podium for parking &amp; part residential + 3<sup>rd</sup> to 7<sup>th</sup> podium for parking &amp; part residential + 8<sup>th</sup> podium top/ podium for part residential + Service floor + 9<sup>th</sup> to 52<sup>nd</sup> typical floors.</td></tr><tr><td>Homeless Shelter</td><td>Basement for Services + G + 4 Upper Floors</td></tr><tr><td>Multipurpose Community Centre</td><td>Basement for Services + G + 4 Upper Floors</td></tr><tr><td>Municipal Maternity Home</td><td>Basement for Services + G + 4 Upper Floors</td></tr><tr><td>Cultural Drama Centre</td><td>Basement + G + 1 Upper Floors</td></tr><tr><td>Municipal School</td><td>Basement for Services + G + 6 Upper Floors</td></tr><tr><td>EWS Building</td><td>Basement for Services + G/Stilt + 23 Upper Floors.</td></tr></table>	Residential Tower- 3	& part residential + 3 <sup>rd</sup> to 7 <sup>th</sup> podium for parking & part residential + 8 <sup>th</sup> podium top/podium for part residential + service floor + 9 <sup>th</sup> to 52 <sup>nd</sup> typical floors.	Residential Tower- 4	Residential Tower- 5	Residential Tower- 6	Lower Ground for Services + Upper Ground + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium for parking & part residential + 3 <sup>rd</sup> to 7 <sup>th</sup> podium for parking & part residential + 8 <sup>th</sup> podium top/ podium for part residential + Service floor + 9 <sup>th</sup> to 52 <sup>nd</sup> typical floors.	Homeless Shelter	Basement for Services + G + 4 Upper Floors	Multipurpose Community Centre	Basement for Services + G + 4 Upper Floors	Municipal Maternity Home	Basement for Services + G + 4 Upper Floors	Cultural Drama Centre	Basement + G + 1 Upper Floors	Municipal School	Basement for Services + G + 6 Upper Floors	EWS Building	Basement for Services + G/Stilt + 23 Upper Floors.
Residential Tower- 3	& part residential + 3 <sup>rd</sup> to 7 <sup>th</sup> podium for parking & part residential + 8 <sup>th</sup> podium top/podium for part residential + service floor + 9 <sup>th</sup> to 52 <sup>nd</sup> typical floors.																				
Residential Tower- 4																					
Residential Tower- 5																					
Residential Tower- 6	Lower Ground for Services + Upper Ground + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium for parking & part residential + 3 <sup>rd</sup> to 7 <sup>th</sup> podium for parking & part residential + 8 <sup>th</sup> podium top/ podium for part residential + Service floor + 9 <sup>th</sup> to 52 <sup>nd</sup> typical floors.																				
Homeless Shelter	Basement for Services + G + 4 Upper Floors																				
Multipurpose Community Centre	Basement for Services + G + 4 Upper Floors																				
Municipal Maternity Home	Basement for Services + G + 4 Upper Floors																				
Cultural Drama Centre	Basement + G + 1 Upper Floors																				
Municipal School	Basement for Services + G + 6 Upper Floors																				
EWS Building	Basement for Services + G/Stilt + 23 Upper Floors.																				
	(b) Of Environmental Management Plans	:	<ul style="list-style-type: none"><li>● <b>Sewage Treatment Plant-</b> 03 nos. of STPs of total capacity 1,700 cmd (01 STP of capacity 1578 cmd for 06 nos. of Residential Towers; 01 no. of STP of capacity 118 cmd for EWS building &amp; 01 no. of STP of capacity 4 cmd for Municipal School) based on MBBR Technology will be provided.</li><li>● 01 no. of ETP of capacity 03 cmd will be provided for treatment of effluent from Municipal Maternity Home.</li><li>● <b>Tree Plantation Details-</b> Tree plantation will be carried out on 12.290.69 sq.m.</li></ul>																		

			<ul style="list-style-type: none"> <li>• <b>Plantation Details-</b> <ul style="list-style-type: none"> <li>▪ Existing trees on plot: 369 nos.</li> <li>▪ Number of trees to be planted:               <ul style="list-style-type: none"> <li>a) In RG area:                   <ul style="list-style-type: none"> <li>- Compensatory plantation: 140 X 02 = 280 nos.</li> <li>- New plantation: 433 nos.</li> </ul> </li> <li>b) In Miyawaki (With area): 1602 on 550 sq.m (As per Tree NOC dated 23.11.2023)</li> </ul> </li> <li>▪ Number of trees to be cut: 140 nos.</li> <li>▪ Number of trees to be retained: 201 nos.</li> <li>▪ Number of trees to be transplanted: 28 nos.</li> </ul> </li> <li>• <b>Rainwater Harvesting-</b> Proposed 08 nos. of rainwater harvesting tanks of total capacity 820 cum.</li> </ul>
7.	Breakup of the project area		
	(a) Submergence area: forest & non forest.	:	Not Applicable as no forest land
	(b) Others	:	Not Applicable
8.	Breakup of the project affected population with enumeration of those losing houses /dwelling units only, agricultural land only, both dwelling units & agricultural land & landless labourers /artisan.	:	Not Applicable
	(a) SC, ST /Adivasis	:	Not Applicable
	(b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	:	Not Applicable
9.	Financial details		
	(a) Project cost as originally planned and sub-sequent revised estimates and the year of price reference.	:	Total project cost approx.: 3260 Cr
	(b) Allocation made for environmental management plans with item wise and year wise break-up.	:	<b>Construction Phase:</b> Capital Cost: 110 Lakh O&M cost: 29.5 Lakh/annum <b>Operation Phase:</b> Capital Cost: 1436 Lakh O&M cost: 186 Lakh/annum
	(c) Benefit cost ratio/Internal rate of	:	Not applicable

	Return and the year of assessment		
	(d) Whether (c) include the cost of environmental management as shown in the above.	:	Not applicable
	(e) Actual expenditure incurred on the project so far	:	Rs. 1769 Cr.
	(f) Actual expenditure incurred on the environmental management plans so far	:	Rs. 23.36 Lakhs
10.	Forest land requirement.	:	Not applicable
	(a) The status of approval for diversion of forest land for non-forestry use	:	Not applicable
	(b) The status of clearing felling	:	Not applicable
	(c) The status of compensatory afforestation, if any	:	Not applicable
	(d) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	:	Not applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	:	Not applicable
12.	Status of construction.	:	
	a) Date of commencement (Actual and / or planned)	:	2 <sup>nd</sup> April, 2024
	b) Date of completion (Actual and/ or planned)	:	30 <sup>th</sup> June, 2031
13.	Reason for the delay if the project is yet to start.	:	Not applicable
14.	Dates of site visits		
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	:	Not applicable
	(b) Date of site visit for this monitoring report	:	April 2025 to September 2025
15.	Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits. The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently.	:	Environmental Clearance vide letter no. EC24B039MH145552 dated 08.02.2024.

**HALF YEARLY COMPLIANCE STATUS REPORT****April 2025 to September 2025**

<b>Ref</b>	Environmental Clearance vide letter no. EC24B039MH145552 dated 08.02.2024. <b>Annexure - II</b>
<b>To</b>	M/s. Godrej Properties Limited
<b>For</b>	Proposed Residential Development with Retail shops on Plot bearing CTS No. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai.
<b>Status</b>	At present construction of 35,358 sq.mt. completed on site.

**Specific Conditions:****A. SEAC Conditions-**

<b>Sr. No.</b>	<b>Conditions</b>	<b>Remarks</b>
<b>I</b>	<b>PP to submit IOD/ IOA/ Concession Document/ Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2004 issued by the Environment Department, Govt. of Maharashtra.</b>	The Proposed project has received Concession Approval from BMC.  The copy of Note sheet and approved plan are attached as <b>Annexure – III</b> .
<b>II</b>	<b>PP to obtain following NOCs &amp; remarks a) Water Supply NOC b) Sewer Connection NOC c) HRC NOC d) SWM/C&amp;D NOC e) Revised CFO NOC for Tower no. 06</b>	a) Water Supply/HE Remarks are attached as <b>Annexure- IV</b> .  b) Sewer Connection NOC is attached as <b>Annexure – V</b> .  c) Minutes of the meeting of HRC technical committee are attached as <b>Annexure – VI</b> .  d) SWM NOC for C&D waste disposal is attached as <b>Annexure – VII</b> .  e) We have received CFO NOC for Tower 1 to 5 up to 52 upper residential floors & Tower no. 06 up to 51 upper residential floors. The copy of NOC is attached as <b>Annexure – VIII</b> . We hereby ensure to obtain revised CFO NOC for additional floors subsequently.
<b>III</b>	<b>PP to submit undertaking and</b>	The architect certificate regarding the RG

	architect certificate mentioning that they have provided all required RG on Mother earth as per the Hon'ble Supreme Court order regarding RG area.	area is attached as <b>Annexure – IX.</b>
IV	PP to submit bifurcation of mitigation measures along with their cost for reducing air pollution and submit revised EMP of construction phase accordingly.	We hereby ensure to follow the guidelines for air pollution mitigation by Environment & Climate Change Department & BMC Circular. The undertaking for Air pollution mitigation measures and revised EMP of Construction phase is attached as <b>Annexure – X.</b>
V	PP to reduce discharge of treated water upto 35%; PP to submit undertaking from concerned authority/ agency/ third party for use of excess treated water generated in the project.	We hereby ensure to reduce discharge of STP treated water up to 35% into sewer line. This will be achieved by supplying the excess treated water to the municipal gardens within the project site after obtaining due permission from BMC. The undertaking for utilization of excess treated water is attached as <b>Annexure – XI.</b>
VI	PP to lift UGTs to 1 <sup>st</sup> basement such that tops of the UGTs are flushed to the ground level & accordingly submit cross section of UGTs.	We hereby ensure that all the UGTs are below ground level with a necessary gap to avoid any contamination. The cross section of UGTs is attached as <b>Annexure – XII.</b>
VII	PP to increase species diversity with indigenous plants in tree plantation as per biodiversity report in EIA and submit detail numbers/ tree statement of total trees after development of the project; PP to make provision for compensatory tree plantation on site with respect to Maharashtra Tree Act.	We ensure to increase species diversity with indigenous plans in tree plantation as per Ecology & Biodiversity Report in EIA report. The compensatory plantation and proposed additional new plantation will be ensured as per the prevailing Tree NOC. The copy of Tree NOC is attached as <b>Annexure – XIII(A)</b> The revised tree plantation details along with tree species recommended for plantation are attached as <b>Annexure – XIII(B)</b>
VIII	PP to make 2-row plantation along	The revised landscape plan is attached as

	the Western Express Highway to reduce air & noise pollution due to vehicles.	Annexure - XIV
IX	PP to install latest continuous online air monitoring system with display boards within the project & include the cost of same in EMP.	The EMP budget during Construction phase is attached as <b>Annexure – XV</b> .
<b>B. SEIAA Conditions:</b>		
<b>Sr. No</b>	<b>Conditions</b>	<b>Remarks</b>
I.	PP has to provide mandatory RG area of 12093.87 m <sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Yes, we have provided 12093.87 m <sup>2</sup> RG area on ground. The Architect Certificate for RG area is attached as <b>Annexure – IX</b>
II.	This EC is restricted up to 120 m height as PP has not received the HRC NOC.	Civil Aviation NOC is attached as <b>Annexure – XVI</b> .
III.	This EC is restricted up to 163.35m height for Tower 6.	Civil Aviation NOC is attached as <b>Annexure – XVI</b> .
IV.	PP to keep open space unpaved so as to ensure permeability of water. However, paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Yes, the condition is noted and will be complied with.
V.	PP to achieve at least 5% of total energy requirement from solar/ other renewable sources.	Yes, agreed. As stated in Environmental Clearance we will achieve 5.13% of Energy saving from Solar energy.
VI.	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF&CC Vide F.No.22-34/2018-IA.III dated 04.01.2019.	Yes, the condition is noted and will be complied with.
VII.	SEIAA after deliberation decided to grant EC for- FSI- 2,51,964.42 m <sup>2</sup> ,	Yes, the condition is noted & agreed.

	Non-FSI- 2,64,684.42 m2, Total BUA- 5,16,648.48 m2. (Plan approval No. P-17708/2023(124 & other)/R/S Ward/ Akurli-R/S/337/1/ New, dated 18.12.2023)													
<b>General Conditions</b>														
<b>a) Construction Phase:</b>														
Sr. No.	Conditions	Remarks												
I.	The solid waste generated should be properly collected & segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	<p>Solid waste management during the Construction phase is as mentioned below:</p> <table border="1"> <thead> <tr> <th>Type</th><th>Qty (kg/d)</th><th>Treatment/ Disposal</th></tr> </thead> <tbody> <tr> <td>Dry Waste</td><td>As &amp; when generated</td><td>Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.</td></tr> <tr> <td>Wet Waste</td><td>As &amp; when generated</td><td>Composting</td></tr> <tr> <td>C&amp;D Waste</td><td>Debris: 300 cum, Bricks: 100 cum, Steel (from demolition): 200 kg, Wood: 100 cum, Concrete: 15,000 cum, Steel(from construction): ~1500kg</td><td>Disposal in compliance with Construction &amp; Demolition Waste Management Rules, 2016 and through MPCB authorized recycler.</td></tr> </tbody> </table>	Type	Qty (kg/d)	Treatment/ Disposal	Dry Waste	As & when generated	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.	Wet Waste	As & when generated	Composting	C&D Waste	Debris: 300 cum, Bricks: 100 cum, Steel (from demolition): 200 kg, Wood: 100 cum, Concrete: 15,000 cum, Steel(from construction): ~1500kg	Disposal in compliance with Construction & Demolition Waste Management Rules, 2016 and through MPCB authorized recycler.
Type	Qty (kg/d)	Treatment/ Disposal												
Dry Waste	As & when generated	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.												
Wet Waste	As & when generated	Composting												
C&D Waste	Debris: 300 cum, Bricks: 100 cum, Steel (from demolition): 200 kg, Wood: 100 cum, Concrete: 15,000 cum, Steel(from construction): ~1500kg	Disposal in compliance with Construction & Demolition Waste Management Rules, 2016 and through MPCB authorized recycler.												
II.	Disposal of muck, Construction	<b>Waste generation:</b> Debris: 300 cum,												

	spoils, including bituminous material 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 the approved sites with the approval of competent authority.	Bricks: 100 cum, Steel (from demolition): 200 kg, Wood: 100 cum, Concrete: 15,000 cum, Steel (from construction): ~1500 kg.  <b>Disposal:</b> The waste generated will be disposed of in compliance with Construction and Demolition Waste Rules, 2016.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of Maharashtra Pollution Control Board.	There is no generation of any hazardous material at the site till date & if generated will be disposed as per the MPCB norms.
IV.	Adequate drinking water & 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.	Adequate drinking water facility is provided for the construction workers at the site. Toilets are provided for construction workers. Bins are provided to dispose of the MSW generated by labor during construction phase.  Photographs showing facilities provided for construction workers are enclosed as <b>Annexure -XVII.</b>
V.	Arrangements shall be made so that wastewater and storm water do not get mixed.	Separate drainage line will be provided for both storm water and wastewater generated within site to avoid mixing.
VI.	Water demand during construction phase should be reduced by use of pre-mixed concrete, curing agents and other best practices.	The measures such as, use of ready-mix concrete, curing compound, admixture will be used to reduce water demand during construction phase.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority	Not applicable as there is no source of Ground water.
VIII.	Permission to draw ground water for construction of basement if any shall be obtained from the competent	There is no ground water source within the project site.

	Authority prior to construction/operation of the project	
IX.	Fixtures for showers, toilet flushing and drinking should be low flow either by use of aerators or pressure reducing devices or sensor-based control.	Low flow fixtures will be used for shower, toilet flushing & drinking water during operational phase.
X.	The Energy Conservation Building Code shall be strictly adhered to.	Yes, the condition is noted.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site.	Yes, all the topsoil and construction debris will be used for filling the plot and maintaining green belt development.
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the maximum extent possible) so that natural drainage system of the area is protected and improved.	Additional soil for leveling of the proposed site will be generated within the site to protect natural drainage system of the area.
XIII.	Soil and Ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	The soil quality is being monitored regularly. Please refer to Post Monitoring Reports attached as <b>Annexure - I</b> . There is no ground water source at site.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted & agreed.
XV.	The diesel generator set to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	Power requirement during construction phase will be full filled by power supply provided by Adani Power.

XVI.	Vehicles hired for bringing construction material to the site should be in good condition and should have pollution check certificate and should conform to applicable air and noise standards and should be operated only during non-peak hours.	The vehicles hired for bringing construction material at site are thoroughly checked with valid PUC certificate.  PUC certificates are enclosed as <b>Annexure- XVIII.</b>
XVII.	Ambient noise level should conform to residential standards both during day and night. Incremental pollution loads on the ambient air 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 confirm to the stipulated standards by CPCB/MPCB.	Ambient noise levels are maintained well within residential standards.  Monitoring report is attached as <b>Annexure - I.</b>
XVIII.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of Act, 1986. The height of stack of DG sets should be equal to the height needed preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	06 nos. of DG sets of total capacity 4360 KVA (04 nos. X 1010 KVA for 06 nos. of residential towers + 01 no. X 180 KVA for Municipal school + 01 no. X 140 KVA for EWS building) proposed as emergency power backup during operational phase. Care will be taken that adequate acoustic will be provided to prevent noise and should conform to rules made under the Environment (Protection) Act 1986, prescribed for air and noise emission standards.
XIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/ designated person.	Noted & will be complied with.
<b>General Conditions</b> b) Operation Phase:		

I.	<p>a) The solid waste generated should be properly collected and segregated. B) Wet waste should be treated by Organic Waste Converter and treated waste (Manure) should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. C) Dry/inert solid waste should be disposed of to the approved sites for landfilling after recovering recyclable material.</p>	<p>Solid waste management during the operation phase is as mentioned below:</p> <table border="1"> <thead> <tr> <th>Type</th><th>Qty (Kg/d)</th><th>Treatment/Disposal</th></tr> </thead> <tbody> <tr> <td>Dry Waste</td><td>3934 kg/d</td><td>Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.</td></tr> <tr> <td>Wet Waste</td><td>3209 kg/d</td><td>To be treated in proposed OWC on site.</td></tr> <tr> <td>E-Waste</td><td>As &amp; when generated</td><td>Sale to MPCB authorized vendor.</td></tr> <tr> <td>STP Sludge</td><td>~170 kg/d</td><td>Dried sludge from STP will be used as manure.</td></tr> <tr> <td>Biomedical Waste</td><td>~11.25 kg/d (Out of total waste of 45 kg/d)</td><td>Disposal at Common Biomedical Waste Treatment &amp; Disposal Facility through authorized vendor.</td></tr> </tbody> </table>	Type	Qty (Kg/d)	Treatment/Disposal	Dry Waste	3934 kg/d	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.	Wet Waste	3209 kg/d	To be treated in proposed OWC on site.	E-Waste	As & when generated	Sale to MPCB authorized vendor.	STP Sludge	~170 kg/d	Dried sludge from STP will be used as manure.	Biomedical Waste	~11.25 kg/d (Out of total waste of 45 kg/d)	Disposal at Common Biomedical Waste Treatment & Disposal Facility through authorized vendor.
Type	Qty (Kg/d)	Treatment/Disposal																		
Dry Waste	3934 kg/d	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.																		
Wet Waste	3209 kg/d	To be treated in proposed OWC on site.																		
E-Waste	As & when generated	Sale to MPCB authorized vendor.																		
STP Sludge	~170 kg/d	Dried sludge from STP will be used as manure.																		
Biomedical Waste	~11.25 kg/d (Out of total waste of 45 kg/d)	Disposal at Common Biomedical Waste Treatment & Disposal Facility through authorized vendor.																		
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management Handling) Rules, 2016.	Currently, there is no generation of E-Waste on site, if any generated will be disposed to authorized vendor as per E-Waste Rules, 2016.																		
III.	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	03 nos. of sewage treatment plants of total capacity 1578 CMD for 6 nos. of residential towers; 01 no. of STP of capacity 118 CMD for EWS building & 01 no. of STP of capacity 4 CMD for Municipal School based																		

	<p>Environment department before the project is commissioned for operation. Discharge of this unused treated effluent if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent if any, should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.</p>	<p>on MBBR will be provided.</p> <p>01 no. of ETP of capacity 03 CMD proposed for treatment of effluent from Municipal Maternity Home.</p> <p>Treated water will be used for the flushing, Gardening, Landscaping and Green belt area development.</p> <p>Excess treated sewage will be used for the nearby construction purpose and nearby gardening.</p>
IV.	<p>Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.</p>	<p>Yes, all the required facilities such as STP, MSW disposal facility, green belt development, etc. will be in place prior to occupation of building.</p>
V.	<p>The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.</p>	<p>Yes, will be complied with all the facilities will be in place prior to application for OC.</p>
VI.	<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>Parking is planned in such a way that there will not be any congestion issue. Parking will be fully internalized.</p> <p><u>Parking Details:</u> 4-Wheeler: 4750 Nos.</p>

		2-Wheeler: 1181 Nos.
VII.	<b>PP to provide electric charging points for electric vehicles (EVs).</b>	Yes, we noted the condition. Adequate EV Charging points will be provided in the project.
VIII.	<b>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.</b>	<ul style="list-style-type: none"> <li>The green area proposed is 12,290.69 Sq. mt. Accordingly the same will be provided as per the approved plan.</li> <li>Plantation Details- <ul style="list-style-type: none"> <li>Existing trees on plot: 369 nos.</li> <li>Number of trees to be planted: <ul style="list-style-type: none"> <li>a) In RG area: <ul style="list-style-type: none"> <li>Compensatory plantation: 140 X 02 = 280 nos.</li> <li>New plantation: 433 nos.</li> </ul> </li> <li>b) In Miyawaki Plantation (with area): 1602 on 550 sq.m (As per Tree NOC dt. 23.11.2023) <ul style="list-style-type: none"> <li>Number of trees to be cut: 140 nos.</li> <li>Number of trees to be transplanted: 28 nos.</li> <li>Number of trees to be retained: 201 nos.</li> </ul> </li> </ul> </li> <li>Demolition &amp; Excavation work is in progress at site hence no green development is done yet.</li> </ul> </li></ul>
IX.	<b>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</b>	Yes, a separate environment management cell with qualified staff will be in place.
X.	<b>Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-ups. This cost shall be included as part of the project cost. The funds embarked for the environment protection measures shall not be diverted for other purposes.</b>	<p>The funds allocated for implementation of environmental protection measures are as follows:</p> <p>a) Construction Phase:</p> <ol style="list-style-type: none"> <li>Capital cost: Rs. 110 Lakh</li> <li>O &amp; M Cost: Rs. 29.5 Lakh/annum</li> </ol> <p>b) Operation Phase:</p> <ol style="list-style-type: none"> <li>Capital cost: Rs. 1436 Lakh</li> <li>O &amp; M Cost: Rs. 186 Lakh/annum</li> </ol>

XI.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>	Yes, we have published advertisements in two local newspapers.  Copy of same is attached as <b>Annexure - XIX.</b>
XII.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, the said condition is complied.
XIII.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely, SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Regular monitoring is being carried out and the results of the same are submitted to the concerned authority along with the report.  Monitoring reports are enclosed as <b>Annexure - I.</b>
<b>c) General EC Conditions:</b>		
I.	PP has to abide by the conditions	Yes, we will abide to all the conditions

	stipulated by SEAC & SEIAA.	stipulated by SEAC & SEIAA.
II.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	We have received Consent to Establish vide MPCB letter No: Format1.0/CAC-CELL/UAN No.0000196272/CE/2403001641 dated 17th March 2024.  Copy of the same enclosed as <b>Annexure XX</b> .
III.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Yes, the condition is noted.
IV.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB.	Six monthly compliance reports and monitoring data are submitted to the concerned authorities regularly.
V.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted & agreed.
VI.	No further Expansion or modifications, other than mentioned	Noted & agreed.

	in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily imply that Forestry & Wildlife clearance granted to the project which will be considered separately on merit.	Noted & agreed.
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.	Noted & agreed.
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Noted & agreed.

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

### **List of Annexures**

<b>Sr. No</b>	<b>Annexure no.</b>	<b>Details</b>
1.	Annexure I	Monitoring reports
2.	Annexure II	Copy of Environmental Clearance
3.	Annexure III	Concession approval from BMC
4.	Annexure IV	HE Remarks
5.	Annexure V	Sewer Connection Remarks
6.	Annexure VI	HRC MOM
7.	Annexure VII	SWM NOC
8.	Annexure VIII	CFO NOC
9.	Annexure IX	Architect certificate regarding RG area
10.	Annexure X	Undertaking for Air pollution mitigation measures and Revised EMP of Construction phase
11.	Annexure XI	Undertaking for Utilization of excess treated water
12.	Annexure XII	Cross Section of UGTs
13.	Annexure XIII(A)	Tree NOC
14.	Annexure XIII(B)	The revised tree plantation details along with tree species recommended for plantation
15.	Annexure XIV	Landscape plan
16.	Annexure XV	EMP budget during Construction phase
17.	Annexure XVI	Civil aviation NOC
18.	Annexure XVII	Photographs showing facilities for Construction workers
19.	Annexure XVIII	PUC Certificates
20.	Annexure XIX	Advertisement
21.	Annexure XX	Consent to Establish

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018****Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)**Tel:**9112844844, **CIN:** U74999MH2001PTC132091 **UDYAM-MH-19-00-29787**

TC-7085

**Test Report  
(Ambient Air)****Ref. No.:** AESPL/LAB/C/A- 25/05/21**Issue Date:** 13/05/2025

Name of Customer		:	Godrej Properties Ltd.				
Name of Site		:	Proposed Residential development with Retail Shops at property bearing plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Kandivali Mumbai (Godrej Big Bull)				
Discipline & Group		:	Chemical: Atmospheric Pollution				
Description of Sample		:	Ambient Air				
Location of Sampling		:	Near Gate No - 5				
Date of Sampling		:	03/05/2025				
Sampling Time		:	09:30 to 17:30 hr.		Duration	:	8 Hr.
Sample Drawn By		:	ACD.		Transported By	:	ACD.
Date of Sample Receipt		:	08/05/2025		Sample Identification	:	A- 25/05/21
Sample Quantity & Container		:	SO <sub>2</sub> :1 Bottle; NO <sub>2</sub> :1 Bottle; PM <sub>10</sub> -1, PM <sub>2.5</sub> -1; Bladder:1.				
Date of Sample Analysis		:	08/05/2025 to 12/05/2025				
Sampling Environmental Conditions			:	Temperature:27-31°C; Rain fall: Yes; P <sub>bar</sub> : 755 mmHg.			
Transportation Condition			:	Bottles < 5°C	Filter papers in plastic container	Bladder at ambient temp.	
Sampling Equipment			:	RDS-I-13 & FDS-I-13			
Calibration Status			:	Calibration on 25/05/2024 due on 25/05/2025			
Project/ Job number			:	4300160034 dtd 13Dec2022			
Reference of Sampling			:	AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling & Preservation			:	AESPL/LAB/SOP/7.3.1/A-01			
Environmental Condition while Testing			:	Ambient Temperature:28.2°C and Humidity: 48%			
Sr. No.	Parameter	Result	Limits #	Unit	Method of Analysis		
1.	Sulphur dioxide as SO <sub>2</sub>	24.7	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2/Sec 1) 2023		
2.	Nitrogen dioxide as NO <sub>2</sub>	36.4	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6) RA2022		
3.	PM <sub>10</sub>	84.9	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23) RA2022		
4.	PM <sub>2.5</sub>	31.2	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24) RA2024		
5.	Carbon monoxide as CO	0.60	04 **	mg/m <sup>3</sup>	IS 5182 (part 10) RA2019		

[ #] Specified under National Ambient Air Quality Standards by CPCB:

[ \*] 24 hourly monitoring values; [ \*\*] 1 hourly monitoring values.

**Conformity Statement:** The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.
4. The results apply to the sample as received.

*Himani***Himani P. Joshi  
(Report Reviewed By)***R. S. Patil***Reshma S. Patil.  
(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

Testing Laboratory is certified by ISO 9001:2015 &amp; ISO 45001:2018

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

**Test Report  
(Microbiology - Water)**

Ref. No.: AESPL/LAB/B/Mw-25/05/74

Issue Date: 12/05/2025

Name of Customer		:	Godrej Properties Ltd.			
Name of Site		:	Proposed Residential development with Retail Shops at property bearing plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/ 2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Kandivali Mumbai (Godrej Big Bull)			
Nature of Sample		:	Drinking water	Location of Sample	:	Office Pantry
Date of Sample Drawn		:	03/05/2025	Time of Sample Drawn	:	04:00 Pm
Sample Drawn By		:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt		:	08/05/2025	Sample Identification	:	Mw-25/05/74
Sample Quantity & Container		:	250 ml; Glass bottle.			
Date of Sample Analysis		:	08/05/2025 to 09/05/2025			
Environmental Conditions at site			:	Surrounding area is clean.		
Transportation Condition			:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number			:	4300160034 dtd 13 Dec 2022		
Reference of Sampling			:	AESPL/LAB/QR/7.3.3/R-02		
Method of Sampling & Preservation			:	AESPL/LAB/SOP/7.3.1/M-01		
Environmental Condition while Testing			:	Ambient Temperature: 24.1°C and Humidity: 59 %		
Sr. No.	Parameter, Unit	Result		Limits as per: IS 10500 2012		Method of Analysis
1.	Coliform/100ml	Absent /100ml		Absent /100ml		IS:15185 2016
2.	E-coli/100ml	Absent /100ml		Absent/100ml		IS:15185 2016

**Conformity Statement:** Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. The results apply to the sample as received.

**Himani P. Joshi  
(Report Reviewed By)****N. K Shendye  
(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

Testing Laboratory is certified by ISO 9001:2015 &amp; ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

**Test Report  
(Microbiology - Water)**

Ref. No.: AESPL/LAB/B/Mw-25/06/335

Issue Date: 30/06/2025

Name of Customer	:	Godrej Properties Ltd.		
Name of Site	:	Carmichael, plot bearing CS No.2L/738 of Malbar Cumballa hill Division at M L Dhanukar Marg Mumbai - 79.		
Nature of Sample	:	Drinking water	Location of Sample	: Office Pantry
Date of Sample Drawn	:	23/06/2025	Time of Sample Drawn	: 10:00 am
Sample Drawn By	:	ACD	Transported By	: ACD
Date of Sample Receipt	:	25/06/2025	Sample Identification	: Mw-25/06/335
Sample Quantity & Container	:	250 ml; Glass bottle.		
Date of Sample Analysis	:	26/06/2025 to 27/06/2025		
Environmental Conditions at site	:	Surrounding area is clean.		
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number	:	4300214186 dtd 27.05.2025		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01		
Environmental Condition while Testing	:	Ambient Temperature: 22.8°C and Humidity: 50 %		
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500 2012	Method of Analysis
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185 2016
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185 2016

**Conformity Statement:** Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. The results apply to the sample as received.

**Himani P. Joshi  
(Report Reviewed By)****N. K Shendye  
(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

**Test Report  
(Noise)**

Ref. No.: AESPL/LAB/C/ACD.N-25/05/18

Issue Date: 12/05/2025

Name of Customer	:	Godrej Properties Ltd.		
Name of Site	:	Proposed Residential development with Retail Shops at property bearing plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Kandivali Mumbai (Godrej Big Bull)		
Discipline & Group	:	Chemical: Atmospheric Pollution		
Description of Sample	:	Ambient Noise		
Location Details	:	At the Periphery of Site		
Date of Sampling	:	03/05/2025	Period of Sampling	: Spot
Start & End Time of Sampling (Daytime)	:	11.30Hr - 12.10Hr	Start & End Time of Sampling (Nighttime)	: 21.40Hr-22.20Hr
Monitored By	:	ACD	Transported By	: ACD
Date of Data Receipt	:	08/05/2025	Sample Identification	: N-25/05/18
Environmental Condition	:	Climate: Clear		Ambient Temp: 33 <sup>o</sup> C
Transportation Condition	:	Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.		
Sampling Equipment	:	Noise meter - Centre C-390 SL-I-02		
Calibration Status	:	Calibrated on 16/11/2024; calibration due on 15/11/2025		
Project/ Job Number	:	4300160034 dtd 13Dec2022		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02		
Method of Sampling	:	IS 9989 RA:2023		
Sr. No.	Location		Noise Day Time dB(A)	Noise Nighttime dB(A)
1.	Near Highway Site In Gate No-05		64.6	47.7
2.	Near Tower 01		64.4	49.5
3.	Near Tower 02		64.5	50.2
4.	Near Tower 03		64.2	52.4
5.	Near Tower 04		63.8	46.9
6.	Near Tower 05		63.2	50.7
7.	Near Labour Camp		64.5	52.2
8.	Near Sales Office		63.4	45.8
9.	Near Gate No 02		64.6	51.6
Limit as per EP Act for commercial area			65	55

**Conformity Statement:** Noise Levels at all the locations are found to be below the stipulated limits.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Results apply as data receives.

**Himani P. Joshi.**  
(Report Reviewed By)**Reshma S. Patil.**  
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018****Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)Tel: 9112844844, CIN: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

TC-7085

**Test Report  
(Water)****Ref. No.:** AESPL/LAB/C/ACD.W-25/05/57**Issue Date:** 12/05/2025

<b>Name of Customer</b>	:	Godrej Properties Ltd.			
<b>Name of Site</b>	:	Proposed Residential development with Retail Shops at property bearing plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Kandivali Mumbai (Godrej Big Bull)			
<b>Nature of Sample</b>	:	Drinking water	<b>Location of Sample</b>	:	Canteen
<b>Date of Sample Drawn</b>	:	03/05/2025	<b>Time of Sample Drawn</b>	:	4.00 pm
<b>Sample Drawn By</b>	:	AESPL Consultancy Division	<b>Transported By</b>	:	AESPL Consultancy Division
<b>Date of Sample Receipt</b>	:	08/05/2025	<b>Sample Identification</b>	:	ACD.W- 25/05/57
<b>Sample Quantity &amp; Container</b>	:	F-1 lit; Plastic can.			
<b>Date of Sample Analysis</b>	:	08/05/2025 to 10/05/2025			
<b>Environmental Conditions at site</b>	:	Water Temperature: 25°C, Air Temperature: 33°C surrounding was clean.			
<b>Transportation Condition</b>	:	Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>	:	4300160034 dtd 13Dec2022			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/W-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 32.6°C and Humidity: 51%			
Sr. No.	Parameter	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH @ 25°C	7.5	6.5 – 8.5	No relaxation	IS-3025(P-11) 2022
2.	Hardness as CaCO <sub>3</sub> , mg/l	38	200 Max	600 Max	IS-3025(P-21) 2009
3.	Calcium as Ca <sup>+2</sup> , mg/l	6.4	75 Max	200 Max	IS-3025(P-40) 2024
4.	Magnesium Mg <sup>+2</sup> , mg/l	5.3	30 Max	100 Max	IS-3025(P-46) 2023
5.	Iron as Fe, mg/l	0.030	0.3 Max	No relaxation	IS-3025(P-53) 2024
6.	Fluoride as F <sup>-</sup> , mg/l	0.30	1.0 Max	1.5 Max	IS-3025(P-60) 2023
7.	Total Dissolved Solids @ 180°C, mg/l	60	500 Max	2000 Max	IS-3025(P-16) 2023
8.	Chlorides as Cl <sup>-</sup> , mg/l	8.0	250 Max	1000 Max	IS-3025(P-32) 1988
9.	Sulphate as SO <sub>4</sub> <sup>-2</sup> , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24) 2022

**Conformity Statement:** Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.

*Himani***Himani P. Joshi.  
(Report Reviewed By)***R. S. Patil***Reshma S. Patil.  
(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018****Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)Tel: 9112844844, CIN: U74999MH2001PTC132091 **UDYAM-MH-19-0029787****Test Report  
(Water)****Ref. No.:** AESPL/LAB/C/ACD.W-25/05/57A**Issue Date:** 12/05/2025

<b>Name of Customer</b>	:	Godrej Properties Ltd.			
<b>Name of Site</b>	:	Proposed Residential development with Retail Shops at property bearing plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Kandivali Mumbai (Godrej Big Bull)			
<b>Nature of Sample</b>	:	Drinking water	<b>Location of Sample</b>	:	Canteen
<b>Date of Sample Drawn</b>	:	03/05/2025	<b>Time of Sample Drawn</b>	:	4.00 pm
<b>Sample Drawn By</b>	:	AESPL Consultancy Division	<b>Transported By</b>	:	AESPL Consultancy Division
<b>Date of Sample Receipt</b>	:	08/05/2025	<b>Sample Identification</b>	:	ACD.W- 25/05/57
<b>Sample Quantity &amp; Container</b>	:	F-1 lit; Plastic can.			
<b>Date of Sample Analysis</b>	:	08/05/2025 to 10/05/2025			
<b>Environmental Conditions at site</b>	:	Water Temperature: 25°C, Air Temperature: 33°C surrounding was clean.			
<b>Transportation Condition</b>	:	Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>	:	4300160034 dtd 13Dec2022			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/W-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 32.6°C and Humidity: 51%			
Sr. No.	Parameter	Result	<b>Limits (IS 10500:2012)</b>		<b>Method of Analysis</b>
			Acceptable	Permissible	
1.	Turbidity, NTU	<1.0	1 Max	5 Max	IS-3025(P-10) 2023
2.	Residual Chlorine, mg/l	< 0.2	0.2 Min	1.0 Min	IS-3025(P-26) 2021

**Conformity Statement:** Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.

*Himani***Himani P. Joshi.  
(Report Reviewed By)***Reshma S. Patil***Reshma S. Patil.  
(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

Testing Laboratory is certified by ISO 9001:2015&amp;ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel:9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

**Test Report  
(Ambient Air)**

Ref. No.: AESPL/LAB/C/ A-25/08/64

Issue Date: 23/08/2025

Name of Customer		:	Godrej Properties Ltd.				
Name of Site		:	Proposed Residential development with Retail Shops at property bearing plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Kandivali Mumbai (Godrej Big Bull)				
Location of Sampling		:	Near Tower -03				
Date of Sampling		:	13/08/2025				
Sampling Time		:	09:00 to 05:00 hr.		Duration	:	08 Hr.
Sample Drawn By		:	ACD		Transported By	:	ACD
Date of Sample Receipt		:	14/08/2025		Sample Identification	:	A-25/08/64
Sample Quantity & Container		:	SO <sub>2</sub> :1 Bottle; NO <sub>2</sub> :1 Bottle; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1				
Date of Sample Analysis		:	14/08/2025 to 22/08/2025				
Sampling Environmental Conditions			:	Temperature:27-30°C; Rain fall: No; P <sub>bar</sub> : 756 mmHg.			
Transportation Condition			:	Bottles < 5°C	Filter papers in plastic	Bladder at ambient temp.	
Sampling Equipment			:	RDS-I-14 & FDS-I-10			
Calibration Status			:	Calibration on 24/05/2025 due on 23/05/2026 Calibration on 24/05/2025 due on 23/05/2026			
Project/ Job number			:	4300160034 dtd 13Dec2022			
Reference of Sampling			:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation			:	AESPL/LAB/SOP/7.3.1/A-01			
Environmental Condition while Testing			:	Ambient Temperature: 28.3°C and Humidity: 49%			
Sr. No.	Parameter	Result	Limits	Unit	Method of Analysis		
1.	Sulphur dioxide as SO <sub>2</sub>	15.3	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2/Sec 1)		
2.	Nitrogen dioxide as NO <sub>2</sub>	24.3	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6)		
3.	PM <sub>10</sub>	52.3	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23)		
4.	PM <sub>2.5</sub>	18.7	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24)		
5.	Carbon monoxide as CO	0.49	04 **	mg/m <sup>3</sup>	IS 5182 (part 10)		

[#] Specified under National Ambient Air Quality Standards by CPCB:

[\*] 24 hourly monitoring values.

**Conformity Statement:** The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.
4. The results apply to the sample as received.



## ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015&ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel:9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

*Rspatil*

Himani P. Joshi  
(Report Reviewed By)



*Himani*

Reshma S. Patil.  
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

Testing Laboratory is certified by ISO 9001:2015 &amp; ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

**Test Report  
(Microbiology - Water)**

Ref. No.: AESPL/LAB/B/Mw-25/08/135

Issue Date: 20/08/2025

Name of Customer	:	Godrej Properties Ltd.		
Name of Site	:	Proposed Residential development with Retail Shops at property bearing plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Kandivali Mumbai (Godrej Big Bull)		
Nature of Sample	:	Drinking water	Location of Sample	: Office Pantry
Date of Sample Drawn	:	13/08/2025	Time of Sample Drawn	: 10:00 am
Sample Drawn By	:	ACD	Transported By	: ACD
Date of Sample Receipt	:	14/08/2025	Sample Identification	: Mw-25/08/135
Sample Quantity & Container	:	250 ml; Glass bottle.		
Date of Sample Analysis	:	14/08/2025 to 18/08/2025		
Environmental Conditions at site	:	Surrounding area is clean.		
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number	:	4300160034 dtd 13Dec2022		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01		
Environmental Condition while Testing	:	Ambient Temperature: 21.9°C and Humidity: 50 %		
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500 2012	Method of Analysis
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185 2016
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185 2016

**Conformity Statement:** Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. The results apply to the sample as received.

**Himani P. Joshi  
(Report Reviewed By)****N. K. Shendye  
(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

**Test Report  
(Noise)**

Ref. No.: AESPL/LAB/C/ACD.N-25/08/59

Issue Date: 18/08/2025

Name of Customer	:	Godrej Properties Ltd.			
Name of Site	:	Proposed Residential development with Retail Shops at property bearing plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Kandivali Mumbai (Godrej Big Bull)			
Discipline & Group	:	Chemical: Atmospheric Pollution			
Description of Sample	:	Ambient Noise			
Location Details	:	At the Periphery of Site			
Date of Sampling	:	13/08/2025	Period of Sampling	:	Spot
Start & End Time of Sampling (Daytime)	:	09.30Hr - 10.00Hr	Start & End Time of Sampling (Nighttime)	:	21.30Hr-22.00Hr
Monitored By	:	ACD	Transported By	:	ACD
Date of Data Receipt	:	14/08/2025	Sample Identification	:	N-25/08/59
Environmental Condition	:	Climate: Clear		Ambient Temp: 29°C	
Transportation Condition	:	Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.			
Sampling Equipment	:	Noise meter - Centre C-390 SL-I-02			
Calibration Status	:	Calibrated on 16/11/2024; calibration due on 15/11/2025			
Project/ Job Number	:	4300160034 dtd 13Dec2022			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling	:	IS 9989			
Sr. No.	Location		Noise Day Time dB(A)	Noise Nighttime dB(A)	
1.	Near Highway Site In Gate No-05		63.4	53.4	
2.	Near Tower 01		63.9	54.2	
3.	Near Tower 02		64.6	53.6	
4.	Near Tower 03		63.9	52.8	
5.	Near Tower 04		64.3	53.2	
6.	Near Tower 05		64.8	51.8	
7.	Near Labour Camp		64.0	52.3	
8.	Near Sales Office		63.6	50.4	
9.	Near Gate No 02		62.9	53.6	
Limit as per EP Act for commercial area			65	55	

**Conformity Statement:** Noise Levels at all the locations are found to be below the stipulated limits.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Results apply as data receives.

*Himani***Himani P. Joshi.**  
(Report Reviewed By)*Reshmi***Reshma S. Patil.**  
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2027

Laboratory: P-1, MIDC Commercial Plots, Mohopada, Rasayani, Dist. Raigad Pin 410222

E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in), Tel: 9112844844,

CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

**Test Report  
(Soil)**

Ref. No.: AESPL/LAB/C/S-25/08/04

Issue Date: 22/08/2025

Name of Customer & Contact Details		:	Godrej Properties Ltd.			
Name of Site		:	Proposed Residential development with Retail Shops at property bearing plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Kandivali Mumbai (Godrej Big Bull)			
Nature of Sample		:	Soil	Location of Sample	:	Near Tower 1
Date of Sample Drawn		:	13/08/2025	Time of Sample Drawn	:	10:10 am,
Sample Drawn By		:	ACD	Transported By	:	ACD
Date of Sample Receipt		:	08/05/2025	Sample Identification	:	S-25/08/04
Sample Quantity & Container		:	1kg; PG bag			
Date of Sample Analysis		:	14/08/2025 to 21/08/2025			
Environmental Conditions at site			:	Area: Clean, Colour: Brown		
Transportation Condition			:	Kept soil in polythene bag in a dry place		
Project/ Job number			:	4300160034 dtd 13Dec2022		
Reference of Sampling			:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation			:	AESPL/LAB/SOP/7.3.1/S-01		
Environmental Condition while Testing			:	Ambient Temperature: 28.0°C and Humidity: 64%		
Sr. No.	Parameter with Unit	Result		Method of analysis		
1.	pH@ 25°C	7.45		IS 2720 (part 26)		
2.	Water content, %	3.6		IS 2720 (part 2)		
3.	Organic Carbon, %	0.42		IS 2720 (part 22)		
4.	Available Nitrogen, %	0.0119		Soil Testing in India Ministry of Agriculture, Government of India, January		
5.	Available Phosphorus, kg/ha	82				
6.	Chloride, mg/l	17.7				
7.	Available Sulphur, mg/kg	28				
8.	Potassium as K, kg/ha	60		AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22		
9.	Lead as Pb, mg/kg	< 0.02		EPA Method 3050 B.2		
10.	Texture, %	Coarse sand	18	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22		
		Clay	34			
		Silt	29			
		Fine sand	19			

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.

Himani P. Joshi.  
(Report Reviewed By)Sushma A. Gujar.  
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018****Laboratory:** P-1, MIDC Commercial Plots, Mohopada, Rasayani, Dist. Raigad Pin 410222E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in), Tel: 9112844844,CIN: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787**Test Report  
(Soil)****Ref. No.:** AESPL/LAB/C/S-25/08/04A**Issue Date:** 22/08/2025

<b>Name of Customer &amp; Contact Details</b>	:	Godrej Properties Ltd.		
<b>Name of Site</b>	:	Proposed Residential development with Retail Shops at property bearing plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 1, 46/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Kandivali Mumbai (Godrej Big Bull)		
<b>Nature of Sample</b>	:	Soil	<b>Location of Sample</b>	: Near Tower 1
<b>Date of Sample Drawn</b>	:	13/08/2025	<b>Time of Sample Drawn</b>	: 10:10 am,
<b>Sample Drawn By</b>	:	ACD	<b>Transported By</b>	: ACD
<b>Date of Sample Receipt</b>	:	08/05/2025	<b>Sample Identification</b>	: S-25/08/04
<b>Sample Quantity &amp; Container</b>	:	1kg; PG bag		
<b>Date of Sample Analysis</b>	:	14/08/2025 to 21/08/2025		
<b>Environmental Conditions at site</b>	:	<b>Area:</b> Clean, <b>Colour:</b> Brown		
<b>Transportation Condition</b>	:	Kept soil in polythene bag in a dry place		
<b>Project/ Job number</b>	:	4300160034 dtd 13Dec2022		
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-03		
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01		
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 28.0°C and Humidity: 64%		
<b>Sr No.</b>	<b>Parameter with Unit</b>	<b>Result</b>	<b>Method of analysis</b>	
1.	Silica as SiO <sub>2</sub> , mg/kg	< 0.8	EPA Method 3050 B.2	
2.	Arsenic as As, mg/kg	< 0.02	EPA Method 3050 B.2	

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.

**Himani P. Joshi.**  
(Report Reviewed By)**Sushma A. Gujar.**  
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)Tel: 9112844844, CIN: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

TC-7085

**Test Report  
(Water)****Ref. No.:** AESPL/LAB/C/W-25/08/127**Issue Date:** 20/08/2025

<b>Name of Customer &amp; Contact Details</b>	:	Godrej Properties Ltd.			
<b>Name of Site</b>	:	Proposed Residential development with Retail Shops at property bearing plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Kandivali Mumbai (Godrej Big Bull)			
<b>Nature of Sample</b>	:	Drinking water	<b>Location of Sample</b>	:	Pantry
<b>Date of Sample Drawn</b>	:	13/08/2025	<b>Time of Sample Drawn</b>	:	10.00 am
<b>Sample Drawn By</b>	:	ACD	<b>Transported By</b>	:	ACD
<b>Date of Sample Receipt</b>	:	14/08/2025	<b>Sample Identification</b>	:	W- 25/08/127
<b>Sample Quantity &amp; Container</b>	:	F-1 lit; Plastic can.			
<b>Date of Sample Analysis</b>	:	14/08/2025 to 18/08/2025			
<b>Environmental Conditions at site</b>	:	Water Temperature: 22°C, Air Temperature: 29°C surrounding was clean.			
<b>Transportation Condition</b>	:	Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>	:	4300160034 dtd 13Dec2022			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/W-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 28.7°C and Humidity: 85%			
Sr. No.	Parameter	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH @ 25°C	6.8	6.5 – 8.5	No relaxation	IS-3025(P-11)
2.	Hardness as CaCO <sub>3</sub> , mg/l	76	200 Max	600 Max	IS-3025(P-21)
3.	Calcium as Ca <sup>2+</sup> , mg/l	16.8	75 Max	200 Max	IS-3025(P-40)
4.	Magnesium Mg <sup>2+</sup> , mg/l	8.3	30 Max	100 Max	IS-3025(P-46)
5.	Iron as Fe, mg/l	0.030	0.3 Max	No relaxation	IS-3025(P-53)
6.	Fluoride as F <sup>-</sup> , mg/l	0.30	1.0 Max	1.5 Max	IS-3025(P-60)
7.	Total Dissolved Solids @ 180°C, mg/l	320	500 Max	2000 Max	IS-3025(P-16)
8.	Chlorides as Cl <sup>-</sup> , mg/l	23	250 Max	1000 Max	IS-3025(P-32)
9.	Sulphate as SO <sub>4</sub> <sup>2-</sup> , mg/l	33	200 Max	400 Max	IS-3025(P-24)
10.	Turbidity, NTU	<1.0	1 Max	5 Max	IS-3025(P-10)
11.	Residual Chlorine, mg/l	0.4	0.2 Min	1.0 Min	IS-3025(P-26)

**Conformity Statement:** Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.

*Himani***Himani P. Joshi.  
(Report Reviewed By)***Reshma S. Patil***Reshma S. Patil.  
(Authorized Signatory)**

-End of Test Report-

ENVIRONMENTAL  
CLEARANCE

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

To,

The owner

GODREJ PROPERTIES LIMITED

Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli  
(East) -400079

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/453110/2023 dated 23 Nov 2023. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | <b>EC24B039MH145552</b>   |
| 2. File No.                                | SIA/MH/INFRA2/453110/2023   |
| 3. Project Type                            | New   |
| 4. Category                                | B   |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects.   |
| 6. Name of Project                         | Proposed Residential development with Retail Shops on plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai - 400101 by M/s. Godrej Properties Limited |
| 7. Name of Company/Organization            | GODREJ PROPERTIES LIMITED   |
| 8. Location of Project                     | MAHARASHTRA   |
| 9. TOR Date                                | N/A   |

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

Date: 08/02/2024

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

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

*This is a computer generated cover page.*

PARIVESH

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



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/453110/2023  
Environment & Climate Change  
Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Godrej Properties Limited,  
Village Akurli, R/S Ward,  
Mumbai

**Subject** : Environment Clearance for Proposed Residential development with Retail Shops on plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai by M/s. Godrej Properties Limited.

**Reference** : Application no. SIA/MH/INFRA2/453110/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC- 2 in its 221<sup>st</sup> meeting under screening category 8(b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 275<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 10<sup>th</sup> January, 2024.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/453110/2023	
2	Name of Project	Proposed Residential development with Retail Shops on plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai – 400101 by Godrej Properties Limited	
3	Project category	8(b) Township and Area Development Projects, Category B1 as per Schedule of EIA Notification, 2006	
4	Type of Institution	Private	
5	Project Proponent	Name	Godrej Properties Limited
		Regd. Office address	Godrej One, 5 <sup>th</sup> Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400079
		Contact number	9930231102
		e-mail	moefcc@godrejproperties.com
6	Consultant	Name: Aditya Environmental Services Pvt. Ltd.	

Sr. No.	Description	Details					
		NABET Accreditation Number: NABET/EIA/2225/RA 0262 Validity: 1 <sup>st</sup> May 2025					
7	Applied for	New Project					
8	Location of the project	Survey / Gut number: CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 Village: Akurli Taluka: Goregaon District: Mumbai Suburban District					
9	Latitude and Longitude	19°11'55.87"N to 19°12'05.92"N (bounded latitudes) and 72°51'25.80"E to 72°51'39.82"E (bounded longitudes)					
10	Plot Area (sq.m.)	75,328.10 sq. m.					
11	Deductions (sq.m.)	15,240.26 sq. m.					
12	Net Plot area (sq.m.)	60,087.84 sq. m.					
13	Ground coverage (m <sup>2</sup> ) & %	32,307.59 sq. m. (53.76%)					
14	FSI Area (sq.m.)	2,59,020.65 sq. m.					
15	Non-FSI (sq.m.)	3,03,647.28 sq. m.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	5,62,667.93 sq. m.					
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Yet to be approved (application in process)					
18	Earlier EC details with Total Construction area, if any.	Not applicable					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Not applicable					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	-	-	-	Residential Tower-1	Lower Ground for Services +	166.40	
				Residential Tower-2	Upper Ground + 1 <sup>st</sup> podium +	166.40	
				Residential Tower-3	2 <sup>nd</sup> podium for parking & part residential + 3 <sup>rd</sup>	166.40	
				Residential Tower-4	to 7 <sup>th</sup> podium for parking & part residential + 8 <sup>th</sup> podium top / podium for part residential + service floor	166.40	
				Residential Tower-5			

Sr. No.	Description	Details			
			+ 9 <sup>th</sup> to 52 <sup>nd</sup> typical floors		
		Residential Tower-6	Lower Ground for Services + Upper Ground + 1 <sup>st</sup> podium + 2 <sup>nd</sup> podium for parking & part residential + 3 <sup>rd</sup> to 7 <sup>th</sup> podium for parking & part residential + 8 <sup>th</sup> podium top / podium for part residential + service floor + 9 <sup>th</sup> to 52 <sup>nd</sup> typical floors	166.40	
		Homeless Shelter	Basement for Services + G + 4 Upper Floors	14.90	
		Multipurpose Community Centre	Basement for Services + G + 4 Upper Floors	14.90	
		Municipal Maternity Home	Basement for Services + G + 4 Upper Floors	14.90	
		Cultural Drama Centre	Basement + G + 1 Upper Floors	14.10	
		Municipal School	Basement for Services + G + 6 Upper Floors	30.00	
		EWS Building	Basement for Services + G/Stilt + 23 Upper Floors	69.90	
21	No. of Tenements & Shops	No. of tenements: 2033 (in Residential Towers-1 to 6) & 212 (in EWS Building) No. of shops: 60			
22	Total Population	18,810			
23	Total Water Requirements CMD	1,781 cmd			

Sr. No.	Description	Details		
		- Fresh water requirement for domestic purpose: 1,092 cmd (from BMC) - Recycled water requirement from STP: 689 cmd (Flushing: 604 cmd + Gardening: 85 cmd)		
24	Under Ground Tank (UGT) location	Below ground level		
25	Source of water	Fresh water from BMC and STP treated water for flushing & gardening		
26	STP Capacity & Technology	3 STPs of total capacity 1,700 cmd (i.e. one STP of capacity 1,578 cmd for 6 Residential Towers, one STP of capacity 118 cmd for EWS building and one STP of capacity 4 cmd for Municipal School) based on MBBR technology. One ETP of 3 cmd for treatment of effluent from Municipal Maternity Home		
27	STP Location	Below ground level		
28	Sewage Generation CMD & % of sewage discharge in sewer line	1,587 cmd (35% of treated Sewage shall be discharged in municipal drain and the balance water shall be recycled & reused)		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	As & when generated	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.
		Wet waste	As & when generated	Composting
		C&D waste	Debris: 300 cum, Bricks: 100 cum, Steel (from demolition): 200 kg, Wood: 100 cum, Concrete: 15,000 cum, Steel (from construction): ~1,500 kg	Disposal in compliance with Construction & Demolition Waste Management Rules, 2016 and through MPCB authorized recycler

Sr. No.	Description	Details		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	3,934 kg/day	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.
		Wet waste	3,209 kg/day	To be treated in proposed OWC on site
		E-Waste	As & when generated	Sale to MPCB authorized vendor
		STP Sludge (dry)	~170 kg/day	Dried sludge from STP will be used as manure
		Biomedical Waste	~11.25 kg/day (out of total waste of 45 kg/day)	Disposal at common biomedical waste treatment and disposal facility through authorized vendor
31	R.G. Area in sq.m.	RG required		12,093.87 sq. m.
		RG provided on Mother Earth		12,290.69 sq. m.
		Existing trees on plot: 369		
		Number of trees to be cut: 140		
		Number of trees to be transplanted: 28		
		Rest Retain: 201		
		Number of trees to be planted: a) In RG area: - Compensatory plantation: 140 x 2 = 280 - New Plantation: 433 b) In Miyawaki Plantation (with area): 1602 on 550 sq. m. (As per Tree NOC dated 23.11.2023)		
		Total Nos. of trees after development: 2516 nos.		
32	Power requirement	During Operation Phase:		
		Details		Source: Adani Electricity
		Connected load (kW)		63,883 kW
		Demand load (kW)		18,254 kW
33	Energy Efficiency	a) Total Energy saving (%): 20.07% b) Solar energy (%): 5.13%		
34	D.G. set capacity	6 nos. of DG sets of total capacity 4360 kVA (4 Nos. X 1010 kVA for 6 nos. of residential towers + 1 No. X 180 kVA for Municipal School + 1 No. X 140 kVA for EWS Building) (as emergency power back-up)		

Sr. No.	Description	Details
35	No. of 4-W & 2-W Parking with 25% EV	4-wheeler parking spaces: 4,750 2-wheeler parking spaces: 1,181
36	No. & capacity of Rainwater harvesting tanks /Pits	Proposed 8 nos. of rainwater harvesting tanks of total capacity 820 cum
37	Project Cost in (Cr.)	Rs. 3,260 Crore
38	EMP Cost	a) Construction Phase: 1. Capital Cost: Rs. 110 Lakh 2. O&M Cost: Rs. 29.5 Lakh/annum b) Operation Phase: 1. Capital Cost: Rs. 1,436 Lakh 2. O&M Cost: Rs. 186 Lakh/annum
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per EMP cost and as applicable as per MoEFCC OM No. F.No.22-65/2017-IA.III dated 30 <sup>th</sup> September 2020
40	Details of Court Cases / litigations w.r.t the project and project location, if any.	Nil

3. The proposal has been considered by SEIAA in its 275<sup>th</sup> (Day-1) meeting held on 10<sup>th</sup> January, 2024. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all mandatory RG on mother earth as per the orders of Hon Supreme Court regarding RG area.
2. PP to obtain following NOCs & remarks:  
a) Water supply NOC; b) Sewer connection NOC; c) HRC NOC; d) SWM/C&D NOC; g) Revised CFO NOC for Tower no-6.
3. PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.
4. PP to submit bifurcation of mitigation measures along with their cost for reducing air pollution and submit revised EMP of construction phase accordingly.
5. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/ agency/third party for use of excess treated water generated in the project.
6. PP to lift UGTs to 1<sup>st</sup> basement such that tops of the UGTs are flushed to the ground level & accordingly submit cross section of UGTs.

7. PP to increase species diversity with indigenous plants in tree plantation as per biodiversity report in EIA and submit detail numbers/tree statement of total trees after development of the project; PP to make provision for compensatory tree plantation on site with respect Maharashtra Tree Act.
8. PP to make 2-row plantation along the Western Express Highway to reduce air and noise pollution due to vehicles.
9. PP to install latest continuous online air monitoring system with display boards within the project site & include the cost of same in EMP.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 12093.87 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 120 m height as PP has not received the HRC NOC.
3. This EC is restricted up to 163.35 m height for Tower 6.
4. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
7. SEIAA after deliberation decided to grant EC for-FSI- 251964.42 m<sup>2</sup>, Non FSI- 264684.42 m<sup>2</sup>, total BUA- 516648.84 m<sup>2</sup>. (Plan approval No- P 17708/2023(124 & other) /R/S Ward Akurli-R/S/337/1/New, dated-18.12.2023)

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and

Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SELAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

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

Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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

**Signature Not Verified**

Digitally signed by: Sri Pravin C.  
Darade, I.A.S.

Designation: Member Secretary

Date and Time: 20/02/2024 5:00:13 PM



# **BRIHANMUMBAI MUNICIPAL CORPORATION**

## **Notesheet**

**Application Number :** P-17708/2023/(124 AND OTHER)/R/S WARD/AKURLI-R/S/337/1/NEW

**Ward Name :** R/S Ward

**Zone Name :** Western Suburb II

**Inward Date :** 30 Jun 2023

**Architect/LE/SE Name :** SHASHIKANT LAXMAN JADHAV

**Issued On :** 18 Dec 2023

### **Authority Remark:**

Approved as proposed by CE(DP) subject to following conditions -

1. Sr.No.14 &15 shall be dealt as per policy.
2. Concession in premium for open space deficiency shall be restricted proportionately for built up area in lieu of AR under Regulation 17(1).



Digitally signed by IQBAL SINGH CHAHAL  
Date: 18 Dec 2023 17:14:13  
Organization :Brihanmumbai Municipal Corporation  
Designation :Municipal Commissioner

**Shri. I. S. Chahal (Municipal Commissioner)**



**BRIHANMUMBAI MUNICIPAL CORPORATION**  
(HYDRAULIC ENGINEER'S DEPARTMENT)

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

HE/4/2/EEWW (P.&R.)/NOC 9 JAN 2024

To,

Owner / Developer : M/S. Godrej Properties Limited  
C/O M/S. Constructive India  
Maruti Krupa Tower, OB-11, Shop No. 5 & 6,  
Beside Bldg. NO. 146, Kannamwar nagar- 1,  
Vikhroli (East), Mumbai - 40003

Subject : HE's remarks for proposed Development on property bearing plot bearing CTS NO. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6 146/7 of Village Akurli, R/S Ward, Mumbai-400101.

Reference: 1) Your letter Dated 15/09/2023.

2) Architect's Statement for the development under reference submitted in this office on 09/11/2023

2) Scrutiny fee receipt No. 1004717246 Dated:- 15/09/2023

Name of owner / Developer : M/S. Godrej Properties Limited

As per the plans and documents submitted by Licensed Plumber, the proposed development under reference is a residential cum commercial development accommodating 2265 tenements, 30 common toilets for commercial purpose, school with 36 classrooms, Drama Theatre/Cultural Centre with 200 seats, Maternity Home with 40 beds, Community Centre with 6 gents toilet, 6 ladies toilet & 6 common toilets, Homeless shelter (ladies shelter) with 10 ladies and 1 common toilet. Total water requirement of the development works out to lpd for residential purpose 10,19,250 lpd (with STP) & 1,47,955 lpd for commercial purpose (considering without STP). However, demand for water connection will be recalculated by AEWW of concerned ward as per latest amended / OC plans.

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

1. Water supply for the said residential cum commercial development 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 layout of water mains in the access and internal road shall be submitted, got approved from this department and laid by owner / developer at their own cost, prior to issue of occupation certificate. Water supply will be made available only after the laying & commissioning of the same.
5. The Owner/Developer shall divert the 600mm and 300mm dia water main passing through the plot under reference before availing connection.
6. The internal distribution system for each wing/building in the building/layout shall be got approved separately 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
7. The owner / Developer shall on demand, pay the prorata cost of laying adequate size of water main in 18.3 M. and 13.40 wide D.P. Road passing through the plot under reference.
8. Water supply as per condition no. 1 will be made available only after the laying & commissioning of water main in D.P. Road / only after compliance of condition. No. 4, 5 & 6 and **only after strengthening of water supply zone and availability of demand of water with adequate pressure in the locality.**
9. No bore well / ring well shall be provided on the plot without specific NOC / remarks from Assistant Engineer Water Works R/S Ward.
10. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of overhead tank

shall be obtained from AEWV RS 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 and **also a clear minimum distance of 6m shall be maintained between STP & U.G. tank.**

11. A clear minimum distance of 1.20 m shall be maintained between the bottom of overhead storage tank and terrace floor level.
12. 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. If 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.
13. Automatic level control sensors & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.
14. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.

Above remarks are issued for plans digitally signed by Architect and submitted in this office on 27/12/2023. 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.

*anudros*  
8/1/2024  
Executive Engineer Water Works  
(Planning & Research)

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
SEWERAGE PROJECT DEPARTMENT

No.Dy. Ch.E/SP/P&D/.....225/R/S/Ward.

15 SEP 2023

Office of the  
Dy.ChE Engineer  
(Sewerage Project), P&D,  
Engg. Hub, Stores Bldg.,  
2nd floor, Dr. E. Moses Road,  
Worli, Mumbai-400 018.

To,  
Shri V.D.Sawant, (PL. No. 3273),  
M/s. Constructive India,  
Maruti Krupa Tower,  
OB-11, Shop No. 5 & 6,  
Beside Bldg. No. 146, Kannamwar Nagar 1,  
Vikhroli East, Mumbai 400 083

**Sub:** Sewerage Line remarks for proposed Development Permission on Property Bearing CTS No. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of village Akurli, R/S ward, Mumbai.

**Ref:** L.P. V.D. Sawant (P. L. No. 3273) letter dtd 28.08.2023.

Gentlemen,

With reference to above, this is to inform you that as per this office records, there exists 230 mm dia sewer line along 27.45 Mtr wide Akurli Road abutting to the property under reference as marked in Blue colour on plan enclosed herewith.

However, the remarks regarding details of the alignment of sewer line, its functioning, exact location of manhole and depth of manhole etc. shall be obtained from Dy.Ch.E.(S.O.) W.S.

These remarks are issued without site inspection and as per the request of Developer for MOEF purpose. After the approval of IOD it is mandatory to obtain sewerage remarks for street connection from this office. The prorated charges if applicable will have to be paid by the party and the same will be recovered at the time of issuing final sewerage remarks by this office.

Yours faithfully

*AS*  
15/9/23  
Executive Engineer

(Sewerage Project) P.&D(W.S.)

**BRIHANMUMBAI MUNICIPAL CORPORATION**

No.CHE/\_\_\_\_\_/DPWS/HRB dtd.

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

To,  
 Shri Johnny Joseph (Rtd. I.A.S.)  
 Chairman, Technical Committee for High Rise Building.

**Sub:-** Scrutiny of development proposals of High Rise Buildings.

Hon'ble Sir,

Please find enclosed herewith the minutes of the High Rise Technical Committee meeting held on **18.01.2025** at **10:30 A.M.** for approval and confirmation of the Chairman, High Rise Technical Committee.

Submitted please.

Yours faithfully,



(C. L. Undage)

**Dy.Ch.Engineer (Development Plan)-II**  
**Member Secretary,**  
**Technical Committee for High Rise Bldgs.**

**Encl :** Minutes of meeting

**C.C.to:-**

- |  |   |
|--|---|
| 1) Prof.R.S.Jangid, Member,<br>Professor, Dept. of Civil Engineering,<br>I.I.T.Bombay, Powai, Mumbai-400 076.                                      | 2) Prof. Deepankar Choudhury, Member,<br>Professor, Dept. of Civil<br>Engineering, I.I.T. Bombay,<br>Powai, Mumbai-400 076. |
| 3) Dr.Shashank Mehendale, Member,<br>Structural Engineer,<br>3rd Floor, Ganga Lahiri,<br>Plot No.163A,P.Naik Marg,<br>Shivaji Park, Mumbai-400016. | 4) Chief Fire Officer, Member,<br>Brihanmumbai Municipal Corporation  |

Yours faithfully,



(C. L. Undage)

**Dy.Ch.Engineer (Development Plan)-II**  
**Member Secretary,**  
**Technical Committee for High Rise Bldgs.**

## **BRIHANMUMBAI MUNICIPAL CORPORATION**

No.CHE/\_\_\_\_\_/DPWS/HRB dtd.

Minutes of the meeting of Technical Committee for the scrutiny of development proposals of High Rise Buildings held on 18.01.2025 at 10:30 AM.

The following members were present:

1)	Shri Johny Joseph (Retd.I.A.S.)	Chairman
2)	Shri. C. L. Undage Dy. ChE.(DP)-II	Member Secretary
3)	Prof Shri. R. S. Jangid, Professor, Dept. of Civil Engineering, IIT Bombay, Powai.	Member
4)	Prof. Shri Deepankar Choudhury, Professor, Dept. of Civil Engineering, IIT Bombay, Powai.	Member
5)	Dr. Shri. Shashank Mehendale, Structural Engineer.	Member
6)	Chief Fire Officer,BMC	Member
7)	Shri A.S. Bagayatkar	E.E.(D.P.)HRC
8)	Shri A.B. Sankhe	A.E.(D.P.)HRC

### **Meeting / Presentation:**

The HRB proposals bearing Nos. 980, 1043, 1049 & 1061 were presented and discussed during the meeting.

**HRB Proposal No. 980:** Proposed development on plot bearing C.S. no. 2/65, 3/65, 66, 1A/66 and 67 of Lower Parel Division situated at Dr. E. Moses road, Worli, Mahalaxmi in G/North ward, Mumbai 400018.

**Dev.:** M/s Turf Estate Joint Venture LLP.

**L.S.:** M/s Spaceage Consultants.


**Str. Con.:** M/s Buro Happold Engineering.

**Geo. Con.:** M/s Geocon International Pvt.Ltd.

**MEP Con.:** M/s Buro Happold Engineering.

L.S. M/S Spaceage Consultants has submitted proposal of High Rise Commercial building comprising of common 4 levels of basements (for parking and services) + ground floor + 05 podium floors for parking / offices / mall users + 6<sup>th</sup> podium top floor for Restaurant / LOS thereafter **Wing A** comprises of 7<sup>th</sup>

  
Prof.R.S.Jangid  
Member

  
Prof. Deepankar  
Choudhury  
Member

  
Shashank  
Mehendale  
Member

  
Chief Fire  
Officer, Member

  
C. L. Undage  
Dy.Ch.Eng.(DP)II  
Member Secretary

to 25<sup>th</sup> upper Commercial floors + 26<sup>th</sup> service floor + 27<sup>th</sup> to 50<sup>th</sup> upper commercial floors with height of **220.25 mtr** and **Wing B** comprises of 7<sup>th</sup> to 25<sup>th</sup> upper Commercial floors + 26<sup>th</sup> service floor + 27<sup>th</sup> to 47<sup>th</sup> upper commercial floors + 48<sup>th</sup> service floor + 49<sup>th</sup> to 67<sup>th</sup> upper floor with height of **292.85 mtr.** from general ground level to terrace level.


The proposal is discussed in the meeting and following observations & suggestions were made by the Committee :-


1. All external structural elements slabs, beams & columns should be designed for severe exposure condition.
2. Time period are fairly close in Mode-1 & Mode-2. Consultant to submit his explanation why same to be accepted.
3. Façade is mounted on cantilever slab of 2 mtr span. Façade design should be period revised for deflection of slab in various load acses, also long term deflection.
4. PT slabs & beams should be protected for post fire performance & ease of retrofitting.
5. For Tower A, use wind category I & compare codal forces to wind tunnel.
6. Double decker lift are being proposed for the first time. Questions related to their operation & safety should be addressed.
7. Neighbouring building should be protected until completion of basement & backfilling.
8. For Tower A (Wing A), footing load test or suitable plate load test needs to be done at founding level of - 21 meters. Show details of test. Location should be near Bore hole - 17.
9. Consider all surrounding structures loading upto minimum 21 meter all around from boundary line of present towers for taking interference effects on foundation. Ensure safety.
10. Justify the completely different locations of maximum / minimum pressure vs. maximum / minimum settlement locations in PLAXIS analysis. Recheck result & ensure correctness.
11. Geotechnical / Foundation compliance seems to be OK, provided all input parameters taken by consultants are correct.
12. CAFS recommended for each wing.

  
Prof. R. S. Jangid  
Member

  
Prof. Deepankar  
Choudhury  
Member

  
Shashank  
Mehendale  
Member

  
Chief Fire  
Officer, Member

  
C. L. Undage  
Dy.Ch.Eng.(DP)II  
Member Secretary

13. All level pump rooms shall be interconnected in such a way as to get operated from another pump room in case of failure of one. The panel shall be provided at Ground floor to operate manually.
14. E.E.(B.P.)City-I vide note no. E.E.B.P./3065/City-I dated 06.01.2025 has informed that Hon.ble M.C. has granted approval to concessions vide notesheet dated 18.10.2024.
15. CFO NOC is obtained u/no. EB/2744/GS/A-CFO/1/New dtd. 10.08.2024.

The proposal is cleared from Architectural, Fire & Safety, Geotechnical & Structural points of view, subject to compliance of point nos. 1 to 13 above.

The architectural plans shall be signed by Committee.


As such, Technical Committee constituted by Hon'ble Municipal Commissioner under Regulation 19(2A) of Development Control & Promotion Regulation 2034 has recommended the proposal for clearance from High Rise Building point of view.

**HRB Proposal No. 1043:** High Rise Committee's NOC to proposed High Rise Residential building (Tower A to F) on plot bearing CTS no. 174/A/3 of village Akurli situated at Akurli road, Kandivali (E), R/South ward Mumbai 400101.


**Dev.:** M/s Mahindra Life space Developers Ltd.  
**Arch / L.S.:** M/s Spaceage Consultants.  
**Str. Con.:** M/s Gokani Consultants & Engineers LLP.  
**Geo. Con.:** M/s Geocon International Pvt. Ltd.  
**MEP Con.:** M/s Ecofirst Services Limited.


M/s Spaceage Consultants has submitted a proposal for High Rise residential building having Towers A to F which comprising of **Tower A & F:** Lower ground (part basement) + Ground floor + 1<sup>st</sup> to 6<sup>th</sup> podium part parking part residential + 1<sup>st</sup> to 33<sup>rd</sup> residential floors with height of **126.65 mtrs** from general ground level up to terrace level, **Tower B:** Lower ground (part basement) + Ground floor + 1<sup>st</sup> to 6<sup>th</sup> podium part parking part residential + 1<sup>st</sup> to 33<sup>rd</sup> residential floors with height of **123.00 mtrs** from general ground level up to terrace level, **Tower C & D:** Lower ground (part basement) + Ground floor + 1<sup>st</sup> to 6<sup>th</sup> podium part parking part residential + 1<sup>st</sup> to 34<sup>th</sup> residential floors with height of **126.00 mtrs** from general ground level up to terrace level,

  
Prof. R. S. Jangid  
Member

  
Prof. Deepankar  
Choudhury  
Member

  
Shashank  
Mehendale  
Member

  
Chief Fire  
Officer, Member

  
C. L. Undage  
Dy.Ch.Eng.(DP)II  
Member Secretary

**Tower E:** Lower ground (part basement) + Ground floor + 1<sup>st</sup> to 6<sup>th</sup> podium part parking part residential + 1<sup>st</sup> to 32<sup>nd</sup> residential floors with height of **120.00 mtrs** from general ground level up to terrace level.

The proposal is discussed in the meeting and following observations & suggestions were made by the Committee :-


1. Submit all wing analysis as per Wind Tunnel Test.
2. Wind tunnel forces & codal forces data for all towers shall be submitted.
3. Model also individual tower in PLAXIS for foundation design (stress, settlement etc) in addition to those done with interference effects.
4. New Borehole as per IS 1892-2021 in Tower C location needs to be done to ensure foundation design safety considering correct input values of ground properties.
5. For shore piles provide another second level of anchors to ensure safety.
6. Where FLT-3 is done, the location is doubtful. Please confirm and correct as per actual.
7. CAFS recommended for each wing.
8. Dy.Ch.E.(B.P.)/1752/WS/P&R dated 17.10.2024 has informed that Hon.ble M.C. has granted approval to concessions vide notesheet dated 16.01.2024 where Tower A & F has height of 126.65 mtrs, Tower B has height of 123.00 mtrs, Tower C & D has height of 126.00 mtrs and Tower E has height of 120.00 mtrs.
9. Further, Architrect M/s Spaceage Consultants vide letter dated 14.01.2025 has informed that height of Tower E is increased from 120 mtr to 123 mtrs. The proposal is presented in this HRC meeting with this height.
10. The revised concessions are approved by Hon.M.C. vide notesheet dated 17.10.2024.
11. CFO NOC is obtained u/no. P-14015/2022/(174A/3)/R/S ward/AKURLI-R/S-CFO/1/New dtd. 07.11.2023.

The proposal is cleared from Architectural, Fire & Safety, Geotechnical & Structural points of view, subject to compliance of point nos. 1 to 7 above.


The architectural plans shall be signed by Committee.


As such, Technical Committee constituted by Hon'ble Municipal Commissioner under Regulation 19(2A) of Development Control & Promotion

  
Prof.R.S.Jangid  
Member

  
Prof. Deepankar  
Choudhury  
Member

  
Shashank  
Mehendale  
Member

  
Chief Fire  
Officer, Member

  
C. L. Undage  
Dy.Ch.Eng.(DP)II  
Member Secretary

Regulation 2034 has recommended the proposal for clearance from High Rise Building point of view.

**HRB Proposal No. 1049:** High Rise Committee's NOC to proposed High Rise Residential building no. 1 (6 wings) on plot bearing C.T.S. no. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of village Akurli, R/South ward, Mumbai 400101.


**Dev.:** M/s Godrej Properties Ltd.  
**Arch / L.S.:** M/s Spaceage Consultants.  
**Str. Con.:** M/s Gokani Consultants & Engineers LLP.  
**Geo. Con.:** M/s Geocon International Pvt. Ltd.  
**MEP Con.:** M/s AEON Integrated Building Design Consultant LLP.

Architect M/s Spaceage Consultants has submitted a proposal for High Rise residential building no. 1 having 6 wings which comprises of; **Wing 1 & 2:** Lower ground for services and parking + Upper ground floor for services and parking + 1<sup>st</sup> Podium for parking + 2<sup>nd</sup> to 7<sup>th</sup> podium for part parking and part residential + 8<sup>th</sup> podium top / podium for part residential + service floor + 9<sup>th</sup> to 52<sup>nd</sup> upper residential floors with height of **166.40 mtrs** from general ground level up to terrace level, **Wing 3, 4 & 5:** Lower ground for services and parking + Upper ground floor for services and parking + 1<sup>st</sup> to 7<sup>th</sup> podium for part parking and part residential + 8<sup>th</sup> podium top / podium for part residential + service floor + 9<sup>th</sup> to 52<sup>nd</sup> upper residential floors with height of **166.40 mtrs** from general ground level up to terrace level, **Wing 6:** Lower ground for services and parking + Upper ground floor for services and parking + 1<sup>st</sup> to 7<sup>th</sup> podium for part parking and part residential + 8<sup>th</sup> podium top / podium for part residential + service floor + 9<sup>th</sup> to 51<sup>st</sup> upper residential floors with height of **163.35 mtrs** from general ground level up to terrace level.

The proposal is discussed in the meeting and following observations & suggestions were made by the Committee :-


1. Submit calculation of seismic isolation between towers which are adjacent.
2. Table of comparison of wind tunnel forces with codal wind forces for all towers to be submitted.

  
Prof. R. S. Jangid  
Member

  
Prof. Deepankar  
Choudhury  
Member

  
Shashank  
Mehendale  
Member

  
Chief Fire  
Officer, Member

  
C. L. Undage  
Dy.Ch.Eng.(DP)II  
Member Secretary

3. Wind tunnel reports of all towers should be shared.
4. PLAXIS analysis all results for all towers foundations seems to be wrong, as for lower pressure higher settlements are reported given other geometrical properties used similar. This demands a thorough re-analysis with proper logic of mechanics to comment on PLAXIS results for foundations of all towers and comparison among those results.
5. Location map of FLT's are not consistent with Borehole locations and hence the soil profiling taken is in doubt. Proper clarifications must be provided to ensure safety of foundations based on appropriate correct field data.
6. CAFS recommended for each wing.
7. E.E.(B.P.)WS-II 'R-1' vide note no. Dy.Ch.E.(B.P.)/2852/W.S./P&R dated 26.11.2024 has informed that Hon.ble M.C. has granted approval to concessions vide notesheet dated 18.12.2023.
8. CFO NOC is obtained u/no. P-17708/2023/(124 And Others)/R/ ward/Akurli-R/S-CFO/1/New dtd. 03.11.2023.

The proposal is cleared from Architectural, Fire & Safety, Geotechnical & Structural points of view, subject to compliance of point nos. 1 to 6 above.

The architectural plans shall be signed by Committee.

As such, Technical Committee constituted by Hon'ble Municipal Commissioner under Regulation 19(2A) of Development Control & Promotion Regulation 2034 has recommended the proposal for clearance from High Rise Building point of view.

**HRB Proposal No. 1061:** High Rise Committee's NOC to proposed High Rise residential buildings (Bldg. no. 2, 3, 4 & 5) in proposed amalgamation of slum rehabilitation scheme on plot bearing CTS no. 45(pt.), 47(pt.), 69(pt.), 70(pt.), 73(pt.), 74, 297, 298(pt.), 299, 300, 301, 302, 303, 304, 305, 306, 307, 308(pt.), 311, 314, 315, 316, 317 of village Oshiwara, Jogeshwari (W), K/West ward, Mumbai.

**Dev.:** M/s Sahyog Homes Ltd.

**Arch / L.S.:** M/s Ellora Projects Consultants Pvt. Ltd.

**Str. Con.:** M/s Optimal Structural Consultancy Pvt. Ltd.

**Geo. Con.:** M/s Geocon International Pvt. Ltd.

**MEP Con.:** M/s MEP Consulting Engineers.

Prof.R.S.Jangid  
Member

Prof.Deepankar  
Choudhury  
Member

Shashank  
Mehendale  
Member


Chief Fire  
Officer, Member


C. L. Undage  
Dy.Ch.Eng.(DP)II  
Member Secretary


M/s Ellora Projects Consultants Pvt. Ltd. has submitted a proposal for High Rise Residential **building no. 2** having Four basements + Ground floor + 1 podium floor + 2<sup>nd</sup> floor (E-deck level) + 3<sup>rd</sup> to 42<sup>nd</sup> upper floors with total height of **133.45 mtrs** and High Rise Residential **buildings no. 3, 4 & 5** having Four basements + Ground floor + 1 podium floor + 2<sup>nd</sup> floor (E-deck level) + 3<sup>rd</sup> to 41<sup>st</sup> upper floors + 42<sup>nd</sup> part with duplex with total height of **133.45 mtrs** from ground level to terrace level.


The proposal is discussed in the meeting and following observations & suggestions were made by the Committee :-


1. All external structural elements, columns, beams to be designed considering severe exposure condition.
2. Review difference of foundation grade & shear walls & submit justification.
3. Is P-  $\Delta$  effect having effect on final design.
4. From site visit it was found that shore piles were not constructed properly. There were huge gaps between adjacent shore piles. This may put adjacent areas / structures in danger as excavation is deep. So proper rectification of shore pile construction must be done and shown properly.
5. As mentioned during site visit, footing load test must be done at this site at founding level at possibly weaker layers near founding level.
6. All PLAXIS analysis for maximum / minimum pressure vs maximum / minimum settlements & comparison among various towers need to be cross checked to ensure safety of foundations.
7. CAFS recommended for each wing / Tower, once open space query is resolved.
8. The residential floors are not accessible for specialised appliances of fire brigade department.
9. No open space for specialised appliances to be pitched towards habitable areas.
10. Provision of plans with open space towards the habitable area shall be considered as there is dead wall and effective fire fighting cannot be

  
Prof. R. S. Jangid  
Member

  
Prof. Deepanker  
Choudhury  
Member

  
Shashank  
Mehendale  
Member

  
Chief Fire  
Officer, Member

  
C. L. Undage  
Dy. Ch. Eng. (DP) II  
Member Secretary

made. Therefore, unhindered access of Fire tender needs to be provided.

11. It is recommended to revise the CFO plans.

12. Exec. Eng. K/W (SRA) Brihanmumbai vide note no. K-W/PVT/0070/20080221/AP/S-1 (OW-68730) dated 31.12.2024 has informed that Hon.ble C.E.O.(SRA) has granted approval to concessions vide LOI dated 19.04.2024.

13. CFO NOC is obtained u/no. P-19733/2023/(Proposed Sale building no. T-2 on plot bearing CTS 45(pt) And Other)/K/W Ward/OSHIWARA/SRA-CFO/1/New dtd. 10.01.2024.



(C. L. Undage)

**Dy.Ch.Engineer (Development Plan)-II**  
**Member Secretary,**  
**Technical Committee for High Rise Bldgs.**

Minutes Approved



**Johny Joseph (Rtd. I.A.S)**  
**Chairman**  
**Technical Committee for High Rise Bldgs**



Prof.R.S.Jangid  
Member




Prof.Deepankar  
Choudhury  
Member



Shashank  
Mehendale  
Member



Chief Fire  
Officer, Member



C. L. Undage  
Dy.Ch.Eng.(DP)II  
Member Secretary



**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**(Solid Waste Management Department)**

Office of Executive Engineer,  
SWM SWM Zonal Office 7,

Application Number - P-17708/2023/(124 And Other)/R/S Ward/AKURLI-R/S-SWM/1/New, dated - 05 Jan 2024

Issued remarks Number

**SWM/18465/2024/R/S/WSII**

Dated **11 Jan 2024**.

To (Architect / L.S),  
SHASHIKANT LAXMAN JADHAV  
B-106, NATRAJ BLDG., MULUND (W)

CC (Owner),  
Godrej Properties Ltd.  
5th floor, Godrej One, Pirojshanagar, Eastern Express  
Highway, Vikhroli (E), Mumbai

**Subject :-** Approval to Construction & Demolition Waste Management Plan for the site at CTS/CS Number 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of village AKURLI-R/S at ward R/South.

**Reference :-** Your application / online submission for C&D Waste Management Plan levelling & filling at designated site dtd. 05 Jan 2024.

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

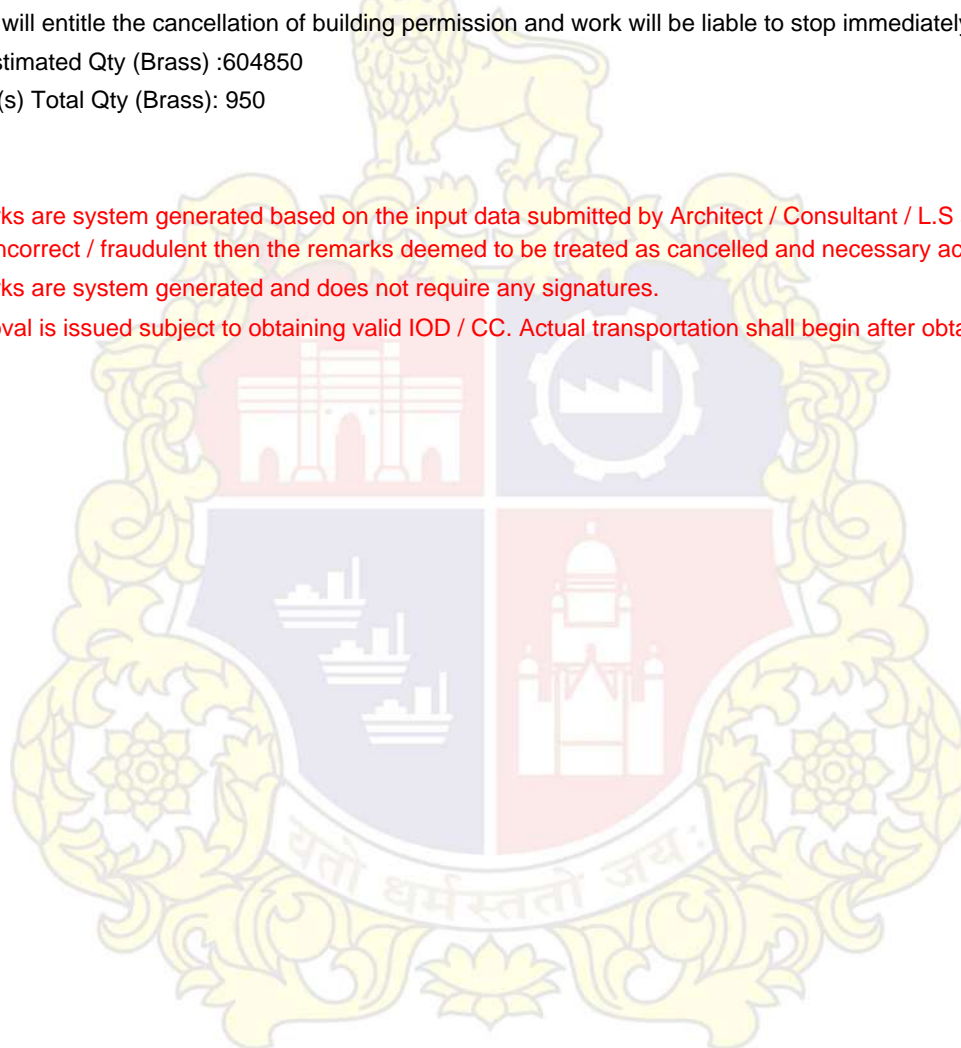
1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.3.2018. You shall follow this order of Hon. Supreme Court and instructions therein.
2. You shall handle & transport **Construction & Demolition Waste / Excavation Material to the extent of 950 Brasto designated unloading site - "Plot bearing survey No. 21, 21/1 & 23/1/3 at Mouje (village) – Brahamangaw, Taluka - Bhiwandi, District - Thane. (Applicant:- M/s. S. S. Enterprises)" "Shiv Kumar Patel & Mobile No. 9029409400 Suraj Mishra & Mobile No- 9221936360 Company Email ID- ssefillingwork@gmail.com" & validity 20 Nov 2024.**
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) :604850  
(B) Obtained NOC(s) Total Qty (Brass): 950

**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.



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

**Sub:** Fire safety requirements for the proposed construction of high rise residential cum commercial building on plot bearing CTS No(s) 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai 400 101

**Ref:** 1) Online submission from **Mr. Shashikant L. Jadhav**, Architect.  
2) Online file No. **P-17708/2023/(124 And Other)/R/S Ward/ AKURLI-R/S-CFO/1/New.**

**Mr. Shashikant Laxman Jadhav, Architect**

This is proposal for construction of high rise residential cum commercial building comprising of 06 wings, designated as Wing '1' to '6'. Each wing having common lower ground floor part on stilt + upper ground floor part on stilt + 1<sup>st</sup> to 8<sup>th</sup> podium floors with part residential floors + Service floor. Thereafter building is divided into separate 06 wings. i.e. Wing '1' to '6'. **Wing '1' to '5'** are having 1<sup>st</sup> to 52<sup>nd</sup> upper residential floors with a total height of 166.40 mtrs. measured from general ground level up to terrace level. **Wing '6'** having 1<sup>st</sup> to 51<sup>st</sup> upper residential floors with a total height of 163.35 mtrs. measured from general ground level up to terrace level as shown on the plan.

**THE DETAILS OF FLOOR-WISE USER ARE AS FOLLOWS:**

Floors	Users					
	<b><u>Wing '1'</u></b>	<b><u>Wing '2'</u></b>	<b><u>Wing '3'</u></b>	<b><u>Wing '4'</u></b>	<b><u>Wing '5'</u></b>	<b><u>Wing '6'</u></b>
Lower ground part on stilt	Pump room for Wing '1' & '2' + Pump room for Wing '3' & '4' + Pump room for Wing '5' & '6' + Surface car parking + 12 nos. of Retails + 02 nos. of Anchor Retails + Space for D.G. set + STP + OWC + Surface car parking					
Upper Ground part on stilt	Entrance lobby + Fire control room + Meter & panel room	Entrance lobby + Meter & panel room + Society office + Space for D.G. set + Fire control room	Entrance lobby + Meter & panel room + Space for D.G. set + Fire control room	Entrance lobby + Meter & panel room + Space for D.G. set + Fire control room	Entrance lobby + Meter & panel room + Fire control room	Entrance lobby + Meter & panel room + Fire control room + space for Substation
	Two wheeler parking & surface car parking in stilt area + part void for retails on lower ground floor					
1 <sup>st</sup> podium floor with part residential	---	---	02 flats	02 flats	01 flat	02 flats
	Two wheeler parking & Surface car parking by way of 02 nos. of 7.00 mtrs wide two way ramps + 12 nos. of Retails + 02 nos. of Anchor Retails					
2 <sup>nd</sup> to 7 <sup>th</sup> podium floor with part residential	03 flats on each floor	02 flats on each floor	05 flats on each floor	05 flats on each floor	04 flats on each floor	05 flats on each floor
	Two wheeler parking & Surface car parking by way of 02 nos. of 7.00 mtrs wide two way ramps on each floor					

8 <sup>th</sup> podium floor with part residential	01 flat + Refuge area	Refuge area	03 flats + Refuge area	03 flats + Refuge area	02 flats + Refuge area	03 flats + Refuge area
	Two wheeler parking & Surface car parking by way of 7.00 mtrs wide two way ramps Fitness center structure having ground floor + 1 <sup>st</sup> floor + terrace level on top podium floor <b>Ground floor (fitness centre):-</b> Multipurpose Hall + pantry for multipurpose hall + store + Mini theater + library + 03 nos. of meditation room + waiting area + kids play area + crèche + Indoor games + Badminton Courts + Squash Court <b>1<sup>st</sup> floor (Fitness centre):-</b> Indoors games + Yoga/ Activity room + 04 nos. of Guest room + Lounge + Gymnasium + Spa/changing room + void <b>Terrace floor (Fitness centre):-</b> changing room with toilet + Swimming pool + Terrace (open to sky)					
Service floor	For services	For services	For services	For services	For services	For services
	<b>Wing '1'</b>	<b>Wing '2'</b>	<b>Wing '3'</b>	<b>Wing '4'</b>	<b>Wing '5'</b>	<b>Wing '6'</b>
9 <sup>th</sup> to 14 <sup>th</sup> , 16 <sup>th</sup> to 21 <sup>st</sup> , 23 <sup>rd</sup> to 28 <sup>th</sup> , 30 <sup>th</sup> to 35 <sup>th</sup> , 37 <sup>th</sup> to 41 <sup>st</sup> , 44 <sup>th</sup> to 49 <sup>th</sup> & 51 <sup>st</sup> floors	06 flats on each floor	06 flats on each floor	08 flats on each floor	08 flats on each floor	08 flats on each floor	08 flats on each floor
15 <sup>th</sup> , 22 <sup>nd</sup> , 29 <sup>th</sup> , 36 <sup>th</sup> & 43 <sup>rd</sup> floors	04 flats + Refuge area on each floor	04 flats + Refuge area on each floor	06 flats + Refuge area on each floor	06 flats + Refuge area on each floor	06 flats + Refuge area on each floor	06 flats + Refuge area on each floor
50 <sup>th</sup> floor	05 flats + Refuge area	05 flats + Refuge area	07 flats + Refuge area	07 flats + Refuge area	07 flats + Refuge area	07 flats + Refuge area
52 <sup>nd</sup> floors	06 flats	06 flats	08 flats	08 flats	08 flats	NA
Terrace	Open to sky (treated as refuge area)	Open to sky (treated as refuge area)	Open to sky (treated as refuge area)	Open to sky (treated as refuge area)	Open to sky (treated as refuge area)	Open to sky (treated as refuge area)

#### THE DETAILS OF REFUGE AREA:

<u>Refuge flr</u>	<u>Refuge area in sq. mtrs (required)</u>						<u>Refuge area in sq. mtrs (proposed)</u>						<u>Height of refuge floor from lower gr. Level</u>
<u>Wing</u>	<u>Wing '1'</u>	<u>Wing '2'</u>	<u>Wing '3'</u>	<u>Wing '4'</u>	<u>Wing '5'</u>	<u>Wing '6'</u>	<u>Wing '1'</u>	<u>Wing '2'</u>	<u>Wing '3'</u>	<u>Wing '4'</u>	<u>Wing '5'</u>	<u>Wing '6'</u>	
8 <sup>th</sup>	243.18	235.61	197.59	197.59	219.85	223.75	301.48	301.48	231.40	231.40	273.93	275.47	26.05 mtrs

15 <sup>th</sup>	262.82	262.82	210.20	210.20	237.58	238.18	301.48	301.48	231.40	231.40	273.93	275.47	50.50 mtrs
22 <sup>nd</sup>	262.82	262.82	210.20	210.20	237.58	238.18	301.48	301.48	231.40	231.40	273.93	275.47	71.85 mtrs
29 <sup>th</sup>	262.82	262.82	210.20	210.20	237.58	238.18	301.48	301.48	231.40	231.40	273.93	275.47	93.20 mtrs
36 <sup>th</sup>	262.82	262.82	210.20	210.20	237.58	238.18	301.48	301.48	231.40	231.40	273.93	275.47	114.55 mtrs
43 <sup>rd</sup>	262.82	262.82	210.20	210.20	237.58	238.18	301.48	301.48	231.40	231.40	273.93	275.47	135.90 mtrs
50 <sup>th</sup>	111.80	111.80	89.46	89.46	101.00	65.72	150.27	150.27	114.91	114.91	137.97	137.04	157.25 mtrs

In addition to above, terrace of each wing will be treated as refuge area E.E.B.P.(W.S.) shall verify the refuge area calculation & Excess refuge area (if any) shall be counted in F.S.I. as per DCPR 2034.

#### **THE DETAILS OF STAIRCASES:**

Wing	Nos. of staircase	Width of staircase	Type of staircase	Staircase description
Wing '1', '3' & '6'	02 nos.	2.00 mtrs	Enclosed type	Each leading from upper ground floor to terrace level in each wing
Wing '2', '4' & '5'	01 no.	2.00 mtrs	Enclosed type	Each leading from Lower ground floor to terrace level in each wing
	01 no.	2.00 mtrs	Enclosed type	Each leading from upper ground floor to terrace level in each wing
For podium	04 nos.	1.50 mtrs each	Enclosed type	Each lower ground floor to 7 <sup>th</sup> podium floors
For podium	06 nos.	1.50 mtrs each	Enclosed type	Each upper ground floor to 7 <sup>th</sup> podium floors
For commercial	03 nos.	1.50 mtrs each	Enclosed type	Each leading from lower ground floor to 1 <sup>st</sup> podium floor for commercial premises
Fitness centre (club house)	01 no.	1.50 mtrs	Open type	Leading from ground floor (i.e. top podium) to terrace level
	01 no.	1.50 mtrs	Open type	Leading from ground floor (i.e. top podium) to 1 <sup>st</sup> floor

The proposed staircases of each wing are adequately ventilated to outside air as shown on the plan.

#### **THE DETAILS OF LIFTS:**

Wing	Lifts Type	Profile	Nos. of lifts
Wing '1' & '2'	Passenger lifts	Each leading from upper ground floor to terrace floor level	04
	Service lift	Each leading from upper ground floor to terrace floor level	02
	Fireman evacuation lift	Leading from upper ground floor to top floor level & opening at staircase mid-landing level of each floor with smoke check lobby	01

Wing '3' & '4'	Passenger lifts	Each leading from upper ground floor to terrace floor level	07
	Fireman evacuation lift	Leading from upper ground floor to top floor level & opening at staircase mid-landing level of each floor with smoke check lobby	01
Wing '5' & '6'	Passenger lifts	Each leading from upper ground floor to terrace floor level	05
	Service lift	Each leading from upper ground floor to terrace floor level	02
	Fireman evacuation lift	Leading from upper ground floor to top floor level & opening at staircase mid-landing level of each floor with smoke check lobby	01
For podium	Passenger lifts	Each upper ground floor to 7 <sup>th</sup> podium floors	02
For commercial	Passenger lifts	Each leading from lower ground floor to 1 <sup>st</sup> podium floor for commercial premises	05
One of the passenger lift (excluding fireman evacuation lift) in each lift bank of each wing will be converted into fire lift as per the norms. The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.			

#### **THE DETAILS OF OPEN SPACE:**

The plot abuts on 27.45 mtrs. wide Akurli Road on North side, 18.30 mtrs. wide Proposed D.P. Road on East side and 13.40 mtrs wide Proposed D.P. Road on West side as shown on plan by Architect.

**The side open spaces all around the Building are as under;**  
**For Wing '1'**

<b>Sides</b>	<b>From Bldg. line to CTS plot boundary</b>
<b>North</b>	6.18 mtrs + 27.45 mtrs. wide Akurli Road
<b>South</b>	Annexed to Wing '2'
<b>East</b>	8.47 mtrs to 8.48 mtrs + 18.30 mtrs. wide Proposed D.P. Road
<b>West</b>	Annexed to podium

#### **For Wing '2'**

<b>Sides</b>	<b>From Bldg. line to CTS plot boundary</b>
<b>North</b>	Annexed to Wing '1'
<b>South</b>	Annexed to Wing '3'
<b>East</b>	8.50 mtrs to 26.28 mtrs + 18.30 mtrs. wide Proposed D.P. Road
<b>West</b>	Annexed to podium

#### **For Wing '3'**

<b>Sides</b>	<b>From Bldg. line to CTS plot boundary</b>
<b>North</b>	Annexed to podium
<b>South</b>	10.50 mtrs to 22.70 mtrs
<b>East</b>	8.91 mtrs + R.G. + 18.30 mtrs. wide Proposed D.P. Road
<b>West</b>	Annexed to podium

**For Wing '4'**

<b>Sides</b>	<b>From Bldg. line to CTS plot boundary</b>
<b>North</b>	Annexed to podium
<b>South</b>	9.34 mtrs to 22.70 mtrs
<b>East</b>	Annexed to Wing '3'
<b>West</b>	Annexed to Wing '5'

**For Wing '5'**

<b>Sides</b>	<b>From Bldg. line to CTS plot boundary</b>
<b>North</b>	Annexed to podium
<b>South</b>	9.90 mtrs to 22.91 mtrs
<b>East</b>	Annexed to Wing '4'
<b>West</b>	Annexed to Wing '6'

**For Wing '6'**

<b>Sides</b>	<b>From Bldg. line to CTS plot boundary</b>
<b>North</b>	Annexed to podium
<b>South</b>	9.85 mtrs to 22.90 mtrs
<b>East</b>	Annexed to Wing '5'
<b>West</b>	10.44 mtrs to 10.17 mtrs

**The proposal has been considered favorably taking into consideration the following:**

- a) The plot abuts on 27.45 mtrs. wide Akurli Road on North side, 18.30 mtrs. wide Proposed D.P. Road on East side and 13.40 mtrs wide Proposed D.P. Road on West side as shown on plan by Architect.
- b) There shall be no compound wall on 27.45 mtrs. wide Akurli Road on North side, 18.30 mtrs. wide Proposed D.P. Road on East side and 13.40 mtrs wide Proposed D.P. Road on West side as shown on the plan.
- c) The Architect has proposed refuge area facing road side & wider open space side from where specialized fire appliances of this department can be operated in case of emergency at specific height.
- d) Automatic sprinkler system will be provided in entire building i.e. in each wing including in car parking areas on lower ground, upper ground & each podium floor covering each level of car parking, in each retails & anchor retail on lower ground floor & 1<sup>st</sup> floor, in entire fitness center including multipurpose hall, library, gymnasium, meditation room, lounge area etc. in each habitable room of each residential flat on each floor & in each lift lobby/common corridor of each floor of each wing as per relevant I.S. standards laid down.
- e) Each Wing will be protected with advance in built fire-fighting system such as wet riser cum down comer, hydrant system, fire alarm & sprinkler system, integrated system, voice evacuation system, public address system, BMS system and fireman evacuation lift.
- f) This fire safety requirement letter is issued subject to necessary approval of Hon'ble M.C. sir and high rise technical committee.
- g) Any additional fire safety requirements for proposed building recommended in future from Mumbai Fire Brigade Officer before final occupation shall be complied with.

In view of above, as far as this department is concerned, this requirement letter is issued from a fire safety point of view for the proposed construction of high rise residential cum commercial building comprising of 06 wings, designated as Wing '1' to '6'. Each wing having common lower ground floor part on stilt + upper ground floor part on stilt + 1<sup>st</sup> to 8<sup>th</sup> podium floors with part residential floors + Service floor. Thereafter building is divided into separate 06 wings. i.e. Wing '1' to '6'. **Wing '1' to '5'** are having 1<sup>st</sup> to 52<sup>nd</sup> upper residential floors with a total height of 166.40 mtrs. measured from general ground level up to terrace level. **Wing '6'** having 1<sup>st</sup> to 51<sup>st</sup> upper residential floors with a total height of 163.35 mtrs. measured from general ground level up to terrace level, signed in token of approval, subject to satisfactory compliance of the following requirements:

**1) ACCESS:**

- a) There shall be no compound wall on 27.45 mtrs. wide Akurli Road on North side, 18.30 mtrs. wide Proposed D.P. Road on East side and 13.40 mtrs wide Proposed D.P. Road on West side. However removable bollard chain link may be permitted on Road side as shown on the plan.
- b) Entrance / exit gates (if provided) shall have width not less than 6.00 mtrs / 9.00 mtrs. as shown on the plan. Archways, if provided shall have height not less than 4.50 mtrs.
- c) The courtyards/ open spaces shall be flushed with the road levels and kept free from obstruction at all times.
- d) All access & fire tender access should be free of encumbrances.

**2) COURTYARDS:**

- a) The available courtyards/ open space, driveways, paved R.G. on all the sides of the building shall be paved, suitably to bear the load of fire engines weighing up to 58 m. tones each with point load of 10 kg/cm<sup>2</sup>.
- b) All the courtyards shall be in one plane and mandatory open space shall be clear of any obstructions including tree.
- c) The courtyards shall be kept free from obstruction at all times.
- d) No structure of any kind shall be permitted in courtyards of the building.

**3) PROTECTION TO STRUCTURAL STEEL:**

- a) All the structural steel members i.e. columns, beams etc., shall be protected with the 02 hours fire resisting materials and methods as stipulated under IS 1942-1960 as application for the building.
- b) A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the Structural Engineer as the time of application for occupying the building.

**4) STAIRCASE (FOR EACH WING):**

- a) The layout of staircase shall be of enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level at least two hours fire resistant self-closing door (as per NBC provisions) placed in the enclosed wall of the staircase
- b) The flight width of each staircase shall be maintained as per the details shown in the enclosed plans.
- c) Staircases shall be externally located & adequately ventilated to outside air.
- d) Open-able sashes or R.C.C. grills with clear opening of not less than 0.5 sq.

- mtrs. per landing on the external wall of the staircase shall be provided.
- e) No combustible material shall be kept or stored in staircase / passage.

**The each staircase terrace door in each WING shall be provided in the manner:**

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

**5) CAR PARKING:**

- a) The car parking shall be restricted to designated area only.
- b) The drainage of the car parking areas shall be separate from that of the building and shall be provided with catch with fire trap before connecting to Municipal Sewer.
- c) The parking area shall not be used for dwelling purpose and repairing / maintenance of vehicles, storage, trade activity etc, at any time and use of naked light / flame shall be strictly prohibited.
- d) Vertical deck separation shall be provided between the upper & lower decks of stack parking by using the non-perforated and non-combustible materials. (Structural steel plate) This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
- e) Surface car parking shall be protected with sprinkler system covering all the levels of parking.
- f) Elements of the car parking structure shall have 1 hr. fire resistance.
- g) Each car parking deck shall have 1 hr. fire resistance.
- h) Parking area shall be accessible by trained staff when carrying out the maintenance work.
- i) The parking system is to be ceased during the maintenance operation.

**6) PASSENGER LIFT (FOR EACH WING):**

- a) Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
- b) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
- c) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.
- d) One of the passenger lift in each lift bank in each Wing shall be converted into fire lift as per specifications laid down under the regulations.
- e) Threshold of non-combustible material shall be provided at the entrance of each landing door.

**7) FIRE LIFT (FOR EACH WING):**

- a) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift in each lift bank in each Wing as shown on plan shall be

provided, and shall be available for the exclusive use of the firemen in an emergency.

- b) The lift shall have a floor area of not less than 1.4 sq. mtrs. It shall have loading capacity of not less than 545 k.g. (8 persons lift) with automatic closing doors of minimum 0.8m.width.
- c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft.
- d) Light & fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 volt supply.
- e) Fire lift should be provided with a ceiling hatch for use in case for emergency. So that when the car gets stuck up, it shall be easily openable.
- f) In case of failure of normal electric supply, it shall automatically changeover to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
- g) The operation of fire lift should be by a simple toggle or two – button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. So this lift can be used by the occupants in normal times.
- h) The words 'Fire lift' shall be conspicuously displayed in fluroscnt paint on the lift landing doors at each floor level.
- i) Fire lift shall be constructed as per prevailing Indian & International standard.

**8) FIREMAN EVACUATION LIFT (FOR EACH WING):**

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

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

**9) PODIUM FLOORS (FOR EACH WING):**

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

**10) VERTICAL FINS:**

Vertical fins of non-combustible type shall be provided on podium floors with sufficient openings for adequate natural ventilation and shall be of solid core having fire resistance of not less than one hour.

**11) RAMPS FOR PODIUM PARKING :**

- a) The Ramps for parking as shown in enclosed plan provided entry at the ground level.
- b) The gradient of ramp shall be provided as per Reg. 37(16) of DCPR 2034.
- c) The access provided to the basement & podium shall be kept unobstructed.

**12) ESCAPE ROUTE FROM SHOP / FLAT TO STAIRCASE (FOR EACH WING):**

- a) Corridor / lift lobby at each floor level shall be ventilated to the outside air as shown on the plan & shall be kept free from obstructions at all times.
- b) Permanent ventilation in form of grill provided to the corridor / lift lobby / staircase area shall not be bricked up or closed at any time in the future.

**13) ALL ENTRANCE & KITCHEN DOORS (FOR EACH WING & COMMERCIAL AREA):**

- a) All entrance doors including flat entrance, kitchen doors, shops, refuge area, staircase etc. shall be of solid core having fire resistance of not less than two hour (solid wood of 45 mm thickness.).
- b) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby &

the lift doors as per N.B.C. provisions.

**14) ELECTRIC CABLE / DUCT, SERVICES AND ELECTRIC METER ROOM (FOR EACH WING):**

- a) Electric cable shafts shall be exclusively used for electric cables and should not open in staircase enclosure.
- b) Inspection doors for shafts shall have two hours fire resistance.
- c) Electric shafts shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- d) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.
- e) Electric meter room shall be provided at location marked on the plans. It shall be adequately ventilated & easily accessible.
- f) Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits;
- g) Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables; use of bus bar/solid rising mains instead of cables is preferred.
- h) Separate circuits for essential emergency services such as firefighting pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
- i) Automatic smoke detection system shall be provided in entire electric panel room & duct on each floor as per relevant I.S. specifications
- j) Master switches controlling essential service circuits shall be clearly labeled.
- k) Master switch for all the emergency services shall be installed in the common passage at ground floor and shall be easily accessible.
- l) Electrical bus bar system shall be preferably used instead of electric cables.

**15) ESCAPE ROUTE LIGHTING (FOR EACH WING & COMMERCIAL AREA):**

Escape route lighting (staircase and corridor lighting) shall be on independent circuits as per rules.

**16) FALSE CEILING (if provided) (FOR EACH WING & COMMERCIAL AREA):**

False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of non-combustible materials.

**17) MATERIALS FOR INTERIOR DECORATION/FURNISHING (FOR EACH WING & COMMERCIAL AREA):**

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

**18) STAIRCASE AND CORRIDOR LIGHTINGS (FOR EACH WING & COMMERCIAL AREA):**

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any.
- b) Staircase and corridor lighting shall also be connected to alternate supply.

**19) SMOKE MANAGEMENT SYSTEM (FOR EACH WING):**

- a) Escape routes like staircase, common corridor, lift lobbies, etc. shall not be used as return air passages.
- b) Direct expansion system shall not be used.
- c) The ducting shall be constructed of substantial gauge/metal in accordance with IS: 655:1963 metal air duct (revised).
- d) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with fire resisting material such as vermiculite concrete or glass wool. A. C. ducting shall not pass through staircase well.
- e) As far as possible metallic ducts shall be used even for return air instead of space above false ceiling.
- f) The material used for insulating the ducts (inside or outside) shall be of non-combustible type such as glass wool or spun glass with neoprene facing etc.
- g) A.H.U.s if provided:
  - i) shall be provided of adequate size and shall be separate for each floor and air ducts for each floor/each theatre shall be separate and in no way inter connected with the ducting of any other floor.
  - ii) Automatic fire dampers shall be provided at the inlet of fresh air duct and the return air duct of each compartment on every floor. They shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed upon operation of a smoke detector.
  - iii) Air filters of A.H.U.s shall be of non-combustible material. A. H. U. room shall not be used for storage of any combustible material and shall be provided with one hour fire resistance door.
  - iv) Inspection panel shall be provided in main trucking to facilitate the cleaning of the duct of accumulated dust and to obtain access for maintenance of fire dampers.
  - v) No combustible material shall be fixed nearer than 15 cms. To any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool) or spun glass with neoprene facing wrapped with aluminum foil of at least 3.2 mm thick and which does not readily conduct heat.
  - vi) The AHU system shall be switch off automatically when either sprinklers system or detector system operate.
  - vii) There shall be adequate no of adequate arrangement of smoke and fire venting and enclosure of service duct etc.

**20) FIRE FIGHTING REQUIREMENTS:**

- A) **UNDERGROUND WATER STORAGE TANK (COMMON FOR Wing '1', '2' & COMMERCIAL AREA', COMMON FOR Wing '3' & '4' AND COMMON FOR Wing '5' & '6'): (Total 03 nos. of tanks)**

An underground water storage tank of 4,00,000 liters capacity each shall be provided at location marked for Wing '1','2' & commercial area', common for wing '3' & '4' and common for wing '5' & '6' as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection. The slab of the tank shall be designed to bear 58 metric tonnes of vehicular load & point load of 10 kg/cm<sup>2</sup>.

**B) OVERHEAD WATER STORAGE TANK (FOR EACH WING):**

A tank of 50,000 liters capacity shall be provided at the terrace level above each staircase shaft. The design shall be got approved from H.E.'s Department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve and gate valve.

**C) WET RISER CUM DOWN COMER (FOR EACH STAIRCASE OF EACH WING):**

Wet risers of internal diameter of 15 cms. of G.I. 'C' class pipe shall be provided in duct as shown on the plan & shall be extended from ground floor to terrace, with twin hydrant outlet and hose reel on each floor near each staircase in such a way as not to reduce the width of the passage. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm. Wet riser outlet and hose reel at a distance of 100 ft. shall be provided on periphery of each podium floors.

**D) FIRE SERVICES INLET:**

- a) Fire service inlet shall be provided to refill U.G. tank as well as to feed riser system by passing the fire pump & to feed automatic sprinkler system, drencher system & wet risers.
- b) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

**E) AUTOMATIC SPRINKLERS SYSTEM (FOR EACH WING, FITNESS CENTRE & FOR RETAIL WING):**

Automatic sprinkler system will be provided in entire building i.e. in each wing including in car parking areas on lower ground, upper ground & each podium floor covering each level of car parking, in each retails & anchor retail on lower ground floor & 1<sup>st</sup> floor, in entire fitness center including multipurpose hall, library, gymnasium, meditation room, lounge area etc., in each habitable room of each residential flat on each floor & in each lift lobby/common corridor of each floor of each wing as per relevant I.S. standards laid down.

**F) AUTOMATIC DRENCHER SYSTEM (FOR PODIUM FLOOR):**

Automatic drencher system shall be provided on the periphery of the top of the each podium floors & shall be at the external wall at the ceiling level of the podium floors & connected to the main sprinkler pump. The automatic drencher system shall be installed as per the standard laid down by relevant I.S. specifications.

**G) FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP (COMMON FOR Wing '1', '2, & COMMERCIAL AREA, COMMON FOR Wing '3' & '4' AND**

**COMMON FOR Wing '5' & '6' and BOOSTER PUMP (SEPARATE FOR EACH Wing):**

- a) Wet-riser cum down comer shall be connected to a fire pump at ground level of capacity of not less than 2800 liters/min. capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant. The same shall be coupled with jockey pump of suitable capacity.
- b) Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs./ sq. cms. at the top most hydrant out let of the wet-riser comer shall be provided at the terrace level.
- c) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- d) Electric supply (normal) to these pumps shall be independent circuit.
- e) Separate jockey pump shall be provided for Wet riser cum down comer system & Sprinklers System to keep system pressurized.
- f) Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies on every alternate floor at prominent place and on ground floor.
- g) Operating switches of all pumps shall be also provided in glass fronted boxes at ground floor.
- h) Only surface mounted pump or vertical turbine pumps shall be installed for fire- fighting installation with adequate size pump room. (Submersible pump not permitted.).

**H) STAND BY PUMP (COMMON FOR Wing '1' & '2', COMMON FOR Wing '3' & '4' AND COMMON FOR Wing '5' & '6'):**

A set of all above pumps i.e. Fire main pump, sprinkler pump & jockey pump of suitable capacity as stand by pumps shall be provided to the building or a Diesel -oil driven fire pump of suitable capacity shall be kept as stand by pump as per N.B.C.

**I) EXTERNAL HYDRANTS:**

External courtyard hydrants shall be provided at the distance of 30 mtrs within the confines of the site on the wet riser in lower ground, on the ground floor & each podium floor.

**J) HOSES & HOSE BOXES (FOR EACH WING & COMMERCIAL AREA):**

Two Hose Boxes, each with two hoses of 15mts length of 63mm dia along with branch shall be provided near wet riser landing valve in lower ground, on ground floor, each podium floor & on each floor.

**K) AUTOMATIC SMOKE DETECTION SYSTEM (FOR EACH WING, FITNESS CENTRE & COMMERCIAL AREA):**

Automatic smoke detection system shall be installed in each retails & Anchor retails, on lower ground & 1<sup>st</sup> floor, in entire fitness centre including multipurpose hall, library, gymnasium, meditation room, lounge area etc, in each fire control room /BMS, in substation, in each electric meter room & panel, in each pump room, in lift lobby/ common corridor of each floor of each wing & in lift machine room as per IS specifications and console panel shall be provided on ground floor.

**L) ALTERNATE SOURCE OF POWER SUPPLY:**

An alternate source of LV/HV supply from a separate substation as well as from a D.G. set with appropriate changeover over switch shall be provided for fire lifts, fireman evacuation lift, fire pumps, booster pump, sprinkler pump, jockey pump, standby pumps, staircase and corridor lighting circuits and fire alarm system etc. It shall be housed in separate cabin.

**M) PORTABLE FIRE EXTINGUISHERS (FOR EACH WING, FITNESS CENTRE & COMMERCIAL AREA):**

- a) Two dry chemical powder type fire extinguisher of 09 kgs. Capacity having BIS certification mark and two buckets filled with dry, clean sand shall be kept in electric meter room & panel, in each lift machine room, in pump room, substation.
- b) One dry chemical powder type fire extinguisher of 09 kgs. Capacity having BIS Certification mark shall be kept for every 100.00 sq. mtrs area in each retails, in anchor retails, in entire fitness centre including multipurpose hall, library, gymnasium, meditation room, lounge area & in lift lobby / common corridor on each floor of each wing of the building.
- c) Two dry chemical powder type fire extinguishers of 09 kgs Capacity having BIS Certification mark and two buckets filled with dry, clean sand shall be shall be kept for every 100 sq. mtrs of car parking area in lower ground, ground floor & each podium floor.

**21) FIRE ALARAM SYSTEM / FIRE DETECTION SYSTEM (FOR EACH WING & COMMERCIAL AREA):**

- a) **(A)** Entire building shall be provided with intelligent analog addressable fire alarm system with microprocessor based main control panel at ground floor level and addressable call points and hooters at each floor level. The design of fire alarm system shall be in accordance with I.S. specification and based on NFPA 72 guidelines (as per 2010 edition).
- b) The addressable fire alarm system shall be equipped with the latest evacuation features such as digital voice evacuation capabilities; fire fighters telephone system, directional sounders etc. The main entry / exit points shall be provided with fire fighters interactive interface to enable viewing of critical information in event of fire.
- c) Appropriate fire detection system shall be installed in kitchen area.
- d) Access control system, close circuit cameras shall be installed in the entire building & connected to B.M.S. control at reception.

**(B) FIRE ALARM SYSTEM:**

The building shall be provided with manual fire alarm system with main control panel at ground floor level and pill-boxes and hooters at each upper floor level. The layout of fire alarm system shall be in accordance with I.S. specification.

**22) BREATHING APPARATUS SET (FOR EACH WING):**

Two self-contained breathing apparatus sets of 45 mins duration each shall be kept in fire control room & in each refuge area of the building.

**23) PUBLIC ADDRESS SYSTEM (FOR EACH WING & COMMERCIAL AREA):**

Entire building shall be provided with public address system as per the rules with main control operator at console panel at ground floor area.

**24) SIGNAGES (FOR EACH WING & COMMERCIAL AREA):**

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

**25) GAS DETECTOR SYSTEM (FOR EACH WING):**

LPG /PNG detector system shall be installed in each kitchen room on each floor of the building as per relevant I.S. specifications.

**26) INTERNET OF THINGS SYSTEM (FOR EACH WING):**

- a) The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र.मुविनि-२०२१/प्र.क्र.११४/ऊर्जा- ५.
- b) The IOT based Micro Controller Device shall be tested and verified by NABL accredited testing agency / laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.
- c) The complete installation of IOT based Micro Controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at that time of compliance.
- d) The data and the alert generated by IOT based Micro Controller Devices shall be monitored by building management system and the necessary corrective measures shall be taken by the owner, occupier immediately.
- e) The data generated by IOT based Micro Controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.

**27) FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING (FOR EACH WING):**

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

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

**28) INTEGRATED SYSTEM (FOR EACH WING):**

The entire fire-fighting system shall be of the type “Integrated Building Automation System” combining all the systems. Flasher light shall be installed at the top of the building which will be switched on in case of incident of fire in that building to indicate involvement of building in fire. It will also help the incoming fire brigade appliances to reach the spot in time without delay.

**29) VOICE EVACUATION SYSTEM (FOR EACH WING):**

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

**30) FIRE DRILLS / EVACUATION DRILLS (FOR EACH WING):**

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

**31) SERVICE DUCT (IF PROVIDED) (FOR EACH WING):**

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

**32) BMS / FIRE CONTROL ROOM:**

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

**33) DISASTER MANAGEMENT PLAN (FOR EACH WING & COMMERCIAL AREA):**

- a) Disaster management plan for fire & other emergency shall be prepare and kept ready at the control room.
- b) The mock drill with the designated fire marshal for any operation of disaster management plan shall be carried out regularly after occupation as per National building code.
- c) Emergency exit route plan framed in glass shall be displayed in the common corridor, cross passages, staircase/lift lobbies of each floor level.

**34) TRAINED OFFICER AND SECURITY GUARD:**

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

- e) To liaise with the City Fire Brigade on regular & continual basis.

**35) GLASS FAÇADE (if provided) (FOR COMMERCIAL):-**

- a) An Opening to the glass façade of min. width 1.5 m and height 1.5 m shall be provided at every floor at a level of 1.2 m from the flooring at every floor level facing compulsory open space as well as on road side. Minimum one such opening shall be provided at the interval of every 15 m. - Mechanism of Opening: - The openable glass panel shall be either left or right hinged to facilitate approach of the rescue cage / ladder. Similarly, this portion shall have manual opening mechanism from inside as well as outside.
- b) Distance between the external wall (glass / brick) and glass façade shall not be more than 300 mm.
- c) The smoke seals / barriers between building wall and façade shall be provided at every floor level in the form of non-combustible material / vermiculate cement. It shall be synchronized with opening mechanism.
- d) The glazing used for the façade shall be of toughened (tempered) safety glass as per I.S. 2553, Part I or laminated safety glass as per I.S. 2553 – Part I, satisfying stability criteria.
- e) Automatic wall drenchers shall be provided at every floor level from inside of the façade.
- f) Openable vent of 600 mm height to be installed below ceiling level or false ceiling level (if provided). - The openable vent of minimum 2.5% of the floor area shall be provided. It shall be of min 600 mm depth below ceiling / false ceiling or full length on the periphery of the façade whichever is less. - Openable mechanical devices for the said vent shall be located at 1.2 m height from the flooring level. The Openable vent shall also be integrated with automatic Smoke Detection system.

OR

Alternate vertical glass panels of the façade shall be openable type with the mechanical mentioned above in order to ventilate the smoke.

**36) ELECTRIC SUB STATION (Dry type only):**

- a) Only dry type substation shall be installed.
- b) Entire installation of substation including switchgear room, capacitors, transformer etc. shall be confirmed to the Indian Electric Act/Rules in practice
- c) Cables in the cable trenches shall be coated with fire retardant material. Automatic built-in circuit breakers shall be provided in the substation.
- d) The door of the sub-station shall be of two hours fire resistance.
- e) The capacity of the substation shall be as per service provider's requirements.
- f) Adequate heating ventilation of switch room is essential to prevent condensation of moistures.
- g) The substation area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
- h) The proposed substation shall be completely segregated either by brick masonry wall each of 9" thickness or R.C.C 4" thickness from the rest of the premises as shown in the enclosed plans.
- i) The danger signage on the substation fencing along with the electric voltage load shall be installed.
- j) Entrance and exit door provided for transformer fencing shall be under

lock and key at all the times.

- k) Two dry chemical power type (ABC stored pressure type) fire extinguisher each of 06 kgs. capacity each with BIS certification mark coupled with four buckets filled with dry clean sand shall be kept in the sub-station at the entrance.

**37) D.G. SET:**

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

**38) GENERAL REQUIREMENTS FOR MULTIPURPOSE HALL:**

- a) Acoustic and thermal insulation shall be of non-combustible materials.
- b) All the electrical wiring shall be in metal conduit/concealed continuously bonded to earth.
- c) Suspenders to false ceiling (if provided) shall be of non-combustible.
- d) Flooring shall be of non-combustible.
- e) All the doorways shall be easily openable outward.
- f) The decorative materials, stage, etc. shall be of noncombustible materials/ shall be treated with fire retardant material.
- g) Storage of combustible, inflammable commodities shall not be allowed.
- h) No open flame lighting devices shall be used in any place of the hall.

**39) SWIMMING POOL (Open to sky)**

Necessary permission for swimming pool shall be obtained from the competent authority.

**40) REFUGE AREA (FOR EACH WING):**

Refuge area provided to each WING as per the details shown on the plan shall be provided within building line conforming to the following requirements:

**i) Manner of refuge area:**

- a) The refuge area shall be so located that it shall preferably face the wider open space on the side of the building perpendicular to the main access road.
- b) The refuge area shall be provided with railing / fire rated glass / parapet of height 1.20 mtrs.
- c) The refuge area shall have a door which 'shall be painted or fixed with a sign in luminous paint mentioning "REFUGEAREA".
- d) The lift/s shall not be permitted to open into the refuge areas.
- e) The refuge area provided within building line shall be accessible from common passage/staircase.

**ii) Use of refuge area:**

- a) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
- b) The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.

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

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

**iv) Terrace of each wing as a refuge area:**

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

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

**41) OTHER NOC /PERMISSIONS:-**

Necessary permissions for licensable trade activity, swimming pool, Addition/ alteration, interior work, etc, if any shall be obtained from competent Municipal Authorities & CFO's Department, if any.

The Architect vide his letter dated 04/08/2023 has certified the gross built up are as 4,84,314.16 Sq. mtrs for the said high rise building and the party has paid scrutiny fees of Rs. 20,000/- vide CFC Receipt No.: 2/8/2023/008944 dated 02/08/2023, Rs. 4,98,64,500/- vide Challan No.: CHE/CFO/117329/23 dated 22/08/2023 & Rs. 25,77,032/- vide Challan No.: CHE/CFO/122132/23 dated 13/10/2023.

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

**As per MFS & LA 2006, u/s. 11(1) & as certified by the Architect in the classification of building stated in schedule II/part I/ part III, the party has paid fire service fees of Rs. 72,65,000/- vide online Challan No.: CHE/CFO/117329/23 dated 22/08/2023 & Rs. 3,75,100/- vide Challan No.: CHE/CFO/122132/23 dated 13/10/2023 on the gross built up area of 4,84,314.16 sq. mtrs. for the high rise residential building having total height of 166.40 mtrs.**

In this case, as per MFS&LA 2006 (2007 Of MAHA-3) & MFP &LSM Act amended 2023 & vide circular No (MFS-2023-59/895 ) Dated 2/6/2023 fire and emergency service fees is applicable from date 30/5/2023, However the guidelines for fee calculation from Maharashtra Fire Service & circular from Mumbai Fire Brigade is not yet received, Hence Architect/Developer shall pay the necessary fees as per demand letter from this department in future as soon as circular is received & on intimation to the Architect or before final occupation, Accordingly License surveyor has also uploaded consent letter.

**Note:**

- 1) The fire-fighting installation shall be carried out by Govt. of the Maharashtra-approved Licensing Agency.
- 2) The width of the abutting road & open spaces is mentioned in plans as submitted by the Architect attached herewith and these parameters shall be certified by the Architect.
- 3) E.E.B.P.(W.S.) shall scrutinized the proposal in context with the relevant Regulations of DCPR-2034.
- 4) The width of the Abutting road / Access road, Open spaces mentioned in this N.O.C. are as per plans submitted by the Architect, attached herewith. E.E.B.P.(W.S.) shall verify these parameters, civil work and all other requirement pertaining to Civil Engineering side including abutting road / access road width, open space, staircase, common corridor, floor occupancy/ floor wise users, height of building, lobby ventilation, Travel distance etc as per DCPR2034. If the same is not as per DCPR 2034, this proposal shall be referred back to this department.
- 5) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
- 6) The area, size, etc. for detection system, fire alarm system, wet riser system, electrical duct / conduit etc. to be verified & examined by MEP Consultant.
- 7) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
- 8) There shall be no tree located in the compulsory open spaces or in the access way near the entrance gates.
- 9) This recommendation letter is issued only from the Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from the Architect. If any matter about authenticity or legality shall be cleared by the concerned Owner/Occupier/Developer/Architect, etc.

- 10) The plans approved along with this approval are issued from a Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way allowing construction of the building. It is the Architect / Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- 11) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of the Owner/Occupier to provide the Fixed Fire Fighting installations which shall be maintained in good working order & in efficient condition all the time, by the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
- 12) **This NOC is issued subject to necessary approval Hon'ble M.C. sir and high rise technical committee.**
- 13) This approval is issued without prejudice to legal matters pending in the court of law if any.

PURUSHOTTA  
M DASACHARY  
SANDIKAR

Digitally signed by  
PURUSHOTTAM  
DASACHARY SANDIKAR  
Date: 2023.11.02  
17:39:31 +05'30'

**Divisional Fire Officer  
(Scrutiny, NOC preparation)**

DEEPAK  
KALIPADA  
GHOSH

Digitally signed by DEEPAK KALIPADA GHOSH  
DN: c=IN, o=PERSONAL, ou=, cn=DEEPAK,  
pseudoym=53f6e96c76074b8e8683d9dc906b95c  
b,  
2.5.4.20=c=IN, o=PERSONAL, ou=, cn=DEEPAK,  
pseudoym=53f6e96c76074b8e8683d9dc906b95c  
b,  
postalCode=400005, st=Maharashtra,  
serialNumber=80759e1147d995ab26e6c2278c7b  
7c47e6453b58bb57ab164d341c12c8a25,  
cn=DEEPAK KALIPADA GHOSH  
Date: 2023.11.03 20:27:47 +05'30'

**Deputy Chief Fire Officer  
Final Approval**

**Copy to:**

- 1) **Chief Engineer (D.P.),**
- 2) **E.E.B.P.(W.S.)**



To,  
**The Principal Secretary,**  
 SEIAA, Environment Department,  
 Room No. 217, Annex building,  
 Mantralaya, Mumbai

**Subject: RG Certificate for our Proposed residential development with retail shops at plot bearing CTS Nos. 124,n125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai, by M/s. Godrej Properties Ltd**

Respected Sir,

We, Architect for Proposed residential development with retail shops at plot bearing CTS Nos. 124,n125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S, Ward, Mumbai, by M/s. Godrej Properties Ltd., hereby certify that the mandatory RG area is located on Mother Earth and no part thereof is located on podium as mandated by NGT order dated 13.09.2022 (Appeal No- 22/2016 WZ). The required R.G. is : 12,093.87 sq. m sq.m. and the R.G. proposed on Mother Earth is 12,290.69 sq. m.

The details of the R.G. proposed on mother earth are as follows:

R.G.	Area in sq.m.	R.G.	Area in sq.m.
R.G. 1	2585.69	Maternity Home	260.07
R.G. 2	5376.30	Multipurpose Community centre	380.84
R.G. 3	1878.18	Homeless Shelter	148.02
R.G. 4	295.05	EWS	393.96
R.G. 5	728.02	Cultural Centre /Drama Theatre	244.56
Total	10863.24 Sqmt	Total	1427.45 Sqmt
<b>GRAND TOTAL</b>	<b>12,290.69 sq. m.</b>		

This mandatory RG area is kept open to sky and also enables plantation of trees.

Thanking You

Yours faithfully,

For M/s. Spaceage Consultants  
 (Mr. Jatin B. Chaudhari)  
 (Li. No. CA/03/32171)

ADD : shop no. 15, b -106, natraj building, shiv shrishti complex, m. g. link road, mulund (w), mumbai - 400 080.  
 tel : 022-2590 2401, 2560 8550 , 2590 6167 / email : jcvspace@spaceagearch.com

From,

**Godrej Properties Limited**

Godrej One, 5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (East), Mumbai - 400079

To

**The Member Secretary**

**State Level Expert Appraisal Committee-2 (SEAC-2)**

C/o. Environment Department, Govt. of Maharashtra,  
15<sup>th</sup> Floor, New Administrative Building,  
Mantralaya, Mumbai - 400032

**Subject:** Undertaking for air pollution mitigation measures for proposed residential development with retail shops on plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai - 400101

**Reference:** (1) Proposal No. SIA/MH/INFRA2/453110/2023  
(2) Discussions during 221<sup>st</sup> SEAC-2 meeting held on 5<sup>th</sup> December 2023

Dear Sir,

We have proposed residential development with retail shops on plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai – 400101.

The proposal pertains to construction of 6 nos. of residential towers with retail shops, along with Municipal Maternity Home, Multipurpose Community Center, Homeless Shelter, EWS Building, Municipal School and Cultural Drama Center (proposed gross construction area: 5,62,667.93 sq. m.), after demolition of existing 42 structures including cow shelters and allied structures having gross construction area of 7,974.94 sq. m.

We hereby undertake that for our proposed project, we will follow the guidelines / instructions for air pollution mitigation issued by Brihanmumbai Municipal Corporation (BMC) vide their circular dated 27.10.2023 as well as the guidelines issued by Environment & Climate Change Department, Govt. of Maharashtra for air pollution mitigation vide D.O. No. CAP-2023/CR-170/TC-2 dated 27.10.2023.

**For Godrej Properties Limited**

**Avaneesh**  
**Arya**

**Authorized Signatory**

**Date:** 13.12.2023

**Place:** Mumbai



## Environmental Management Plan - Budget Allocation

### During Construction Phase:

Sr. No.	Environment Protection Measure		Capital Cost (Rs. In lakh)	Recurring Cost per Annum (Rs. In lakh)
1	Topsoil & Debris management		70	Nil
2.	Toilets for labour + drinking water + first aid arrangement + Portable STP		40	10
3.	Health and safety of labours (Health Check Ups, Pest Control etc.)		Nil	15
4.	Air Environment – Dust Suppression		Nil	0.5
5.	Monitoring of Environmental Parameters (Air, Water, Noise, Soil)		Nil	4
6.	Dust suppression- Sprinkling System		19.18	Nil
	Dust suppression- Foggers System		9.60	Nil
	Costing for Barricades		279.00	Nil
	Air Quality	Sensors for Air quality monitoring	30	Nil
		By outside MoEF & CC Approved Laboratory	Nil	0.77
Total			447.78	30.27

From

**Godrej Properties Limited**

Godrej One, 5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (East), Mumbai - 400079

To

**The Member Secretary**

**State Level Expert Appraisal Committee-2 (SEAC-2)**

C/o. Environment Department, Govt. of Maharashtra,  
15<sup>th</sup> Floor, New Administrative Building,  
Mantralaya, Mumbai - 400032

**Subject:** Undertaking for utilization of excess treated water from proposed residential development with retail shops on plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai - 400101

**Reference:** (1) Proposal No. SIA/MH/INFRA2/453110/2023  
(2) Discussions during 221<sup>st</sup> SEAC-2 meeting held on 5<sup>th</sup> December 2023

Dear Sir,

We have proposed residential development with retail shops on plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai - 400101. The proposal pertains to construction of 6 nos. of residential towers with retail shops, along with Municipal Maternity Home, Multipurpose Community Center, Homeless Shelter, EWS Building, Municipal School and Cultural Drama Center (proposed gross construction area: 5,62,667.93 sq. m.).

During the operation phase of the project, we will utilize the STP treated water for flushing and gardening and dispose the excess treated water to existing BMC sewer line with due permission. We hereby undertake that we will ensure to reduce the discharge of STP treated water up to 35% into BMC sewer line by supplying the excess treated water to the municipal gardens within the project site after obtaining due permission of BMC.

**For Godrej Properties Limited**

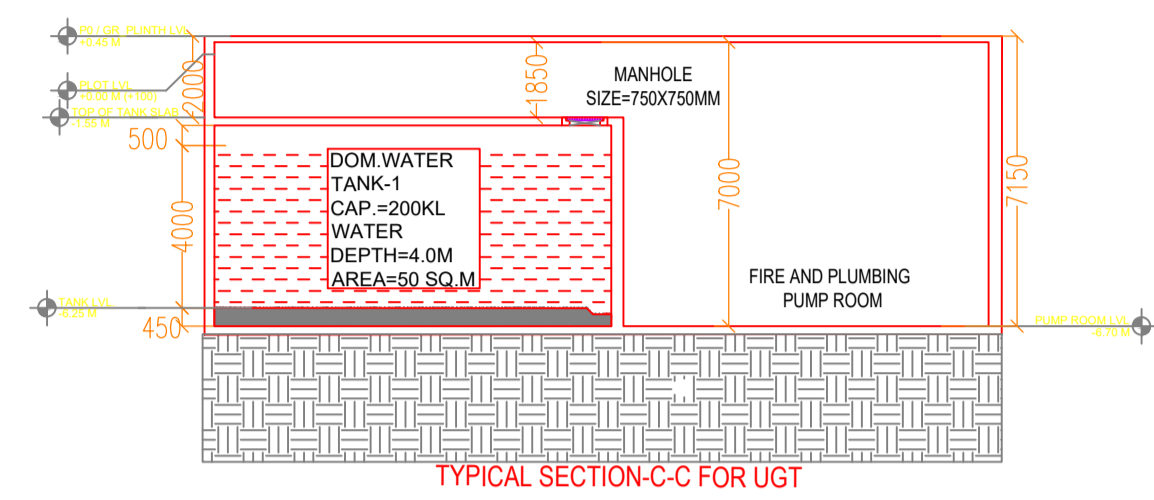
Avanees  
h Arya

**Authorized Signatory**

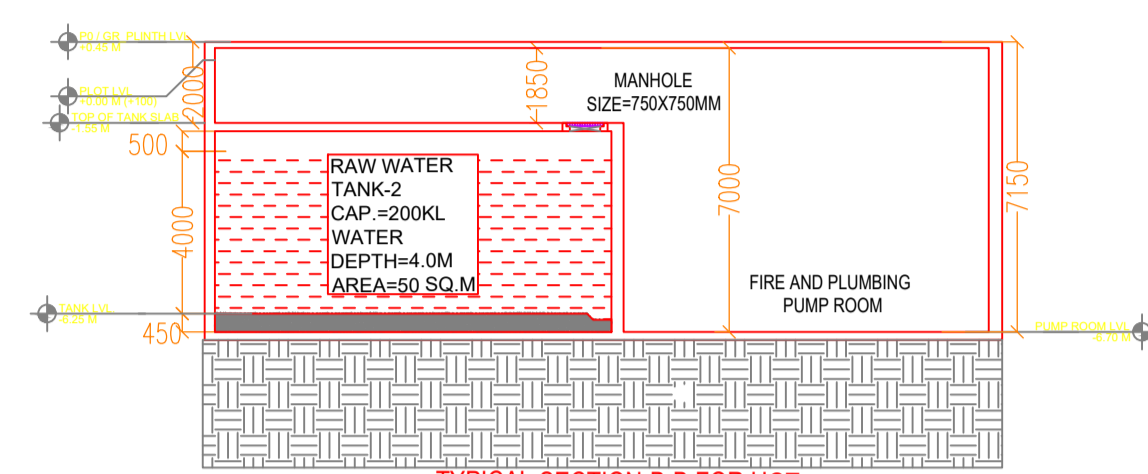
**Date:** 13.12.2023

**Place:** Mumbai

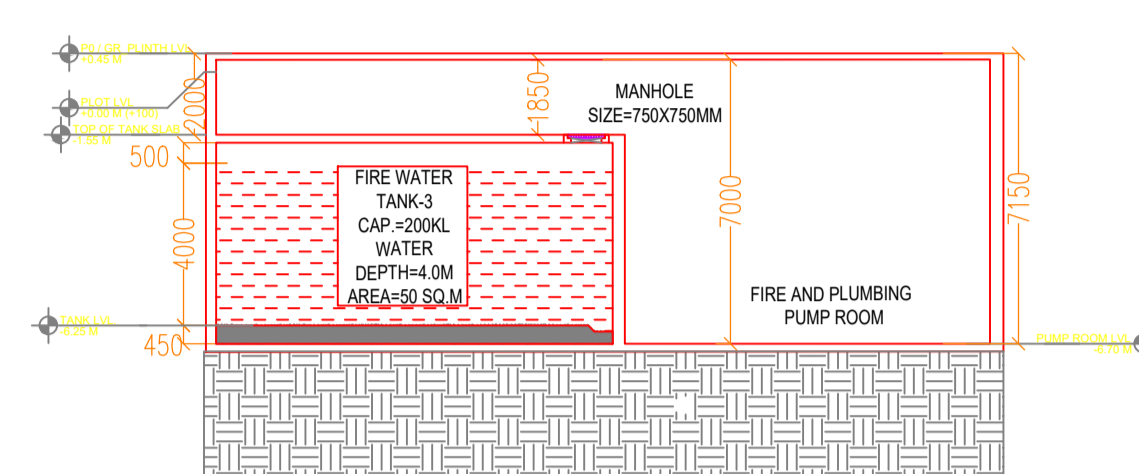




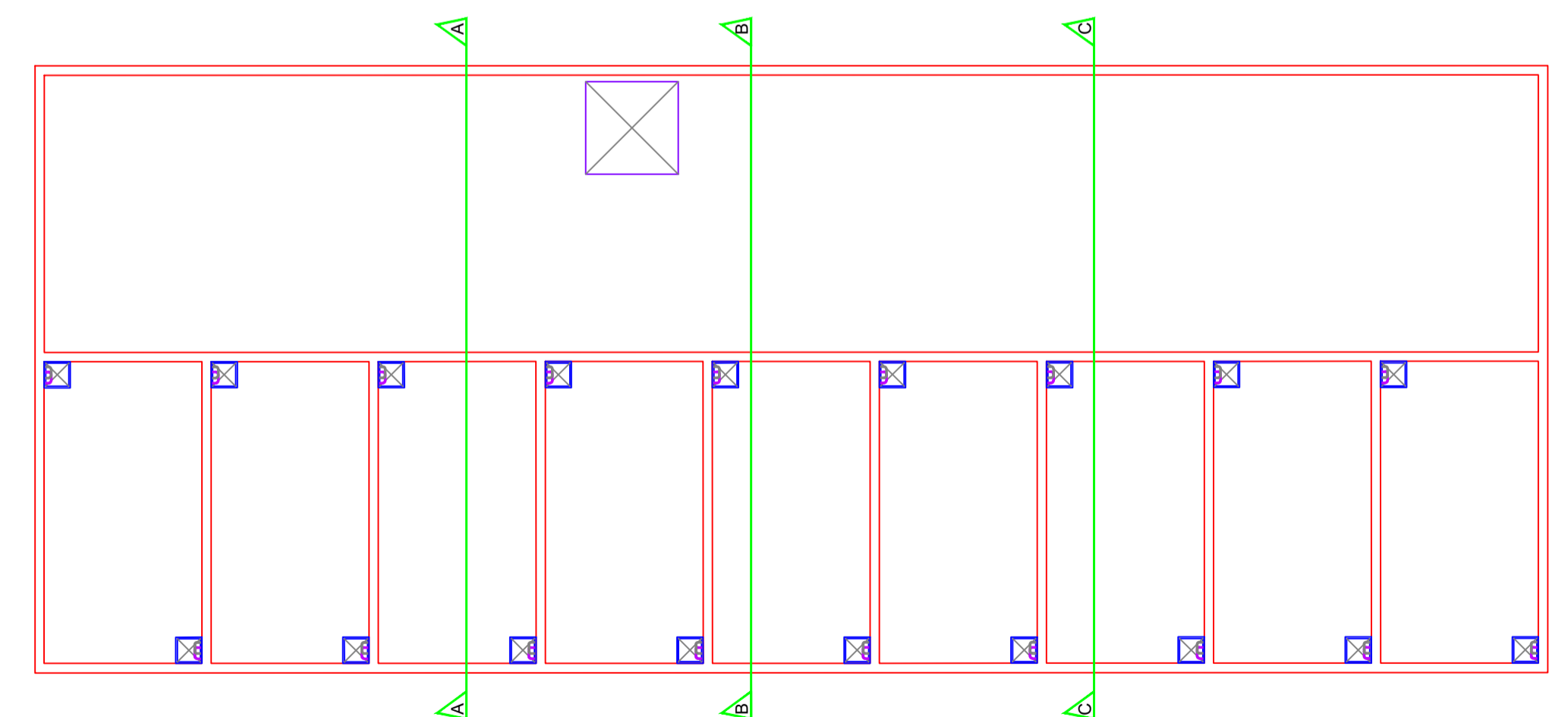
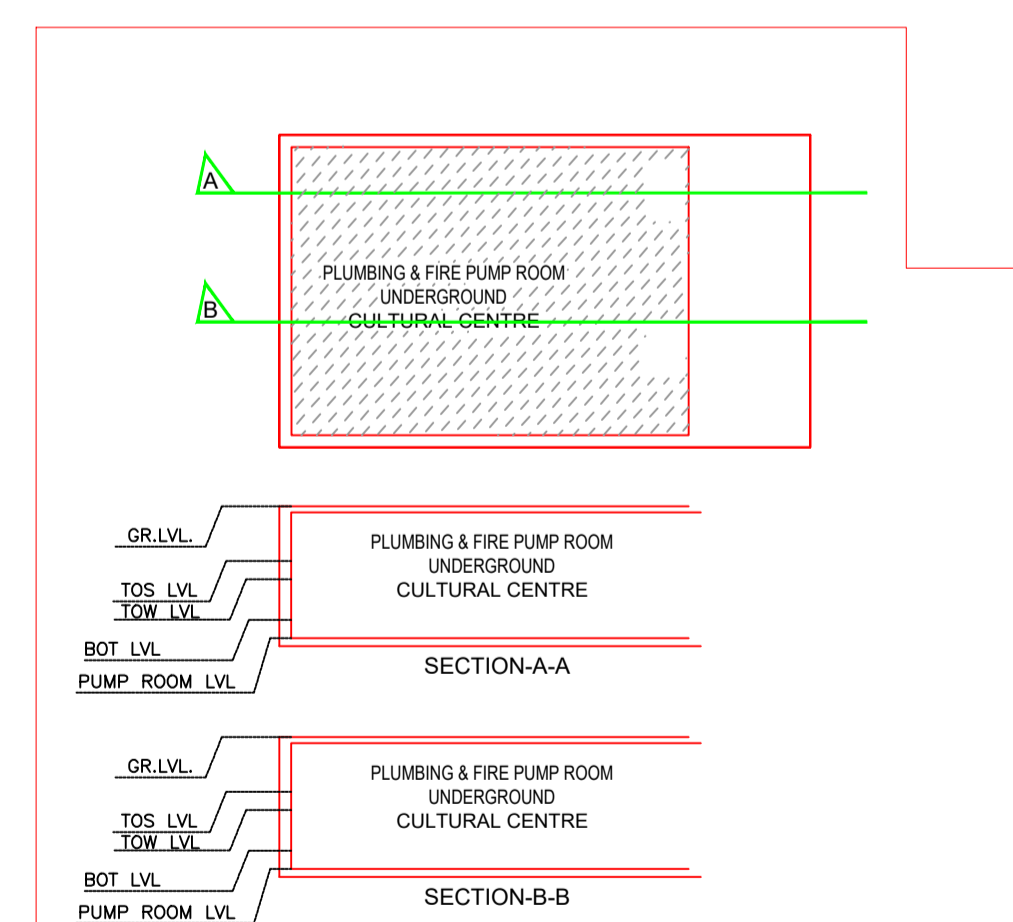
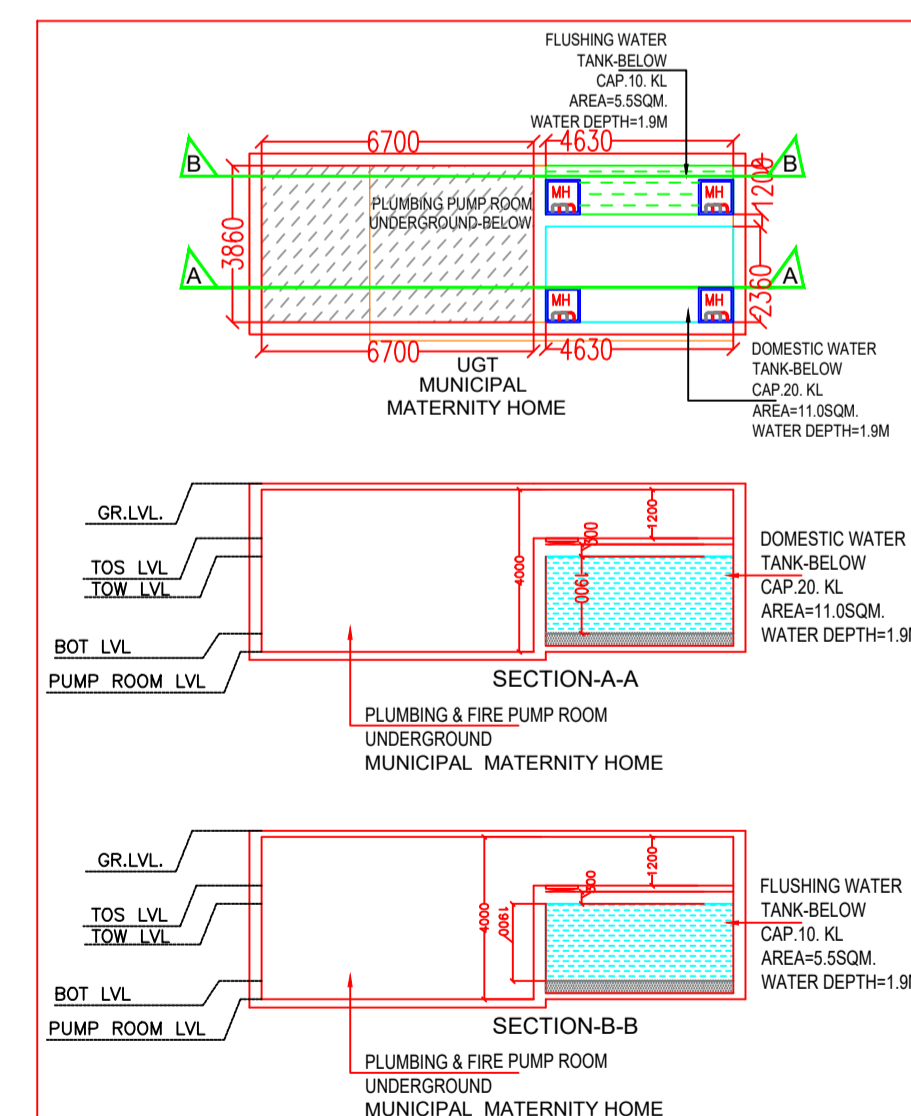
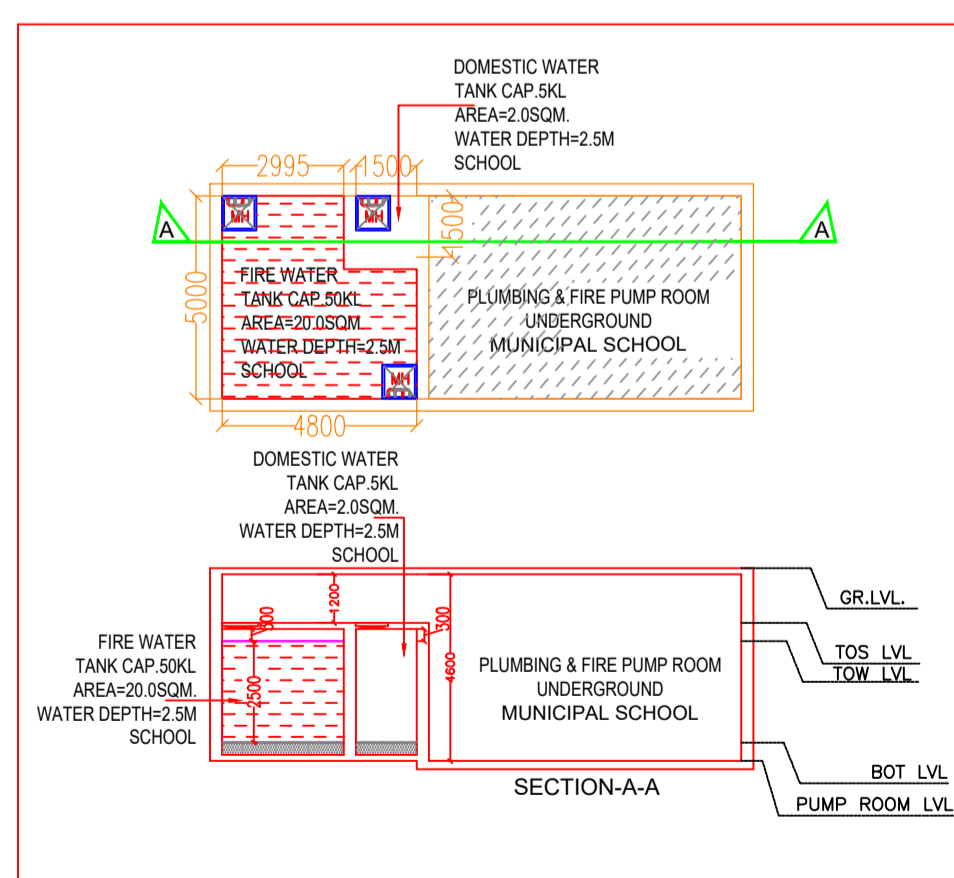
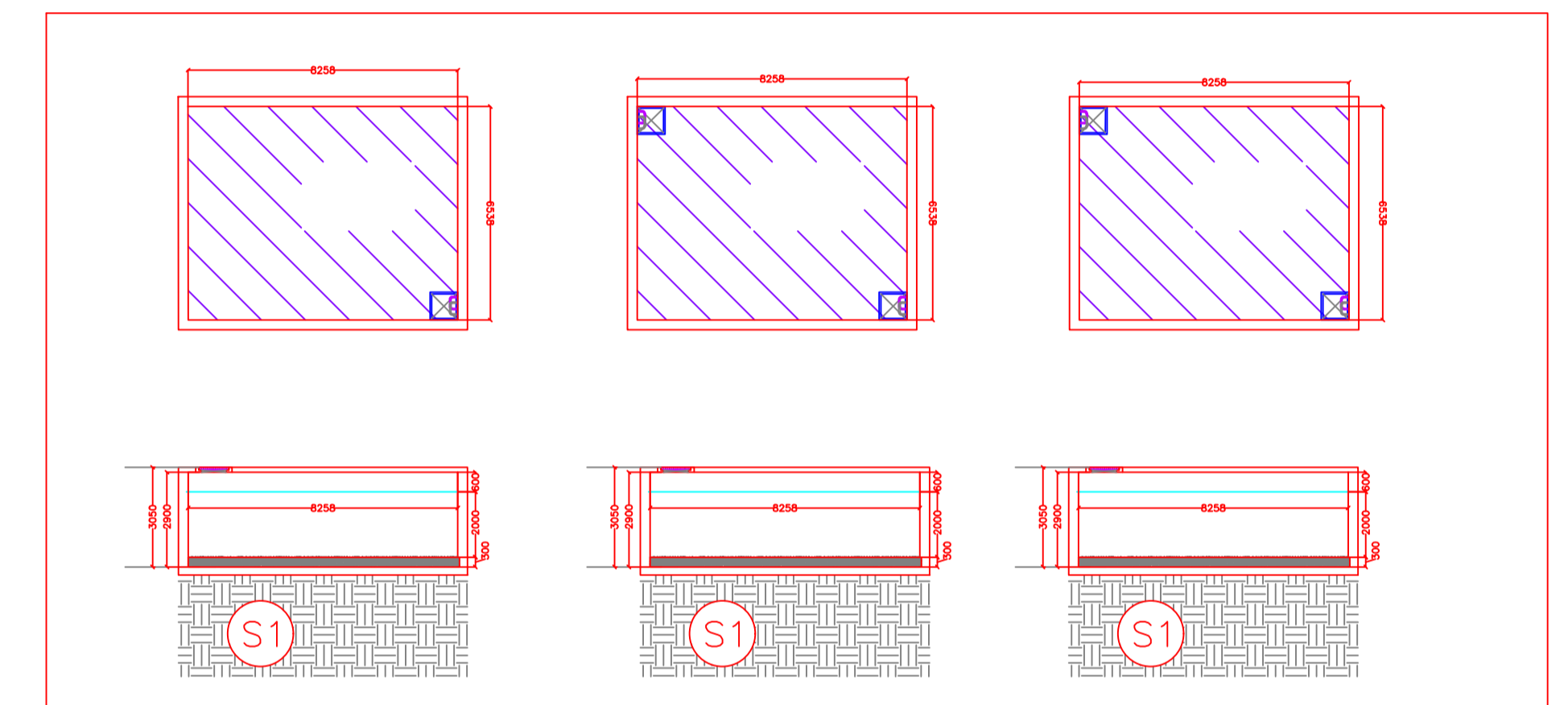
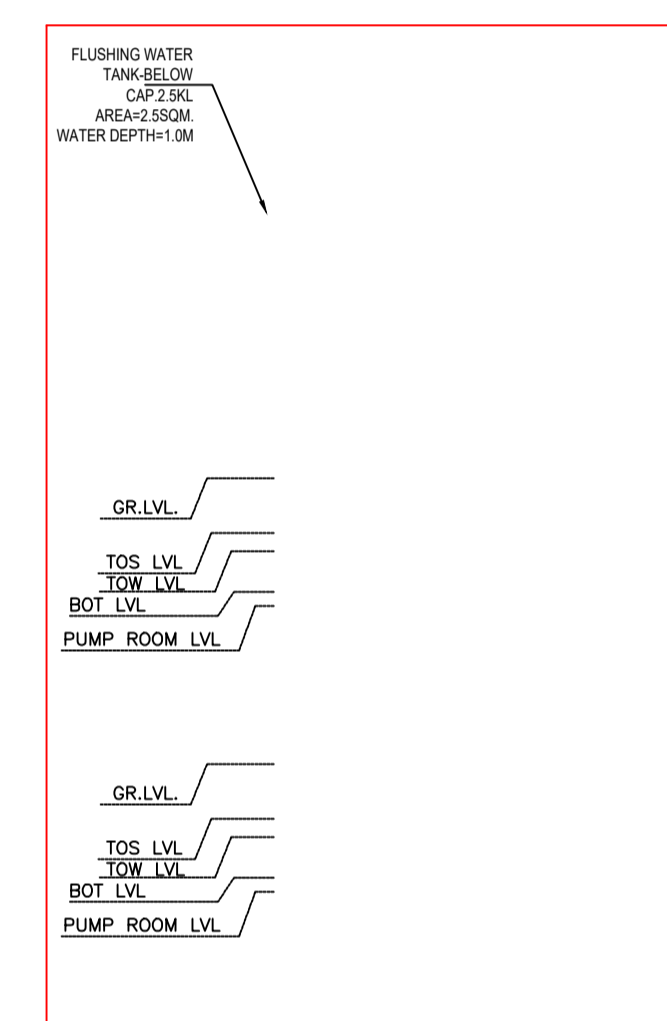
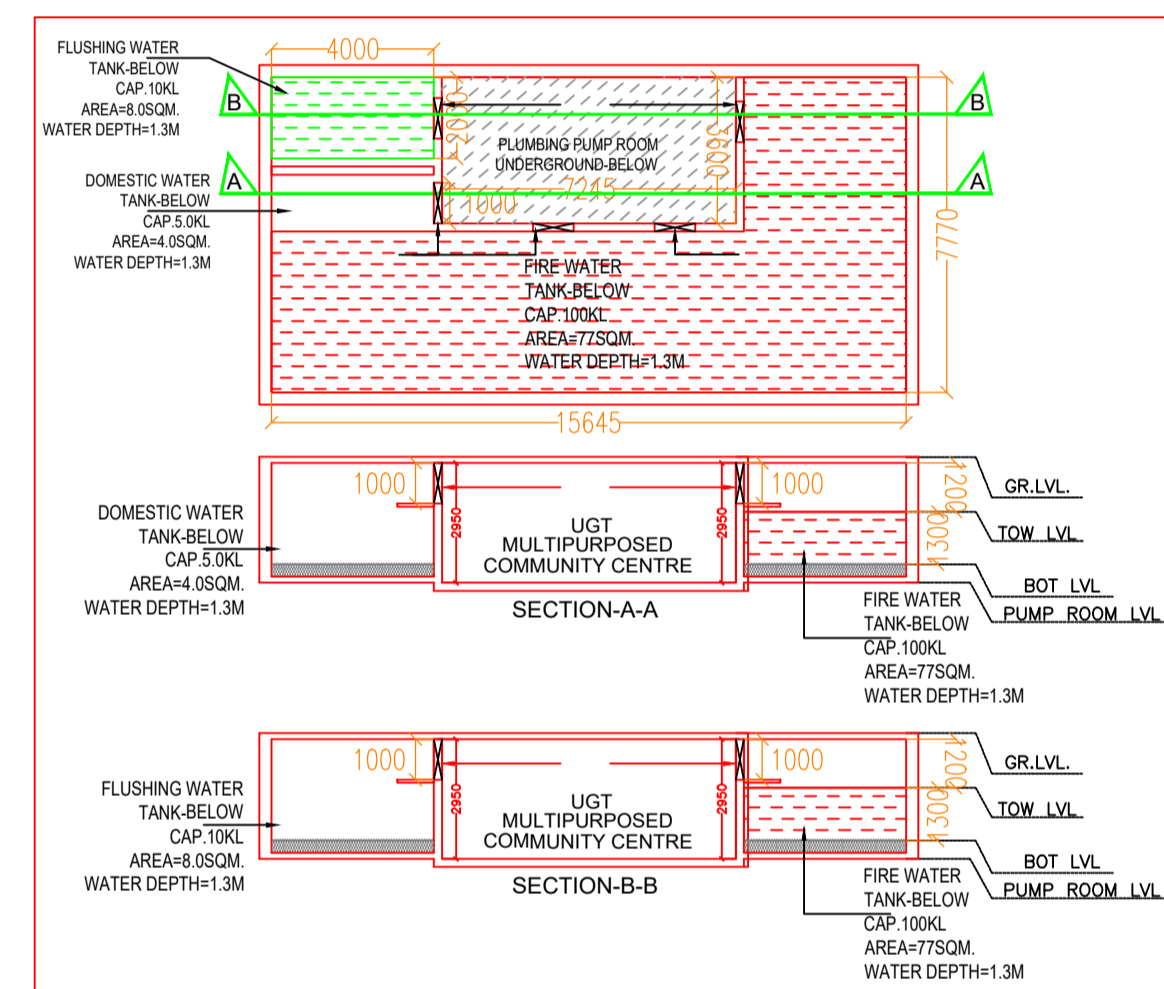
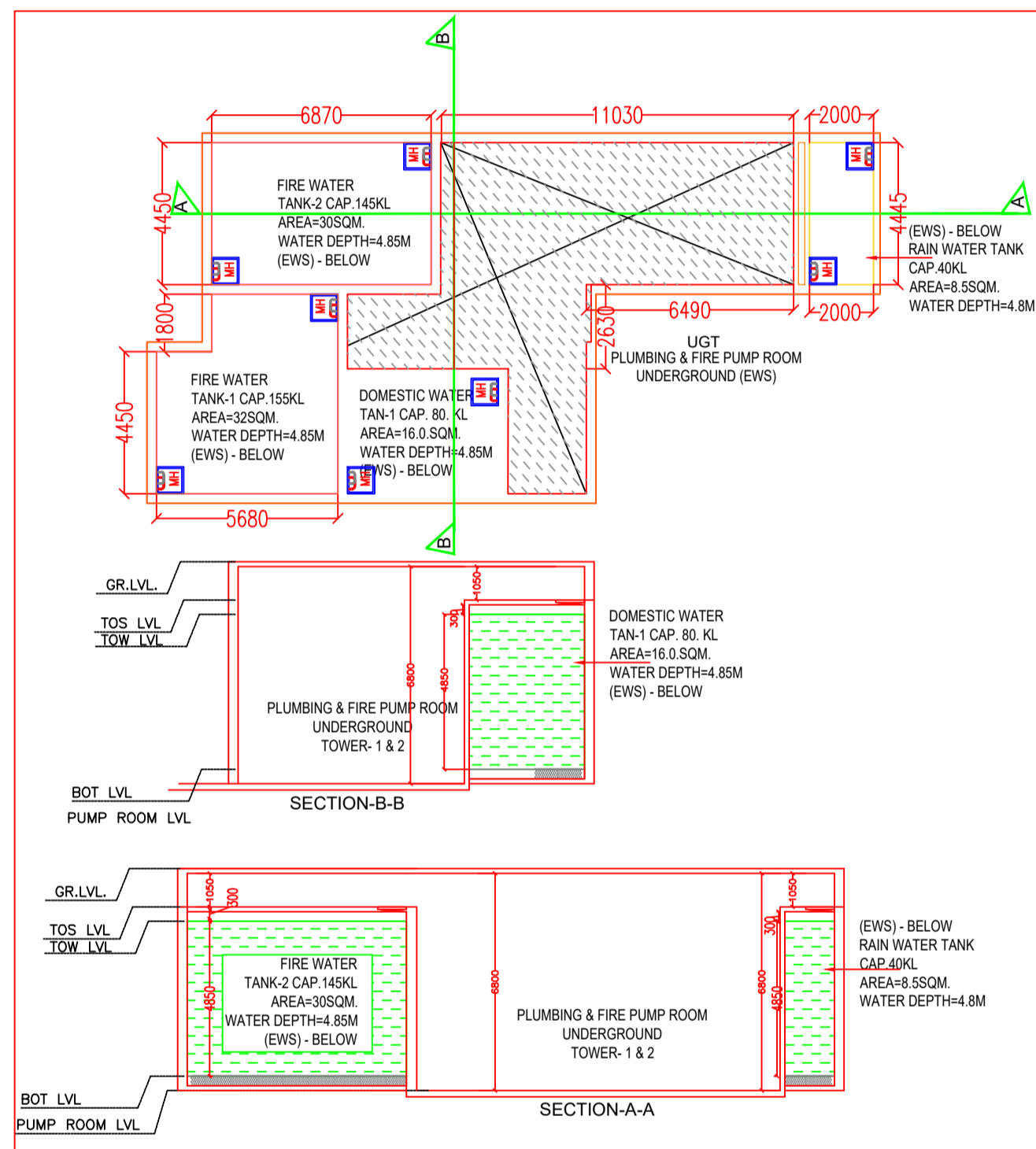
TYPICAL SECTION-C-C FOR UGT



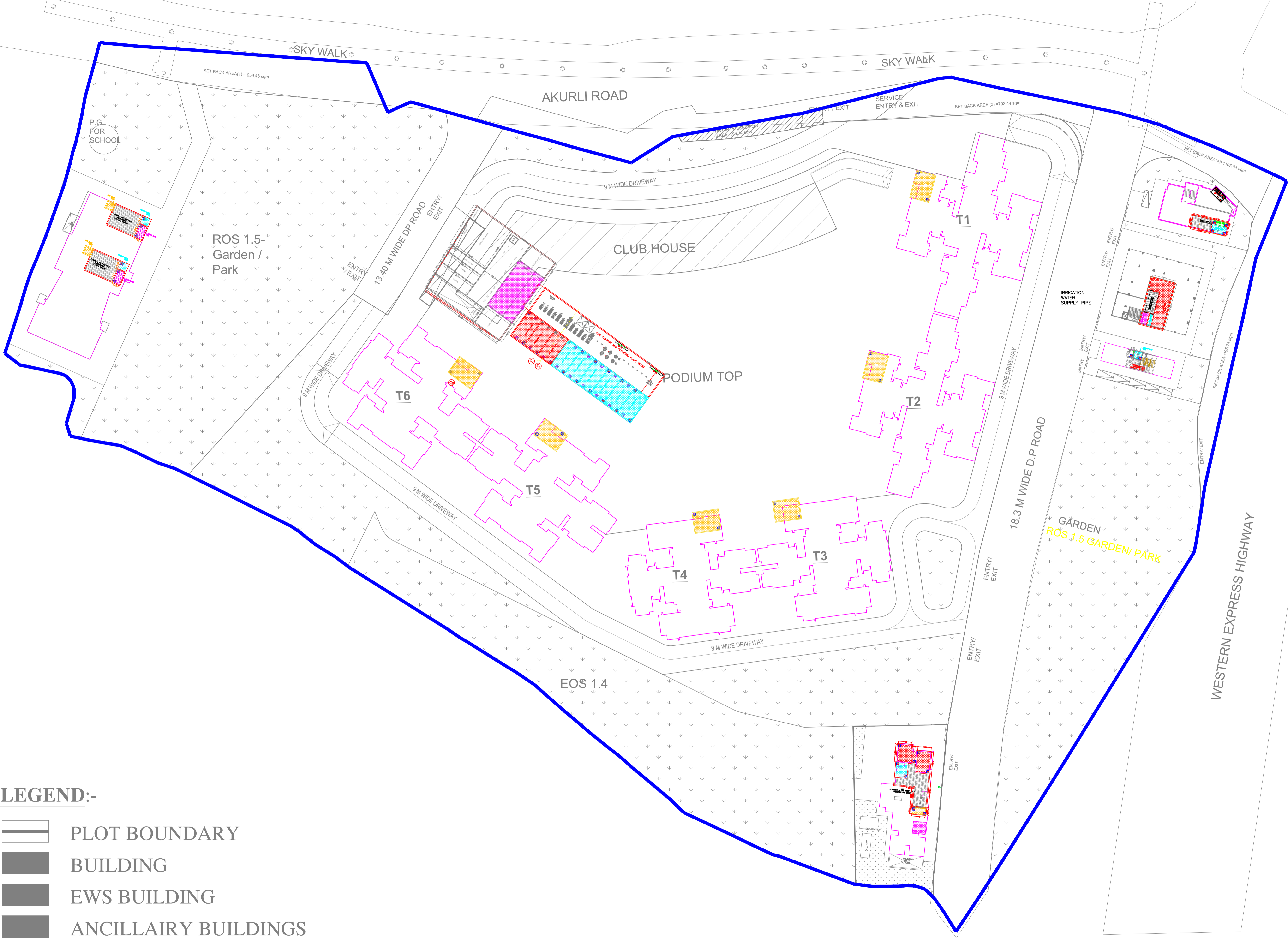
TYPICAL SECTION-B-B FOR UGT



TYPICAL SECTION-A-A FOR LIGHT



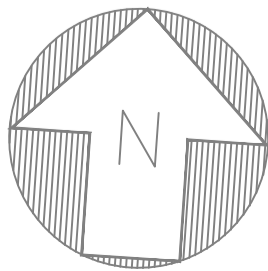
# MASTER LAYOUT PLAN



**LEGEND:-**

- PLOT BOUNDARY
- BUILDING
- EWS BUILDING
- ANCILLAIRY BUILDINGS
- CLUB HOUSE

## LOWER GROUND PLAN



**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**TREE AUTHORITY**

Office of the Supdt. of Gardens  
Veermata Jijabai Bhosale Udyan.  
Dr. Ambedkar Road, Byculla (East).  
Mumbai-400 027.

No: DYSG/TA/Z-VII/88

Date: - 23/11/2023

To,  
M/s. Godrej Properties Ltd.,  
Godrej One, 5<sup>th</sup> Floor, Pirosha nagar,  
Eastern Express Highway,  
Vikhroli (E.), Mumbai-400 079.

- Sub:** Permission for removal of trees coming in the construction work of proposed development of building on plot bearing C.T.S. No. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, at Kandivali (E.), Mumbai in R/South ward.
- Ref:** 1) Your Proposal No. Nil dated.  
2) Hon. M.C's. Sanction No. MDG/8527, dtd. 05/10/2023.

With reference to above it is to inform that your request for "removal of trees coming in the construction work of proposed development of building on plot bearing C.T.S. No. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, at Kandivali (E.), Mumbai in R/South ward has been considered by Tree Authority under Section 8(3) of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified up to January 2018.

Permission for Cutting of 140 (One Hundred Forty) no. of trees i. e. (Sr. No. 20 to 23, 26 to 33, 35 to 41, 43, 45 to 72, 74, 76, 78, 80 to 84, 118, 119, 157 to 160, 162, 179, 180, 194 to 201, 204 to 210, 212, 213 to 220, 222 to 227, 229 to 240, 242 to 250, 252 to 257, 259 to 261, 264, 267 to 270, 272, 274 to 277, 285, 286, 289, 328, 362) & for Transplanting of 28 (Twenty Eight) no. of trees i. e. (Sr. No. 25, 42, 44, 73, 75, 77, 79, 164, 202, 203, 211, 221, 241, 251, 258, 262, 263, 265, 266, 271, 273, 278, 279, 287, 290, 326, 327, 369) and Retaining 201 (Two Hundred One) no. of trees i. e. (Sr. No. 01 to 19, 24, 34, 85 to 117, 120 to 156, 161, 163, 165 to 178, 181 to 193, 228, 280 to 284, 288, 291 to 325, 329 to 347, 348 to 361, 363 to 368) is sanctioned by the Hon. M. C. & Chairman, Tree Authority's. Sanction No. MDG/8527, dtd. 05/10/2023.

You are directed to plant 2603 (Two Thousand Six Hundred Three) no. of trees in the said property within 15 days in accordance with the provision under section 8(5) (a) & 7(i) of MPPT (Amendment Act, 2021) and intimate to the Tree Officers about the action taken thereto.

Further in accordance with the provision under section 11(1) of the said Act, you are hereby directed to carry out tree plantation as per 'Miyawaki' plantation method in 550 sq. mtr. area on the said plot as shown in the plan & give undertaking that you will take good care of the newly planted trees so that they will grow properly and give a report to the Tree Officer about the condition of these trees once in six months for a period of three (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 i.e. in open spaces Two (2) trees per 100 sq.mtr. and in R.G. area Five (5) trees per 100 sq.mtr. before getting Occupation / Completion Certificate of the newly constructed building.

(P. T. O.)

Your attention is kindly drawn to the provision under section of 21 of The Maharashtra (Urban Areas) Protection & Preservation of Tree Act 1975, as modified on January 2018.

- 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 up to five thousand rupees for every offense and also with imprisonment for a term of not less than one week.
- 2) The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offense.

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

As per the Tree Authority's Resolution no. 500 dt. 18/03/2011, you are also requested to plant indigenous variety of trees having circumference of 6" above and height of 10'-12' above. The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.

You are requested to contact Asst. Supdt. Of Gardens, (R/South) ward to monitor the technical aspects for transplantation and plantation of trees whose contact No. 9594945607.

Thanking you.

Yours faithfully,

  
Supdt. of Gardens & Tree Officer

The permission for cutting of 140 (One hundred forty) trees (Sr No. AS Per  
permission letter ) for transplanting of 28 (Twenty Eight) trees  
(Sr No. AS per permission letter) and for retaining of 201 (Two hundred and one) trees  
(Sr No. AS per permission letter) granted vide Tree Authority's resolution  
No. MDC/8527 dt. 05/10/2023 dt.

  
Supdt. of Gardens  
Tree Officer


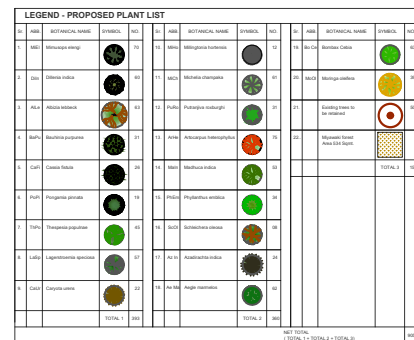
## Revised tree plantation details

Sr. No.	Particulars	No. of Trees
1.	Compensatory plantation against cutting (140 Nos.)	280 Nos.
2.	New Plantation	433 Nos.
3.	Miyawaki Plantation	1602 Nos.
4.	Trees to be Transplanted	28 Nos.
5.	No. of Trees to be retained	201 Nos.
<b>6.</b>	<b>Total No. Trees after development</b>	<b>2544 Nos.</b>

# GREEN BELT DEVELOPMENT

## Tree species recommended for plantation:

Sr. No.	Scientific Name	Common Name	Family	Growth Rate	Evergreen / Deciduous	Height (m)	Crown Shape
1	<i>Aegle mormelos</i>	Beal Tree	Rutaceae	Slow growing	Evergreen	12	Oblong
2	<i>Anona squamosa</i>	Custard Apple	Annonaceae	Fast Growing	Evergreen	10	Round
3	<i>Artocarpus heterophyllus</i>	Jackfruit	Urticaceae	Slow Growing	Evergreen	10	Oblong
4	<i>Cassia saimea</i>	Iron Wood Tree	Caesalpiniaceae	Fast Growing	Evergreen	10-12	Oblong
5	<i>Cordia dichotoma</i>	Bhokar	Boraginaceae	Quick Growing after 1 <sup>st</sup> year	Evergreen	10	Round / Oblong
6	<i>Dalbergia Sisoo</i>	Shisham	Fabaceae	Moderate during 1 <sup>st</sup> year and rapid afterwards	Evergreen	10	Round
7	<i>Ficus bengalensis</i>	Banyan	Moraceae	Quick Growing	Evergreen	20	Spreading
8	<i>Ficus religiosa</i>	Peepal	Moraceae	Grow slow in early stages and later grow very fast	Evergreen	20	Round Oblong
9	<i>Lagerstroemia speciosa</i>	Tamhan	Lythraceae	Quick Growing	Evergreen	10	Oblong
10	<i>Mangifera indica</i>	Mango	Anacardiaceae	Quick Growing after 1 <sup>st</sup> year	Evergreen	15	Round / Oblong
11	<i>Mimusops elengi</i>	Bakul	Sapotaceae	Quick Growing	Evergreen	10	Oblong / Round
12	<i>Morus alba</i>	Mullbery	Moraceae	Quick Growing	Evergreen	8	Oblong
13	<i>Psidium guayava</i>	Peru	Myrtaceae	Quick Growing	Evergreen	5	Oblong
14	<i>Samanea saman</i>	Rain Tree	Mimosaceae	Quick Growing	Evergreen	20	Spreading / Round
15	<i>Saraca ashoka</i>	Ashok	Caesalpiniaceae	Quick Growing	Evergreen	5	Spreading
16	<i>Syzygium cumini</i>	Jamun	Myrtaceae	Quick Growing	Evergreen	20	Oblong / Spreading
17	<i>Tamarindus indica</i>	Imli	Caesalpiniaceae	Quick Growing	Evergreen	20	Spreading
18	<i>Trema orientalis</i>	Charcoal Tree	Ulmaceae	Quick Growing	Evergreen	6	Round / Oblong
19	<i>Ziziphus mauritiana</i>	Bor	Rhamnaceae	Quick Growing (Early)	Evergreen	10	Round



## Environmental Management Plan - Budget Allocation

### During Construction Phase:

Sr. No.	Environment Protection Measure		Capital Cost (Rs. In lakh)	Recurring Cost per Annum (Rs. In lakh)
1	Topsoil & Debris management		70	Nil
2.	Toilets for labour + drinking water + first aid arrangement + Portable STP		40	10
3.	Health and safety of labours (Health Check Ups, Pest Control etc.)		Nil	15
4.	Air Environment – Dust Suppression		Nil	0.5
5.	Monitoring of Environmental Parameters (Air, Water, Noise, Soil)		Nil	4
6.	Dust suppression- Sprinkling System		19.18	Nil
	Dust suppression- Foggers System		9.60	Nil
	Costing for Barricades		279.00	Nil
	Air Quality	Sensors for Air quality monitoring	30	Nil
		By outside MoEF & CC Approved Laboratory	Nil	0.77
Total			447.78	30.27



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/071323/769164

मालिक का नाम एवं पता

M/s. Godrej Properties Ltd.

दिनांक/DATE:

07-08-2023

OWNERS Name &amp; Address

5th floor, Godrej One, Off Eastern Express  
Highway, Vikhroli (E), Mumbai-400079

वैधता/ Valid Up to:

06-08-2031

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	JUHU/WEST/B/071323/769164
आवेदक का नाम / Applicant Name*	Prashant Parte
स्थल का पता / Site Address*	Plot bearing C.T.S. No(s) 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6 and 146/7 of AKURLI Village situated in R/S Ward, Mumbai 400101, Akurli, Mumbai suburban, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 12 02.79N 72 51 25.52E, 19 12 01.89N 72 51 26.24E, 19 12 05.93N 72 51 26.63E, 19 12 05.40N 72 51 30.17E, 19 11 59.16N 72 51 31.48E, 19 12 04.72N 72 51 32.70E, 19 11 57.70N 72 51 33.11E, 19 12 05.32N 72 51 34.83E, 19 12 05.03N 72 51 34.85E, 19 11 56.40N 72 51 36.14E, 19 12 05.39N 72 51 37.08E, 19 12 00.30N 72 51 38.87E, 19 12 02.02N 72 51 39.00E, 19 12 04.53N 72 51 39.29E, 19 12 03.99N 72 51 39.66E
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*	21.89 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	211.02 M (Restricted)



*Prashant Parte*  
7/8/23

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



## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/071323/769164

\* 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 जायेगी।

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".

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

f. No radio/TV Antenna, lightning 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 the NOC.



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के. ए. विले पार्ले 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

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 रिवेलिडेशन 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](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट I, सेक्शन-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](http://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 लूँचाई 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.

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 GSR 770(E).



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



## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/071323/769164

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.



क्षेत्र का नाम / Region Name:

पश्चिम/WEST

पदनामित अधिकारी/Designated Officer	<i>Udayanarayanan</i> 7/8/23
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	ए. पी. उदयनारायणन / A. P. UDAYANARAYANAN महाप्रबंधक (ए.टी.एम) प.क्ष. / General Manager (ATM), WR भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुंबई / Mumbai - 400 099.
द्वारा तैयार Prepared by	<i>Bhawan Dixit</i> 07-8-23 BHAWAN DIXIT M&L C&M - DOAS
द्वारा जांचा गया Verified by	<i>Rakesh Upadhyaya</i> 07/08/2023 RAKESH UPADHYAYA D&M (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 में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	11563.6	14.44
Navi Mumbai	31665.96	316.34
Santa Cruz	11912.47	357.69
NOCID	JUHU/WEST/B/071323/769164	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, 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



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/071323/769164

मानवयारायणायु. ए. ए. उडयानरायण  
मानवयारायणायु. ए. ए. उडयानरायण  
मानवयारायणायु. ए. ए. उडयानरायण

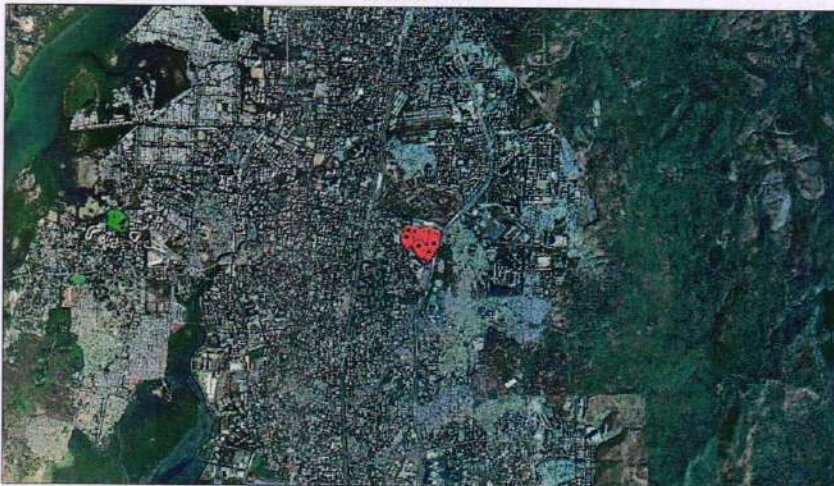
Street View



July 13, 2023

1:45,000  
0 0.35 0.7 1.4 km  
0 0.5 1 2 miles  
Satellite, Street View, and other data are provided by Google Earth. The map is not to be used for navigation purposes.

Satellite View



July 13, 2023

1:45,000  
0 0.35 0.7 1.4 km  
0 0.5 1 2 miles  
Satellite, Street View, and other data are provided by Google Earth. The map is not to be used for navigation purposes.



212

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

## **PHOTOGRAPHS OF FACILITIES PROVIDED TO WORKERS**

### **Emergency Service**



### **Toilet facility for Workers**



**OHC – Medical facility for Workers Health check-up and First aid.**



**Drinking water facility**



## PHOTOGRAPHS OF PUC REGISTER AT SITE

SR	Driver Name	Mobile Number	Vehicle Number	H.P.C	EX	IN	OUT	Company	Remark
6	Raja Ram	8454928461	MH-04-LF-6768	18-JAN-2025	02:13	03:00		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)
7	Shanker	9082140014	MH-04-KF-9948	10-Dec-2024	02:52	03:28		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)
8	Titendar	8663900919	MH-04-LQ-7709	26-Oct-2024	03:20	04:06		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)
9	Balaji Apte	8888647210	MH-04-KF-9545	01-Mar-2024	03:22	03:41		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)
10	Raja	8454928461	MH-04-LF-6768	18-JAN-2025	04:08	04:26		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)
11	Narish Yadav	8600603550	MH-04-LQ-6181	02-Nov-2024	4:57	5:28		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)
12	Shanker Yadav	9082140014	MH-04-KF-9948	02-Nov-2024	5:08	5:53		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)
13	Balaji Apte	8888647210	MH-04-KF-9545	01-Mar-2024	5:17	6:04		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)
14	Budha Ram	9285121686	MH-47-BH-188	25-Jun-2024	5:18	6:37		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)

SR	Driver Name	Mobile Number	Vehicle Number	H.P.C	EX	IN	OUT	Company	Remark
15	Raja Ram	8454928461	MH-04-LF-6768	18-JAN-2025	5:20	6:23		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)
16	Narinder Verma	9967575265	MH-47-RS-3877	25-Aug-2024	5:32	6:48		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)
17	Balu Yadav	9702712925	MH-04-LF-4889	10-Dec-2024	5:37	6:55		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)
18	Pratap Yadav	9004708532	MH-47-BH-9400	01-Nov-2024	6:17	7:02		Yeeshika	Soil Shifting Kandivali to Vasai Qty: 6.8 Tonnage-1 (Royalty)
19	Mahadev	7083474067	MH-48-RY-7399	05-05-2025	6:19	7:45		Yeeshika	Soil Shifting Kandivali to Mandha Qty: 4.8 Tonnage-1 (Royalty)

SR	Driver Name	Mobile Number	Vehicle Number	P.V.C	IN	OUT	Company	Remark
59	Parakash Kadam	9702668070	MH-47-AB-5679	31-JAN-2025	21:05	22:33	Yeeshika	Soil Shifting Kandivali to Palghar Qty-6.8-Tonnes-1 (Royalty)
60	Raja Ram	8454928461	MH-04-LE-6768	18-JAN-2025	21:10	22:25	Yeeshika	Soil Shifting Kandivali to Vasai Qty-6.8 T-1 (Royalty)
61	Om Parakash	7930959161	MH-04-KU-9391	26-4-2025	21:40	00:19	Yeeshika	Soil Shifting Kandivali to Vasai Qty-6.8-Tonnes-1 (Royalty)
62	Shambhu Yadav	8539064609	MH-48-CQ-4722	03-NOV-2024	23:55	01:02	Yeeshika	Soil Shifting Kandivali to Palghar Qty-6.8-Tonnes-1 (Royalty)
(Date 10/05/2024)								
1	Raja Ram	8454928461	MH-04-LE-6768	18-JAN-2025	00:13	01:00	Yeeshika	Soil Shifting Kandivali to Vasai Qty-6.8-Tonnes-1 (Royalty)
2	Basir Khan	7709374476	MH-48-CQ-8205	15-APR-2025	00:20	01:18	Yeeshika	Soil Shifting Kandivali to Kharpe Qty-6.8-Tonnes-1 (Royalty)
3x	Kailash Yadav	8169373824	MH-47-BL-3807	10-MAY-2024	00:40	01:26	Yeeshika	Soil Shifting Kandivali to Palghar Qty-6.8-Tonnes-1 (Royalty)
4	Omkar	9594189953	MH-04-LE-8314	03-JUN-2024	01:33	02:06	Yeeshika	Soil Shifting Kandivali to Vasai Qty-6.8-Tonnes-1 (Royalty)
5x	Harman	9137156116	MH-12-NX-0032	02-MAY-2024	21:00	21:40	S2.p.Sanitization Vib. Washroom Van Services	Cleaning

7:11 4G 49%

← MH47BL3807

RC Details Documents

Vehicle Age  
0 year & 11 months

Fitness upto  
10-May-2025

Registration date  
11-May-2023

Pollution Upto  
10-May-2024 Refresh

PUC expiring  
3 Days

← MH04KF9948

RC Details Documents Upgrade your ride

Insurance expiry (Updated 71 days ...)  
21-Jan-2025 Set Reminder

Insurance expiring in  
8 months and 14 days

Vehicle Age  
4 years & 3 months

Fitness upto  
06-Feb-2026

Registration date  
31-Jan-2020

Pollution Upto  
10-Dec-2024 Set Reminder

PUC expiring  
7 months and 3 days

7:14

49%

←

MH04LE8823

RC Details

Documents

Upgrade your ride

Fitness upto

29-Aug-2024

Registration date

30-Aug-2022

Pollution Upto

25-Oct-2024

Set Reminder

PUC expiring

5 months and 18 days

7:15

49%

←

MH04LQ7280

RC Details

Documents

Upgrade your ride

Insurance expiring in

6 months and 8 days

Vehicle Age

0 year & 5 months

Fitness upto

28-Nov-2025

Registration date

29-Nov-2023

Pollution Upto

28-Nov-2024

Set Reminder

PUC expiring

6 months and 21 days

7:30

47%

←

MH04LE8373

RC Details

Documents

Upgrade your ride

Insurance expiring in

5 months and 4 days

Vehicle Age

1 year & 6 months

Fitness upto

01-Nov-2024

Registration date

02-Nov-2022

Pollution Upto

01-Jan-2025

Set Reminder

PUC expiring

7 months and 25 days

7:30

47%

←

MH04LE6210

RC Details

Documents

Upgrade your ride

Insurance expiring in

7 months and 22 days

Vehicle Age

1 year & 3 months

Fitness upto

16-Jan-2025

Registration date

17-Jan-2023

Pollution Upto

04-Jan-2025

Set Reminder

PUC expiring

7 months and 28 days



**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A Government of Maharashtra Undertaking)  
**E-Tender Notice No/22/2023-2024**

Tenders are invited form Registered/Unregistered contractors in the appropriate category for the following woks.

Sr. No.	Name of work	Estimated cost in Rs.	Period for blank E-Tender available on website (www.midcindia.org)	
			From	To
<b>A</b>	<b>E.E., MIDC, Civil Division, Chhatrapati Sambhajnagar</b>			
1	Additional shendra (jaipur) industrial area providing water supply scheme for additional shendra (jaipur) area & Allied works.	10,63,02,600.00	16-02-2024	04-03-2024
2	Shendra five Star Industrial Area.. Widening and strengthening Road AOPQRS.	8,26,01,531.00	15-02-2024	29-02-2024
3	Vaidhyanath Sahkari Gramodyog Audyogik Vasahat. Parli Vaidhynath.. Providing Infrastructure Facility.. Construction of CC Roads & Development of Garden	7,33,57,366.00	16-02-2024	01-03-2024
4	Shendra Five Industrial Area.. Providing Installing, Commissioning & Testing Mg. Fe Bimetal Junctions at Various locations of 600 mm dia Pure water rising main. ( 2nd Call)	4,83,90,810.00	12-02-2024	20-02-2024
5	Shendra Five Star Industrial Area.. Asphaltting of Naregaon-Wadkha Road.	3,80,81,569.00	15-02-2024	29-02-2024
6	Partur Industrial Area... Resurfacing of existing roads in Partur Indl. Area by providing 150 mm thick, GSB and WMM 50 mm thick, DBM 40 mm thick, BC layer and development work in new PAP layout.	2,14,84,915.00	15-02-2024	29-02-2024
7	Waluj Industrial Area.. Development of road Junction of main road at Oasis Square	1,10,43,000.00	16-02-2024	23-02-2024
8	Providing infrastructural facilities in New part layout of plot no C-5/3/1	90,36,058.00	16-02-2024	23-02-2024
9	Waluj Industrial Area ...M/R to Roads ... ..Providing, fixing & repairs to fencing of Open Spaces i.s. O.S.-66,O.S.- 47/1,O.S.-45,45/1,45/p,O.S.-44,43,46, &O.S.-42/1..O.S.-73 in Waluj Industrial Area	36,24,085.00	15-02-2024	22-02-2024
10	Waluj Industrial Area... M&R to CWSS, Waluj providing housekeeping services for carious premises under centralized water supply scheme Waluj.	34,14,774.00	15-02-2024	22-02-2024
11	Beed Industrial Area.. M&R to Non Residential building, Housekeeping and Repairs.	19,25,350.00	15-02-2024	22-02-2024
<b>B</b>	<b>E.E., MIDC, E&amp;M Division, Chhatrapati Sambhajnagar</b>			
1	Beed Industrial Area... providing, erecting and testing and commissioning of G.I. octagonal street lights poles with LED fittings along road and high mast.	81,74,912.00	15-02-2024	22-02-2024
2	Ambad Mini Industrial Area.. providing, erecting, commissioning of street light poles with LED fittings and allied power supply works at Ambad mini Industrial Area. (2nd call)	59,61,183.00	12-02-2024	20-02-2024
3	M&R to W/S/S at Jalgaon Industrial Area... Upgradation of electricalworks at WTP and Jackwell.	39,65,308.00	15-02-2024	22-02-2024
<b>C</b>	<b>E.E., MIDC, Division, Nashik</b>			
1	Nashik (Satpur) Indl. Area... construction of Udyog Bhavan Building for District Industrial Center (D.I.C.) on plot no. P-15, MIDC, Satpur (2nd call)	18,70,49,965.00	12-02-2024	20-02-2024
2	M&R to Malegaon (Ajang-Ravalgaon) Industrial Area.. Tree plantation along roads.	39,31,578.00	12-02-2024	20-02-2024
3	M&R to Roads at Addl. Dindori Industrial Area.. Annual maintenance contract of roads in Addl. Dindori (Talegaon-Akrale) Indl. Area.	27,22,380.00	12-02-2024	20-02-2024
<b>D</b>	<b>E.E., MIDC, Division, Dhule</b>			
1	M&R to W/s/S at Jalgaon Industrial Area.. providing and applying high performance food grade reinforced acrylic waterproof coating for 5000 cum capacity GSR at Jalgaon and misc. repairs.	1,24,25,850.00	13-02-2024	20-02-2024
2	M&R to water supply scheme at Jalgaon Industrial Area... structural strengthening and protective to the filter house and ump house at WTP Sakegaon & GSR, at Jalgaon with high strength protective ESM based treatment.	39,25,391.00	12-02-2024	20-02-2024
3	M&R to W/S/S at Jalgaon Industrial Area & M&R to W/S/S at Jamner Industrial Area.. providing watch and ward to Jalgaon and Jamner Industrial Area and allied works.	39,16,850.00	12-02-2024	20-02-2024
4	Jalgaon Industrial Area... M&R to Roads in Jalgaon Industrial Area ... removing illegal encroachment and tea stalls along road side, open spaces, reserved spaces and amenity spaces in Jalgaon Industrial Area for 2023-2024 (Annual maintenance)	27,16,260.00	12-02-2024	20-02-2024
<b>E</b>	<b>E.E., MIDC, Division, Latur</b>			
1	M&R to water supply at Ausa Indl. Area.. Annual maintenance of 200 mm dia. MS pipeline from WTP at Addl. Latur to Ausa Indl. Area. (2nd call)	14,84,300.00	12-02-2024	20-02-2024
2	M&R to Guest House at Latur Indl. Area... providing service of unskilled worker for MIDC Guest House.	8,97,900.00	12-02-2024	20-02-2024
<b>F</b>	<b>E.E., MIDC, Division, Nanded</b>			
1	M&R to Roads in Hingoli Industrial Area... AMC and repairing to Roads in Hingoli Indl. Area.	39,97,138.00	14-02-2024	21-02-2024
2	M & R to WSS at Nanded & Krushnoor Industrial Area... Structural Rehabilitation of WTP building with specialized coating.	39,88,140.00	14-02-2024	21-02-2024
3	M & R to roads Nanded Indl. Area... Providing road marking strips, road furniture for internal roads in Nanded Indl. Area.	39,49,695.00	14-02-2024	21-02-2024
4	M&R to WSS Hingoli, Basmat and Kalamnuri Indl Areas... AMC to water supply scheme to Hingoli , Basmat and Kalamnuri Indl. Areas for a period of two years.	36,02,761.00	13-02-2024	20-02-2024
5	M&R to WSS Parbhani, Jintur and Gangakhed Indl Areas... AMC to water supply scheme to Parbhani, Jintur and Gangakhed Indl. Areas for a period of two years.	35,54,216.00	13-02-2024	20-02-2024
6	Krushnoor Indl. Area.... M & R to NRB... Repairing of Office cum godown. Construction of Compound wall & Internal Road at Krushnoor Indl. Area.	25,83,767.00	13-02-2024	20-02-2024
7	M & R to water supply scheme Nanded & Kandhar Indl. Area... Annual maintenance & repairs of Raw water rising main and distribution lines in Nanded Indl. Area & Kandhar Indl. Area & misc. works	13,43,826.00	14-02-2024	21-02-2024
8	M & R to water supply scheme... Annual maintenance & repairs of pure water rising main line from Nanded to Krushnoor Indl. Area & misc. works	12,10,512.00	14-02-2024	21-02-2024
9	M & R to water supply scheme... Nanded and Krushnoor Indl. Area... Annual maintenance and repairing work of electrical/mechanical accessories at Jackwell & W.T.P. Nanded	9,20,984.00	14-02-2024	21-02-2024
10	M & R To NRB & fire station Nanded Indl. Area... Housekeeping and AMC works of Guest house & fire station.	8,52,693.00	14-02-2024	21-02-2024
11	Degloor Industrial Area... M & R to water supply scheme Annual maintenance for pumps, motors, raw water rising main, operation and maintenance of distribution system	8,35,030.00	14-02-2024	21-02-2024
12	M & R to WSS Nanded & Krushnoor Indl. Area... Housekeeping, civil maintenance and AMC works of residential buildings, water works premises, jackwell, sub division offices etc.	8,04,664.00	13-02-2024	20-02-2024
13	M & R to Streetlights Kandhar Indl. Area...Replacement and repair of damaged streetlight poles in Kandhar Indl. Area. and Misc. works	5,32,062.00	13-02-2024	20-02-2024
14	BHOKAR INDUSTRIAL AREA... Survey and demarcation of new layout in Bhokar Indl. Area.	4,89,097.00	13-02-2024	20-02-2024
15	M & R to Udyog Bhavan Nanded... Replacement of damaged UPS System and Misc. Works	2,39,691.00	13-02-2024	20-02-2024

The right to cancel, continue or modify tender notice or part thereof is reserved by Maharashtra Industrial Development Corporation

**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. ARKADE DEVELOPERS LTD. (Formerly known as ARKADE DEVELOPERS PVT. LTD.)**, Arkade House, 2 nd Floor, Opposite Bhoomi-Arkade, Next to Children's Academy, A. S. Marg, Ashok Nagar, Kandivli (East), Mumbai - 400101, Maharashtra for their **Proposed Residential Building on plot bearing C.T.S no 704 of village Nahur, Mulund, Asha Nagar, T ward, Mulund West, Mumbai by Arkade Developers Ltd. (Formerly known as Arkade Developers Pvt Ltd.)**, Maharashtra. Bearing File No. **SI/MH/INFRA2/440550/2023 & EC Identification No. EC24B03MH182129 dated 02/02/2024**. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests at <https://parivesh.nic.in/>.

**M/s. ARKADE DEVELOPERS LTD. (Formerly known as ARKADE DEVELOPERS PVT. LTD.)**  
Arkade House, 2 nd Floor, Opposite Bhoomi-Arkade, Next to Children's Academy, A. S. Marg, Ashok Nagar, Kandivli (East), Mumbai – 400101, Maharashtra.


Place: Mumbai Date: 10/02/2024

**PUBLIC ANNOUNCEMENT**

The proposed Residential development with Retail Shops on plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai - 400101 by M/s. Godrej Properties Limited has been accorded Environmental Clearance by State Environment Impact Assessment Authority, Maharashtra vide letter dated 8th February 2024 having EC Identification No. EC24B03MH145552 and File No. SI/MH/INFRA2/453110/2023. Copies of the said Environmental Clearance are available with Environment Department, Government of Maharashtra and Maharashtra Pollution Control Board and on the website <http://parivesh.nic.in>

**Place: Mumbai Date: 10/02/2024**

**बैंक ऑफ इंडिया**  
**Bank of India**



**Nashik Zonal Office**  
1st Floor, Main Trimbak Road, Satpur Industrial Estate,  
Nashik-422007

**NOTICE FOR PUBLIC AUCTION OF PLEDGED GOLD ORNAMENTS/ARTICLES**


It is hereby brought to the notice of the following gold loan borrowers, their legal heirs, persons engaged in business of gold ornaments/articles and general public that inspite of repeated reminders/notices by the Bank, the following borrowers are not repaying their dues to the Bank.

Notice is hereby published that if they fail to deposit all their dues in their respective gold loan accounts (including up-to-date interest and all costs charges/expenses) by **23th February 2024** (date), then from **4:00 p.m.** (time) of **26th Feb 2024 (date)**, their pledged gold ornaments/articles will be put up for public auction in the branch premises. For this, Bank shall not be held responsible for any inconvenience or damage caused to the concerned borrowers and no allegations or representations will be entertained from any borrowers in this regard.

Persons interested to take part in the bidding should deposit Rs. 500/- (Rupees Five Hundred only) with the Branch Manager before the scheduled time/date towards earnest money. Persons having taken part in final bidding must be able to deposit full amount to the Bank within 48 hours, failing which their earnest money, deposited with the Bank will be forfeited. Bank reserves the right to cancel the auction without assigning any reasons in case, the bidding price so arrived at, is observed to be low or inadequate. Further, if need be, Bank reserves the right to change the date, time or place of the above scheduled auction or cancel the same without assigning any reasons thereon.

Sr. No.	Account No.	Gross weight of the Gold	Auction Venue
	Borrower Name		
1.	A/c No. 082477610000896	85.78 Grams	Bank Of India Nipad Branch Gat No. 1086, Vinchur Road, Near HDFC Bank Telephone : (0253)-2491489, Nipad, At Post & Tehsil Nipad, Dist. Nashik 7888033958
	Mr. Dattu Ashok Talekar		
	Sonewadi Road, At-Rampur, Post-Naitale, Tal-Nipad, Dist-Nashik 422303		
2	A/c No. 068577610000520	13.90 Grams	Bank of India Shendra Industrial Estate Branch Gat No. 326, Near Jagtap Petrol Pump, Opp Shendra Midc, Kumbhephal Village, Tal. & Dist-Aurangabad-431027 Telephone : 0240-2622162
	Mr. Sonaji Natha Korde		
	A/P Gadhe Jalgaon, Tal. & Dist-Aurangabad		

**Branch Manager**



**Branch Office:** ICICI BANK LTD, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti Star, Andheri East, Mumbai- 400093.

**PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET**

[See proviso to rule 8(6)]  
**Notice for sale of immovable assets**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is", and "Whatever there is" basis as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Sarada Murali (Borrower), Murali Subramanian (Co-Borrower) Loan A/c No. LBVRR00003229703	Flat No. 401, 4th Floor, Building No. 5, Ipsit Sweet Home li, Jawahar Navodaya Vidyalaya Road, Off. Old Satpati Road, Shirgaon, Palghar West, Old S No. 330, Gat No. 1002, Hissa No. 2, Palghar- 401404. Admeasuring An Area of 66.34 Sq.mtr Carpet Area	Rs. 29,31, 235/- As On February 07, 2024	Rs. 26,25, 000/- Rs. 2,62,500/-	February 27, 2024 From 02:00 PM To 05:00 PM	March 12, 2024 From 11:00 AM Onward

The online auction will take place on the website of e-auction agency **M/s NexXen Solutions Private Limited (URL Link-<https://disposalhub.com>)**. The Mortgagors/ noticee are given a last chance to pay the total dues with further interest till **March 11, 2024 before 05:00 PM** failing which, these secured assets will be sold as per schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at **ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400 093** on or before **March 11, 2024 before 04:00 PM** and thereafter they need to submit their offer through the above mentioned website only on or before **March 11, 2024 before 05:00 PM** along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at **ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400 093** on or before **March 11, 2024 before 05:00 PM**. Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of **"ICICI Bank Limited"** payable at Mumbai.

For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact **ICICI Bank Limited on 8104548031/7304915594/ 9004392416**. Please note that Marketing agencies **1. M/s NexXen Solutions Private Limited 2. Augeo Assets Management Private Limited 3. Matex Net Pvt. Ltd.**, have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit [www.icicibank.com/n4p4s](http://www.icicibank.com/n4p4s)

**Date : February 09, 2024 Place: Mumbai**

**Authorized Officer**  
**ICICI Bank Limited**



**BRIHANMUMBAI MAHANAGARPALIKA**

ACHE/2327/SR/AEM/Dtd. 08.02.24

Office of the -  
Assistant Commissioner, H/East  
H/East Ward Office Building  
1st Floor, T.P.S. 5, 2nd Road  
Prabhat Colony, Santacruz (E)  
Mumbai-400055

**E Quotation Notice**

The Brihanmumbai Municipal Corporation intends Providing and fixing Nandadeep element for entry gate made in GRC with bronze colour metallic effect and clay work, FRP Die work, MS structure inside (antirusting coating) including led spot lights and installation at Nandadeep Garden, Bit No. 93, H/East Ward. The Assistant Commissioner, H/East Ward, invites **Sealed quotations** from the firm dealing with the below mentioned description at H/East ward :-

Sr. No.	Description	Contract Period	Estimated Amount	Amount of EMD	E Quotation Price
1	Providing and fixing Nandadeep element for entry gate made in GRC with bronze colour metallic effect and clay work, FRP Die work, MS structure inside (antirusting coating) including led spot lights and installation.	Up to 31st March 2024	Rs. 1416000/-	Rs. 14160/-	Rs. 1700/- + 18% GST

The blank quotation forms will be available with Head Clerk (Expenditure), H/East Ward from 12.02.2024 (from 10.00 AM) to 14.02.2024 (Upto 3:00 PM) on payment of Rs. 1700 + 18% GST.


The sealed quotations should reach to the office of the Assistant Commissioner, H/East Ward on due date i.e. 14.02.2024 up to 4:00 p.m. Quotations will be opened on the same day at 5:00 pm.

The quotationer should pay EMD of Rs. 14160.00/- by pay order/demand draft in the office of Assistant Commissioner, H/East up to any previous working day during cash hours in CFC, H/East between 08.00 a.m. to 8.00 p.m. Pay Order/ Demand draft should be drawn in favour of Brihanmumbai Municipal Corporation payable at Mumbai.

Quotation document shall not be sent by post.

**Sd/-**  
**PRO/2848/ADV/2023-24**  
**Asstt. Commissioner H/East Ward**

**Keep the terraces clean, remove odd articles/junk/scrap**



**भारतीय प्रौद्यौगिकी संस्थान, दिल्ली**  
**हौज खास, दिल्ली-११००१६**  
**Indian Institute of Technology, Delhi**  
**Hauz Khas, Delhi-110016.**

**INVITATION FOR EXPRESSION OF INTEREST (EOI):**  
**Extreme Cold Weather Clothing**

The Director, Indian Institute of Technology Delhi (IIT Delhi) invites Expression of Interest (EOI) from reputed and experienced Indian Industries for the fabrication of 'Extreme Cold Weather Clothing' (ECWC) designed and developed by IIT Delhi in collaboration with DRDO to meet the current requirements of the Indian army and for civilian use.

The detailed EOI document, outlining specific requirements and the proposed course of action, is available for collection from the Office of the Assistant Registrar (Stores and Purchase Section), IIT Delhi. Interested parties can obtain the EOI document by remitting an amount of Rs. 1000/- through a Demand Draft (DD), payable to the Registrar, IIT Delhi and signing a Non-Disclosure Agreement. The last date for issuing EOI is **19th February 2024**. The deadline for the submission of filled EOI form is **29th February 2024, by 5:00 PM**.

**IIT Delhi**  
**CBC 21253/12/0015/2324**

**: महाराष्ट्र शासन -**  
**उपनिबंधक, सहकारी संस्था, एल-विभाग, मुंबई**  
**कक्षा क्र. 311, आ मजला, कोकम भवन, नवी मुंबई- 400614**  
**Email: djrmm\_hl@rediffmail.com दूरध्वनी क्र. 022-27565083**

**जाहिर नोटीस**  
**जा.क्र.उपनि/एल-विभाग/सुनावणी/बी-4/177/2024 दिनांक 05/02/2024**

**प्रति,**  
**चेअरमन/सेक्रेटरी, गुल्शन को-ऑप.ही.सोसा.लि., बिल्डिंग नं 18, कपाडिया नगर, सी.एस.टी. रोड, कुर्ली(पश्चिम), मुंबई-400070. .... वादी**  
**विरुद्ध**  
**श्री. एम.इब्राहिम हुसेन हबीब खान (मयत), श्री. युसूफ अहमद खान आणि इतर,**  
**प्लॉट नं 306, गुल्शन को-ऑप.ही.सोसा.लि., बिल्डिंग नं 18, कपाडिया नगर, सी.एस.टी. रोड, कुर्ली(पश्चिम), मुंबई-400070. .... प्रतिवादी**  
**वर द्याविलेल्या जाब देणार यांना नोटीस देण्यात येते की, अर्जदार संस्थेने दिनांक 12/09/2023 रोजी आपले विरुद्ध महाराष्ट्र सहकारी संस्था अधिनियम 1960 चे कलम 15बी-29 अन्वये रक्कम रु.4,69,687/- इतक्या रकमेचा वसुली दाखला मिळाला म्हणून रितसर अर्ज दाखल केला आहे. संबंधीत वसुली अर्जा बाबत आपणे म्हणणे सादर करणेसाठी आपणास उपलब्ध पत्त्यावर दिनांक 26/10/2023, दि. 30/11/2023 व दि. 28/12/2023 रोजी नोटीस देण्यात आली होती. तथापि, सदर पत्त्यावर आपण राहत नसल्याचे तसेच आपला सुधारित पत्ता उपलब्ध नसल्याने सदर नोटीसव्दारे आपणास एक शेवटची संधी देण्यात येत असून दिनांक 22/02/2024 रोजी दुपारी 3.00 वाजता आपण स्वतः या कार्यालयत उपस्थित राहून आपले म्हणणे नमूद करावे. सदर दिवशी आपण हजर न राहिल्यास तुमच्या गैरहजेरीत अर्जाची चौकशी करण्यात येऊन एकतर्फी योग्य तो निर्णय घेतला जाईल, याची आपण नोंद घ्यावी. ही नोटीस आज दिनांक 05/02/2024 रोजी माझे सही व कार्यालयाच्या मुद्रेशह दिली आहे**  
**(प्रियंका गाडिकर),**  
**उपनिबंधक, सहकारी संस्था, एल-विभाग, मुंबई**

**POSSESSION NOTICE**  
(for immovable property)

Whereas,

The Authorized Officer of **INDIABULLS HOUSING FINANCE LIMITED** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated **07.04.2021** calling upon the Borrower(s) **CHANDRAN PURSHOTAM NAIR ALIAS CHANDRAN P NAIR AND ROHIT CHANDRAN NAIR ALIAS ROHIT C NAIR** to repay the amount mentioned in the Notice being **Rs.28,03,543.09 (Rupees Twenty Eight Lakhs Three Thousand Five Hundred Forty Three and Paise Nine Only)** against Loan Account No. **C002OXIII-01** (Earlier Loan Account No. **HDHLVSH00488597** of **IHFL**) as on **30.03.2021** and interest thereon within 60 days from the date of receipt of the said Notice. Further the **IHFL** has assigned all its rights, title and interest of the above loan account in favor of **Indiabulls Asset Reconstruction Company Ltd. as Trustee of Indiabulls ARC-XXIII**, Trust by way of an Assignment Agreement dated **31.12.2021**.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **07.02.2024**.

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Indiabulls Asset Reconstruction Company Ltd.** for an amount of **Rs.28,03,543.09 (Rupees Twenty Eight Lakhs Three Thousand Five Hundred Forty Three and Paise Nine Only)** as on **30.03.2021** and interest thereon.

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

FLAT NO. 201, ON THE 2ND FLOOR, IN "G" WING ADMEASURING 33.293 SQ. MTRS., CARPET AREA PLUS TERRACE AREA 4.537 SQ. MTRS., TOTAL USABLE AREA 37.83 SQ. MTRS., IN THE BUILDING KNOWN AS "MAA SMRITI" CONSTRUCTED ON THE LAND SITUATED AT VILLAGE CHINCHAVLI SHEKAN, TALUKA KHALAPUR, DISTRICT RAIGAD MAHARASHTRA ADMEASURING 7512.82 SQ. MTRS OR THEREABOUT BEING A PORTION OUT OF LARGER LAND AND FALLING ON THE WEST SIDE OF THE PUBLIC ROAD PASSING THROUGH LARGER LAND.

ON OR TOWARDS THE EAST BY : CST NO.1113 ND C.S.T NO.1086/ SURVEY NO. 40.

ON OR TOWARDS THE WEST BY : PUBLIC ROAD

ON OR TOWARDS THE NORTH BY : CST NO. 1114 AND C.T.S NO.1115/ SURVEY NO.39

ON OR TOWARDS THE SOUTH BY : CST NO. 1112, 1117 AND 1105/SURVEY NO. 38

**Sd/-**  
**Authorised Officer**  
**Indiabulls Asset Reconstruction Company Ltd.**  
**Trustee on Behalf Indiabulls ARC-XXIII**

**Date : 07.02.2024**  
**Place: RAIGAD**

**POSSESSION NOTICE**


Whereas, the authorized officer of **Jana Small Finance Bank Limited** (Formerly known as Janalakshmi Financial Services Limited), under the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued **demand notices** to the borrower(s)/ Co-borrowers(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within **60 days** from the receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
1	45699420000662 & 45699430000882	1) Nandkumar Bharat Gosavi, 2) Dipali Nandkumar Gosavi	08.11.2023 Rs.13,58,385.76 (Rupees Thirteen Lacs Fifty Eight Thousand Three Hundred Eighty Five and Seventy Six paise Only) as of 07/11/2023	Date: 08-02-2024 Time: 04:28 PM Symbolic Possession
<b>Description of Secured Asset:</b> All that piece and parcel of the immovable property being Land Admeasuring 525 Sq.ft./ 48.79 Sq.mtr., Being and Situate Atsai Villa, First Floor, Flat No.102, Sr.No.214, Hissa No.1/1, Phursung, Pune-412308. <b>On or towards: Towards East by:</b> Flat No.101, <b>Towards West by:</b> Flat No.103, <b>Towards South by:</b> Open Space, <b>Towards North by:</b> Staircase and Lift.				
2	45689420002255	1) Onkar Mohan Kapade, 2) Alankar Mohan Kapade, 3) Chhaya Mohan Kapade	06.12.2023 Rs.19,20,932.04 (Rupees Nineteen Lacs Twenty Thousand Nine Hundred Thirty Two and Four paise Only) as of 04.12.2023	Date: 08-02-2024 Time: 09:28 AM Symbolic Possession
<b>Description of Secured Asset:</b> All that piece and parcel of the immovable property being land admeasuring 722 Sq.ft./ 67.10 Sq.mtr. being and situate at Survey No.981/1/1, (Old Survey No.1240/1), Sai Shradha Row Bungalows, A Wing, Row Bungalow No.4, Plot No.54+55+56+57+58/1, Devi Road, Sinner, Dist. Nashik-422103. <b>On or towards: Towards East by:</b> Row Bungalow No.3, <b>Towards West by:</b> Row Bungalow No.5, <b>Towards South by:</b> Row Bungalow No.2, <b>Towards North by:</b> 6 mtr Colony Road				

Whereas, the Borrowers/ Co-borrowers/ Guarantors/ Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrowers mentioned herein above in particular and to the Public in general that the authorized officer of **Jana Small Finance Bank Limited** has taken **Symbolic possession** of the properties/ secured assets described herein above in exercise of powers conferred on him under section 13 (4) of the said Act read with Rule 8 of the said rules on the dates mentioned above. The Borrowers/ Co-borrowers/ Guarantors/ Mortgagors, mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured Assets will be subject to the charge of **Jana Small Finance Bank Limited**.

**Place: Pune/ Nashik/ Maharashtra**  
**Date: 10.02.2024**

**Sd/- Authorised Officer,**  
**Jana Small Finance Bank Limited**



**JANA SMALL FINANCE BANK**  
(A scheduled commercial bank)

**Registered Office:** The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Kor

जाहीर सूचना	जाहीर सूचना	REGARDING THE LOSS OF THE FIXED DEPOSIT
<p>मै. गोहेन्द्र पाण्डेयन लिमिटेड द्वारे प्रस्तावित।  मू. क्र. १२४, १२५, १२६, १२७, १२७/१,  १२८, १४६, १४७/१, १४८/१, १४८/३,  १४८/४, १४८/५, १४८/६, १४८/७, मौजे  आकुली, आर/एस्ट वॉर्ड, फिर्कड-४००१०१  येथील रिव्हासी वापराल्या व किरकोळ विक्रीच्या  दुकानांसहिले बांधकाम प्रकल्पास महाराष्ट्रच्या  राज्यस्तरीय प्लॉनरिंग आघात मूल्यांकन  प्राधिकरणाच्या EC Identification No.  EC24B039MH145552 व FileNo.  SIA/MH/INFRA2/453110/2023,  दिनांक ८ फेब्रुवारी २०२४ च्या पत्राव्यये  पर्यावरणीयविकस वयवधानी मिलाळी आहे. या  पर्यावरणीय प्राच्या प्रती पर्यावरण विभाग,  महाराष्ट्र शासन महाराष्ट्र प्रदूषण नियंत्रण मंडळ  यांच्या कार्यालयात <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>  या स्थळ वर उपलब्ध आहेत.</p>	<p>आमच्या सर्व क्र./हिस्सा क्र. ४४९(पार्ट),  ४५०(पार्ट), ४४९, ४५५/अ(पार्ट), ४४९,  ४६०, ४६१, ४६२, ४६३,  ४६४/१(पार्ट), ४६५/१, ४६५/अ, ५३८/१,  मौजे - ओजवळ, तालुका व जिल्हा - ठाणे,  महाराष्ट्र येथील रिव्हासी आणिव व्यवसायिक  प्रकल्पाच्या पर्यावरण विभाग, महाराष्ट्र शासन,  मुंबई पंचवर्गकडून दिनांक ६ फेब्रुवारी २०२४  रोजी पर्यावरण मंत्रिी देण्यात आली आहे.</p> <p>मदर पर्यावरण मंत्रिी प्राच्या प्रती महाराष्ट्र प्रदूषण  नियंत्रण मंडळाकडे तसेच <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>  या संकेतस्थळावर उपलब्ध आहेत.</p>	<p><b>RECEIPT NO:</b>  1) BM/22861317, 2) BM/22861018,  3) BM/22903582, 4) BM/22908896,  5) BM/22914342, 6) BM/23304866 in the name of  <b>MADHUBEN PRAVINCHANDRA GANDHI,</b>  Giving 14 days time to anyone who may find the  receipt and claims if any, should be made to  <b>HDFC Ltd.</b> Ramon house, T P Pareth Marg, 169,  Bandra Reclamation, Churghate, Mumbai -  400020, (or respective branches address).  <b>CLAIMANT :</b>  <b>AXAY PRAVINCHANDRA GANDHI</b>  802-A, SHRIPAL NAGAR, 12, J M MEHTA MARG,  NEPEAN SEAROAD, MUMBAI-400006  MB- 9820036172</p>

[illegible]

अ. क्र.

कर्ज खाते क्र. आणि शाखा

कर्जदार/ सह-कर्जदार, कायदेशीर वास्तदार/ कायदेशीर प्रतिनिधी/ हमीदार यांचे नाव

मागणी सूचनेनुसार रकम

राखीव किंमत

इसारा रकम

कऱ्जाचा प्रकार

३१

१०५३३६६२

श्री. गुनेश्वर सुर्यकांत वने श्री. संदेश सुर्यकांत वने

रु. २५३६९७३/- ( रुपये पंचवीस लाख छत्तीस हजार नऊशे सव्वहत्तर मात्र)

रु. १५,००,०००/- ( रुपये पंधरा लाख मात्र)

रु. १,५०,०००/- ( रुपये एक लाख पन्नास हजार मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** नोंदणीकृत जिल्हा ठाणे आणि उप नोंदणीकृत तालुका कल्याण, कल्याण डोंबिवली महानगरपालिका, डोंबिवली विभाग वेताळ नगर, मोडगाव, डोंबिवली(पश्चिम), पश्चिम, कल्याण ठाणे ४१२२०१ येथे स्थित सव्हे क्र. ११२ ( जुना ३६१), हिस्सा क्र. २५ए(भाग) वैकी मोजमापित अंदाजे ६०० चौ.मीटर्स समाविष्ट गाव ठकूली येथे स्थित असलेले भाग आणि विभागावर स्थित रेली बंदर रोड, दुर्गा माता मंदीर जवळ, साई सागर हाईस्स, ३ रा मजला, फ्लॅट क्र. ३०७

३२

टीसीएचएचएल०२९६०००१ ००७७२३५६

श्री. इब्राहिम उस्मान चौधरी, श्री. उस्मान चौधरी चौधरी, श्री. अंशुमन उस्मान चौधरी

रु. २१,९२,३१५/- ( रुपये एकवीस लाख व्याणव हजार तीनशे पंधरा मात्र)

रु. १४,७०,०००/- ( रुपये चौदा लाख सत्तर हजार मात्र)

रु. १,४७,०००/- ( रुपये एक लाख सत्तेचाळीस हजार मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** परिशिष्ट ए- नोंदणीकृत जिल्हा ठाणे आणि उप नोंदणीकृत जिल्हा कल्याणमध्ये कल्याण डोंबिवली महानगरपालिकेच्या हद्दीत मौजे आंबिवली, तालुका कल्याण, जिल्हाचा जमीन धारक सव्हे क्र. ४/१, ४/२, ४/३, ४/४, ४/५, ४/६/२, ४/७, ४/८, ४/९, ४/१०, ४/१२, ४/१४, ५/१, ५/२ चे सर्व ते भाग आणि विभाग परिशिष्ट बी- सेक्टर १, मौजे आंबिवली, तालुका कल्याण, जि. ठाणे येथे स्थित इमारत क्र. ए-६, नेपच्युन स्वराज्य कॉम्प्लेक्स मध्ये ४ थ्या मजल्यावर फ्लॅट क्र. ४०५, मोजमापित ३८७ चौ.फू. चर्टई क्षेत्र (३५.९५ चौ.मीटर्स)

३३

९३२६९९९

श्री. कातुचन वंसीधर पांडा सौ. शांतिलता वंसीधर पांडा

रु. ११,००,४३५/- ( रुपये अकरा लाख चारशे पस्तीस मात्र)

रु. १,७५,०००/- ( रुपये नऊ लाख पंच्याहत्तर हजार मात्र)

रु. १७,५००/- ( रुपये सव्याणव हजार पाचशे मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** परिशिष्ट ए- ग्रुप ग्रामपंचायत कांबरे धारक सव्हे/हिस्सा क्र. ३०७, मोजमापित अंदाजे २-००-० ( एच.आर.पी. ) म्हणजेच ५ एकर्स (२०,०००.०० चौ.मीटर्स) च्या हद्दीत आणि नोंदणीकृत उप प्रबंधक शहापूर, जिल्हा ठाणे, राज्य महाराष्ट्र मध्ये स्थित मिळकतीचे सर्व ते भाग आणि विभाग आणि सीमाबद्ध पुढीलप्रमाणे: पूर्वेला किंवा त्यादिशेने: सव्हे क्र. ४५३, सव्हे क्र. ३०८, पश्चिमेला किंवा त्यादिशेने: सव्हे क्र. ३०५, सव्हे क्र. ३०६, दक्षिणेला किंवा त्यादिशेने: रोड, उत्तरेला किंवा त्यादिशेने: सव्हे क्र. ३०३. परिशिष्ट बी: पहिल्या परिशिष्टात वर्णन सद्य प्लॉटवर बांधलेले येलो ड्री नावे जात प्रोजेक्ट नावे जात कॉम्प्लेक्स/प्रोजेक्टेचे टॉवर/इमारत क्र. १५ च्या ४ थ्या मजल्यावर फ्लॅट क्र. ४०१, मोजमापित अंदाजे ३१५ चौ.फू. (चर्टई क्षेत्र) आणि कंपाऊंड मध्ये स्ट्रीट/कहळई/ओपन पार्किंग जगा

३४

९७८८२९६३

श्री. मोहम्मद हलीम कमत्त सलमानि श्री. एमडी कलीम सलमानि

रु. २२,८६,१७८/- ( रुपये बावीस लाख शहाऐंशी हजार एकशे अड्ड्याहत्तर मात्र)

रु. १५,३०,०००/- ( रुपये पंधरा लाख तीस हजार मात्र)

रु. १,५३,०००/- ( रुपये एक लाख त्रेपन्न हजार मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** फ्लॅट क्र. २०४, ठाणेकर हिलक्रिस्ट, क्षेत्र मोजमापित ४८३.३३ चौ.फू. चर्टई क्षेत्र, गाव शिरगाव, तालुका अंबरनाथ, जि. ठाणे चे सर्व ते भाग आणि विभाग.

३५

१०४९७७३८

श्री. मोहम्मद हैदर (कर्जदार), श्रीम. हीना हैदर अली खान (सह-कर्जदार)

रु. १७,०५,२२५/- ( रुपये सतरा लाख पाच हजार दोनशे पंचवीस मात्र)

रु. ८,९१,०००/- ( रुपये आठ लाख एक्याणव हजार मात्र)

रु. ८,९१,०००/- ( रुपये एक कोणनव्वद हजार एकशे मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** नेरल, तालुका कर्जत, जिल्हा रायगड, पंचायत समिती कर्जत, ग्राम पंचायत नेरल येथे स्थित धारक नवीन सव्हे क्र. ३४, हि.क्र. १(सी/ १ आणि २ ( जुना सव्हे क्र. ३४, हिस्सा क्र. ३+२ए+३बी/ ३) वर स्थित साई निर्मन नावे इमारतीच्या २ रा मजल्यावर फ्लॅट क्र. २०१, विंग जी, मोजमापित अंदाजे चर्टई क्षेत्र ३६० चौ.फू. (म्हणजेच ३३.४४ चौ. मीटर्स)

३६

टीसीएचएचएल०२८९०००१ ००७७४१७२

श्री. मोहदसन मुस्ताक खान, सौ. राविषा खातून,

रु. १६,१८,६९२/- ( रुपये सोळा लाख अठरा हजार सहाशे व्यावत्र मात्र)

रु. १२,११,०००/- ( रुपये बारा लाख अकरा हजार मात्र)

रु. १,२१,१००/- ( रुपये एक लाख एकवीस हजार एकशे मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** उप-प्रबंधक कर्जत, महाराष्ट्र - ४१०१०१ च्या अधिकांशक्षेत्रातील गावा ममटपूर, तालुका कर्जत, जिल्हा रायगड येथील मढापूर ग्रामपंचायतीच्या हद्दीमध्ये स्थित, वसलेल्या आणि असलेल्या शिरीन व्हिला अशा जात इमारतीच्या ४थ्या मजल्यावरील फ्लॅट क्र. ४०१ धारक निवासी फ्लॅट, बिल्ट अप क्षेत्र ६२३ चौ. फू. चे ते सर्व भाग आणि विभाग.

३७

९९१५८८२

श्री. नितीन शंकर चकराती श्री. हर्षदा नितीन चकराती

रु. ४,२३,२४६/- ( रुपये चार लाख तेवीस हजार दोनशे शेहेचाळीस फक्त)

रु. ४,३०,०००/- ( रुपये चार लाख तीस हजार मात्र)

रु. २३,०००/- ( रुपये त्रेचाळीस हजार मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** परिशिष्ट ए गाव खाड्याचापाडा, तालुका कर्जत जिल्हा रायगड मध्ये स्थित असलेले आणि वसलेले एक्झर्बिया वांगणी नावे प्रोजेक्टच्या प्लॅन लेआऊट मध्ये मंजूर नुसार गाव खाड्याचापाडा येथे स्थित विनोसतेजमीन मोजमापित ७५५६० चौ.मीटर्स चे सर्व भाग आणि विभाग. परिशिष्ट बी पहिल्या परिशिष्टात तपशिलवार वर्णन जमीनीवर बांधलेली एक्झर्बिया वांगणी नावे जात सद्य कॉम्प्लेक्सच्या बी२ इमारतीमध्ये सहाव्या मजल्यावर स्थित रहिवासीत फ्लॅट मोजमापित १५.०२ चौ.मीटर्स (संलग्न १६२ चौ.फू.) चर्टई क्षेत्र धारक क्र. ६२० चे सर्व भाग आणि विभाग.

३८

१०१३८२९१

पूजा अशोक गुमा, श्रीम. मीना अशोक गुमा

रु. ४,०५,६८२/- ( रुपये चार लाख पाच हजार सहाशे व्याऐंशी मात्र)

रु. ३,९५,०००/- ( रुपये तीन लाख पंच्याणव हजार मात्र)

रु. ३९,५००/- ( रुपये एकचौदास हजार पाचशे मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** गाव खाड्याचापाडा, तालुका कर्जत, जिल्हा रायगड, महाराष्ट्र ४१०२०१ येथे स्थित असलेले आणि वसलेले इमारत क्र. डी-२ एक्सर्बिया वांगणी नावे जात इमारतीमध्ये ४ थ्या मजल्यावर रहिवासीत फ्लॅट क्र. ६२१, मोजमापित १३.३८ चौ.मीटर्स (संलग्न १४४ चौ.फू.) चर्टई क्षेत्रचे सर्व ते भाग आणि विभाग.

३९

९७५४८८२

श्री. संजय सुरेश गोगोकर सौ. रेखा संजय गोगोकर

रु. ३,९८,०१३/- ( रुपये तीन लाख अड्ड्याणव हजार तेरा फक्त)

रु. ३,३०,०००/- ( रुपये चार लाख तीस हजार मात्र)

रु. ४३,०००/- ( रुपये त्रेचाळीस हजार मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** परिशिष्ट ए गाव खाड्याचापाडा, तालुका कर्जत जिल्हा रायगड मध्ये स्थित असलेले आणि वसलेले एक्झर्बिया वांगणी नावे प्रोजेक्टच्या प्लॅन लेआऊट मध्ये मंजूर नुसार गाव खाड्याचापाडा येथे स्थित विनोसतेजमीन मोजमापित ७५५६० चौ.मीटर्स चे सर्व भाग आणि विभाग. परिशिष्ट बी पहिल्या परिशिष्टात तपशिलवार वर्णन जमीनीवर बांधलेली एक्झर्बिया वांगणी नावे जात सद्य कॉम्प्लेक्सच्या सी३ इमारतीमध्ये तळ मजल्यावर स्थित रहिवासीत फ्लॅट मोजमापित १५.०५ चौ.मीटर्स (संलग्न १६२ चौ.फू.) चर्टई क्षेत्रचे सर्व भाग आणि विभाग.

४०

९७२८६११

श्रीम. रिखा जुहीन शेख श्री. मोबीन आदिल शेख

रु. १३,५८,४१६/- ( रुपये तेरा लाख अठराव्हा हजार सातशे सोळा मात्र)

रु. ७,९१,०००/- ( रुपये सात लाख नव्वद हजार मात्र)

रु. ७९,०००/- ( रुपये एकचौदाऐंशी हजार मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** परिशिष्ट ए: उप प्रबंधक कर्जतच्या हद्दीत आणि नोंदणीकृत उप जिल्हा, तालुका कर्जत मध्ये एक्सर्बिया वारल नावे जात प्रोजेक्ट स्थित जमीन धारक खातील उड्डेखित सव्हे क्रमांक मंजूर लेआऊट, मौजे वसाई तर्फे वारंदा, मोजमापित क्षेत्र ०९एच३.५०आर आणि इमारत प्लॅन नुसारचे सर्व ते भाग आणि विभाग. परिशिष्ट बी: एक्झर्बिया नावे जात सद्य कॉम्प्लेक्सच्या के३ इमारतीमध्ये तिसरा मजलावर स्थित रहिवासीत फ्लॅट मोजमापित २०.९७ चौ.मीटर्स (संलग्न ३३३ चौ.फू.) चर्टई क्षेत्र धारक क्र. ३०७ ४१ १०२४२४२४१ श्री. रमेश महेश रामलव श्री. गुलशन शेख रु. ७,७५,०००/- ( रुपये पाच लाख पंच्याणव हजार सातशे तेरा मात्र) रु. ५,८५,५००/- ( रुपये पाच लाख पंच्याऐंशी हजार मात्र) रु. ५८,५००/- ( रुपये अड्ड्याव्न हजार पाचशे मात्र) प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** पडबे ग्रामपंचायत, पंचायत समिती पालघर, जिल्हा परिषद पालघर, तालुका आणि नोंदणीकृत उप जिल्हा पालघर जिल्हा आणि नोंदणीकृत जिल्हा पालघर येथे स्थित असलेले आणि वसलेले एन ए जमीन धारक गट क्र. १५३ बांधलेले शालीग्राम टाऊनशिप नावे प्रोजेक्टस्थे साई रचना अपार्टमेंट इमारत क्र. ३ नावे इमारत, ए, इमारत क्र. ३ च्या पहिल्या मजल्यावर फ्लॅट परिसर धारक क्र. १०६/ए, मोजमापित ३१.३३ चौ.मीटर्स+टोरेस ११.९८ चौ.मीटर्स चर्टई क्षेत्रचे सर्व.

अ. क्र.

कर्ज खाते क्र. आणि शाखा

कर्जदार/ सह-कर्जदार, कायदेशीर वास्तदार/ कायदेशीर प्रतिनिधी/ हमीदार यांचे नाव

मागणी सूचनेनुसार रकम

राखीव किंमत

इसारा रकम

कऱ्जाचा प्रकार

४२

९५२४०३८

श्री. सचिन राव, सौ. श्रेया सचिन राव

रु. ८,१०,१४२/- ( रुपये अठरा लाख दहा हजार एकशे वेचाळीस मात्र)

रु. ८,००,०००/- ( रुपये आठ लाख मात्र)

रु. ८०,०००/- ( रुपये ऐशी हजार मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** **चे सर्व ते भाग आणि विभाग परिशिष्ट ए:** गट १४१, देवखोप गाव, पालघर पूर्व, जिल्हा ठाणे ४०१४०४ जमीन किंवा मैदानाचे सर्व ते भाग आणि विभाग आणि सीमाबद्ध: उत्तरेला किंवा त्यादिशेने: जमीन जिचा गट क्र. २१८ आणि जमीन जिचा गट क्र. २२४, पश्चिमेला किंवा त्यादिशेने: जमीन जिचा गट क्र. २२३ आणि जमीन जिचा गट क्र. २२४, दक्षिणेला किंवा त्यादिशेने: जमीन जिचा गट क्र. २२२ आणि जमीन जिचा गट क्र. २२१, पूर्वेला किंवा त्यादिशेने: जमीन जिचा गट क्र. २२१. परिशिष्ट बी: सद्य मिल्ककतीवर बांधलेले वैभव ब्लॉक ए ७ नवे जात इमारतीमध्ये तिसरा मजलावर परिसर धारक फ्लॅट क्र. ३०५, मोजमापित चर्टई क्षेत्र ४१२ चौ.फू.

४३

९८२९३८१

सौ. सोनी शशिकांत रिझा, श्री. शशिकांत मजरा, मिश्रा

रु. १३०९९६८/- ( रुपये तेरा लाख आठ हजार नऊशे अडसठ मात्र)

रु. ७,८०,०००/- ( रुपये सात लाख ऐंशी हजार मात्र)

रु. ७८,०००/- ( रुपये अड्ड्याहत्तर हजार मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** गाव कांबलगाव, ता. पालघर, जि. पालघरचा एन ए जमीन धारक सव्हे क्र. गट क्र. १०५५८/१, मोजमापित ११५-५ एचआरपी संसंग ११५५-५ चौ.मीटर्सस बांधलेले मंजूर् प्लॅननुसार इमारत क्र. ७, विंग १४, श्री टाऊनशिप नावे जात इमारतीमध्ये ४ थ्या मजल्यावर रहिवासीत मिळकत धारक फ्लॅट क्र. ४०४, मोजमापित ५४० चौ.फू. बिट्ट अप क्षेत्र/ चर्टई क्षेत्रचे सर्व ते भाग आणि विभाग.

४४

१०३३६१०५

सौ. वर्षा सुरेश प्रधान श्री. विष्णू मोलदास खामगावकर

रु. १७,०५,७४२/- ( रुपये सतरा लाख पाच हजार सातशे वेचाळीस मात्र)

रु. ८,५५,०००/- ( रुपये आठ लाख पंचाचर मात्र)

रु. ८५,५००/- ( रुपये पंचाऐशी हजार पाचशे मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** गाव धासाई, तालुका शहापूर, जि. ठाणे येथे स्थित असलेले आणि वसलेले जमीन धारक सव्हे क्र. १६६/१/१, १६६/१/२, १६६/२, १६७/१, १६७/२, १६९/१, १७०, १७२/१, १७२/२/१(भाग), १७२/२/२(भाग), १७२/२/३, १७२/२/४, १७२/२/५, १७२/२/६, १७२/२/७, १७२/२/८, १७३/१/१, १७३/१/२, १७८/१५ आणि १७९/५, वर बांधण्यात येणारी कर्मा रेंडिसन्सी नावे जात प्रोजेक्ट सेक्टर १ मध्ये अवतार नावे जात इमारतीमध्ये १ ला मजला, इमारत क्र. १३, ए विंग, फ्लॅट परिसर क्र. १०३, मोजमापित अंदाजे ६६०.७७ चौ.फू. चर्टईचे सर्व भाग आणि विभाग.

४५

१०१४८९०१

सौ. विजया विलास चव्हाण श्री. विलास वासुदेव चव्हाण

रु. १,१६,११७/- ( रुपये नऊ लाख सोळा हजार एकशे सतरा मात्र)

रु. ८,९०,०००/- ( रुपये आठ लाख नव्वद हजार मात्र)

रु. ८९,०००/- ( रुपये एक कोणनव्वद हजार मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** परिशिष्ट ए- नोंदणीकृत जिल्हा ठाणे आणि उप नोंदणीकृत जिल्हा उल्हासनगरमध्ये कुलगाव बदलापूर महानगरपालिकेच्या हद्दीत गाव जोरली, तालुका अंबरनाथ जिल्हा ठाणेचा जमीन धारक प्लॅट/सव्हे क्र. ५, हिस्सा क्र. २२/ए/३, प्लॉट क्र. ४, मोजमापित अंदाजे ४४८.१६ चौ.मीटर्स म्हणजेच ५३६ चौ. याडूस समतुल्यतेचे सर्व ते भाग आणि विभाग आणि सीमाबद्ध पुढीलप्रमाणे: पूर्वेला किंवा त्यादिशेने: सव्हे क्र. ५, हिस्सा क्र. २० ची मिळकत, पश्चिमेला किंवा त्यादिशेने: लेआऊट प्लॉट क्र. ३, दक्षिणेला किंवा त्यादिशेने: लेआऊट २० फूट रोड, उत्तरेला किंवा त्यादिशेने: सव्हे क्र. ५, हिस्सा क्र. ४ ची मिळकत. परिशिष्ट बी: गाव जोरली, प्लॉट क्षेत्र: ३४० चौ.फू. चर्टई क्षेत्र, फ्लॅट क्र. ३०२, ३ रा मजला, प्रोजेक्ट नाव: साई आर्केड

४६

१००१८२९० व १००२४७७२

श्री. जितेशकुमार गंगाधर बराल (कर्जदार)

करार क्र. १००१८२९० अंतर्गत देय आणि धक्काबी रु. ११,९७,९२०/- ( रुपये अकरा लाख सव्याणव हजार नऊशे वीस मात्र) आणि करार क्र. १००२४७७२ अंतर्गत देय आणि धक्काबी रु. ३९,१२६/- ( रुपये एकचौदास लाख एकशे सव्वीस मात्र) एकूण रु. १२,३७,०४६/- ( रुपये बारा लाख सद्तीस हजार सहेचाळीस मात्र)

रु. ६,५०,०००/- ( रुपये सहा लाख पन्नास हजार मात्र)

रु. ६५,०००/- ( रुपये पाचशे हजार मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** कुलगाव, बदलापूर महानगरपालिकाच्या स्थानिक हद्दीत गाव बदलापूर, ता. अंबरनाथ, जि. ठाणे येथे स्थित लक्ष्मीनारायण नावे इमारतीचा विंग आर२, ४ थ्या मजल्यावर फ्लॅट क्र. ४०२, जिचे एकूण चर्टई क्षेत्र मोजमापित क्षेत्र २८६ चौ.फू.

४७

टीसीएचएचएफ०२८९०००१००७३२९१०

वेंकटेश कृष्णया भट श्री. कृष्णया सुब्रह्मा भट

कर्ज खाते क्र. टीसीएचएचएफ०२८९०००१००७३२९१० अंतर्गत देय आणि धक्काबी रु. १४९१२५९/- ( रुपये चौदा लाख एक्याणव हजार दोनशे एकचौसाट मात्र) आणि कर्ज खाते क्र. टीसीएचएचएफ००६२७०००१००७३२९१० अंतर्गत देय आणि धक्काबी रु. ६२४७८६/- ( रुपये सहा लाख चौवीस हजार सातशे सहाऐंशी मात्र) आणि कर्ज खाते क्र. टीसीएचएचएफ०२८९०००१००७४३१५ अंतर्गत देय आणि धक्काबी रु. ४५४८३९/- ( रुपये चार लाख चौपन्न हजार आठशे एकचौचाळीस मात्र) एकूण रु. २५७०८८४/- ( रुपये पंचवीस लाख सत्तर हजार आठशे चौचाऐंशी मात्र)

रु. १९,००,०००/- ( रुपये एकचौसाट लाख मात्र)

रु. १,९०,०००/- ( रुपये एक लाख नव्वद हजार मात्र)

प्रत्यक्ष

**स्थार मिल्ककतीचे वर्णन:** नांदिवली, ता. कल्याण, मानगारा रोड, डोंबिवली, ठाणे जिल्हा, महाराष्ट्र ४१२२०१ येथे स्थित असलेले आणि वसलेले अंजनी पंडीभाईस नावे जात इमारतीच्या डी विंग तळमजल्यावर परिसर धारक फ्लॅट क्र. ००३, मोजमापित अंदाजे ७५५ चौ.फू. (६९.३३ चौ.मीटर्स मिळणी) क्षेत्र चे सर्व भाग.

लिलावात सर्वसाधन्य जनतेला व्यक्तिशः त्यांची बोली सादर करण्यासाठी निर्मिष्ट करण्यात येत आहे. कर्जदार/ सह-कर्जदार यांना याद्वारे सद्य सूचनेच्या प्रकाशनाच्या तारखेपासून १५ दिवसांच्या आत पुढील व्याजासह संपूर्ण धक्काबीच्या भरणा करण्याची शेवटची संधी देण्यात येत आहे, कसूर केल्यास स्वावर मिळकतीची विक्री परिशिष्टानुसार करण्यात येईल. प्राधिकृत अधिकाऱ्यांकडे वरील सद्य धक्काबी, व्याज आणि खर्च (विक्रीच्या खर्चासह) जमा केल्यास किंवा असे धकीत करू, व्याज आणि खर्च जमा केल्याचा समाधानकारक पुरावा त्यांना दिल्यास ई लिलाव धांवविण्यात येईल. सद्य विक्रीशी संबंधित कोणतेही काम करणारे अधिकारी किंवा अन्य व्यक्तींना विक्रीमध्ये सहभागी होता येणार नाही. तथापि ते विकलेल्या मिळकतीमध्ये कोणतेही हितसंबंध संपादित करण्यासाठी प्रत्यक्ष किंवा अप्रत्यक्ष प्रस्ताव निविदा आणि शकतात. विक्री सिम्युल्टी इंस्ट्रेट (एफएमोईड) रूप, २००२ मधील व्हिलिट अटी आणि खातील सुट्टील अटीच्या अधीन राहिली : ई-लिलाव प्रणाली १० मिनिटांच्या अर्थाद वित्तसारह २८.०२.२०२४ रोजी दु. २.०० ते दु. ३.०० दरम्यान पोर्टल <https://www.banksauctions.com> मार्फत करवयात येईल. अटी आणि शर्ती : १. येथील परिशिष्टात विनिर्दिष्ट मिळकतीचे तपशील हे निम्नस्वाक्षरीकराच्या योग्य माहितीनुसार मंजूर करण्यात आले आहेत, परंतु निम्नस्वाक्षरीकार सद्य उद्घोषणेमधील कोणतीही चुक, चुकीचे विवरण किंवा वाळखी यासाठी उत्तरदायी नाहीत. बोली रक्कम बोलीदारासह कोणताही दह उपभक्त्यास संचालीत तारण धनकोटी निदेशांच्या अधिन लिलावात पुन्हा विक्री करण्यात येईल. २. मिळकत राखीव धक्काबीच्या खाली विकली जाणार नाही. ३. बोली वाढविण्याची रकम रु. १०,०००/- ( रुपये दहा हजार मात्र) राहिल. ४. मिळकतीच्या खेदीमाती सादर केल्याचा सर्व बोली शाखा पत्त्यावर देव "टाटा कॅपिटल हाऊसिंग फायनान्स लि." च्या नावे डिमांड ड्राफ्टच्या स्वरूपात इसारा रकमेसह पूर्णपणे असावयात. एन्ईएफटी/आरटीजीएस/आयएसपीएस द्वारे इतर चार भरणा करण्यात आली, कृपया प्राधिकृत अधिकाऱ्यांची संपर्क साधावी. अयशस्वी बोलीदारांना डिमांड ड्राफ्ट खालीलप्रमाणे परत करण्यात येईल. ५. उच्चतम बोलीदारांना संपाचे खोटीदार म्हणून घोषित करण्यात येईल मात्र तो/ती बोलीदारी काढायाने भाव असावेत आणि पुढील त्यांची बोली रकम राखीव किमतीतेशा कमी नसावी. जेव्हा प्रस्ताव किंमत स्पष्टपणे अपुढी असेल आणि सरे कोणे अपुढित असले त्यावेळी उच्चतम बोली स्वीकारण्याचे "प्राधिकृत अधिकार्याचे स्पेक्षेक्षा निदेश असेल. ६. नोंदविलेल्या कारणासाठी विक्री तहकूद/खंडित करण्याचे प्राधिकृत अधिकाऱ्याचे स्पेक्षेक्षा निदेश राहतील. ७. मिळकतीचे निरीक्षण २१.०२.२०२४ रोजी स. ११.०० ते सायं. ५.०० दरम्यान करता येईल. ८. खोटीदार म्हणून घोषित झालेल्या व्यक्तीतील त्यास म्हणजेच अशा घोषणेनंतर प्राधिकृत अधिकाऱ्यांकडे २४ तासात खेदी किमतीच्या पंचवीस टक्के रक्कम जमाव्यात असा रक्कम समाविष्ट जमा करणे आवश्यक आहे. जमा करण्यास कसूवार ठरल्यास जमा केलेली रक्कम जल करण्यात येईल आणि मिळकत नवीन लिलाव/खाजगी कराराने विक्रीसाठी ठेवण्यात येईल. ९. वरील सव्हेनुसार सुचताची रक्कम जमा केल्यानंतर खेदी किमतीच्या उर्वरित रक्कम मिळकतीची विक्री निर्णयित तारखेपासून १५ दिवसांच्या किंवा पूर्वी किंवा १५ दिवस रिव्हाज करीत विक्रीसाठी अडवण्यात येईल. १०. दिवसानंतर पुढील पहिल्या कामकाजाच्या दिवशी खोटीदाराने जमा करणे आवश्यक आहे. १०. वरील कालावधीत प्रदानत कसूर केल्यास नवीन लिलाव/खाजगी कराराने विक्रीसाठी ठेवण्यात येईल. टाटा कॅपिटल हाऊसिंग फायनान्स लि. कडे जमा केलेली रक्कम जल करण्यात येईल आणि कसूवार खोटीदारास मिळकतीवरील सर्व द्यावे त्यागवे लागतील. ११. टाटा कॅपिटल हाऊसिंग फायनान्स लि. ता. टाटा कॅपिटल हाऊसिंग फायनान्स लि. कडे जमा केलेली रक्कम बांधील आहे; उपरोक्त मुद्द मिळकत तपशीलानुसार, दावे, काही असल्यास, मिळकतीसाठी पुढे आलेले आणि इतर कोणताही ज्ञात तपशील, प्रकार आणि मूल्य; उपरोक्त मुद्द मिळकत तपशीलानुसार. इच्छुक बोलीदारांना सल्ला दिलत जातो की, त्यांची मिळकत कर, विद्युत आदीच्या उद्घवणाच्या संविदात्मक दायित्व समाविष्ट मिळकतीवरील भारासंबंधित चौकशी स्वतः स्वतंत्रपणे करावी. १२. इतर कोणताही तपशिल आणि ई-लिलाववरील ऑनलाईन प्रशिक्षण प्रक्रियेवरील संपादक बोलीदार सेवा पुरवठ्याद्वारे २३ तासात खेदी किमतीच्या पंचवीस टक्के रक्कम जमाव्यात असा रक्कम समाविष्ट जमा करणे आवश्यक आहे. १३. उच्चतम घोषित बोली रकमेवर उच्चतम बोलीदारे १% टीएएस प्रयोग्य आणि देय आहे. इतर देय मालक/ कर्जदारांच्या पत्र मध्ये उच्चतम बोलीदाराद्वारे जमा करणे आवश्यक आहे आणि चवनवी प्रत आमच्या कंपनीकडे सादर करणे आवश्यक आहे. १४. कृपया वरील तपशिलाकरिता तारण धनकोटी वेबसाईट <http://sur.li/qekiu> येथे दिलेल्या लिंकचा संदर्भ घ्यावा. १५. तसेच लिंक <https://www.tatacapita.com/property-disposal.html> यावर सुद्धा भेट द्या. कृपया टीए: टीसीएचएचएल ही सद्य मिळकतीच्या विक्री/लिलाव करीत मनुष्य भागीदाराशिवाय दुसऱ्या कोणत्याही ब्रोकर/एजेंट शी जोडलेली नाही. इच्छुक पक्षकारांनी सद्य बाबतीतील सर्व शंका आणि चौकशी करिता निम्नस्वाक्षरीकार किंवा प्राधिकृत अधिकारी यांच्याशी संपर्क करावा.

उत्क्रापा: मुमुंई दिनांक: १०.०२.२०२४

सही/- प्राधिकृत अधिकारी, टाटा कॅपिटल हाऊसिंग फायनान्स लि.

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000196272/CE/2403001641

Date: 17/03/2024

To,  
Godrej Properties Limited.,  
Plot bearing CTS Nos. 124, 125, 126, 127,  
127/1, 128, 146, 146/1, 146/2, 146/3,  
146/4, 146/5, 146/6, 146/7 of Village  
Akurli, R/S Ward. Mumbai - 400 101.



Your Service is Our Duty

## Sub: Grant of Consent to Establish for Proposed Residential development with Retail Shops project under Red/LSI Category.

- Ref:**
1. Environment Clearance for Proposed Residential development with Retail Shops accorded by Env. Dept, GoM vide letter No. SIA/MH/INFRA2/453110/2023 dtd. 08/02/2024
  2. Minutes of Consent Appraisal Committee meeting held on 05/03/2024.

Your application NO. MPCB-CONSENT-0000196272

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

1. **The Consent to Establish is granted for a period up to Commissioning of the project or up to 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.3260 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Residential development with Retail Shops project named as Godrej Properties Limited., Plot bearing CTS Nos. 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward. Mumbai - 400 101 on Total Plot Area of 75,328.10 SqMtrs for Total Construction BUA of 5,16,648.84 SqMtrs as per specific condition No. B (7) of EC granted dated 08/02/2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 08/02/2024	75328.10	516648.84

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil

<b>Sr No</b>	<b>Description</b>	<b>Permitted</b>	<b>Standards to</b>	<b>Disposal</b>
2.	Domestic effluent	1587	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S-1	DG set of 140 kVA	01	As per Schedule -II
S-2	DG Set of 180 kVA	01	As per Schedule -II
S-3 to S-6	DG Sets of 1010 kVA x 04	04	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Bio-degradable Waste	3209 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	3934 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	170 Kg/Day	Dewatering	Used as Manure.

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	150	Ltr/A	Recycle	Handed over to Auth. reprocessor.

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
- The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
- PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
- PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.

14. PP shall submit BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.



*Disnazy*

8b7203c0  
208ce1c9  
04950db6  
a836029f  
fcd51783  
556bd0c0  
68eeee8d  
8b0b9ad4

Signed by: **Dr. Avinash Dhakne**  
Member Secretary  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
ms@mpcb.gov.in  
2024-03-17 11:45:03 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	6520000.00	MPCB-DR-23999	29/01/2024	RTGS

**Copy to:**

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



### **SCHEDULE-I**

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

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **1700 CMD for treatment of domestic effluent of 1587 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1696.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

## **SCHEDULE-II**

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set of 140 kVA	Acoustic Enclosure	2.37	HSD 29.12 Ltr/Hr	1	SO <sub>2</sub>	13.9776 Kg/Day
S-2	DG Set of 180 kVA	Acoustic Enclosure	2.68	HSD 37.44 Ltr/Hr	1	SO <sub>2</sub>	17.9712 Kg/Day
S-3 to S-6	DG sets DG Sets of 1010 kVA x 06	Acoustic Enclosure	6.36	HSD 5041.92 Ltr/Hr	1	SO <sub>2</sub>	100.8384 Select

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

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

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

### **SCHEDULE-III**

#### **Details of Bank Guarantees:**

<b>Sr. No.</b>	<b>Consent(C2E/C2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	Consent to Establish	Rs. 25 Lacs	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

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

#### **BG Forfeiture History**

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

#### **BG Return details**

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



## **SCHEDULE-IV**

### **Conditions during construction phase**

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

### **General Conditions:**

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

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

---

This certificate is digitally & electronically signed.

---

