



Mumbai Metro Rail Corporation Limited
(JV of Govt. of India and Govt. of Maharashtra)

No. MMRC/Planning/Maint./2022/2212

Date - 22/09/2022.

To
The Principal Secretary,
Environment & Climate Change Department
&
Member Secretary, SEIAA,
Environment, Room no.217, 2nd Floor,
Mantralaya, Mumbai-400032.

Sub.: Compliance report of EC granted for Redevelopment project of affected building at Girgaon station of Mumbai metro line-3 on plot bearing C.s.no. 1-4/59 and 7/59 of Girgaon division in 'D' ward by Mumbai Metro Rail Corporation - **Six monthly Compliance Report for the period January 2022 to June 2022.**

Ref.no.: Environmental Clearance No. SIA/MH/MIS/239752/2021 dated 10/02/2022.

Respected Madam,

With reference to compliance reports submission in respect of condition of Environmental Clearance No. SIA/MH/MIS/239752/2021 dated 10/02/2022 granted to redevelopment project of affected building at Girgaon Metro station of MML-3 referred above, please find enclosed the six-monthly compliance report for the period January 2022 to June 2022 herewith for perusal.

Regards,

ED (Planning)
MMRCL

Enclosure: - As above

CC:

1. Regional office, Scientist 'D' MOEFCC, Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur-440001.
2. Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3rd and 4th Floor, Opp. PVR Cinema, Sion Circle, Mumbai-400022.
3. Regional Officer, Maharashtra Pollution Control Board, Kalpataru Point, 2nd Floor, Opp. PVR Cinema, Sion Circle, Mumbai-400022.
4. Central Pollution Control Board, Zonal Office, Parivesh Bhavan, Aatmajyoti Ashram Rd., Subhanpura, Vadodara, Gujrat - 390023

Client –MMRCL

Six Monthly Compliance Report

Contractor: Montecarlo Ltd.

For Construction of Residential cum commercial High rise building at Girgaon (G3) on Cs No.1-4/59 and 7/59 of Girgaon Division for rehabilitation of Metro Line-3 Pap's at Kalbadevi and Girgaon.

Six Monthly Compliance Report For the month of Jan -2022 to June 2022

Specific Conditions:

A. SEAC Conditions-

SR.NO.	POINTS OF ENVIRONMENT CLEARANCE	COMPLIANCE STATUS
1	PP to submit IOD/IOA/Concession Document /Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	The concession Document and L.O.A is already received. L.O.A. attached as Annexure I
2	PP to obtain and submit following NOCs: a) SWD remarks & NOC; b) Civil aviation NOC; c) HRC NOC; d) Tree NOC	a) SWD NOC-Received b) Civil aviation NOC-Received c) HRC NOC – Received d) Tree NOC- will be obtained. All NOC's attached as Annexure II
3	PP to provide air purification system to STP as it is located at second floor and include the cost of same in EMP	An appropriate air purification system for STP shall be implemented.
4	PP to provide service lift up to the terrace floor as OWC is placed in terrace floor.	Service lift is planned upto the terrace floor. As OWC is placed on terrace

		floor is included in plan.
5	PP to provide adequate two-wheeler parking; PP to submit parking statement as per NBC norms; PP to ensure that minimum 25% four-wheeler and two-wheeler parking should be equipped with electric charging facilities	The plot area is inadequate for providing two-wheeler parking and no. of parking required as per DCPR 2034 of MCGM. However, the competent authority (MC,MCGM) has accorded relaxation for the same.
6	PP to submit final concession received from Municipal Commissioner with respect to parking	The parking statement is based on the final concession report received from MCGM. Relevant pages are attached as Annexure III
7	PP to relocate UGT from second basement to first basement such that top of the tank flush to the ground and submit cross sections of UGT showing ground level.	The UGTs for domestic and fire are provided in the first basement. Thus, UGT for flushing is provided in the second basement. This is due to space required for accommodating automated cart and shuttle car parking system at all the basements including 1 st basement.
8	PP to provide air cleaning system in addition to mechanical ventilation in basement to provide adequate capacity DG set. PP to include the cost of same in EMP.	The Mechanical ventilation system is already proposed in all basements with fresh air

		and exhaust fans.
9	PP to reduce the discharge of treated sewage water to sewer line up to 35%	Maximum reutilization of 117.7 KLD (37%) treated sewage is possible in flushing and gardening activities. Remaining 177.6 KLD excess Treated sewage will be discharged to the existing sewer line after adequate treatment conforming to the standards.
10	PP to include cost of Water Treatment plan (WTP) in EMP as harvest rain water is shown for domestic use.	The cost of Water treatment scheme for rainwater is added in EMP
11	PP to provide Low Flow Devices (LFD) & Sensors as water conservation measures in operation phase; PP to provide portable STP for workers in construction phase & accordingly revise construction & operation phase EMP.	Low flow Devices (LFD) with aerators as water conservation measures will be provided in operation phase of the project. The site has municipal sewer connection and hence Portable STP for workers in construction phase is not required. Mobile toilets would be used during the construction phase of the project.

B. SEIAA Conditions-

1	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Will be complied.
2	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Maximum solar energy savings would be practiced based on space availability at the site.
3	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	Separately attached as Annexure IV
4	SEIAA after deliberation decided to grant EC for -FSI-35026.86 m2, Non-FSI-33125.58m2, Total BUA-68152.44m2(Plan approval-P-4239/2019/(1 And Other)/ D Ward/GIRGAUM,dated-14 th October2021	Noted.

General Conditions:-

a) Construction Phase: -

SR.NO.	POINTS OF ENVIRONMENT CLEARANCE	COMPLIANCE STATUS
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.	Separate bins for dry waste and wet waste have been provided on site and disposed through MCGM arrangement. Photos attached as Annexure-V
II	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people in only approved sites with the approval of competent authority ,	Muck disposed at designated area. Permissions letters and challans is attached. (Annexure-VI)
III	Any Hazardous waste generated during construction phase should be disposed of as per applicable rule and norms with necessary approval of the Maharashtra pollution Control Board.	Presently No Hazardous waste generated. However, it would be disposed as per the provisions of law as and when generated.
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 waste water and solid wastes generated during the construction phase should be ensured	Potable drinking water provided for the workers. Drinking water test report attached. Mobile Toilet and urinals available. Photos attached as Annexure-VII
V	Arrangement shall be made that waste water and storm water do not get mixed	Not applicable on this stage. However, will be ensured at appropriate

		stage.
VI	Water demand during construction should be reduced by use of pre –mixed concrete curing agents and other best practice's referred	Using pre-mixed concrete, Nominal water is required for curing at this stage. Issue will be addressed at appropriate stage of construction.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.3	Ground water level and quality will be monitored as per the CGWA NOC
VIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	NOC from CGWA will be obtained.
IX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	Low flow fixtures will be used.
X	The Energy conservation Building code shall be strictly adhered to	Not Applicable for current construction phase. Will be complied at appropriate stage.
XI	All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site	Top soil not available on site as this is a redevelopment project.
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,	Yes, to the extent possible.
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	Soil and ground water quality monitoring, testing will be done at an appropriate stage.
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.	Will be obtained.

XV	The diesel generated sets to be used during construction phase should be low Sulphur diesel type and should confirm to Environments (Protection) Rule prescribed for air and noise emission standards.	No DG Sets installed on site.
XVI	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban areas) protection and preservation of Trees act, 1975 as amended during the validity of Environment clearance.	As per serial no. XIV
XVII	Vehicles hired for transportation of Raw material shall strictly complied the emission norms prescribed by Ministry of Road Transport & Highways department. The vehicle shall be adequately covered to avoid spillage and Leakages.	Complied. PUC for all vehicles obtained. Vehicles body is covered by tarpaulin while plying.
XVIII	Ambient Noise levels should conform to residential standards both during day and night ,Incremental pollution load on the ambient air and noise quality should be closely monitoring 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 by CPCB/MPCB.	Ambient Air & noise monitoring report attached as Annexure-VIII.
XIX	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the environment (Protection)Act,1986.the height of stack of DG Sets should be equal to the height needed for the combined capacity of all proposed DG Sets, Use low sulphur diesel ,the location of the DG Sets may be decided with in consultation with Maharashtra Pollution Control Board.	Alternate regular power supply will be used for backup. Diesel generator will not be used because of space constraint.
XX	Regular supervision of the above and other measure for monitoring should be in place all through the construction phase so as to avoid disturbance to the surroundings	Supervision and monitoring mechanism during construction phase is in place.
B. Operation 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.	Separate bins for dry waste and wet waste has been provided on site and disposed through MCGM arrangement during construction phase will be complied in operation phase also.

II	E-West shall be disposed through Authorized vendor as per E-waste (Management and Handling)Rules 2016	E-Waste not generated.
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 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% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP	STP will be installed and certified by independent expert before commencing the operations as well as treated effluent would be recycled to maximum extent & remaining will be disposed into sewer line.
IV	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in para 2.Prior certification from appropriate authority shall be obtained.	Environment management system will be installed and made functional prior to OC.Issue of green belt development is considered in XIV.
V	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted
VI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized	Noted.
VII	PP to provide adequate electric charging points for electric vehicles.(EVS)	An automated cart & shuttle car parking system is designed in the proposed building. The said robotic system do not allow human interference. Therefore, electric charging system is not considered.

VIII	Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and in consultant with the local DFO/Agriculture Dept.,	The project is redevelopment of existing building in densely populated area of Girgaon and thus does not have space for green belt development at the site.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Qualified staff on site on environment management and EMP implementation for construction phase.
X	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year- wise expenditure should reported to the MPCB & this department.	Adequate fund allocated.
XI	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic	Complied. Advertise on Grant of EC is published in newspapers namely.
XII	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year	Noted
XIII	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	The EC copy is available on the MMRC website.
XIV	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated	Noted

	for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
General EC Conditions		
I	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA	Noted
II	If applicable Consent of 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 site.	Combine Consent to establish under water, air act and Hazardous and other waste rules is obtained from MPCB. Copy of of consent to establishment of MPCB is attached as Annexure - IX
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 environment clearance.	Noted
IV	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC Conditions including results of monitored data (Both in hard copies as well by e-mail) to the respective Regional office MoEF, the respective Zonal office of CPCB and the SPCB.	Noted
V	The Environment statement for each financial year ending 31 st March in Form-V as is mandate	Noted
VI	No further expansions 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 alternations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required if any.	Noted
VII	This environmental clearance is issued subject to obtaining NOC from forestry and Wild life as if applicable and this environment clearance does not necessarily implies that Forestry and wildlife clearance granted to the project which will be considered separately on merit.	Project Not required Forest Clearance and Wildlife Board NOC.

Annexure-1

L.O.A

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. P-4239/2019/ (1 And Other)/D Ward/GIRGAUM/LOA/1/NEW Date 20.01.2022

LETTER OF APPROVAL

Office of the
Dy.Ch.Eng.(B.P.) Special cell
Gr.Flr, Municipal Training Centre,
Raheja Vihar Complex,
Chandivall, Powai
Mumbai 400 072

To,
M/s. Mumbai Metro Rail Corporation Ltd.
MMRC Transit Office Building, "A" Wing,
'E'- Block, North Side of City Park,
Behind Income Tax Office,
Bandra Kurla Complex, Bandra (East),
Mumbai 400051

Subject :- Proposed Integrated Redevelopment Scheme under Regulation No. 33(7) of DCPR-2034 as per Redevelopment Action Plan (RAP) approved by Government of Maharashtra, in respect of properties bearing C.S. Nos. 662, 1/662, 953, 954, 955, 956, 957, 663, 664, 665, 1/665, 774, 666, 667, 668 ,669 ,671, 2136, 2145(pt), 2196, 2197(pt) of Bhuleshwar Division in 'C' ward & C.S. Nos. 1, 7/59, 4/59 of Girgaon Division in 'D' ward, situated on J.S.S. Road, Mumbai, for in-situ Rehabilitation of Project Affected Persons of said properties affected by Girgaon and Kalbadevi Stations on Mumbai Metro Line-3 (Colaba-Bandra-Seepz), as per Notification issued by Urban Development Department, Govt. of Maharashtra. u/no. ०१.१२.२०१६ under clause no. 154(1) of MRTTP Act. 1966 considering Vital Public Project.

Owner :- M/s. Mumbai Metro Rail Corporation Ltd.

Architect :- Shri. Vilas Kharche of M/s. CATAPULT REALTY CONSULTANTS

Ref. :- Your online submission under file bearing no. P-4239/2019/ (1 And Other)/D Ward/GIRGAUM /LOA/1/NEW

Plans for ref. :- Attached

With reference to above subject proposal, it is to inform that, the concessions/relaxations involved in the subject mentioned proposal have been approved online by Hon'ble M.C.'s vide his note sheet dated 13.08.2021. Licensed Surveyor and or M/s. Mumbai Metro Rail Corporation Ltd., shall comply with the following conditions at appropriate stages during progress of the work: -

A) CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK

1. That the proper care shall be taken to ensure that the stability of the existing adjoining structures, if any, is not disturbed due to execution of work.
2. That the layout for Proposed Integrated Redevelopment Scheme for under Regulation no. 33(7) of DCPR-2034 as approved by Government of Maharashtra, shall be got approved by Licensed Surveyor.

3. That the NOC from MMRDA shall be obtained as the proposed development of Girgaon Metro Station building on plot u/r abuts proposed Metro Rail Alignment/within influence zone of stations area of Metro Line-3.
4. That the low-lying plot shall be filled up to a reduced level of at least 27.55 Mt Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road side drain.
5. That the Name Board shall be displayed showing details of proposed work, CTS/CS no, village/division etc.
6. That the demarcation for boundary of plot under reference shall be obtained from D.I.L.R./C.T.S.O. office and on demarcation, discrepancies, if any, with respect to plot boundary considered in the approval shall be confirmed and development shall be carried out accordingly, otherwise amend the plan accordingly.
7. That the setback portion/land w.r.t. the proposed Traffic R.L. of existing 29.26 m wide J.S.S. Road shall be got demarcated at site through A.E.(Survey)City /E.E.(T&C)City / E.E.(D.P.)City / D.I.L.R./ C.S.L.R.
8. That the structural design and structural drawings shall be prepared as per prevailing I.S. Codes by considering seismic forces and taking into account other relevant I.S. Codes from the registered structural engineer and structural stability certificate from the consultant /structural engineer at various stages of construction shall be obtained.
9. That the N.O.C from Electric Supply Company for making available the electric supply shall be obtained and the provision for Electric Substation as per provisions of reg. 28 of DCPR-2034 & if necessary, provision for the same shall be made as per the requirement of electric supply company.
10. That the S.W.M. NOC & Bank Guarantee submitted for faithful compliance of C & D waste management as per circular u/no. CHE/DP/2373/Gen dated 25.04.2018 shall be maintained valid till completion of project.
11. That the compound wall shall be constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding.
12. That the existing structures proposed for demolition shall be demolished or phase program shall be prepared to ensure that FSI on 'plot under reference', will not be imbalanced at any stage of the work.
13. That the precautionary measures to prevent dispersal of dust particles through air, including erection of G.I. sheet screens along plot boundaries up to reasonable height shall be provided and adequate safety precautions and measures shall be observed to avoid any mishaps /accidents/untoward incidents etc. throughout during course of construction.
14. That the work shall be carried out between 6.00 a.m. to 10.00 pm., only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Department from time to time shall be duly observed.
15. That the adequate & decent temporary sanitary accommodation as per Municipal Specifications shall be provided on site for construction workers.
16. That the anti-termite treatment shall be provided at site during the execution of work and conditions of circular u/no. AMC/WS/H/9346 dt. 29.3.2010 shall be complied with.
17. That the work shall be commenced only after the necessary treatment at construction site to prevent epidemics like Dengue, Malaria etc. is done from Insecticide Officer and provision for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be made as and when required by Insecticide Officer. (i.e. PCO)
18. That the work shall be carried out strictly as per approved plan and in conformity with the D.C.P.Regulations-2034 in force.
19. That adequate care shall be taken to safeguard the existing trees on the

- plot while carrying out construction work and NOC/remarks from Superintendent of Garden shall be obtained and conditions mentioned therein shall be complied.
20. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 shall be obtained and renewed from time to time, till the completion of proposed development.
 21. That ensures the sustainable environmental management; solid & liquid waste management, rain water harvesting & use of recycled materials such as fly ash bricks etc. as per guidelines of Ministry of Environment & Forest Department from time to time.
 22. That the solar system in respect of installation of water heating systems at terrace floor level of the proposed building shall be provided, as per the provisions of reg. no. 63 of D.C.P.R.-2034.
 23. That the No Objection Certificate from Hydraulic Engineer of MCGM for the proposed development shall be obtained and requirements, if any, shall be complied with.
 24. That the necessary remarks for construction of S.W.D. shall be obtained from E.E.(S.W.D.) City.
 25. That the parking NOC from maneuvering of vehicle point of view shall be obtained from Ex. Eng. (T&C) City and conditions stated therein shall be complied with at appropriate stages of the work.
 26. In case Municipal sewer is to be laid, the drainage work shall be carried out as per the requirement of Executive Engineer (Sewerage Project) planning.
 27. That the necessary provision of Rain Water Harvesting scheme as per the provision of reg. no. 60 of DCPR-2034 shall made.
 28. That the requisition of clause No. 49 of DCPR-2034 shall be complied with and records of quality of work, verification of report shall be kept on site till completion of work.
 29. That the requirement of bye law 4(C) shall be complied with before starting the drainage work.
 30. That the NOC from C.F.O. shall be obtained & conditions stated therein shall be complied.
 31. That the Extra Water Charges & Extra Sewerage Charges/No Dues clearance certificate from A.E. W.W. 'D' Ward shall be paid.
 32. That the NOC of HE/PCO shall be obtained for the construction of bore well, if any.
 33. That the premium/deposits as follows shall be paid for;
 - (a) Condonation of deficient open spaces.
 - (b) Staircase/Lift, lift lobby area benefit.
 - (c) Development charges as per M.R. & T.P. (Amendment) Act, 1992
 - (d) Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges "D" Ward
 - (e) Labour Welfare Cess
 - (f) Additional Development Cess
 - (g) Lucrative Premium
 - (h) Condonation of deficient R.G. area,
 - (i) Condonation of deficient AVS.
 - (j) Condonation of deficient parking spaces
 34. That the fresh Tax Clearance Certificate from A.A. & C 'D' Ward shall be submitted.
 35. That the N.O.C. from MHADA/corrigendum as per DCPR-2034 shall be submitted.
 36. That the Remarks/NOC from Ch. Eng.(M&E) shall be obtained and conditions mentioned therein shall be complied, before execution of proposed development.
 37. That the registered undertaking for followings shall be submitted: -
 - a) for not to misuse service floor with girder beams
 - b) a special attendant shall be deployed to control the maneuvering & the movement of car entry/exit.
 - c) Area reserved for the parking shall be used/utilized for the purpose of parking only.
 - d) No nuisance during construction activity
 - e) To demolish the excess area if constructed beyond permissible F.S.I.
 - f) To pay the difference in premium paid and calculated as per revised land rates.

- g) Adequate water proofing treatment for contravening toilets shall be provided and apprising the prospective buyers regarding contravening toilet.
- h) The Owner/Developer/Builder to sell the tenements/flats on carpet area basis only and to abide by the provisions of Maharashtra Ownership Flats (Regulation of the promotion of construction, sale management, and transfer) Act (MOFA), amended up to date and the Indemnity Bond indemnifying the M.C.G.M. and its Officers from any legal complications arising due to MOFA.
- i) agreeing to hand over excess parking spaces to M.C.G.M free of cost in case full permissible F.S.I. is not consumed.
- j) The owner shall not be having any objection, if the neighboring plot owner comes for development with deficiency in open spaces.
- k) Condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is contracted with open spaces deficiency.
- l). indemnifying the MCGM against any litigations arising out of hardship to user in case the failure of mechanized system/nuisance due to mechanical system to the building under reference.
- m) That the constructed area of fitness center handed over to proposed Co-society/Association Owners Association & condition to that effect shall be incorporated in sale agreement of the prospective buyers.
- n) That the society office shall be handed over to society or an apartment owner's/lessee's association.
- o) for the remarks/NOC from concerned electric supply company shall be obtained before commencing the proposed development and conditions mentioned therein shall be complied.
- p) from the M/s. MMRCL shall be submitted before obtaining approval, stating that MCGM/MCGM officers shall not be held responsible for any legal disputes arises due to the proposed arrangements of splitting the tenancy etc. and the hole responsibility shall lie with applicant.
- q) stating that the NOC from the Civil Aviation for the height up to permissible height in MSL shall be obtained before start of work as recommended by Civil Aviation authority, if any changes, the plan shall be shall be amended accordingly.
38. That the indemnity bond for followings shall be submitted: -
- a) That the Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers
 - b) Indemnity Bond indemnifying M.C.G.M. against disputes, litigation, claims, arising out of ownership of plot.
 - c) Indemnity bonds indemnify MCGM against any claims/disputes/litigation arising out of issue out of the damage against no nuisance due to contravening toilets.
 - d) That MCGM & it's staff for any misshape, un-towards accident to the adjoining structures of proposed development.
39. That the supervision certificate shall be submitted/uploaded periodically i.e., every 3 months by the L.S./Engineer/Structural Engineer/Supervisor or Architect as the case may be regarding satisfactory construction work on site.
40. That the structural design and drawings shall be prepared from structural stability and safety point of view as per prevailing I.S. Codes by considering seismic forces and taking into account other relevant I.S. Codes from the registered structural engineer and the structural stability certificate shall be obtained from the consultant/structural engineer at various stages of construction.
41. That the aspect of public safety shall be taken care off.
42. That the adequate arrangements to ensure proper surface drainage shall be made.
43. That the the L.S. has to submit the proposals on plots/Block (i.e. K1, G1 & G2 Blocks) by showing the proposed structures of METRO & FSI generated on the said plots as per MHADA NOC, if any.

B) CONDITIONS TO BE COMPLIED WITH BEFORE WORK BEYOND PLINTH:-

1. That the dimensions of the plinth shall be verified as per approved plans by the L.S. & in

case of any discrepancies with respect to approved plans; amended plans shall be submitted and got approved.

2. That the plinth stability certificate from licensed Structural Engineer shall be obtained.
3. That the Civil Aviation NOC for top elevation for permissible height shall be obtained and complied the conditions mentioned therein.
4. That the floors with impervious surface with adequate water proofing treatment shall be carried out at floors where contravening toilets are provided.
5. That the NOC from the High Rise Committee shall be obtained before start of work above 120 m from AGL and to that effect registered undertaking shall be submitted by M/S MMRCL, stating that "if the High-Rise Committee recommended any changes, then they will amend plans accordingly".
6. That the Environmental clearance from M.O.E.F. shall be obtained before the construction BUA of proposed building going beyond 20000 sqmt and condition mentioned therein shall be complied.

C) CONDITIONS TO BE COMPLIED WITH BEFORE CERTIFYING COMPLETION:-

1. That the setback area free of encumbrances shall be handed over to the MCGM and separate P.R. card in the name of MCGM of setback area shall be submitted.
2. That the final N.O.C. from concerned authorities/empanelled consultant for a) S.W.D. b) Sewerage (S.P. P.&D.) c) Fire-fighting Provisions d) MHADA e) M&E f) H.E. g) Drainage completion shall not be submitted before occupation. h) PWD Lift Certificate i) Final CFO NOC j)RWH. k) A.E.(Maint.) remarks/completion for street connection etc.
3. That the final CFO NOC/CFO Completion shall be submitted.
4. That the surrounding open spaces, parking spaces and terrace shall be kept open and un-built upon and shall be leveled & developed before requesting to grant permission to occupy the building.
5. That the, as regards to the health safety, take care of carrying out the drainage work as per the bye-law 4C and requirements/specification of building bylaws and the internal house drainage shall be connected to the municipal sewer of existing road.
6. That the surrounding open spaces of the building shall be paved and carry out the work of SWD for proper disposal of surface rainwater as per the remarks of SWD department. Thus, the health safety of the occupants of the building as well as the neighborhood would be ensured.
7. That the planning, design and construction of proposed building shall be such as to ensure safety from fire, as per reg. 47(1) of DCPR-2034, unless otherwise specified in Fire Protection Chapter, National building Code shall apply. For proposed buildings, additional provisions relating to fire protection contained in Appendix-I of DCPR-2034, shall also apply
8. That the final NOC from S.G. shall be submitted.
9. That the parking spaces shall be provided as per approved plans.
10. That every part of the building construction and more particularly overhead tank shall be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
11. That terraces, sanitary blocks, nahanis in kitchen shall be made water proof and same shall be provided by method pounding and all sanitary connection shall be leak proof and smoke test shall not be done in presence of licensed plumber.
12. That structural engineer's final stability certificate and completion along with R.C.C. design plans shall be submitted.
13. That the site supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the Tax Clearance certificate from 'A. A. & C. "D" Ward shall be submitted.
15. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall be provided.
16. That the top most elevation of the building will be certified by Airport Authority of India mentioning that the Average Mean Sea Level of the Building is within the permissible

- limits of Civil Aviation N.O.C.
17. That the fresh (amalgamated) single P.R. Card in the name of owner shall with showing plot area in words shall be submitted.
 18. That Occupation will be obtained and LOA deposits, debris deposit etc. will be claimed for refund within a period of 6 years from the date of it's payment.
 19. That the following documents shall be compiled, preserved, and handed over to the end user/prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M. a. Ownership documents. b. Copies of I.O.D./LOA, subsequent amendments, O.C.C./B.C.C. and corresponding plans. c. Copies of soil investigation reports. d. R.C.C. details and structural drawings. e. Structural Stability Certificate from Licensed Structural Engineer. f. Supervision certificate issued by the Licensed Site Supervisor. g. Building Completion Certificate issued by Licensed Surveyor/ Architect. h. NOC and completion certificate issued by the C.F.O.
 20. That the registered undertaking stating that the following conditions shall be incorporated in sale agreement stating that the prospective society/end user shall preserve and maintain the documents/plans received from Owner/Developer/Architect/L.S. and subsequently carry out necessary repairs/structural audit/fire audit at regular interval and also present periodical structural audit reports and repair history, similarly to check and to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M.
 21. The registered undertaking and indemnity bond shall be submitted stating that the conditions mentioned at Sr. No.20, for not to misuse the slopping terrace/pocket terrace, the proposed space for parking machine unit will be use for intended purpose only and not be to misuse the same.
 22. That the NOC/Remarks from MHADA shall be obtained regarding the surplus BUA to be surrendered to MHADA before start of work and in case of change/variation in surplus BUA observed by MHADA, then the plans shall be amended accordingly.

**SANJAY
NILKANTH
RAO TAPRE**

S.E. (B.P.) Spl Cell-II
Copy to: -

- 1) Asst. Comm. 'D' Ward,
- 2) A.E. (W.W.) 'D' Ward
- 3) A. A. & C 'D' Ward
- 4) Chief Officer, M.B.R. & R. Board, (MHADA)
Griha Nirman Bhavan, Kalanagar Badnra (East), Mumbai-400 051
- 5) Architect/L.S. :-M/s. CATAPULT REALTY CONSULTANT
203-204, Orbit Plaza, New Prabhadevi Road,
Prabhadevi, Mumbai-400 025

Copy forwarded for information please.

**SANJAY
NILKANTH
AO TAPRE**
S.E. (B.P.) Spl Cell-II

**Rajendra
Dnyande
o Bhujbal**
A.E. (B.P.) Spl Cell-V

Digitally signed by
Rajendra
Dnyandeo Bhujbal
Date: 2022.01.20
14:53:10 +05'30'

**Rajendra
Dnyandeo
Bhujbal**
A.E. (B.P.) Spl Cell-V

Digitally signed by
Rajendra Dnyandeo
Bhujbal
Date: 2022.01.20
14:53:27 +05'30'

**RAMCHANDRA
SAMPATRAO
SAWANT**
**Executive Engineer
(B.P.) Special Cell-I**

Digitally signed by RAMCHANDRA SAMPATRAO
Date: 2022.01.20 14:53:27 +05'30'

**RAMCHANDRA
SAMPATRAO
SAWANT**
E.E. (B.P.) Spl Cell-I

Digitally signed by RAMCHANDRA SAMPATRAO
Date: 2022.01.20 14:53:27 +05'30'

Annexure-II

SOLID WASTE MANAGEMENT FROM MCGM

MUNICIPAL CORPORATION OF GREATER MUMBAI
SOLID WASTE MANAGEMENT
4th floor, Worli Garage Bldg, Dr.E.Moses Road, Worli, Mumbai-400018.24935687/88/93, Fax-24922166

Ex. Engr. (SWM) 439 Zone
12/5/27
Office of Executive Engineer, SWM Zone-I
Room No. 411.412, 4th floor,
Worli Garage Bldg, Dr. E. Moses Road,
Worli, Mumbai-400018.

To,
M/s. MONTECARLO Ltd
Montecarlo House,
Sindhu Bhavan Road,
Bodakdev,
Ahmedabad-380058
Gujarat.

Sub:- Approval to Construction & Demolition Waste Management Plan for proposed construction of residential cum commercial high rise building at Girgaon (G-3), on plot bearing C.S. No. 1, 4/59 & 7/59 of Girgaon Divn. For rehabilitation of Metro Line-3, PAP's at Kalbadevi & Girgaon (Building G3), in D-Ward, Mumbai.
-Revalidation of NOC.


Ref:- 1) Your application dtd. 22.03.2022.
2) Letter of approval u/no. P-4239/2019/(1-And Other)/D-Ward/GIRGAUM/LOA/1/New dtd 20.01.2022.
3) This office earlier NOC u/no. Ex.Engr.(SWM)/1074/Z-I dtd 23.09.2021
4) This office earlier NOC u/no. Ex.Engr.(SWM)/2851/Z-I dtd 25.03.2022
5) Approval letter of Ex.Engr.(SWM)Z-IV u/no. Ex.Engr./SWM/162/Z-IV dtd 06.05.2022.
6) Consent letter of M/s. A.M. Enterprises to M/s. Montecarlo Ltd. dtd 10.05.2022.
7) Undertaking submitted on Rs.200/- stamp paper by M/s. Montecarlo Ltd.

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

1. This approval is subject to the orders by Hon. Supreme Court u/no. in SLP(Civil) No.D23708/2017 dated 15.03.2018.
2. You shall handle & transport C & D material to the extent of 2000 Brass x 2.83 = 5660 Cu.M. only to the unloading site at M/s. Mirkute & Patil Developers Pvt. Ltd. Survey No. 33/4/2, 33/5, 33/6 & others Mouje Kurund, Taluka-Bhivandi, District- Thane subject to obtaining collectors excavation permission if any.
3. You shall ensure that proper barricading and enclosure are provided at construction site to avoid escape of fugitive dust into the atmosphere, as well as its deposits to spread on street / footpaths / drains etc. as per the conditions of IOD / LOA, etc. issued by the planning authorities. The generated Construction & Demolition Waste shall be stored properly till its utilization and it should not be deposited on roads or footpath.

4. In the event for any reason whatsoever, the consent given by the disposal site Owner / Authority is revoked or the time limit for the disposal site has expired, in such case, the developer shall stop the transportation activities. The developer shall submit revised debris management plan along with required valid documents for revalidation of existing debris management plan.
5. The Construction & Demolition Waste shall be transported through your Transport Contractor.
6. 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 & washed thoroughly to avoid spreading of waste on road.
7. The copy of approved Construction & demolition Waste 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 authority of unloading site. The developer shall maintain record of C & D material transported and shall make it available to MCGM for Monitoring Committee.
8. The approval granted presuming that the papers submitted by the applicant / Owner are genuine & for any dispute arising out of document submitted by applicant / POA / Occupant / owner will be held responsible for fraudulent practices Owner / applicant shall be liable for action as per rule.
9. This approval is not valid for the areas covered with Mangroves & CRZ contravention of this clause will attract prosecution under the Environment Protection Act & other relevant Act.
10. The approval granted hereto does not absolve the other approvals required from the other deptt. of MCGM 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. Violation of any condition stated above will attract the action as per the prevailing Construction and Demolition Waste Rule 2016 & MCGM may revoke this approval without assigning any reason thereto.
13. This approval is not permission for excavation or permission for dumping but this is the only approval under Construction & Demolition Waste Management Plan for transportation of Construction and Demolition Waste for filling & leveling at designated unloading site.
14. This Approval is valid up to **05.04.2023**.

Yours Faithfully


12-5-22
Executive Engineer
(Solid Waste Management) Zone-I

Civil aviation NOC



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/110221/633359

मालिक का नाम एवं पता

OWNERS Name &
Address

M/s Mumbai Metro Rail Corporation
Ltd, Mumbai
Transit office E Block, North Side of City
Park, behind Income Tax Office, A
Wing, Bandra-East, BKC, Mumbai-51

दिनांक/DATE: 02-12-2021

वैधता/ Valid Up to: 01-12-2029

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

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SNCR/WEST/B/110221/633359 ✓
आवेदक का नाम / Applicant Name*	M/s Aerospace Consultants
स्थल का पता / Site Address*	C.S.No-1,7/59 and 4/59 of Girgaon Division, Situated at Junction of Jaganath Shankar Seth Road and Dr Babasaheb Jaykar Mark in D Ward, Girgaon, Mumbai, Girgaon, Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	18 57 08.25N 72 49 18.09E, 18 57 06.48N 72 49 18.30E, 18 57 09.04N 72 49 19.08E, 18 57 07.25N 72 49 19.13E, 18 57 05.35N 72 49 19.52E, 18 57 06.55N 72 49 21.40E
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*	9.48 M ✓
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in Mean Sea Level (AMSL)	184.48 M ✓



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

SNCR/WEST/B/110221/633359

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

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है :-
3. This NOC is subject to the terms and conditions as given below:

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

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

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

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

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

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

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

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

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सेक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएँ 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 the notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".



राष्ट्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606
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SNCR/WEST/B/110221/633359

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

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

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

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

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

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

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

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

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

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

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1. 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

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

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



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।
m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

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



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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/110221/633359

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	मूसा टी. फ़ख़री MOOSA T. F. महाप्रबंधक (0221270221) पश्चिमी क्षेत्र General Manager (A.T.M.), Western Region भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुम्बई / Mumbai - 400 029.
द्वारा तैयार Prepared by	 02/12/21 Ashok Tinkay GM (A.T.M.)
द्वारा जांचा गया Verified by	 02/12/2021 Sangeeta Panicker A.T.M. (A.T.M. - G.M.)

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

ANNEXURE/अनुलग्नक

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

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	16107.77	185.19
Navi Mumbai	26506.93	260.42
Santa Cruz	16077.09	197.45
NOCID	SNCR/WEST/B/110221/633359	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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Street View



11/01/2011 11:21:21

Satellite View



11/01/2011 11:21:21

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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HRC NOC

NO: CHE/HRB-924/DPWS

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. CHE/HRB-924/DPWS of 111 MAR 2022

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

To,
M/s. Catapult Reality Consultant
203-204, 2nd floor, Orbit Plaza,
New Prabhadevi Road,
Mumbai - 400 025.

Sub : Proposed High Rise Residential cum Commercial building with METRO Ancillary Commercial units under the integrated redevelopment scheme vide regulation 33(7) of DCPR for project affected structures affected by Mumbai Metro Line no. 3 (Colaba - Seepz) on plot bearing C.S. no. 1, 4/59 & 7/59 of Girgaon division at Jagannath Sankar seth marg, Girgaon, Mumbai 400 004 in D ward.

Dev: M/S Mumbai Metro Rail Corporation Ltd.
Arch: M/s. Catapult Realty Consultants
Str. Con: M/S R H Mahimtura
Geo. Con: M/S Construction Resources
MEP Con.: M/S Anil Verma & Associates

Ref : Your letter dtd. 27.09.2021

Gentleman,

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee constituted under Regulation 19(3) of Development Control & Promotion Regulation 2034 has accepted your proposal for High Rise Residential cum commercial Building (2 wings) on plot bearing C.S. no. 1, 4/59 & 7/59 of Girgaon division at Jagannath Sankar seth marg, Girgaon, Mumbai 400004 in D ward, as per the High Rise Committee meeting held on 06.12.2021, subject to the terms & conditions as mentioned below:-

The proposal envisages construction of proposed High Rise Residential cum commercial Building (2 wings) comprising of 3 Basements + Ground floor + 1st commercial floor + 2nd services + 3rd to 8th commercial cum part services + 9th services + 10th to 48th Residential Floors with total height of **156.60 mtrs.** from general ground level up to terrace floor.

MANDATORY CONDITIONS:

1. Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road and constructed before construction activities commence. This will help in reducing local dust emissions to a great extent. The road can be converted to a black top road once the construction activities are completed.
2. As the site is located in an developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impacts on surrounding buildings and sites.
3. Jack hammers and other construction equipments tend to generate a lot of noise, it is therefore essential that noise protective equipments like ear muffs & ear plugs be provided to the operator of the machine. To reduce the noise from the equipment, silencer/ dampers should be attached to the equipment.
4. All Stationary machinery that create noise should be installed at points away from sensitive receptor area.
5. Noise prone activities should be restricted to the extent possible during night time, particularly during the period 6p.m. to 6.a.m.
6. During excavation and transportation over un-metalled roads near the project site, there is a scope for local dust emissions. Frequent water sprinkling in the vicinity of the construction activity should be done and it should be continued even after the completion of the excavation till construction is complete.
7. Excavation should be carried out in such a manner that it will not reduce slope stability. As much of the top soil and waste materials as possible should be used for landscaping and leveling activities in the surrounding area. As far as possible store the excavated soil (the amount that would be required later for leveling and landscaping) on site, so that the soil can be reused during landscaping.
8. A basic surface drainage system for the site should be worked out to avoid water runoff on to the surrounding properties and roads, especially during the monsoon months.

NO: CHE/HRB-924/DPWS

9. If during excavation, water accumulates in the excavated areas, then it should be pumped out and disposed off either in the municipal storm water drain or into recharge soak pits of bore wells.
10. Load and unload trucks with construction material on site and not on surrounding roadside.
11. The responsibility to carryout the work as per submissions made to the Committee solely rests with the project proponents.
12. If the project attracts the provisions of the MOEF Notification under SO No.114(E) dt.19.2.1991 and recent Notification dt.6.1.2011 and Notification dtd.07-07-2004 & revised EIA Notification dtd.14.9.2006, the clearance in this respect shall be obtained and all the conditions mentioned therein shall be complied with.
13. The approval of High Rise Committee is for the proposed **High Rise Residential Cum Commercial Building** having total height of **156.60 mt.** from the general ground level to the terrace level, subject to obtaining sanction from Competent Authority as per various provisions of D.C.P. Regulations 2034 amended up to date, such as deficiency in open spaces, CFO requirement, parking requirement, Civil Aviation NOC, if any, etc.
14. The conditions as stated in the NOC from CFO issued u/no. FBL/421/RI/18 dtd. 16.02.2021 shall be complied with. If the plans cleared by Committee, differ from the plans of CFO NOC, revised CFO NOC shall be submitted to the concerned building proposal Authority.
15. That the NOC from Civil Aviation Authority for the height of the building under reference shall be obtained, if applicable, and all the conditions thereof shall be complied with.
16. The acceptance of proposal by High Rise Committee is not indicative of admissibility/approval of the proposal regarding D.C.R.1991/ D.C.P. Regulations, 2034 other statutory compliances & the necessary proposal shall be submitted to concerned Executive of Building Proposal dept. for requisite approval. The aspect such as permissible FSI, applicable DCPR 2034 & policies in force shall be verified by the concerned Executive Engineer of Building Proposal dept. before approval of plans.

NO: CHE/HRB-924/DPWS

17. The Technical Committee for High Rise Buildings, however, reserves right to alter/ modify/ augment fire safety related provisions as well as disaster management related provisions, on the basis of decision to be taken in the upcoming meetings.
18. That the permission is granted based on the documents submitted by the Architect and if at any time are found fake/ fraudulent, then the permission issued shall be treated as revoked/ cancelled without further notice.
19. After the clearance given by HRC for a proposed building, not further changes of any kind shall be effected without permission of the HRC (Technical Committee for High Rise Buildings). If any changes made in the proposal without obtaining clearance from HRC, earlier clearance given by the HRC shall be treated as revoked/ invalid.
20. That the aspect regarding approval/ final NOC to the 33(18) component, if any, and its respective permission shall be scrutinized by EE(BP) as per the prevailing policy and the sanction from respective HPC shall be obtained.
21. The necessary other permissions from various other Departments/ Committees/ Authorities shall be obtained as per requirements.

Recommendatory Condition

1. At the time of site clearance, care must be taken to minimize the need for cutting of trees and damage to the native vegetation.
2. Clearing of site area may involve removal/ transplantation of trees, underbrush, vines, fences, shades etc. All the unwanted vegetation then becomes solid waste that needs to be disposed off site. As this is organic matter, instead of disposing it offsite, the mater should be composed on site.
3. Phase out the site clearing process to only areas that need excavation initially this will reduce the dust emission from currently unused areas. If site has been cleared, vegetate the area by growing temporary groundcover plants or flower beds in the area. Alternatively cover the ground with a sheet, this sheet can be made out of empty cement bags, and the area then used to store materials, this will help reduce the dust emissions from these areas and provide a clean surface to store material on.

4. Environment Clearance as per the norms of MOEF shall be obtain, if applicable.
5. To reduce dust emissions and erosions from slopes on the site, apply non toxic chemical soil stabilizers (Geotextiles) to the area.
6. The short term traffic management plan should be worked out to prevent unnecessary traffic problems. One measure to be incorporated is to avoid trucks during the morning and evening rush hours i.e. before 10.00 a.m. and after 5.00 p.m.
7. In cases where the construction of paved access or Water bound macadam road is not possible, frequent water sprinkling required to reduce local dust emissions.
8. Traffic speeds on unpaved roads should be reduced to 15 Km.ph. or less, and all the vehicles should have reverse horns.
9. On windy days avoid excavation activities to reduce dust emissions.
10. Prevent the excavated soil from spilling out of the site boundaries onto adjoining roads and properties.
11. Prevent other garbage waste such as construction debris, plastic material from mixing with the excavated soil that is being transported out of the site for dumping off site. This soil will be used for land filling and mixing of garbage with it can lead to soil contamination.
12. Water the site at least twice a day to reduce the dust emissions. Once during mid morning and once in the evening.
13. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. (A good cover sheet can be formed by stitching empty cement bags silt open to form a sheet).
14. Since, there is likelihood of fugitive dust form the construction activity, material handling and from the truck movement in the vicinity of the project site, project proponents should go for tree plantation programme along the approach roads and the construction campus.
15. Re-vegetate disturbed areas as early as possible.
16. As soon as construction is over, the surplus earth should be utilized to fill up low lying areas. The rubbish should be cleared and all un built surfaces reinstated.

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17. Construct appropriate temporary housing structures for the labourers on the site with due approval from the competent authority. Houses should be provided with proper light and ventilation, and should be located at a safe location on the site.
18. Provisions should be made for providing them with potable, drinking water.
19. The construction site should be provided with sufficient and suitable toilet facilities for workers to allow proper standards of hygiene. These facilities would be connected to septic tank and maintained properly to ensure minimum environmental affect. Care should be taken not to route the sanitary effluents to the river or any other natural water body.
20. To prevent unauthorized falling of trees in the nearby undeveloped areas by construction workers for their fuel needs, it should be ensured that the contractor provides fuel to the construction workers.
21. Arrangements should be made for daycare and education to construction workers children. Certain NGO's working in this area can be associated with or alternatively one female worker can be paid to oversee the younger children and to prevent them from coming in harms way.
22. Solid waste generated from the labour camp as well as the construction site should be disposed off properly. Organic waste can be composted, and inorganic waste should be disposed in nearest municipal bins.
23. To sweep and clean adjacent roads of the site that get soiled due to the frequent movement of trucks to and fro from the site, at least once a day.
24. All outdoor lighting, including any construction related lighting should be designed, installed and operated in a manner that ensures that all direct rays from project lighting are contained within construction site and that residences are protected from spillover light and glare.
25. Parking for construction site workers should be provided on site to prevent clogging of surrounding roads.

NO: CHE/HRB-924/DPWS

26. Tea stalls if established for the site should be given space on site and not on access roads. This will prevent the gathering of labourers on the roads and obstruction of traffic.
27. Rotary piling method can be adopted for construction of bored cast in site/ bored pre-cast piles. Preferably, M.S. liner can be provided upto hard stratum.
28. Preferable minimum grade concrete in sub structure foundation can be M-40 grade and use of anti corrosive treatment can be considered for M.S. reinforcements.
29. Ground Water in Mumbai is likely to be saline and further there is a possibility of sewage contamination in well water, as such, municipal water be used for construction.
30. Withdrawal of ground water should be restricted as it may cause sudden draw-down and subsidence of surrounding land/buildings.
31. The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.
32. While approving the proposal for building above 120 mt. the minimum width of access road shall be 18 mt. as per Regulation 19(2) of DCPR 2034.

If your client is agreeable to the aforesaid terms and conditions, you may approach the Building Proposal Dept.(Special Cell), who is being informed separately regarding subject matter.

Acc:- A Set of Plan

Yours faithfully,


(M. R. Kurta)
Chief Engineer
(Development Plan) i/c

10/03/22

NO: CHE/HRB-924/DPWS

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO: CHE/HRB-924/DPWS

25/2/2022

Sub : Proposed High Rise Residential cum Commercial building with METRO Ancillary Commercial units under the integrated redevelopment scheme vide regulation 33(7) of DCPR for project affected structures affected by Mumbai Metro Line no. 3 (Colaba - Seepz) on plot bearing C.S. no. 1, 4/59 & 7/59 of Girgaon division at Jagannath Sankar seth marg, Girgaon, Mumbai 400 004 in D ward.

Dev: M/S Mumbai Metro Rail Corporation Ltd.

Arch: M/s. Catapult Realty Consultants

Str. Con: M/S R H Mahimtura

Geo. Con: M/S Construction Resources

MEP Con.: M/S Anil Verma & Associates

Architect of M/s. Catapult Realty Consultants have submitted a proposal for High Rise Building on the above said land under reference to the Technical Committee constituted for scrutiny of High Rise Building having height more than 120 mtrs, under Regulation 19(3) of Development Control & Promotion Regulation 2034

Architect has paid the requisite scrutiny fee of Rs. 3,00,000 /- vide receipt No.1004161654 dtd. 01.10.2021.

This office remarks are as below:

1) Sanctioned Development Plan 2034

As per the Sanctioned Development Plan 2034, the land under reference bearing C. S. No. 1, 4/59 & 7/59 of Girgaon division is not reserved for any public purpose. The plot is having access from existing road and it is situated in Residential Zone(R).

2) Proposal:

The proposal envisages construction of High Rise Residential cum commercial Building (2 wings) comprising of 3 Basements + Ground floor + 1st commercial floor + 2nd services + 3rd to 8th commercial cum part services + 9th services + 10th to 48th Residential Floors with total height of 156.60 mtrs. from ground level up to terrace floor.

3) Scrutiny of the Technical Committee for High Rise Buildings:

a) Site Visit:

The site was visited by the Members of the High Rise Building Committee on 20.11.2021.

b) Meeting with Project Consultants:

The submissions made by the Architect, Structural Consultant and Soil Investigation Consultant regarding the project were discussed briefly in the High Rise Committee meeting held on 06.12.2021 in presence of Project Proponent/ Consultants.

4) Remarks from Building Proposal Dept.- Special Cell

Asst. Eng.(B.P.) Special Cell-V vide note u/no. Dy.Ch.Eng./1450/BP Spl Cell dtd. 04.02.2022 has informed that, "the proposed Building comprising of 3 level basements for parking and services + Ground Floor, 1st Commercial Floors, 2nd lower and 2nd Upper floor (for services), 3rd to 6th (Commercial), 7th, 8th & 9th upper floors (services / utilities), + 10th to 48th upper floor (Residential) with total height 156.60 mt & Ancillary Building for Metro Station and above that from level 25.80 m i.e. from 5th floor to 14th floor proposed commercial upper floors with total height 62.40 mt, in lieu of the F.S.I. required for rehabilitation of existing occupiers plus 70% incentive F.S.I as per Regulation No. 33(7) and fungible F.S.I admissible as per Regulation No. 31(3) of DCPR 2034. The concession involved in the proposals are approved by Hon'ble M.C. vide note sheet dated 13.08.2021. Accordingly letter of approval issued for building comprising of 3 level basements for Parking and Services + Ground Floor with height 4.20 mt on 20.01.2022."

C/371

5) Remarks from C.F.O.:

C.F.O. vide his NOC U/No.FBL/421/RI/18 dtd. 16.02.2021 has informed that, "as far as CFO Department is concerned, the approval is issued herewith by stipulating Fire Protection measures & Fire Fighting Safety requirements for the proposed construction of High-rise Residential-cum-Commercial building along with the Metro Ancillary Commercial Units building under the integrated redevelopment Scheme D.C.P.R .- 33(7) for Project Affected Structures due to Mumbai Metro Line-3 Project(Colaba Bandra - Seepz) for the affected persons i.e. for the proposed construction of High-rise Residential-cum-Commercial building comprising of common 3 level basements (-15.00 Mtrs.) for various services and partly for Mechanized Cart & Shuttle Car parking etc.+ common ground to 1st upper floors for Commercial Shops + common 2nd Lower Level & Upper Level floors as a Service Floors + common 3rd to 6th upper floors for Commercial Shops + common 7th to 8th upper floors for various services + common 9th floor for Services of Metro Ancillary Commercial Unit building and thereafter the building is divided into two wings i.e. Wing-'A' is having 10th to 48th upper residential floors having height of 156.60 Mtrs. from general ground level

C/21
C/53

NO: CHE/HRB-924/DPWS

upto the terrace level and Wing-'B' is having 10th to 48th upper residential floors having height of 156.60 Mtrs. from general ground level to terrace level "

Accordingly, a necessary condition is incorporated in Annexure-I (Condition No.14 of Mandatory Conditions).

6) Clearance of Technical Committee for High Rise Buildings in the meeting held on 06.12.2021 :

The proposal was discussed in the meeting of Technical Committee for High Rise Buildings held on 06.12.2021.

The relevant extract from the Minutes of the meeting of Technical Committee for High Rise Buildings held on 06.12.2021 are reproduced as follows:-

HRB Proposal No. 924: Proposed High Rise Residential cum Commercial building (Two wings) with METRO Ancillary Commercial units under the integrated redevelopment scheme vide regulation 33(7) of DCPR for project affected structures affected by Mumbai Metro Line no. 3 (Colaba - Seepz) on plot bearing C.S. no. 1, 4/59 & 7/59 of Girgaon division at Jagannath Sankar seth marg, Girgaon, Mumbai 400 004 in D ward.

Dev: M/S Mumbai Metro Rail Corporation Ltd.

Arch: M/s. Catapult Realty Consultants

Str. Con: M/S R H Mahimtura

Geo. Con: M/S Construction Resources

MEP Con.: M/S Anil Verma & Associates

M/s. Catapult Realty consultants have submitted the proposal which envisages construction of High Rise Residential cum commercial Building (2 wings) comprising of 3 Basements + Ground floor + 1st commercial floor + 2nd services + 3rd to 8th commercial cum part services + 9th services + 10th to 48th Residential Floors. The total height of proposed building is 156.60 mtrs. from general ground level up to terrace floor.

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

1. Letter from Metro station designer stating that station slab / structure is designed to support the columns of building under reference shall be submitted before issue of HRC NOC.
2. Certificate from Structural designer shall be submitted before issue of HRC NOC, regarding High Rise building being designed for loadings of

NO: CHE/HRB-924/DPWS

STP and tanks at elevated levels. The certificate shall also include methodology adopted to protect the main structure from exposing to the contents of STP.

- 3. Neighbouring building stability shall be ensured and certificate to that extent shall be obtained from Structural consultant engaged by MMRCL. MMRCL should further undertake, not to start any works in the said structure influence zone until the structures are stabilized to the satisfaction of the said structural consultant. Said consultant will also do SHM and monitor the said structure until completion of the shell and core of the High rise.*
- 4. Letter from Structural consultants, stating compliance of IS 16700 and not requiring ERP as stated in the presentation shall be submitted before issue of HRC NOC and kept on record.*
- 5. Bridge design with appropriate bearings should be reviewed by a third-party institution and their certificate should also be submitted to approving authority before commencing bridge construction.*
- 6. Approved Concession report covering all concessions including structures above terrace shall be submitted and kept on record.*
- 7. Check laboratory tests results on soil.*
- 8. Conduct deformation modulus (E) tests below the foundation level on selected rock samples in all boreholes and submit the report before issue of HRC NOC.*
- 9. Structural design basis parameters and the response of the building were discussed and found satisfactory.*
- 10. CFO NOC u/no. FBL/421/R-I/18 dtd. 16.02.2021 is obtained and submitted. The proposal is found satisfactory from Fire safety and CFO's point of view.*

The proposal is finally cleared from Architectural, Fire & Safety, Geotechnical & Structural points of view, subject to compliance regarding point no. 1, 2, 4, 7 and 8 above.

The HRC NOC shall be issued on verification of compliance by the respective members of High Rise Committee.

The Architectural plan shall be signed by Committee.

As such, Technical Committee constituted by Hon'ble Municipal Commissioner under Regulation 19(3) of Development Control & Promotion Regulation 2034 has recommended the proposal for clearance from High Rise Building point of view.

NO: CHE/HRB-924/DPWS

The compliance of the above points are submitted on 31.12.2021 & 02.02.2022, hence it is proposed to issue the HRC NOC for the proposal u/r.

2/13
C/131

9/299

Approval:

Technical Committee for High Rise Buildings has accepted the proposal under reference from high rise point of view only.

As the Technical Committee for High Rise Buildings constituted by Hon'ble Municipal Commissioner under Regulation 19(3) of DCPR - 2034 has accepted the proposal & recommended for clearance, Hon'ble M.C.'s approval is requested to issue High Rise Committee NOC for proposal envisaging construction of High Rise Residential cum commercial Building (2 wings) comprising of 3 Basements + Ground floor + 1st commercial floor + 2nd services + 3rd to 8th commercial cum part services + 9th services + 10th to 48th Residential Floors having total height of 156.60 mtrs. from general ground level up to terrace floor on plot bearing C.S. no. 1, 4/59 & 7/59 of Girgaon division at Jagannath Sankar seth marg, Girgaon, Mumbai 400004 in D ward.

The mandatory conditions and recommendatory conditions are incorporated in Annexure-I.


9/373

On receipt of approval, the NOC will be issued under the signature of Ch.Eng.(D.P.) and concerned Building Proposal Dept will be informed to take cognizance of the same while processing the regular building proposal, as per the policies in force & D.C.P.R.2034,.

Submitted please.


(H. K. Ghuge)
A.E.(DP)HRB


(S. U. Kamat)
E.E.(DP)HRB


(M. R. Kurta)
CH.ENG.(D.P.)
24/02/2022

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

MOP/5012
25.02.22


Municipal Commissioner

प्रमुख मजिस्ट्रेट (सि.का.)

बृहन्मुंबई महानगरपालिका
आयुक्तांचे कार्यालय

25 FEB 2022

समय ११, १२, १३, १४
१५, १६, १७, १८

क्रमांक MCP/5612
07-03-22

बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
यांचे कार्यालय

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7 MAR 2022

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साधारण	राहण	पूर्व उप	प. उप
ना. अधि.	टिपोजार	लेखा	आस्था

HRB

EE (DA) HRB

for further info

Chief Engineer (DE)

Storm Water



MUNICIPAL CORPORATION OF GREATER MUMBAI

Storm Water Drain Remarks Issued u/n /000105/2020/D/CTY Dated : 10 Jan 2020

To,
Shri. [!ArchitectName]
[!ArchitectAddress]

CC,
[!LPNAME] , L.P. No. - [!LPNUM],
[!LPADDRESS]

Office of the :

Dy. Ch. Eng. (Storm Water Drains)
P.C. Eng. Hub Bldg. Dr.E. Moses
Road, Acharya Atre Chowk , Worli
Naka, Worli, Mumbai-400018

CC,
[!OwnerName]
[!OwnerAddress]

Subject : Storm Water Drains Remark for C.T.S./C.S. No. [!CTSNo] of Village/Div. 2032 at City,D Ward, Mumbai.

Reference: 1) Application No. P-4239/2019/(1 And Other)/D Ward/GIRGAUM-SWD/1/New dated 20 Dec 2019
2) I.O.D No.[!IODNo] dated [!IODDate]

Dear Applicant,
With reference to the above referred letter at Sr. No. 1, the Storm Water Drain remarks for the plot under reference is as per, subject to the following conditions :-

1. The minimum formation / ground level of plot under reference shall be at least 28.04 M. (92.00') THD or 15 cm. (6") above the formation level of proposed footpath, if any; raised footpath / existing access, abutting / proposed road, whichever is higher.
2. The Storm Water Drain suggested shall be laid as per Municipal Specifications using R.C.C. pipes NP2 class below 450 mm. dia. and NP3 class pipe for 450 mm. dia. and above pipes, (I.S.I. Mark only) duly encased with 15 cm. thick M-15 cement concrete all around along with provision of water entrances at 10 m c/c / catch pits having minimum size of 450mm. x 450mm. covered with M.S. / C.I. gratings. The built up drain shall be covered with Precast R.C.C. / C.I. grating for entire length. The velocity of flow shall be maintained at 1.2M. / Sec. (4' / sec.) while the drain is running full.
3. The access / internal layout roads / D.P. Roads shall be provided with closed Storm Water Drain with regular water entrances at 15 M., (50') and manholes at 15 M., (50') c/c at developer's cost.
4. Required catch pit chambers shall be provided at suitable location/ junctions. which shall be 60 cm (2') below the invert of pipes. The internal S. W. Drain arrangement shall be provided as follows :-
 - a) 300 mm. dia. R.C.C. pipes (slope 1:150) shall be provided.
 - b) 300 mm. dia built up drain for RG/PG shall be in cement concrete of Grade M-20 having minimum thickness of walls of 20 cm. which shall be covered with gratings where ever required with minimum depth of 300 mm. at starting point @ slope 1:400.
 - c) In case of Podium is proposed then the down take pipes of 100 mm. dia. from podium / terrace level up to ground level shall be provided which shall be connected to the water entrance on ground level within property. The slope to the surface of podium / terrace shall be given in such a way that all the storm water from podium / terrace will flow towards down take pipes without stagnation.

5. The side / marginal open spaces shall be leveled, consolidated and paved with cement concrete with proper slope in such a way to discharge the storm water into proposed storm water entrances.
6. Before starting of the work, invert levels of manhole on Municipal storm water drain to which internal S. W. Drain is to be connected shall be confirmed on site with respect to invert level of last catch pit chamber.
7. You shall carry out the entire S.W.D. work through the Licensed Plumber and under supervision of Licensed Supervisor.
8. These remarks are given from the point of view of disposal of storm water only, without prejudice to the boundaries of the plot shown, ownership of plot, status of existing structures on it, if any, and use of the land under reference.
9. That during the execution work of the proposed building, if any Storm Water Drain, is found existing within the plot shall be brought to the notice of this office immediately & the drain shall be diverted in coordination with SWD dept..
10. These remarks are offered without taking into consideration the system of rain water harvesting. If rain water harvesting system is proposed in future, then overflow connection of 300mm dia RCC pipe from the Rain Water Harvesting well/ tank shall be provided and the same shall be connected to the nearest water entrance within the plot.
11. Architect shall upload the plan showing proposed storm water drain arrangement.

12. REGARDING STREET CONNECTION :

- a) You shall make min 1 or 2 connections as per site conditions minimum 300 mm duly encased with 15 cm. Thick Min of M-15 grade cement concrete all around from last catch pit chamber to Municipal S.W. Manhole, along with shifting of any utilities if necessary, at Developer's risk and cost and certificate for shifting of water entrance from A.E.(SWM) of concerned Ward shall be submitted to this office. The connection shall be made only after the necessary permission for road opening is obtained from A.E. (Maint) of concerned Ward.
- b) The work of providing S.W. Drain from last catch pit chamber to Municipal S.W. Drain shall be carried out under the supervision and as per suggestions of A.E. (SWM.) of concerned Ward.
- c) In case, if it is not possible to connect internal S.W. Drain to existing manhole on Municipal Storm Water Drain due to site conditions / difficulties or if the existing manhole is far away from the plot, then the internal S.W. Drain shall be connected to Municipal S.W. Drain by constructing additional manhole on Municipal S.W. Drain at developer's cost.

13. REGARDING SETBACK PORTION AND BASEMENT

- a) As regards road and footpath work in setback portion, you are requested to obtain remarks from E.E.(Road)City. / E.E.(T.& C.) City / A.E.(Survey) City.
- b) In setback portion, after construction of foot path water entrance should be shifted suitably by extending existing lateral by [Dia] mm. dia. R.C.C. pipe (NP2 class) as per municipal specifications and drawings in consultation with and under supervision of A.E.(SWM) of concerned Ward at developer's risk and cost and certificate for shifting of water entrance from A.E.(SWM)/Ward shall be submitted to this office. Before executing the work of the proposed shifting of the water entrance, you are requested to obtain remarks from E.E. (Roads) City, so that the position of the proposed water entrance can be fixed. Please note that if shifting of water entrance will not be possible by extending the existing pipes then you will have to provide new water entrances at suitable

place at your cost.

c) The necessary arrangement shall be provided in basement / Car Lift Pit parking in accordance with I.S. 12251 - 1987(Re - affirmed) for proper collection and disposal of storm water. The arrangement shall also be made to pump out / drain out the water of the basement / Car Lift Pit parking to the nearest water entrance within the property by providing sump well.

d) An Indemnity Bond duly notarized on stamp paper of Rs. 200/- shall be submitted to the Ex. Eng. (S.W.D.) Planning Cell indemnifying M.C.G.M. against any losses, damages, etc., if occurred, due to flooding in the basement/ Car lift pit under reference and stating that the same will be binding on Owner / Developer and their legal heirs / successors or whosoever deriving title through them.

14. REGARDING COMPLETION CERTIFICATE : -

You shall apply online for completion certificate on completion of internal storm water drain work and after street connection is done along with following details:-

- a) Certificate in appendix II format along with completion plan of SWD as carried out on site as per municipal specifications duly certified by Architect/ LS / Licensed plumber.
- b) Remarks and sketch from office of the concerned ward about street connection completion from last catch pit chamber to Municipal S.W. Drain.
- c) Remarks and sketch from office of the concerned ward about shifting of water entrances Completion if affected by road setback.

15. The Completion Certificate shall be obtained on completion of the work of internal Storm Water Drain as per Municipal specifications from this office.

Notes:

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S. / L.P. 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. All the carriage entrances / culverts shall be designed and constructed considering - "AA" class loading.

Annexure-III

MUNICIPAL CORPORATION OF GREATER MUMBAI

Subject	:-	Proposed Integrated Redevelopment Scheme under Regulation No. 33(7) of DCPR-2034 as per Redevelopment Action Plan (RAP) approved by Government of Maharashtra, in respect of properties bearing C.S. Nos. 662, 1/662 of total C.S. no's 953, 954, 955, 956, 957, 663, 664, 665, 1/665, 774, 666, 667, 668, 669, 671, 662, 1/662, 2136, 2145(pt), 2196, 2197(pt) of Bhuleshwar Division in 'C' ward & C.S. Nos. 1, 7/59, 4/59 of Girgaon Division in 'D' ward, situated on J.S.S. Road, Mumbai, for in-situ Rehabilitation of Project Affected Persons of said properties affected by Girgaon and Kalbadevi Stations on Mumbai Metro Line-3 (Colaba-Bandra- Seepz).
		Proposed residential cum commercial building on plot bearing C.S. No. 1, 7/59 & 4/59 of Girgaon Division, (i.e., Block-G3) under Regulation No. 33(7) of DCPR-2034, at Jagannath Shankar Seth Road & Dr. Babasaheb Jaykar Marg & their junction in "D" Ward, Mumbai.
Owner	:-	M/s. Mumbai Metro Rail Corporation Ltd.
Architect	:-	Shri Vilas Kharche of M/s. CATAPULT REALTY CONSULTANT
File No.	:-	P-4239/2019/ (1 And Other)/ D Ward / GIRGAUM
Plans for ref.	:-	Attached in additional document tab at sr. no.

PREAMBLE:

L.S. shri. Vilas P. Kharche (L.S. No. 435A) of M/s. Catapult Realty Consultant has submitted a proposal on behalf of client M/s. Mumbai Metro Rail Corporation Ltd. for proposed residential cum commercial & ancillary building. The residential cum commercial building comprising of two wings A & B, having three level basements (for parking & services/utilities) + ground floor for commercial shops + 1st floor for commercial + (2nd lower & 2nd upper floor for services) + 3rd to 6th floor for commercial shops + 7th, 8th & 9th upper floor for services/utilities) + 10th to 48th upper floor for residential user (viz. wing-A & wing-B) with total height 156.60 mt. The ancillary wing comprising of three level basements + ground floor (for entry and exist to Girgaon underground metro station) + 1st to 4th floor for services/utilities for underground Girgaon metro station + 5th to 14th upper floor for commercial (viz. offices & shops) with total height 62.40 mt. & it is connected to residential cum commercial building at 4th floor level at a height of 25.80 mt by proposing 2.72 mt wide connecting corridor.

The residential cum commercial & ancillary building is proposed on plot bearing C.S. No. 1, 7/59 & 4/59 of Girgaon Division (i.e. referred as Block-G3) at Jagganath Shankar Seth Marg in "D" ward Mumbai. The development is proposed as a Single Integrated Redevelopment Scheme under the provisions of Regulation No. 33(7) of DCPR-2034 as per Redevelopment Action Plan (RAP) approved by Government of Maharashtra, u/no. युओआर/टिपिबि/४३१६/८०/प्र.क.२४६/२०१६/नवि-११ दिनांक ०१.१२.२०१६ in respect of properties on the plot bearing C.S. No's 662, 1/662 of Bhuleshwar Division total C.S. no's 953, 954, 955, 956, 957, 663, 664, 665, 1/665, 774, 666, 667, 668, 669, 671, 662, 1/662, 2136, 2145(pt), 2196, 2197(pt) of Bhuleshwar Division in 'C' ward & C.S. Nos. 1, 7/59, 4/59 of Girgaon Division in 'D' ward, situated on J.S.S. Road, Mumbai, for Rehabilitation of Project Affected Persons of said properties affected by Girgaon and Kalbadevi Metro Stations on Mumbai Metro Line 3 (Colaba-Bandra- Seepz) considering Vital Public Project.

In this proposed Integrated Re-Development Scheme there are 6 No's of non-contiguous amalgamated plots i.e. 3 No's of plots affected by Kalbadevi Metro Station and 3 No's of plots affected by Girgaon Metro Station.

component and may be used to give additional area over and above eligible area to the existing tenants/ occupants.

In the instant case, L.S. has proposed to rehab the existing tenants with carpet area of minimum 27.88 sq.mt. plus 15% additional rehab carpet area and claiming fungible compensatory FSI on rehab component and also claimed 35% fungible compensatory FSI on 70% Incentive FSI (i.e., on sale component).

L.S. has proposed upto 35% fungible compensatory built-up area on 70% Incentive FSI for residential & commercial user as permissible as per regulation no. 31(3) of DCPR-2034. The details are given as below for residential development.

		Block- G3	
PROPOSED BUILT UP AREA	File No.	P-4239/2019/(1 AND OTHER)/D WARD/ GIRGAUM	
		Proposed BUA (a)	Permissible Fungible Area (b) = 0.35 x (a)
a) PURELY RESIDENTIAL BUILT UP AREA	REHAB	13722.76	4802.97
	SALE	3469.73	1214.41
	Total	17192.49	6017.37
b) REMAINING NON RESIDENTIAL BUILT UP AREA	REHAB	4699.54	1644.84
	SALE	4053.79	1418.83
	Total	8753.33	3063.67

In view of above, Dy.Ch.Eng.(B.P.)Spl Cell/Ch.Eng.(D.P.)/Hon'ble M.C.'s approval is requested to allow the permissible fungible compensatory FSI/area over and above permissible F.S.I. for residential rehab component and sale component not exceeding 35% (i.e. as mention in above table for rehab component & sale component) by without charging premium for rehab component and by charging premium for sale component respectively & to allow utilise in stages as per the requirement as per the provisions of Regulation no. 31(3) of D.C.P.R.-2034.

15) TO ALLOW THREE LEVEL BASEMENT BEYOND BUILDING LINE IN THE REQUIRED FRONT OPEN SPACE AND BASEMENT TOP FLUSH WITH SURROUNDING GROUND LEVEL:

To meet the parking requirements as per Regulation No. 44 of DCPR-2034, for the occupants of the building under reference, L.S. has proposed three level basements below main building with total height 15.0 mt below ground level for accommodating robotic cart & shuttle parking arrangement & various ancillary services like Underground Water Tank, pump room, service area etc. with open space of 1.50 mt from road line of Dr. Babasaheb Jaykar Marg on front side and 2.0 mt to 9.93 mt from road of J.S.S. Road on East side on front side & 3.00 mt, 2.60 mt from the plot boundary on west & north side of plot respectively for basement.

Further L.S. has proposed two level basement below ancillary building with total height 10.0 mt below ground level for providing access to underground Girgaon Metro Station etc. with open space of 1.50 mt from road line of J.S.S. Road on front side and 7.0 mt, 4.0 mt from the plot boundary on west & north side of plot respectively for basement.

As per Regulation 37(7) (i) of DCPR-2034 clear distance of 3.0 mt between boundary/edge of road and basement line is required in front open space. The open space from the other boundaries from the other boundaries of the plot shall not be less than 1.50 m provided further that if total depth of basements exceeds beyond 8.40 mt then the open spaces from the boundaries of the plot shall be increased by 1.50 m for every 8.40 mt or fraction thereof beyond the open spaces as described above.

As such for the proposed basement having 15.0 mt height, the clear distance of $(3+1.5 = 4.50 \text{ mt})$ between boundary/edge of road and basement line is required in FOS and open space of $(1.50 + 1.50 = 3.0 \text{ mt})$ is required from other boundary of plot.

L.S. has stated that since there is a need to accommodate 714 tenants from 6 plots into 3 plots as explained above, there is very less area available for redevelopment & due to site, planning constraint, proposed 3 level basement for accommodating parking's, underground water tanks, pump rooms of depth upto 15.00 mt below ground level in the proposed building with open space of 1.50 mtr from plot boundary on front side and 2.60 mtr & 3.00 mtr from the plot boundary on side / rear for basement.

As per Regulation No. 37(7) (v) (a) of DCPR-2034, the ceiling of an upper basement shall be at least 0.60 mt and not more than 1.20 mt above average surrounding ground level.

L.S has proposed basement with its top flush with plinth level (i.e. 0.60 mt height above AGL) to provide light & ventilation arrangement for the basement. Adequate arrangements to ensure proper surface drainage shall be made. The N.O.C from Ch.Eng.(M&E) & remarks of various consultants as per EODB circular will be insisted & compliance thereof will be insisted before OC. Necessary condition to that effect will be incorporated in the LOA of proposed building.

Further L.S. has proposed 2 nos. of car lifts for providing vehicular access to the basement & staircases are proposed for pedestrian access to the basement as per the requirement of Regulations and the area of basement claimed free of FSI as per the provisions of Regulation 31(1) (v) of DCPR-2034.

In view of above, Dy.Ch.Eng.(B.P.)Spl Cell/Ch. Eng. (D.P.)/Hon'ble M.C. approval is requested to allow three level basement with total height 15.0 mt at a clear distance of 0.96 mt & 1.50 mt at a distance of J.S.S. road and Dr. babasaheb Jaykar Marg respectively, with minimum side open space 3.0 mt & 2.60 mt on rear/sides of building without increasing the open spaces on rear/side of building from boundary of plot with respective proposed height of basement as required as per reg. no. 37(7)(i) of DCPR-2034 and basement top flush with plinth level (i.e. 0.60 mt height AGL) above surrounding ground level and claimed area of basement free of FSI as per the provisions of Regulation 31(1) (v) of DCPR-2034, due to planning constraints as explained above, as per provision under regulation no. 6(b) of DCPR-2034.

16) TO ALLOW POCKET TERRACE/SLOPING TERRACE AT 2ND FLOOR LEVEL DUE TO PLANNING

CONSTRAINTS: -

As per Regulation No. 31(2)(iv) of DCPR-2034, that "Part/Pocket/Covered terraces, for whatever purpose, except open terrace above the top most story and the part terrace at top story terrace due to planning constraints but accessible from common staircase, terraces created due to restriction imposed by the Railway Authority and above shopping/Non-residential/Industrial area at one level only with a slope of 1:5, in case of residential/Non-residential/Industrial development on upper floors" shall be free of FSI.

width.

In the instant proposal Architect has proposed the bathrooms/water closet at each floors levels as per the sanitary requirement to the proposed user in the proposed building and some of them toilets/water closet are not abutting to walls facing exterior & not derive natural light & ventilation from the exterior face of building due to planning constraints, as shown in plans and requested the same is allowed.

In view of above Dy.Ch.Eng.(B.P.)Spl Cell/Ch.Eng.(D.P.)/Hon'ble M.C.'s approval is requested to allow bathrooms & water closets not abutting to walls facing exterior & not derive natural light & ventilation from the exterior face of building due to planning constraints, as explained above, as per the provision under reg. 6(b) of DCPR-2034.

28) TO ALLOW MIX USER i.e. SECURITY WAITING AREA, SHOPS etc. AT SERVICE FLOOR LEVEL:-

L.S. has proposed mix user i.e. shops etc. at 2nd lower and 2nd upper floor, 7th, 8th & 9th upper service floors level along with services for building u/r, and requested to allow the habitable user such as Shops along with non-habitable user i.e. substation/dry transformer, sewerage treatment plant, etc at the same floor on 2nd lower and upper floor, 7th, 8th & 9th upper service floors without any level difference. L.S. has further proposed RCC external wall for commercial user at these floor levels to avoid any misuse in future & L.S. has requested to allow the same.

In view of above Dy.Ch.Eng.(B.P.)Spl Cell/Ch.Eng.(D.P.)/Hon'ble M.C.'s approval is requested to allow mix user i.e. security waiting area, Shops etc. having habitable user along with non-habitable user i.e. Substation/dry transformer, sewerage treatment plant, etc at 2nd lower and 2nd upper floor, 7th, 8th & 9th service floors level without level difference, as explained above, as per the provision under reg. 6(b) of DCPR-2034.

29) TO CONDONE DEFICIENCY OF 124 NO'S OF PARKING SPACES AS AGAINST REQUIRED:-

As per reg. no. 44, Table No. 21 (4), one parking space is required for every 37.50 sq.mt. of office space upto 1500 sq.mt. and for every 75.00 sq.mt. of additional space for area exceeding 1500 sq.mt. in other areas. The 10% additional parking spaces, subject to minimum of 2 spaces shall be provided for visitors parking. Further parking provision for differently abled persons is made that minimum 2 nos. of surface parking spaces for the first 100 parking spaces and one parking space for next 200 parking space or part thereof shall be provided near entrance for differently abled persons near entrance of building are required to be provided as per reg. 39(2)(D)(2.2)(a) of DCPR-2034. The details of parking requirement and proposed as shown in following table:-

Parking Statement as per Reg. 44(2) Table No. 21, Sr. No. (1) of DCPR-2034:-				
Sr.No.	Carpet Area	No. of Flats	Parking by Rule	Parking Required
i)	Upto 45.00	157	0.125	19.625
ii)	45.00 - 60.00	210	0.25	52.5
iii)	60.00 - 90.00	42	0.50	21
iv)	90.00 & above	22	1.00	22
		431	Total	115.125
			Add. 25% visitors Parking	28.78
				143.91
			Say	144.00

Total Parking Required for residential			144.00
For Shopping & offices: - (For Commercial area = 6709.04 sq.mt.)			
		BUA/Floor Area	Parking by Rule
i)	As per Table No. 21 Sr. No. 5, (One parking space for every 40 sq.mt. floor area upto 800.00 sq.mt.)	800.00	1 for 40 sq.mt.
ii)	As per Table No. 21 Sr.No. 5, (One parking for every 80 sq.mt. floor area for are exceeding 800.00 sq.mt.)	3909.04	1 for 80 sq.mt.
iii)	As per Table No. 21, Sr. No. 4, (One parking for every 37.50 sq.mt. office space area upto 1500.00 sq.mt.)	1500.00	1 for 37.50 sq.mt.
iv)	As per Table No. 21, Sr. No. 4, (One parking for every 75.00 sq.mt. office space area exceeding 1500.00 sq.mt.)	599.80	1 for 75.00 sq.mt.
Total parking for shops			116.86
Add. 10% visitors Parking (Min. 2 Nos)			11.69
Total Parking Proposed for Shops & offices			128.55
Say			129.00
Transport vehicles for (mercantile Building) commercial for offices , shops, markets, stores etc.			
i)	As per Reg. 44(5), (One parking for each 2000.00 sq.mt. of floor area or part thereof exceeding the first 400 sq.mt. of floor area)	6000.00	1 for 2000.00 sq.mt.
		709.04	(part thereof exceeding the first 400 sq.mt. of floor area)
Total Transport vehicles			4.00
Total Parking Required for Residential + Shops & offices & transport vehicles (144 + 129 + 4.0 = 277.00 Nos)			277.00
Total Parking provided for Residential & commercial area			130.00
Condonation required for No's of parking by charging premium			147.00

L.S. has proposed total 130 No's of Parking Spaces including the parking provision for differently abled persons as against required 254 No's of parking spaces at 1st, 2nd & 3rd basement in the form of double stack (viz. cart and shuffle) and no provision for transport vehicle is proposed as shown on plan. L.S. has proposed 2.0 nos. of Car Lift of size 4.20 m x 6.50 mt & 6.78 x 4.10 mt at ground floor, to access the 1st, 2nd & 3rd basement level to facilitate parking on 1st, 2nd & 3rd basement level and claimed area under Car Lift free of FSI. L.S. has not submitted parking NOC and same will be obtained from Ex. Eng.(T&C) before approval of plans.

As such L.S. has proposed 130 No's of parking spaces as against required 277 No's of parking spaces including differently abled persons parking spaces and with maintaining the big to small ratio of parking spaces is more than 50%, as per the parking statement shown as above and also reflected on the plans. L.S. has requested to condone the 124 nos of parking spaces by charging premium, as per the provision under reg. no. 6(b) of DCPR-2034. L.S./Owner will be insisted to submit the parking NOC before approval plans and comply the conditions of Parking NOC issued by EE(T&C).

In view of above, Dy.Ch.Eng.(B.P.)Spl Cell /Ch.Eng.(D.P.)/Hon'ble M.C.'s approval is requested to condone the deficiency of 147 nos of Parking spaces, as explained above, with charging premium, as explained above, as per the provision under reg. no. 6(b) of DCPR-2034.

30) SLENDERNESS RATIO: -

Annexure IV - EC Standard Conditions

1	The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.	Will be complied before starting actual work. MSW management compliance is being done by providing separate dry waste bin and wet waste bin for collection and segregation. MSW disposed through MCGM arrangement
2	Notification GSR 94(E) dated 25.01.2018 of MoEF & CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Sprinkling of water on vehicle access road & excavated muck collected area. Reduce speed of vehicles. Fencing to all open area of site boundary. Use of dust mask by workers.
3	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Doing Ambient Air Quality Monitoring every 15 days for 24 hours during construction, Dust control measures in place. The ambient air quality monitoring reports are attached as Annexure-VIII are within permissible norms

4	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	G.I. sheet fencing done for open area of the site boundary at above 3-meter height. Dust control measures such as water sprinkling arrangement on access road/muck is already provided. Vehicles containing muck is covered with tarpaulin.
5	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	RMC is procured for concreting, hence Sand, murrum & cement are not stored on site. Loose soil in wet stage is getting disposed at designated dumping location.
6	Wet jet shall be provided for grinding and stone cutting.	Will be complied at appropriate stage of construction activity
7	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust	Water sprinkling using water jet spraying
8	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage	Temporary drainage provided.

	pattern and to harvest rainwater.	
9	No ground water shall be used during construction phase of the project.	Yes
10	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	Yes
11	Dust control measures taken & dust mask provided to workers	Dust control measures taken & dust mask provided to workers
12	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	EPR Plan prepared, HIRA for initial stage activity prepared & will continue before starting new activities. DMP prepared & displayed at main entrance & offices.
13	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Labour camp provided near adjacent building and all facilities are available. Female workers not yet employed so creche not required
14	Occupational health surveillance of the workers shall be done on a regular basis.	Appointed qualified doctor to visit the site for health checkup.
15	A First Aid Room shall be provided in the project both during construction and operations of the project.	First Aid Box provided in site office. Biomedical waste will be given to

		MPCB Authorization will be obtained.
16	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and climate change (MoEF&CC)	Noted.

Annexure-V

Separate bin provided



Annexure-VI

Excavation Permit

जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, मुंबई शहर

ऑफिस कस्टम हाऊस, राहीव भगलसिंग मार्ग, फोर्ट, मुंबई - ४०० ००१
Fax: २२६६१२३९ Tel: २२६६५२३३, Email: collector_mumbai@maharashtra.gov.in
(अपर जिल्हाधिकारी शाखा)

- साचले :- १. मे.मॉन्टेकालो लि, मॉन्टेकालो हाऊस, सिव्ही भवन रोड, बडाकरेव, अहमदाबाद, गुजरात, पिन ३८००५८ यांचेकडील दि.०९/०५/२०२२ चा अर्ज,
२. महाराष्ट्र गौण खनिज उत्खनन(विकास व विनियमन) नियम २०१३ मधील नियम ५९
३. महसूल व वन विभाग, शासन निर्णय क्र. गौखनि-१०/२००९/प्र.क्र.३०९/ख. दि. ११/०२/२०१०
४. महाराष्ट्र शासन राजपत्र महसूल व वन विभाग, दि. ११ मे २०२५,
५. परिनक्षण घुमापक, मुंबई शहर यांचेकडील स्थळपारणी अहवाल दि. २५/०३/२०२२

क्र. सीएसएलआर/मशा-२/निरगव/प्र.क्र.६१६/ मुंबई / गौ.ख.प./२०२२/1138
दिनांक :- २६/०५/२०२२

विषय : जमीन : मुंबई शहर

निरगव महसूल विभागातील भूकर क्र.१४/५९/७/५९ मुंबई या मिळकतीमधून खोदकाम करून गौणखनिज उत्खननास परवानगी मिळणेबाबत.

आदेश :-

मे.मॉन्टेकालो लि यांनी उपोद्घातातील १ प्रमाणे या कार्यालयास दि.०९/०५/२०२२ रोजीचे अर्जाने निरगव महसूल विभागातील भूकर क्र.१४/५९/७/५९ मुंबई या मिळकतीमधून एकूण २००० ब्रास गौणखनिजे काढण्यास परवानगी मागितलेली आहे. अर्जदार यांनी सदर पत्रासोबत लागणारी कागदपत्रे जोडलेली आहे. तसेच त्यांनी रक्कम रु.१९०२०००/-चा भरणा Online प्रस प्रणालीने, GRN No- MH०२२८७९३१२०२२३E अन्वये दि.२४/०५/२०२२ रोजीचे चलानद्वारे केलेला आहे. अर्जदार यांनी अर्ज शुल्क रु.२०००/- चा भरणा स्वामीत्वघनाचे शुल्कासोबत केलेला आहे. सबब गौण खनिज काढण्यास सादर केलेल्या कागदपत्रे अनुसरून मे.मॉन्टेकालो लि यांनी वर तसेच जमिनीमधून खोदकाम करून एकूण २००० ब्रास गौण खनिज (मुरुम, दगड व माती काढणेस) उत्खननास मो श्रामती अनिता मेश्राम (यानखेडे), अपर जिल्हाधिकारी, महाराष्ट्र गौण खनिज उत्खनन(विकास व विनियमन) नियम २०१३ मधील नियम ५९ व महाराष्ट्र शासन राजपत्र महसूल व वन विभाग, दि. ११ मे २०२५ प्रमाणे मला प्राप्त अधिकारानुसार खालील अटी व शर्तीवर परवानगी देत आहे.

- सदरचे जमिनीचे खोदकाम करतांना लगतचे जमिनीवरील इमारतीला कोणताही धोका पोहोचणार नाही याची दक्षता घ्यावी. याबाबत अर्जदार यांनी या कार्यालयाकडे सादर केलेल्या बंधपत्राचे पालन करावे.
- खोदकाम केल्यानंतर उत्खननाने निघालेली माती अगर इतर गौणखनिज कोणत्याही शासकीय जमिनीवर टाकण्यात येवू नये. उत्खनन केलेली माती ज्या जागेवर टाकणार आहेत, त्या जागेच्या मालकाची परवानगी

- ध्यावी, तसेच बृहन्मुंबई महानगरपालिका यांची परवानगी घ्यावी.
३. उत्खननाबाबत या आदेशापासून चार महिन्यांची मुदत देण्यात येत आहे.
 ४. मंजूर केलेल्या गौणखनिजांफेला जास्त उत्खनन केल्याचे निदर्शनास आल्यास दंडनिय कारवाई करण्यात येईल.
 ५. मुदतीत उत्खनन झाल्याचा अहवाल अर्जदाराने सादर करावा व त्याप्रमाणे या कार्यालयाचे प्रतिनिधिमाफत प्रमाणित करावे.
 ६. उत्खनन करण्यास परवानगी दिलेली आहे त्याव्यतिरिक्त अन्य कोणत्याही जागेतून उत्खनन करू नये, तसे आढळल्यास दंडनिय कारवाई करण्यात येईल.
 ७. कांदळवनांवर भरव केला जाणार नाही याची दक्षता घ्यावी.
 ८. उत्खननाच्या मातोळी वरिष्ठ अधिकारी वरिष्ठ कवर जीपीएस प्रणाली लावण्यात यावी.



Aneshrau
(अनिता मेश्राम (वानखेडे))
अपर जिल्हाधिकारी, मुंबई शहर

प्रत :-

१. मे मॉन्टेकालो लि, मॉन्टेकालो, सिव्हील, भवन रोड, बडाकदेव, अहमदाबाद, गुजरात, पिन ३८००५८.
२. मा. आयुक्त, बृहन्मुंबई महानगरपालिका, सिएसटी जवळ, मुंबई ४०० ००१ यांना माहितीसाठी सादर.
३. श्री. अमोल जाधव, परिरक्षण भूमापक, नगर भूमापन शाखा.
४. राष्ट्रीय विज्ञान सूचना केंद्र, जिल्हाधिकारी कार्यालय, मुंबई शहर यांना संकेतस्यद्धावर प्रसिध्द करणेकामी आग्रहित.

२/- आपणास यापूर्वी दिलेल्या सूचनेप्रमाणे आपले पयकामाफत वरचेवर स्थळप्राहणी करून परवानाधारक यांनी केलेल्या गौणखनिजांचे उत्खननाची मोतमापे घेऊन जास्त उत्खनन केल्याचे निदर्शनास आल्यास दंडनिय कार्यावाही करण्यात यावी.

Muck disposed area



महाराष्ट्र शासन
महसूल व पन् विभाग
जिल्हाधिकारी कार्यालय
(खनिकर्म शाखा)
गौण खनिज वाहतूक परवाना



पावती पुस्तक नं. 1716

ROYALTY TP

अनुक्रमांक : 85753



80000016469845

eTP No. 5510816

परवाना प्रकार : Temporary Permit (District Level, Mumbai City)

१	जिल्हा आणि तालुका	M/S. Montecarlo Ltd. Office at Montecarlo House, Siddhu Bhuvan Road, Boradivya, Andheri West-380038. CTS - 1459 & 1150, Gurgaon Order No. GSR / MASHA-2/GIRGA/Order/PA/516/MUMBAI/CALKHR/PA/2022/1113 Date - 26/05/2022 Period -26/05/2022 to 26/09/2022, Brass-2000.
२	गौण खनिज उत्खनन स्थळ (खणिका/ संव/ स.नं. / प.सं. / क्षेत्र)	
३	गौण खनिज उत्खनन परवाना धारकाचे नाव, पत्ता व प्रमाणधर्मी *	
४	गौण खनिज परवाना संशुद्धी अर्देश क्र. व दिनांक	
५	गौण खनिज परवाना प्रत्यावधी	
६	खरेदीदाराचे नांव व खनिज वापराचे ठिकाण	<u>Vill Kurund Ghiswadi Phare</u>
७	वाहन क्रमांक	<u>MH 03 CP 8199</u>
८	खनिजाचे नांव व प्रमाणात (QUANTITY)	परिमाणू : <u>4 (Four)</u> ब्रास
९	वाहतूक परवाना (eTP) लयात झालेली दिनांक व वेळ	दि. - <u>30/7/22</u> वेळ (रात्री) - <u>2.18</u> वाजून मिनिटे
१०	वाहतूक परवाना (eTP) विधायक प्रत्यावधी दिनांक व वेळ	दि. - <u>30/7/22</u> वेळ (रात्री) - <u>6.03</u> वाजून मिनिटे
११	वाहन चालवणेचे पांवड व प्रमाणधर्मी	<u>Virendra</u>



वाहन चालकाची स्वाक्षरी

गौण खनिज उत्खनन परवाना धारकाची स्वाक्षरी

For Additional Collector,
Mumbai city
सक्षम अधिकारी सही व शिक्का



CHALLAN
MTR Form Number-6



QRN	MH002287931202223E	BARCODE			Date	24/05/2022-14:24:14	Form ID		
Department Revenue Department				Payer Details					
<i>Mineral Concession Fees, Rates And Royalties</i>				TAX ID / TAN (If Any) 1524					
Type of Payment Receipts from Minor Mineral Rules in Rural Area				PAN No.(If Applicable) AAACM7958A					
Office Name RDC MUMBAI CITY				Full Name MSMontecarlo Ltd					
Location MUMBAI				Flat/Block No. Montecarlo House , Siddhu Bhuvan Road,Sokadev					
Year 2022-2023 One Time				Premises/Building Ahmadiabad-380058					
Account Head Details			Amount In Rc.		Road/Street				
0853013901 Fees and Royalties			1202000.00						
				Area/Locality Suidhana					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				DN:36877, Application Fees - 2000					
Total				12,02,000.00		Amount In Words Twelve Lakh Two Thousand Rupees Only			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.		59103332022052412517 711652763	
Cheque/DD No.				Bank Date		RBI Date		24/05/2022-14:25:10 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : 71243

Mobile No. : 990982741

Annexure-VII

Drinking water & Sanitary





Drinking Water Test Report



BRIHANMUMBAI MAHANAGARPALIKA
PUBLIC HEALTH DEPARTMENT
MUNICIPAL ANALYST LABORATORY
 Room No. 49, 2nd Floor, Gth North Ward Office,
 Hanschanda's Yelwe Marg, Dadar (W), Mumbai - 400 028.
 Tel. No. : (022) 24301551, Email - municipalanalyst@gmail.com

FN: MALA/DP/02

Analysis Report		REPORT NO.	PC/2851 of 2022
1 Customer Name & Address SUREET WATER SUPPLY Sambhaji Rahivadi Sangh, R. No. 1/2, 356 Opp. station office wadala, Wadap Hill Mumbai - 400 077		Sample Id.	MA/22/9752
4 Sample Name :- Drinking Water		Date of Receipt	26.07.2022
5 Sample Details		Quantity	1 Lit.
6 Other information		Discipline	Chemical Testing
		Group	Water
		Analysis Started on	27.07.2022
		Completed on	28.07.2022

SR. NO.	TEST	RESULTS	ACCEPTABLE LIMITS	METHOD USED
1.	*Physical Appearance	Clear	Clear	By visual examination
2.	*Odour	Agreeable	Agreeable	IS 3025 Part 05:1983 Reaffirmed 2006
3.	*Turbidity	0.82 NTU	Not more than 1.0 NTU	IS 3025 Part 10:1984 Reaffirmed 2006
4.	*Dissolved Solids	52.7 mg/lit	Not more than 500.00 mg/lit.	By TDS Electrode
5.	*pH	7.29	6.5 to 8.5	IS 3025 Part 11:1983 Reaffirmed 2006
6.	*Total Hardness (As CaCO ₃)	29.6 mg/lit	Not more than 200.0 mg/lit.	IS 3025 Part 21:1983 Reaffirmed 2006
7.	*Chloride (As Cl)	12.0 mg/lit	Not more than 250.0 mg/lit.	IS 3025 Part 32:1988 Reaffirmed 2007
8.	*Total Alkalinity (As CaCO ₃)	31.68 mg/lit	Not more than 200.0 mg/lit.	IS 3025 Part 23:1986 Reaffirmed 2007
9.	*Nitrate (As NO ₃)	Nil	Not more than 45.0 mg/lit.	By Nitrate electrode
10.	*Free Residual Chlorine	0.2 mg/lit	Not less than 0.2 mg/lit.	By chlorimeter

OPINION: The sample of Drinking Water conforms to the standards prescribed in IS:10500 of 2012, hence chemically fit for drinking purpose for the parameters tested.

Date: **1 AUG 2022**

(Signature)
AUTHORISED SIGNATORY
SHRI. M. V. HALDANKAR
 Assistant Analyst

Customer Copy / Office Copy Checked By/ Reviewed By: (Dy. Quality Manager)

Note: 1. Samples not drawn by M.A.L. & the results apply to the sample(s) as received & tested in the laboratory for applicable parameters.
 2. Total liability of M.A.L. is limited to received sample quantity.
 3. Analysis Report will not be reproduced partly or fully, without written approval from M.A.L.
 4. This report is only applicable for the purpose for which it is issued and will not be used for any other purpose.
 5. M.A.L. is not responsible for any loss or damage to the sample(s) received under M.A.L. Scheme.

Page 1 of 1

Annexure-VIII

Ambient Air Monitoring Report - April-2022



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- ENVIRONMENTAL MONITORING
- FOOD & MICROBIOLOGICAL TESTING
- TEXTILE TESTING
- ELEMENTAL ANALYSIS
- TURNKEY ENVIRONMENT CONSULTANCY

ULR NO: TC051502200000015F

TEST REPORT

NAME & ADDRESS OF CUSTOMER: M/s. Montecarlo Limited, Montecarlo House, Sindhu Bhavan Road, Bodakdev, Ahmedabad-380058, Site Address : MMRCL G-3 Building, Churni Road, Girgaon, Mumbai-400002.		REPORT NO : SAL/FM/46/ML/AM(22-23-0095) REPORT DATE : 18/04/2022 CUSTOMER REF : Mail REF DATE : 14/04/2022
SAMPLE TYPE: SAMPLE REGISTRATION NO. : AM(22-23-0095) SAMPLING PLAN & METHOD NO. : As per Reference Method SAMPLING DATE : 15/04/2022 TO 16/04/2022 SAMPLING TIME : 11:45AM TO 11:45PM ANALYSIS START DATE : 18/04/2022 ANALYSIS COMPLETE DATE : 18/04/2022	AMBIENT AIR QUALITY MONITORING LOCATION : Near Main Gate SAMPLING DURATION : 24 HRS SAMPLE COLLECTED BY : SKYLAB AMBIENT TEMPERATURE : 26.7 °C TO 36.4 °C HUMIDITY : 64.5 % TO 81.1 %	

Sr. No.	Test Parameter	Unit	Result	Limit ^a	Reference Method
1.	Particulate Matter as PM ₁₀	µg/m ³	76.00	100	IS:5182, (Part 2) RA July-2017; 2006
2.	Particulate Matter as PM _{2.5}	µg/m ³	35.20	60	LAB SOP NO - 02 based on CPCB Guidelines NAAQMS/36/2012-15, Vol-1 (Page 15-30); 2012
3.	Sulphur Dioxide (SO ₂)	µg/m ³	16.48	80	IS:5182, (Part 2) RA July-2017; 2001
4.	Nitrogen Dioxide (NO ₂)	µg/m ³	29.66	80	IS: 5182, (Part 6), RA July - 2017; 2006

NS: Not Specified # : As Per NAAQMS Guidelines 2009
Opinion/Observation: Analyzed parameters in above tested sample are within limit as per NAAQMS Guidelines.

Verified by


Mr. Valbhav Pawar
Chemist


Mr. S. B. Pansare
Authorized Signatory

END OF REPORT

1. This report reflects findings only for the above sample tested/monitored and only for time and place of monitoring/testing.
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- TURNKEY ENVIRONMENT CONSULTANCY

ULR NO: TC051502200000015F

TEST REPORT

NAME & ADDRESS OF CUSTOMER: M/s. Montecarlo Limited, Montecarlo House, Sindhu Bhavan Road, Bodakdev, Ahmedabad-380058, Site Address : MMRCL G-3 Building, Churni Road, Girgaon, Mumbai-400002.		REPORT NO : SAL/FM/46/ML/AM(22-23-0095) REPORT DATE : 18/04/2022 CUSTOMER REF : Mail REF DATE : 14/04/2022
SAMPLE TYPE: SAMPLE REGISTRATION NO. : AM(22-23-0095) SAMPLING PLAN & METHOD NO. : As per Reference Method SAMPLING DATE : 15/04/2022 TO 16/04/2022 SAMPLING TIME : 11:45AM TO 11:45PM ANALYSIS START DATE : 18/04/2022 ANALYSIS COMPLETE DATE : 18/04/2022	AMBIENT AIR QUALITY MONITORING LOCATION : Near Main Gate SAMPLING DURATION : 24 HRS SAMPLE COLLECTED BY : SKYLAB AMBIENT TEMPERATURE : 26.7 °C TO 36.4 °C HUMIDITY : 64.5 % TO 81.1 %	

Sr. No.	Test Parameter	Unit	Result	Limit ^a	Reference Method
1.	Hydrocarbon (HC)	ppm	0.56	-	IS 5182 (Part 21): 2004
2.	Carbon Monoxide (CO)	mg/m ³	0.66	2	IS 5182 (Part 10): 1999

NS: Not Specified # : As Per NAAQMS Guidelines 2009
Opinion/Observation: Analyzed parameters in above tested sample are within limit as per NAAQMS Guidelines.

Verified by


Mr. Valbhav Pawar
Chemist


Mr. S. B. Pansare
Authorized Signatory

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Ambient Air Monitoring Report - May-2022



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LAB NO: TG0515023000021489

TEST REPORT

NAME & ADDRESS OF CUSTOMER:		REPORT NO : SAL/PM/46/ML/AM/22-23-0271	
M/s. Montecarlo Limited, Montecarlo House, Sindhu Bhavan Road, Bodakdev, Ahmedabad-380058.		REPORT DATE : 25/05/2022	
Site Address : MMRCI G-3 Building,Churni Road,Girgaon,Mumbai-400022		CUSTOMER REF : Verbal	
		REF DATE : 05/05/2022	

SAMPLE TYPE:		AMBIENT AIR QUALITY MONITORING	
SAMPLE REGISTRATION NO. : AM22-23-0271		LOCATION : Near Montecarlo	
SAMPLING PLANS METHOD NO. : 2 As per Reference Method		SAMPLING DURATION : 12 HRS	
SAMPLING DATE : 16/05/2022 TO 17/05/2022		SAMPLE COLLECTED BY : SKYLAB	
SAMPLING TIME : 01:30PM TO 01:30PM		AMBIENT TEMPERATURE : 28.1 °C TO 36.6 °C	
ANALYSIS START DATE : 15/05/2022		HUMIDITY : 64.8 % TO 82.3 %	
ANALYSIS COMPLETE DATE : 25/05/2022			

Sr. No.	Test Parameter	Unit	Result	Limit*	Reference Method
1.	Particulate Matter as PM10	µg/m ³	34.24	100	IS 5182 (Part 21): 2004
2.	Particulate Matter as PM2.5	µg/m ³	28.13	60	IS 5182 (Part 21): 2004
3.	Sulphur Dioxide (SO ₂)	µg/m ³	0.34	80	IS 5182 (Part 21): 2004
4.	Monoxide (CO)	µg/m ³	20.43	45	IS 5182 (Part 21): 2004

*As per NAAQMS Guidelines 2009

Opinion/Observation: Analyzed parameters in above tested sample are within limit as per NAAQMS Guidelines.

Verified by



Mr. Vaibhav Pawar
Chemist



For SKYLAB ANALYTICAL LABORATORY



Mr. S. B. Pansare
Authorized Signatory

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- TEXTILE TESTING
- ELEMENTAL ANALYSIS
- TURNKEY ENVIRONMENT CONSULTANCY

LAB NO: TG0515023000021489

TEST REPORT

NAME & ADDRESS OF CUSTOMER:		REPORT NO : SAL/PM/46/ML/AM/22-23-0271	
M/s. Montecarlo Limited, Montecarlo House, Sindhu Bhavan Road, Bodakdev, Ahmedabad-380058.		REPORT DATE : 25/05/2022	
Site Address : MMRCI G-3 Building,Churni Road,Girgaon,Mumbai-400022		CUSTOMER REF : Verbal	
		REF DATE : 05/05/2022	

SAMPLE TYPE:		AMBIENT AIR QUALITY MONITORING	
SAMPLE REGISTRATION NO. : AM/22-23-0271		LOCATION : Near Montecarlo	
SAMPLING PLANS METHOD NO. : As per Reference Method		SAMPLING DURATION : 24 HRS	
SAMPLING DATE : 16/05/2022 TO 17/05/2022		SAMPLE COLLECTED BY : SKYLAB	
SAMPLING TIME : 01:30PM TO 01:30PM		AMBIENT TEMPERATURE : 28.1 °C TO 36.6 °C	
ANALYSIS START DATE : 15/05/2022		HUMIDITY : 64.8 % TO 82.3 %	
ANALYSIS COMPLETE DATE : 25/05/2022			

Sr. No.	Test Parameter	Unit	Result	Limit*	Reference Method
1.	Hydrocarbon (HC)	ppm	0.56	N/S	IS 5182 (Part 21): 2004
2.	Carbon Monoxide (CO)	mg/m ³	0.68	2	IS 5182 (Part 10): 1999

*As per NAAQMS Guidelines 2009

Opinion/Observation: Analyzed parameters in above tested sample are within limit as per NAAQMS Guidelines.


Verified by



Mr. Vaibhav Pawar
Chemist




For SKYLAB ANALYTICAL LABORATORY



Mr. S. B. Pansare
Authorized Signatory

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Ambient Air Monitoring Report - June-2022



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TEST REPORT

NAME & ADDRESS OF CUSTOMER:
M/s. Montecarlo Limited,
Montecarlo House, Sindhu Bhavan Road, Bodakdev,
Ahmedabad-380058.
Site Address : MMRL G-3 Building, Churni
Road, Girgaon, Mumbai-400002.


REPORT NO : SAL/FM/46/ML/AM(22-23-0399)
REPORT DATE : 15/06/2022
CUSTOMER REF : Mail
REF DATE : 14/04/2022

SAMPLE TYPE:
SAMPLE REGISTRATION NO. : AM(22-23-0399)
SAMPLING PLANS & METHOD NO. : As per Reference Method
SAMPLING DATE : 10/06/2022 TO 11/06/2022
SAMPLING TIME : 03:45PM TO 03:45PM
ANALYSIS START DATE : 13/06/2022
ANALYSIS COMPLETE DATE : 15/06/2022


AMBIENT AIR QUALITY MONITORING
LOCATION : Near Main Gate
SAMPLING DURATION : 24 HRS
SAMPLE COLLECTED BY : SKYLAB
AMBIENT TEMPERATURE : 26.3 °C TO 34.0 °C
HUMIDITY : 58.0 % TO 77.0 %

Sr. No.	Test Parameter	Unit	Result	Limit*	Reference Method
1.	Hydrocarbon (HC)	ppm	0.48	N.S	IS 5182 (Part 21): 2004
2.	Carbon Monoxide (CO)	mg/m ³	0.62	2	IS 5182 (Part 10): 1999

NS: Not Specified #: As Per NAAQMS Guidelines 2009
Opinion/Observation: Analyzed parameters in above tested sample are within limit as per NAAQMS Guidelines.


Verified by

Mr. Vaibhav Pawar
Chemist

For SKYLAB ANALYTICAL LABORATORY


Mr. S. B. Patil
Authorized Signatory


END OF REPORT

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TEST REPORT

ULR NO: TC0515022000002410F

NAME & ADDRESS OF CUSTOMER:
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Montecarlo House, Sindhu Bhavan Road, Bodakdev,
Ahmedabad-380058.
Site Address : MMRL G-3 Building, Churni
Road, Girgaon, Mumbai-400002.


REPORT NO : SAL/FM/46/ML/AM(22-23-0399)
REPORT DATE : 15/06/2022
CUSTOMER REF : Mail
REF DATE : 14/04/2022

SAMPLE TYPE:
SAMPLE REGISTRATION NO. : AM(22-23-0399)
SAMPLING PLANS & METHOD NO. : As per Reference Method
SAMPLING DATE : 10/06/2022 TO 11/06/2022
SAMPLING TIME : 03:45PM TO 03:45PM
ANALYSIS START DATE : 13/06/2022
ANALYSIS COMPLETE DATE : 15/06/2022


AMBIENT AIR QUALITY MONITORING
LOCATION : Near Main Gate
SAMPLING DURATION : 24 HRS
SAMPLE COLLECTED BY : SKYLAB
AMBIENT TEMPERATURE : 26.3 °C TO 34.0 °C
HUMIDITY : 58.0 % TO 77.0 %

Sr. No.	Test Parameter	Unit	Result	Limit*	Reference Method
1.	Particulate Matter as PM ₁₀	µg/m ³	70.4	100	IS 5182, (Part 25) RA July-2017: 2006
2.	Particulate Matter as PM _{2.5}	µg/m ³	36.2	60	LAB SOP NO. - 02 based on CPCB Guidelines NAAQMS/36/2012-23, Vol-1 (Page 35-39): 2012
3.	Sulphur Dioxide (SO ₂)	µg/m ³	9.5	80	IS 5182, (Part 2) RA July-2017: 2001
4.	Nitrogen Dioxide (NO ₂)	µg/m ³	19.8	80	IS 5182, (Part 6), RA July-2017: 2006

NS: Not Specified #: As Per NAAQMS Guidelines 2009
Opinion/Observation: Analyzed parameters in above tested sample are within limit as per NAAQMS Guidelines.


Verified by

Mr. Vaibhav Pawar
Chemist

For SKYLAB ANALYTICAL LABORATORY


Mr. S. B. Patil
Authorized Signatory

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Ambient Noise Monitoring Report - April-2022



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ULR NO: TC051502200000015F

TEST REPORT

NAME & ADDRESS OF CUSTOMER:
M/s. Montecarlo Limited,
Montecarlo House, Sindhu Bhavan Road, Bodakdev,
Ahmedabad-380058,
Site Address : MMRL G-3 Building,Churni
Road,Girgaon,Mumbai-400002.

REPORT NO : SAL/FM/110/ML/NM[22-23-0091]
REPORT DATE : 18/04/2022
CUSTOMER REF : Verbal
REF DATE : 14/04/2022

SAMPLE TYPE:
SAMPLE REGISTRATION NO. : NM[22-23-0091]
SAMPLING PLAN & METHOD NO.: [S 989: 1981]
SAMPLING DATE : 15/04/2022 TO 16/04/2022

AMBIENT NOISE LEVEL MONITORING
SAMPLE COLLECTED BY : SKYLAB
SAMPLE LOCATION : Near Main Gate


Day Time (Hrs.)	Noise Level dB(A)		Hourly Leq
	Min.	Max.	
06.00 to 07.00	52.8	74.1	60.6
07.00 to 08.00	57.3	79.3	79.3
08.00 to 09.00	55.9	83.2	79.4
09.00 to 10.00	60.8	80.7	60.8
10.00 to 11.00	62.7	77.2	60.8
11.00 to 12.00	61.9	83.6	60.1
12.00 to 13.00	64.5	55.4	60.4
13.00 to 14.00	62.5	88.5	75.2
14.00 to 15.00	56.3	81.3	75.3
15.00 to 16.00	63.4	86.9	61.3
16.00 to 17.00	57.5	75.4	61.2
17.00 to 18.00	59.8	77.9	61.2
18.00 to 19.00	54.8	81.7	61.3
19.00 to 20.00	65.8	68.9	61.5
20.00 to 21.00	67.2	98.4	61.4
21.00 to 22.00	62.8	50.2	61.5


Night Time (Hrs.)	Noise Level dB(A)		Hourly Leq
	Min.	Max.	
22.00 to 23.00	45.8	74.5	61.0
23.00 to 00.00	48.9	76.9	61.4
00.00 to 01.00	47.1	82.1	64.1
01.00 to 02.00	46.7	80.2	58.3
02.00 to 03.00	50.2	84.5	56.0
03.00 to 04.00	48.6	83.4	49.5
04.00 to 05.00	44.9	73.9	49.3
05.00 to 05.00	49.8	83.6	48.0


Noise Level Monitoring Report Summary

Time	Min.	Max.	L20	L50	L90	Leq	IEQ dB(A)
Day Time (06.00 Hrs to 22.00 Hrs)	52.8	98.4	72.7	61.7	55.3	69.2	67.2
Night Time (22.00 Hrs to 05.00Hrs)	44.9	84.5	61.1	54.4	50.1	60.2	56.5

Opinion/Observation: Noise Level is meeting requirements as per CPCB Guidelines.


Verified by

Mr. Vaibhav Pawar
Chemist



For SKYLAB ANALYTICAL LABORATORY

Mr. S. B. Pansare
Authorized Signatory

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SALAC221202090650

Ambient Noise Monitoring Report - May-2022



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- TEXTILE TESTING
- ELEMENTAL ANALYSIS
- TURNKEY, ENVIRONMENT CONSULTANCY

UUR NO: TC051502200001147F

TEST REPORT

NAME & ADDRESS OF CUSTOMER:
M/s. Montecarlo Limited.
Montecarlo House, Sindhu Bhavan Road, Bodakdev,
Ahmedabad-380058.
Site Address: MMRL G-3 Building, Churni
Road, Girgaon, Mumbai-400002.

REPORT NO : SAL/FM/110/ML/NM(22-23-0214)
REPORT DATE : 12/05/2022
CUSTOMER REF : Verbal
REF DATE : 05/05/2022

SAMPLE TYPE:
SAMPLE REGISTRATION NO. : NM(22-23-0214)
SAMPLING PLAN & METHOD NO.: IS 9989: 1981
SAMPLING DATE : 06/05/2022 TO 07/05/2022

AMBIENT NOISE LEVEL MONITORING
SAMPLE COLLECTED BY : SKYLAB
SAMPLE LOCATION : Near Office Site

Day Time (Hrs.)	Noise Level dB(A)		
	Min.	Max.	Hourly Leq
06:00 to 07:00	55.0	85.6	78.6
07:00 to 08:00	56.4	87.4	76.3
08:00 to 09:00	59.8	90.1	88.5
09:00 to 10:00	57.7	86.8	87.9
10:00 to 11:00	53.7	84.9	88.5
11:00 to 12:00	49.5	80.2	56.0
12:00 to 13:00	46.9	97.9	82.9
13:00 to 14:00	61.7	101.5	74.9
14:00 to 15:00	63.2	96.8	76.3
15:00 to 16:00	60.7	97.6	75.2
16:00 to 17:00	63.3	93.8	76.5
17:00 to 18:00	58.1	89.1	79.6
18:00 to 19:00	53.1	96.8	67.4
19:00 to 20:00	58.8	99.8	68.7
20:00 to 21:00	46.2	86.7	60.6
21:00 to 22:00	47.6	78.2	53.6

Night Time (Hrs.)	Noise Level dB(A)		
	Min.	Max.	Hourly Leq
22:00 to 23:00	47.0	78.6	58.4
23:00 to 00:00	45.6	73.8	53.7
00:00 to 01:00	52.0	83.1	54.4
01:00 to 02:00	45.2	60.1	53.0
02:00 to 03:00	47.4	76.0	53.4
03:00 to 04:00	47.1	75.3	52.5
04:00 to 05:00	45.7	73.9	52.7
05:00 to 06:00	46.8	78.4	52.6

Category Zone	Limits in dB(A) Leq	
	Day Time	Night Time
Industrial area	75	70
Commercial area	65	55
Residential area	55	45
Silence Zone	50	40

Noise Level Monitoring Report Summary

Time	Min.	Max.	L10	L50	L90	L01	LEQ dB(A)
Day Time (06:00 Hrs to 22:00 Hrs)	46.9	101.5	73.6	66.8	60.0	73.8	70.5
Night Time (22:00 Hrs to 06:00Hrs)	45.2	83.1	57.8	52.4	49.5	73.8	54.2

Opinion/Observation: Noise Level is meeting requirements as per CPCB Guidelines.

Verified by



Mr. Vaibhav Pawar
Chemist

For SKYLAB ANALYTICAL LABORATORY



Mr. S. B. Pansare
Authorized Signatory




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Dist. Thane, Maharashtra, INDIA, Pincode - 421311
Mob. No. - 9867577309 / 310 / 312 / 9930060058
Email - mails@skylabenviro.com Website - www.skylabenviro.com



TC 5150

SALAC2212020908573



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- FOOD & MICROBIOLOGICAL TESTING
- TEXTILE TESTING
- ELEMENTAL ANALYSIS
- TURNKEY, ENVIRONMENT CONSULTANCY

UUR NO: TC0515022000001149F

TEST REPORT

NAME & ADDRESS OF CUSTOMER:
M/s. Montecarlo Limited.
Montecarlo House, Sindhu Bhavan Road, Bodakdev,
Ahmedabad-380058.
Site Address: MMRL G-3 Building, Churni
Road, Girgaon, Mumbai-400002.

REPORT NO : SAL/FM/110/ML/NM(22-23-0267)
REPORT DATE : 20/05/2022
CUSTOMER REF : Verbal
REF DATE : 05/05/2022

SAMPLE TYPE:
SAMPLE REGISTRATION NO. : NM(22-23-0267)
SAMPLING PLAN & METHOD NO.: IS 9989: 1981
SAMPLING DATE : 16/05/2022 TO 17/05/2022

AMBIENT NOISE LEVEL MONITORING
SAMPLE COLLECTED BY : SKYLAB
SAMPLE LOCATION : Near ~~Office Site~~

Day Time (Hrs.)	Noise Level dB(A)		
	Min.	Max.	Hourly Leq
06:00 to 07:00	56.4	78.6	68.7
07:00 to 08:00	56.3	79.0	67.9
08:00 to 09:00	56.0	77.7	67.4
09:00 to 10:00	56.0	78.6	69.3
10:00 to 11:00	60.0	74.1	70.5
11:00 to 12:00	56.2	79.8	68.8
12:00 to 13:00	56.4	80.1	68.4
13:00 to 14:00	60.0	81.5	67.6
14:00 to 15:00	58.2	72.5	72.7
15:00 to 16:00	56.1	74.9	66.7
16:00 to 17:00	56.0	80.5	66.6
17:00 to 18:00	58.0	81.6	66.2
18:00 to 19:00	56.0	83.7	64.7
19:00 to 20:00	62.1	78.9	75.5
20:00 to 21:00	56.0	76.5	64.6
21:00 to 22:00	56.0	80.4	68.0

Night Time (Hrs.)	Noise Level dB(A)		
	Min.	Max.	Hourly Leq
22:00 to 23:00	50.0	58.0	61.4
23:00 to 00:00	50.0	62.3	59.5
00:00 to 01:00	50.0	64.7	58.8
01:00 to 02:00	58.1	63.5	58.8
02:00 to 03:00	56.8	62.8	58.7
03:00 to 04:00	57.7	61.7	58.7
04:00 to 05:00	58.1	62.8	58.5
05:00 to 06:00	56.0	63.7	59.1

Category Zone	Limits in dB(A) Leq	
	Day Time	Night Time
Industrial area	75	70
Commercial area	65	55
Residential area	55	45
Silence Zone	50	40

Noise Level Monitoring Report Summary

Time	Min.	Max.	L10	L50	L90	L01	LEQ dB(A)
Day Time (06:00 Hrs to 22:00 Hrs)	56.0	83.7	72.9	66.4	62.2	70.1	69.4
Night Time (22:00 Hrs to 06:00Hrs)	50.0	64.7	58.7	58.2	53.8	70.1	58.6

Opinion/Observation: Noise Level is meeting requirements as per CPCB Guidelines.

Verified by



Mr. Vaibhav Pawar
Chemist

For SKYLAB ANALYTICAL LABORATORY



Mr. S. B. Pansare
Authorized Signatory




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Dist. Thane, Maharashtra, INDIA, Pincode - 421311
Mob. No. - 9867577309 / 310 / 312 / 9930060058
Email - mails@skylabenviro.com Website - www.skylabenviro.com



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SALAC2212020908575

Ambient Noise Monitoring Report - May-2022



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- FOOD & MICROBIOLOGICAL TESTING
- TEXTILE TESTING
- ELEMENTAL ANALYSIS
- TURNKEY ENVIRONMENT CONSULTANCY

ULR NO: TC0515022000001150F

TEST REPORT

NAME & ADDRESS OF CUSTOMER:
M/s. Montecarlo Limited,
Montecarlo House, Sindhu Bhavan Road, Bodakdev,
Ahmedabad-380058.
Site Address : MMRCL G-3 Building, Churni
Road, Girgaon, Mumbai-400002.

REPORT NO : SAL/FM/1.10/ML/NM(22-23-0296)
REPORT DATE : 25/05/2022
CUSTOMER REF : Verbal
REF DATE : 05/05/2022

SAMPLE TYPE:
SAMPLE REGISTRATION NO. : NM(22-23-0296)
SAMPLING PLAN & METHOD NO.: IS 9989: 1981
SAMPLING DATE : 20/05/2022 TO 21/05/2022

AMBIENT NOISE LEVEL MONITORING
SAMPLE COLLECTED BY : SKYLAB
SAMPLE LOCATION : Q.C Lab Office


Day Time (Hrs.)	Noise Level dB(A)		Hourly Leq
	Min.	Max.	
06:00 to 07:00	50.9	96.6	64.6
07:00 to 08:00	42.0	92.1	64.7
08:00 to 09:00	43.6	94.1	63.2
09:00 to 10:00	47.2	100.6	65.6
10:00 to 11:00	46.6	99.5	63.6
11:00 to 12:00	48.1	99.1	63.8
12:00 to 13:00	46.9	95.8	63.4
13:00 to 14:00	45.2	81.5	66.0
14:00 to 15:00	47.9	95.6	64.6
15:00 to 16:00	48.3	98.0	63.3
16:00 to 17:00	49.2	99.3	63.2
17:00 to 18:00	50.7	93.0	63.8
18:00 to 19:00	47.7	96.4	66.5
19:00 to 20:00	43.3	96.6	62.9
20:00 to 21:00	45.5	99.8	63.9
21:00 to 22:00	50.6	92.6	61.9


Night Time (Hrs.)	Noise Level dB(A)		Hourly Leq
	Min.	Max.	
22:00 to 23:00	45.0	84.8	56.2
23:00 to 00:00	46.2	81.9	56.6
00:00 to 01:00	48.0	88.1	55.5
01:00 to 02:00	45.2	85.5	56.8
02:00 to 03:00	45.1	88.3	56.1
03:00 to 04:00	50.0	80.0	53.9
04:00 to 05:00	49.3	85.7	55.0
05:00 to 06:00	51.2	90.5	55.0


Noise Level Monitoring Report Summary

Time	Min.	Max.	L10	L50	L90	Leq	LEQ dB(A)
Day Time (06:00 Hrs to 22:00 Hrs)	42.0	100.6	66.5	63.5	60.3		71.3
Night Time (22:00 Hrs to 06:00Hrs)	45.0	90.5	58.8	54.3	50.2	73.0	56.7


Opinion/Observation: Noise Level is meeting requirements as per CPCB Guidelines.

Verified by

Mr. Vaibhav Pawar
Chemist



For SKYLAB ANALYTICAL LABORATORY

Mr. S. B. Pansare
Authorized Signatory

END OF REPORT




TC 5150

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Dist. Thane, Maharashtra, INDIA, Pincode - 421311
Mob. No. - 9867577309 / 310 / 312 / 9830060058
Email - mails@skylabenviro.com Website - www.skylabenviro.com

SALAC221020906578

Ambient Noise Monitoring Report - June-2022



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- TEXTILE TESTING
- ELEMENTAL ANALYSIS
- TURNKEY, ENVIRONMENT CONSULTANCY

ULR NO: TCDS15022009002411F

TEST REPORT

NAME & ADDRESS OF CUSTOMER:
M/s. Montecarlo Limited,
Montecarlo House, Sindhu Bhavan Road, Bodakdev,
Ahmedabad-380058.
Site Address : MMRCL G-3
Buildong, Churni Road, Girgaon, Mumbai-400002.

REPORT NO : SAL/PM/11.0/ML/NM(22-23-0382)
REPORT DATE : 15/06/2022
CUSTOMER REF : Verbal
REF DATE : 14/04/2022

SAMPLE TYPE:
SAMPLE REGISTRATION NO. : NM(22-23-0382)
SAMPLING PLAN & METHOD NO. : IS 9889: 1983
SAMPLING DATE : 10/06/2022 TO 11/06/2022

AMBIENT NOISE LEVEL MONITORING
SAMPLE COLLECTED BY : SKYLAB
SAMPLE LOCATION : Near Main Gate

Day Time (Hrs.)	Noise Level dB(A)		Hourly Leq
	Min.	Max.	
06.00 to 07.00	45.5	99.0	57.9
07.00 to 08.00	50.5	79.7	61.7
08.00 to 09.00	55.4	91.3	66.6
09.00 to 10.00	54.3	87.1	65.7
10.00 to 11.00	55.7	83.2	65.2
11.00 to 12.00	55.8	90.3	66.3
12.00 to 13.00	48.6	68.9	66.6
13.00 to 14.00	50.1	81.5	67.4
14.00 to 15.00	56.0	109.8	68.1
15.00 to 16.00	56.3	85.2	68.2
16.00 to 17.00	55.8	88.0	66.1
17.00 to 18.00	56.1	92.5	67.2
18.00 to 19.00	51.5	88.1	68.0
19.00 to 20.00	59.2	85.5	68.2
20.00 to 21.00	56.0	99.7	68.6
21.00 to 22.00	56.8	91.9	67.2


Night Time (Hrs.)	Noise Level dB(A)		Hourly Leq
	Min.	Max.	
22.00 to 23.00	50.0	88.6	62.1
23.00 to 00.00	48.6	90.4	59.5
00.00 to 01.00	47.2	86.6	54.6
01.00 to 02.00	45.8	91.8	57.7
02.00 to 03.00	50.2	81.3	56.4
03.00 to 04.00	51.3	95.8	58.3
04.00 to 05.00	49.3	81.5	55.7
05.00 to 06.00	50.7	80.8	56.8


Category Zone	Limits in dB(A) Leq	
	Day Time	Night Time
Industrial area	75	70
Commercial area	65	55
Residential area	55	45
Silence Zone	50	40


Noise Level Monitoring Report Summary

Time	Min.	Max.	L10	L50	L90	Leq	ISO dB(A)
Day Time (06.00 Hrs to 22.00 Hrs)	48.6	109.8	70.2	64.2	59.1	67.5	66.3
Night Time (22.00 Hrs to 06.00 Hrs)	45.8	95.8	61.5	56.5	51.8	67.5	58.1

Opinion/Observation: Noise Level is meeting requirements as per CPCB Guidelines.


Verified by

Mr. Vaibhav Pawar
Chemist



For SKYLAB ANALYTICAL LABORATORY

Mr. S. B. Pensare
Authorized Signatory

END OF REPORT

1. This report reflects findings only for the above sample tested/inspected and only for time and place of monitoring/testing.
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Mob. No. - 9867577309 / 310 / 312 / 9930080058
Email - mails@skylabenviro.com Website - www.skylabenviro.com



BALAC2322020500115

Sprinkling of water to control dust emission



Annexure-IX

Consent to establish from MPCB

MAHARASHTRA POLLUTION CONTROL BOARD													
Tel: 24010706/24010437 Fax: 24023516 Website: http://mpcb.gov.in Email: 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/CC/UAN No.0000128685/CE/2203001246		Date: 24/03/2022											
To, M/s. Mumbai Metro Rail Corporation Limited, C.S no.1, 4/59 & part 7/59 Girgaon D ward, Tal & Dist: Mumbai City		Your Service is Our Duty											
Sub: Consent to Establish for proposed redevelopment residential Cum Commercial high rise building.													
Ref:	1. Application Submitted by Sub-Regional Office-Mumbai-I. 2. Minutes of 20th Consent Committee Meeting held on 17.03.2022.												
Your application NO. MPCB-CONSENT-0000128685 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 upto commissioning of project or up to 5 year whichever is earlier.													
2. The capital investment of the project is Rs.481.10 Cr. (As per undertaking submitted by pp).													
3. The Consent to Establish is valid for proposed redevelopment residential Cum Commercial high rise buildings named as M/s. Mumbai Metro Rail Corporation Limited, C.S no.1, 4/59 & part 7/59 Girgaon D ward, Tal & Dist: Mumbai City on Total Plot Area of 4613.55 Sq.Mtrs for construction BUA of 68152.44 as per EC granted dated-10.02.2022 including utilities and services.													
<table border="1"><thead><tr><th>Sr.No</th><th>Permission Obtained</th><th>Plot Area (SqMtr)</th><th>BUA (SqMtr)</th></tr></thead><tbody><tr><td>1</td><td>Environmental Clearance granted-10.02.2022</td><td>4613.55</td><td>68152.44</td></tr></tbody></table>				Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)	1	Environmental Clearance granted-10.02.2022	4613.55	68152.44		
Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)										
1	Environmental Clearance granted-10.02.2022	4613.55	68152.44										
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:													
<table border="1"><thead><tr><th>Sr No</th><th>Description</th><th>Permitted (in CMD)</th><th colspan="2">Standards to Disposal</th></tr></thead><tbody><tr><td>1.</td><td>Trade effluent</td><td>Nil</td><td>N.A.</td><td>N.A.</td></tr></tbody></table>				Sr No	Description	Permitted (in CMD)	Standards to Disposal		1.	Trade effluent	Nil	N.A.	N.A.
Sr No	Description	Permitted (in CMD)	Standards to Disposal										
1.	Trade effluent	Nil	N.A.	N.A.									

Mumbai Metro Rail Corporation Limited/CE/UAN No.MPCB-CONSENT-0000128685 (24-03-2022 03:38:42 pm) /QMS_PO6_F01/00 Page 1 of 7

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	311.5	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
NA	NA	0	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable (Wet waste)	730 Kg/Day	OWC	Used as manure in landscape
2	Non-biodegradable (Dry Waste)	584 Kg/Day	Collection	Handed over to authorized vendors
3	C&D waste	3407.6 MT	-	Disposal at authorized site

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
		NA			

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
11. PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
12. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
14. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

15. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
17. The Project Proponent shall comply with the Environmental Clearance obtained dtd-10.02.2022 for construction project having total plot area of 4613.55 Sq.mtrs and total construction BUA of 68152.44 Sq.mtrs as per specific condition of EC.



Ashok Shingare

7771793a
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a139d5c9
071b3417
f3e79437
c7684b38
c43c436f

Signed by: **Ashok Shingare**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-03-24 15:39:04 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	962200.00	MPCB-DR-9590	03/01/2022	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain B.G. of 10.0 Lakhs towards compliance of consent condition and obtaining E.C.
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 STP with MBBR Technology. based Sewage Treatment Plants (STPs) of combined capacity **350 CMD for treatment of domestic effluent of 311.5 CMD.**
B] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	335.50
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.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
NA	NA	NA	0	NA	0 --NA--

- 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/Nm3
-------------------------	---------------	------------

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 Lakhs	submit within 15 days	Towards compliance of consent condition and E.C. Condition	upto commissioning of the unit	COU or Five years

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

This certificate is digitally & electronically signed.

