

Date: 29.04.2026

To,

Ministry of Environment, Forest & Climate Change
Integrated Regional Office,
Ground Floor, East Wing, New Secretariat Building,
Civil Lines, Nagpur – 440 001, Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions Stipulated in Environment clearance letter for Proposed Construction of SRA scheme along with Sale Component at Plot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of village Malad (South), Malad (West) Maharashtra

Ref.No. : Environment clearance no. SIA/MH/INFRA2/416502/2023, dated: 26/05/2023

Respected Sir,

In reference to the above referred letter of your highly revered office we would like to submit the current Status of our construction work and point-wise compliance status to various stipulations laid down in Environment clearance letter no. **SIA/MH/INFRA2/416502/2023, dated: 26/05/2023** along with the necessary Annexure.

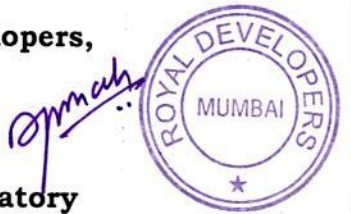
This compliance report is submitted for the period from **October 2025 to March 2026**.

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

Thanking you,

Yours Sincerely,

For, **Royal Developers,**



Authorized Signatory

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

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

Registered Office :

Date: 29.04.2026

To,

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

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Regional Office, MPCB, Sion, Mumbai.
Department of Environment, Mantralaya, Mumbai.

Registered Office :

Date: 29.04.2026

To,

**Member Secretary, State Level Environmental Impact Assessment Authority
(SEIAA),**
217, Department OF Environment, Government of Maharashtra,
2nd Floor, Annex Building,
Mantralaya, Mumbai – 400 032. Maharashtra.

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Regional Office, MPCB, Sion, Mumbai.
Regional Office, CPCB, Pune

Registered Office :

Date: 29.04.2026

To,

Regional Office, Maharashtra Pollution Control Board,
Kalpataru Point, 1st floor, Sion Circle,
In front of Cine Planate Theater,
Shiv (East), Mumbai - 400 022. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions Stipulated in Environment clearance letter for Proposed Construction of SRA scheme along with Sale Component at Plot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of village Malad (South), Malad (West) Maharashtra

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Regional Office, CPCB, Pune
Department of Environment, Mantralaya, Mumbai.

Registered Office :

Your (**Half Yearly Compliance Report**) has been **Submitted** with following details

Proposal No	SIA/MH/INFRA2/416502/2023
Compliance ID	1221085503
Compliance Number(For Tracking)	EC/COMPLIANCE/1221085503/2026
Reporting Year	2026
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	29-04-2026
RO/SRO Name	Shri Senthil Kumar Sampath
RO/SRO Email	agmu156@ifs.nic.in
State	MAHARASHTRA
RO/SRO Office Address	Integrated Regional Offices, Nagpur

Note:- SMS and E-Mail has been sent to Shri Senthil Kumar Sampath, MAHARASHTRA with Notification to Project Proponent.

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: Part A:

Current Status of Work

Status of construction work	:	Project is under construction phase. Composite & Sale buildings are under construction. Total constructed built-up area till date is 23,349.65 Sqm carried out on site and about 69.00 % of work have been completed. (Composite Building: 9,388.86 Sqm. Sale Building: 13,960.79 Sqm.)
Date of commencement (Actual and/or planned)	:	July 2023 (Actual)
Date of completion (Actual and/or planned)	:	December 2029 (Planned)

: PART B :

Compliance status of conditions stipulated in Environmental Clearance letter for the proposed construction of SRA scheme along with Sale Component at plot bearing CTS nos. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of Village: Malad (South), Malad (West), Mumbai. Maharashtra granted by SEIAA, Govt. of Maharashtra vide EC no. SIA/MH/INFRA2/416502/2023; dated: 26/05/2023 are as follows;

Sl. No.	Stipulated Clearance Conditions	Compliance Status
SPECIFIC CONDITIONS:		
PART A: SEAC CONDITION:		
i	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	Slum Rehabilitation Authority (SRA) issued Letter of Intent (LOI) for the project vide LOI no. SRA/ENG/1452/PN/PL/LOI/PN/PVT/ 0207/ 20210511; dated: 29/04/2022 and SRA issued Intimation of Approval (IOA) for Sale building vide IOA no. PN/PVT/0207/20210511/S; dated: 16/11/2022. Copies of LOI & IOA are enclosed as Annexture-1 .
ii	PP to obtain Water Supply NOC.	BMC, Hydraulic Engineers Department issued HE's NOC (Water Supply NOC) for Sale building vide NOC no. HE/619/EEWW/(P & R)/NOC; dated: 18/01/2023 and for Composite building vide NOC no. HE/450/EEWW/(P & R)/NOC; dated: 14/11/2022. Copies of both Water NOCs are enclosed as Annexture-2 .
iii	PP to submit revise vehicular circulation plan of each podium of sale building with 4.5 M clear one-way driveway.	As per the MCGM guidelines for parking layout dated: 28/12/2017 – “The width of driveway for one-way maneuvering shall be minimum 3.0 Meter in straight alignment and 3.9 Meter width shall be provided at turning portions for proper maneuvering of the vehicles.” In the proposed project there is provision of minimum 3.60 Meter width for one way maneuvering in straight alignment and 5.09 Meter width at turning portions which is in line with MCGM guidelines. Hence, we request the committee to accept the same. Copy of MCGM Circular for guidelines of parking layout is enclosed as Annexture-3 .
iv	PP to deduct area under DG set & open to sky portion of STP from proposed RG area & submit revise RG area calculation; PP to submit architect certificate mentioning that% of RG provided on ground and podium is as per DCPR norms with adequate length & width ratio; PP to submit concession approval received from SRA for RG area.	We would like to mention here that neither DG Set nor open to Sky portion of STP is proposed in RG area. RG area requirement and provision calculation as per DCPR 2034 is as follows: We have received the concession for the provision of odd shape RG; Please refer CEO Remarks letter, page no. 2-Point-E. s attached. Architect certificate mentioning that the RG provision done on Ground and Podium is as per DCPR 2034. Copies of both CEO Remark on report and Architect Certificate for RG area are enclosed as Annexture-4 .

Sl. No.	Stipulated Clearance Conditions	Compliance Status
v	PP to use advanced technologies for dust suppression in addition to sprinkling of water in construction phase & include the cost of same in construction phase EMP.	As per suggestions of Hon. SEAC; we shall use Polymeric Spray for dust suppression. Cost of dust suppression system is now included in EMP of construction phase. Copy of Revised EMP for construction phase is enclosed as Annexure-5 .
vi	PP to shift flushing tank near to STP of composite building & accordingly submit revised STP layout with tank size details of both STPs.	As per suggestions of Hon. SEAC; we have added flushing tank considering part of STP in composite building. Copy of Revised STP layout with tank size details of both the STPs are enclosed as Annexure-6 .
vii	PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water & accordingly submit revise water balance	We would like to mention here that after full occupation of this project the total treated sewage available for reuse will be 147 KLD. Treated sewage shall be reused for secondary requirement of flushing (64 KLD) and gardening (5 KLD) within site which will help to reduce the quantity of treated sewage to the tune of 53 %. In addition to reuse of treated sewage on site the treated sewage i.e. 27 KLD shall be given to tanker water supplier agency named as Star Water Supplier; they will reuse the excess treated sewage for nearby construction activities. Only 35 % excess treated sewage shall be disposed to sewer line. Copy of Affidavit regarding reuse of excess treated sewage & consent from tanker water supplier are enclosed as Annexure-7 .
PART B: SEIAA CONDITION		
1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and shall be adhered to.
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted and shall be adhered to.
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.	Noted and shall be adhered to.
4.	SEIAA after deliberation decided to grant EC for FSI - 12066.66 m ² , non-FSI – 21768.73 m ² , Total BUA- 3,38,835.39 m ² (Plan approval no. P N/PVT/0207/20210511/S, dated-16.11.2022) (Restricted as per approval)	Noted and shall be adhered to.
GENERAL CONDITION		
A	Construction Phase:	

Sl. No.	Stipulated Clearance Conditions	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.	Solid waste generated is properly collected and disposed to the local body. No waste is disposed outside of the plot. The project is in construction phase and the excavated earth material partly reused on site for backfilling and leveling. Rest of earth material and C & D waste disposed at designated landfill site with prior approval from Solid Waste Management Department of MCGM vide NOC no. EE/SWM/2886/Z-IV; dated: 03/03/2023. Copies of SWM NOC and Royalty are enclosed as Annexure-8 .
ii.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	Solid waste generated is properly collected and disposed to the local body. No waste is disposed outside of the plot. The project is in construction phase and the excavated earth material partly reused on site for backfilling and leveling. Rest of earth material and C & D waste disposed at designated landfill site with prior approval from Solid Waste Management Department of MCGM vide NOC no. EE/SWM/2886/Z-IV; dated: 03/03/2023.
iii.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No generation of hazardous waste during construction phase.
iv.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water and sanitary facilities have been provided for construction workers at the site.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate drains have been proposed for the project. Storm water collected through the storm water drains of adequate capacity and will be discharge into the external SWD.
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Water demand during construction is reduced by use of pre-mixed concrete, curing agents and other best practices.
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	No any borewell or any ground water drawl for construction as well as for operation purpose, hence the ground water analysis was not done.
viii.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	No any borewell or any ground water drawl for construction as well as for operation purpose, hence the ground water analysis was not done.
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.	Project is in construction phase. Low flow fixtures will be provided at Sale & Composite buildings for showers & toilets.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
x.	The Energy Conservation Building code shall be strictly adhered to.	Project is designed as per Energy Conservation Building Code (ECBC) and will be strictly adhered to.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	This is a redevelopment project; hence the topsoil was negligible.
xii.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Natural drainage system of the area is not disturbed. The construction is being done by taking advantage of natural contour. No additional soil is required for land leveling.
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.	Carried out analysis of Soil samples from site and no toxic contaminants noted. As there is no ground water source at the site and in the nearby vicinity, no ground water samples were analyzed. Copy of the report is enclosed as Annexure-9 .
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.	Permission of cutting for 8 nos of trees, 1 no of transplanting of trees and to-retain 5 nos of trees. MCGM, Tree Authority issued Tree NOC for the project vide NOC no. DYSG/Z-VI/58/P; dated: 11/11/2022. Copy of Tree NOC is enclosed as Annexure-10 .
xv.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	No use of DG sets in construction phase.
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Only that the vehicles having valid PUC are engaged for the transportation of construction materials to the site. Vehicles are operated only during non-peak hours. Copy of PUCs are enclosed as Annexure-11 .
xvii.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Carried out analysis of Noise level monitoring regularly. Copy of the report is enclosed as Annexure-9 .
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be	No use of DG sets in construction phase.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	decided with in consultation with Maharashtra Pollution Control Board.	
xix.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	PP has set up an Environmental Management Cell, which is carrying out regular supervision under Shri. Sushant Khedekar, (Project Manager) and Shri. Prakash Gawade, (Safety Manager).
B	Operation Phase:	
i.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Provision will be made of adequate space for Solid waste management, proper segregation of biodegradable waste and non-biodegradable waste on site. Non-Biodegradable waste will be sent to authorized recyclers & biodegradable waste will be treated in OWC of capacity 60 Kgs/day for composite building and for capacity 60 Kgs/day for Sale building. The treated waste & sludge generated from OWC & STP will be utilized as manure on site.
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Provision will be made of separate storage at a common designated location and disposal through authorized recyclers as per E-Waste Management Rules, 2016 & 2022 amended from time to time.
iii.	The installation of Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from SIP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure	STP of capacity 88 KLD for composite building and capacity of 104 KLD for Sale building will be provided based on MBBR technology. The treated sewage will be re-used for flushing & gardening.
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.	STP of capacity 88 KLD for composite building and capacity of 104 KLD for Sale building will be provided based on MBBR technology. The treated sewage will be re-used for flushing & gardening. Non-Biodegradable waste will be sent to authorized recyclers & biodegradable waste will be treated in OWC of capacity 60 Kgs/day for composite building and for capacity 60 Kgs/day for Sale building. The treated waste & sludge generated from OWC & STP will be utilized as manure on site. RG area (Green belt) will be developed over an area of 1553.44 Sqm with total plantation of 128 nos on site.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
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.	Project is in construction phase.
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.	Adequate parking provision and proper traffic movement for smooth traffic flow. Provision will be made of traffic control measures to regulate the flow of traffic. Provision will be made of adequate traffic signs and signages to notify occupants. Provision of safety mirrors to aid visibility in conflict points. No parking near the Entry and Exit gate. Provision of speed humps to regulate speed of vehicles.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	Project is under construction stage; provision will be made for adequate Electric charging points for electric vehicles (EVs).
viii.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	RG area (Green belt) will be developed over an area of 1553.44 Sqm with total plantation of 128 nos on site.
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	PP has set up an Environmental Management Cell, which is carrying out regular supervision under Shri. Sushant Khedekar, (Project Manager) and Shri. Prakash Gawade, (Safety Manager).
x.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Rs. 161.62 Lakhs / Annum have been allocated for the Construction period and in operation phase; Capital cost: Rs. 365.68 Lakhs and O & M cost: Rs. 97.18 Lakhs / Annum have been earmarked for EMP.
xi.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	Advertisement has been published in two local Marathi & English newspapers about grant of Environmental Clearance. Copy of Advertisement is enclosed as Annexure-12 .
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	Six-monthly compliance reports have been submitted regularly.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	calendar year.	
xiii.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	A copy of Environmental Clearance submitted to MCGM & SRA during further approvals.
xiv.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	A copy of EC, CTE, Compliance Report and Environmental Statement has been uploaded on company website at https://royalbliss.co.in/
C	General EC Condition:	
i.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted and shall be adhere to. Various measures have been taken such as tall barricade at all along the site and fogger machine for containment of dust. Septic tank for the treatment of sewage generated from labour camp and construction site. Regular monitoring of Ambient air quality & Noise level monitoring etc., as per the conditions stipulated by the SEAC & SEIAA.
ii.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	MPCB granted Consent to Establish for the project vide order No. Format1.0/CC/UAN No. 0000161312/CE/2306001548; dated: 21/06/2023. Copy of CTE is enclosed as Annexure-13 .
iii.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Obtained Environmental Clearance from SEIAA vide EC no. SIA/MH/INFRA2/416502/2023; dated: 26/05/2023. Copy of EC is enclosed as Annexure-14 .
iv.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and	Six-monthly compliance reports have been submitted regularly.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	the SPCB.	
v.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Environmental Statement (Form-V) has been submitted on MPCB web portal for the FY 2024-25. Copy of Environmental Statement is enclosed as Annexture-15 .
vi.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted.
vii.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E); dated: 05/12/2016 as our project site is not affected by the ESZ belt.
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted.
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before	Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	starting proposed work at site.	
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification 2006, amended from time to time.	Noted.
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.

Compliance as per
Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forests & Climate Change
Regional Office (WCZ), Nagpur

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project.
2.	Name of the project	:	Proposed construction of SRA scheme along with Sale Component at plot bearing CTS nos. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of Village: Malad (South), Malad (West), Mumbai. Maharashtra.
3.	Clearance letter (s) / OM No. and date	:	EC no. SIA/MH/INFRA2/416502/2023; dated: 26/05/2023.
4.	Location		
	a.	District (s)	: Mumbai
	b.	State (s)	: Maharashtra.
	c.	Latitude/ Longitude	: Latitude: 19° 11'10.68" N Longitude: 72°50'42.49" E
5.	Address for correspondence		
	a.	Address of Concerned Project Chief Engineer (With pin code & Telephone / telex / fax numbers)	: Shri. Sushant Khedekar, (Project Manager) M/s. Royal Developers, Proposed construction of SRA scheme along with Sale Component at plot bearing CTS nos. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of Village: Malad (South), Malad (West), Mumbai. Maharashtra.
	b.	Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	: Shri. Parth Jagani, (Project Engineer) M/s. Royal Developers, Proposed construction of SRA scheme along with Sale Component at plot bearing CTS nos. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of Village: Malad (South), Malad (West), Mumbai. Maharashtra.
6.	Salient features		
	a.	of the project	: EC was granted by SEIAA in May 2023 for proposed SRA Scheme along with Sale component in a total plot area of 4,501.60 Sqm with a total built-up area of 43,914.70 Sqm. The project comprises of Composite and Sale Building. Construction activity was commenced in July 2023 and about 69.00 % of work have been completed.
	b.	of the environmental management plans	: Rs. 161.62 Lakhs / Annum have been allocated for the Construction period and in operation phase; Capital cost: Rs. 365.68 Lakhs and O & M cost: Rs. 97.18 Lakhs

			/ Annum have been earmarked for EMP.
7.	Breakup of the project area		
	a.	Submergence area forest & non-forest.	: Not Applicable.
	b.	Others	: FSI Area: 19552.45 Sqm. Non-FSI Area: 24362.25 Sqm. Total BUA Area: 43914.70 Sqm.
8.	Breakup of the project affected Population with enumeration of that losing houses/dwelling unit's Only agricultural land only, Dwelling units & agricultural Land & landless laborer's/artisan.		: Not Applicable.
	a.	SC, ST/Adivasis	: Not Applicable.
	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	: Not Applicable.
9.	Financial details		
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference.	: Rs. 209 Cr.
	b.	Allocation made for environ-mental management plans with item wise and year wise Break-up.	: Rs. 161.62 Lakhs / Annum have been allocated for the Construction period and in operation phase; Capital cost: Rs. 365.68 Lakhs and O & M cost: Rs. 97.18 Lakhs / Annum have been earmarked for EMP.
	c.	Benefit cost ratio/Internal rate of Return and the year of assessment	: ---
	d.	Whether (c) includes the cost of environmental management as shown in the above	: ---
	e.	Actual expenditure incurred on the project so far	: Rs. 71.96 Cr.
	f.	Actual expenditure incurred on the Environmental Management plans so far.	: Rs. 4.73 Lakhs
10.	Forest land requirement		
	a.	The status of approval for diversion of forest land for non-forestry use	: Not Applicable.
	b.	The status of clearing felling	: Not Applicable.
	c.	The status of compensatory afforestation, if any	: Not Applicable.
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	: Not Applicable.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information.		: Nil

12.	Status of construction		:	Project is under construction phase. Composite & Sale buildings are under construction. Total constructed built-up area till date is 23,349.65 Sqm carried out on site and about 69.00 % of work have been completed. (Composite Building: 9,388.86 Sqm. Sale Building: 13,960.79 Sqm.)
	a.	Date of commencement (Actual and/or planned)	:	July 2023 (Actual)
	b.	Date of completion (Actual and/of planned)	:	December 2029 (Planned)
13.	Reasons for the delay if the Project is yet to start.		:	NA
14	Dates of site visits			
	a.	The dates on which the project was monitored by the regional office on previous occasions, if any.	:	NA
	b.	Date of site visit for this monitoring report.	:	NA
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits) (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)		:	NA



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1452/PN/PL/LOI
PN/PVT/0207/20210511

Date: 29 APR 2022

1. **Architect :** Shri. Suresh Gaikwad,
of M/s. Sky Tech Consultants,
A-301, Agarwal B2B Center, D'monte Lane, near Malad
Industrial Estate, Orlem, above Silver Oak hotel,
Kanchpada, Malad (W), Mumbai - 400 064.
- ✓ 2. **Developer :** M/s. Royal Developers
6th floor, Shah trade Center, Rani Sati marg,
Malad (E), Mumbai- 400097.
3. **Society :** "Shree Siddhivinayak Jakeria Road CHS (Proposed)."
Situated at C.T.S No 155, 157, 157/1 to 7, 159, 159/1 to
37, 158, 159/40 to 43 & 1412 of village Malad, Malad
(West)

Sub: Issue of LOI for joint development and amalgamation of Slum & non
slum plots for proposed SRA scheme under section 33 (10) & 30 of
DCPR 2034 on plot bearing CTS No. 155, 157, 157/1 to 7, 159, 159/1
to 37, 158, 159/40 to 43 & 1412 of village Malad, Malad (West).

Ref: SRA/ ENG/1452/PN/PL/LOI. & PN/PVT/0207/20210511

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Scheme
and on the basis of documents submitted by applicant, this office is pleased
to inform you that this **Letter of Intent** is considered and principally
approved for the sanctioned **FSI of 5.326** (Five point three two six) for slum
plot under Reg. 33(10) & 2.2 (Two point Two) for non slum plot under Reg.
30 of DCPR-2034, as per parameters mentions here subject to the following
conditions:

1. This Letter of Intent is issued on the basis of plot area certified by the
Architect and the Annexure-II issued by Competent Authority and
other relevant documents.
2. This LOI is valid for the period of 3 (three) months from the date of
issue. However, if IOA/CC is obtained for any one bldg. of the project
then this LOI will remain valid till validity of IOA/CC.
3. The built up area for sale and rehabilitation shall be as per the
following scheme parameters. In the event of change in area of plot,
nos. of eligible huts etc. the parameters shall be got revised from time
to time.

No. SRA/ENG/1452/PN/PL/LOI

Sr. no	Particular	Reg.33(10) slum plot (Area in sqmts)	Reg.30 Non slum plot (Area in sqmts)	Total (Area in sqmts)
1	Area of plot	1771.00	2730.60	4501.60
	<i>Deductions:</i>			
	i) set back area	32.45		32.45
2	ii) Deduction for land component of A.H. reservation (RR2.2 in slum plot land component against 20% built up area of 1043.85sqmts i.e. 208.77sq.m.) Land component for AH/FSI in situ for rehab plot = $208.77 / 5.32 = 39.24$	39.24	-----	39.24
3	Total deduction	71.69		71.69
4	Balance plot	1699.31	2730.60	4429.91
	<i>Additions:</i>			
5	i) Land Component of A.H. reservation	39.24	-----	39.24
	ii) Road setback of slum plot	32.45	-----	32.45
6	Plot area for computation of FSI	1771.00	2730.60	4501.6
7	FSI permissible	4.00 or sanctioned whichever is more	2.20	-----
8	Built up area as per Zonal FSI	-----	2730.60	2730.60
9	Additional area on payment of premium to MCGM (plot area $\times 0.5 = 2730.60 \times 0.50$)	-----	1365.30	1365.30
10	Permissible TDR (plot area $\times 0.70 = 2730.60 \times 0.70$)	-----	1911.42	1911.42
11	Protected area as per OCC plan dtd. 9.3.1992 vide CE/5263/BS II /AP (Built up area - Plot area of CTS 158 = $444.59 - 321.10$)	-----	123.49	123.49
12	FSI/TDR in lieu of const of construction of AH BUA ($1.5 \times 1624.91 \times 30250 / 56510$)		1020.81	1020.81
13	Admissible TDR as per Reg 30, table no 12(10) - (11+12)	-----	767.12	767.12
14	Total Built Up Area Permissible(8+9+10)	-----	6007.32	6007.32
15	Proposed rehab built up area	3751.26	-----	3751.26
16	Proposed rehab component	5164.98	-----	5164.98
17	Sale component Permissible with ratio as 1.10	5681.48	-----	5681.48

18	Total built up area for 33(10)(15+17)	9432.74	-----	9432.74
19	Permissible FSI for 33(10).....(18/6)	5.326	---	5.326
20	Total sale built up area for scheme.....(14+17)	6007.32+5681.48=11688.80		
21	Fungible Permissible (35% of 11688.80)	4091.08		
22	Total sale BUA Permissible Including fungible.....(19+20)	15779.88		
23	Tenement proposed/required.	<u>Eligible:</u> Residential = 38 nos. Commercial= 19 nos.	<u>Provisional:</u> Residential = 08 nos. Commercial= 01 no. PAP generated in scheme = 55nos	

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
5. Details of land ownership:- The plot under S.R. Scheme CTS No. 155, 157,157/1 to 7,159,159/1 to 37,159/40 to 43,158 & 1412 of village Malad, Malad (West) mentioning that developer is M/s. Royal Developer.
6. Details of access:- Access from 13.40m Existing D.P. road and 9.15m Existing road.
7. D.P. Remarks:- As per D.P Remark the plot under reference is partly reserved for public purpose of RR 2.2 (Affordable housing)) with 13.40m Existing D.P. road and 9.15m Existing road.
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034 and shall also pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034
9. The Amenity Tenements as mentioned in salient features condition no.3 shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over / Taking over receipt shall be submitted to SRA by the developer.

No.	Amenity	Amenity to be handed over to
1.	Balwadi	Handed over to the women and child Welfare Department, Government of Maharashtra.
2.	Society office	Handed over to the slum dwellers society.

3.	Welfare Centre	Handed over to the slum dwellers society.
4.	Library	Handed over to the slum dwellers society.
5.	Fitness center	Handed over to the slum dwellers society.

10. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
11. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
12. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
13. The Developer shall complete the Rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-
Plot area more than 7500 sq.mt. → 72 months.
In case of failure to complete the project within stipulated time period the extension is obtained from the CEO/SRA with valid reasons.
14. The Chief Promoter/Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before OCC of Rehab. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
15. The Developer shall submit the duly notarized Indemnity Bond on Rs.220/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers/ property owners or any others before IOA in a prescribed format.
16. The Developer shall keep existing access/easement right as it is leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
17. The IOA/Building plans will be approved in accordance with the Development Control & promotion Regulation 2034 and prevailing rules, policies and conditions at the time of approval.

18. That the necessary safety precautions like safety net barricading etc. shall be taken during execution depending when the stage of works & the concerned personnel of developer shall be liable for safety.
19. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
20. That you shall submit Undertaking stating that, the adequate safety measures shall be taken during entire construction activity as per the recommendations of Registered Structural Consultant & Geotechnical consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regard shall vest with Developer.
21. That you shall register with RERA authority as per RERA act.
22. That you shall get D. P. Road / set back land demarcated from A.E. (Survey)/ D.P. T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
23. That the work shall carried out between 6.00 am. to 10.00 pm, only in accordance with rule 5A (3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.
24. That the cognizance of Govt. Notification dtd.28.08.2019 shall be taken & the conditions mentioned in the notification to be followed scrupulously.
25. That you shall handover the buildable reservation and/or built-up amenity structure to MCGM and /or user department free of cost before granting CC to the last 25% for Sale BUA of Sale building in the scheme and Entry in the Revenue records with words for the buildable reservation in the name of M.C.G.M / User Dept. Shall be submitted before obtaining Occupation Certificate for sale Bldg.
26. That you shall submit Registered Undertaking from developer for incorporate condition in prospective buyers regarding inadequate room sizes.
27. That you shall submit registered undertaking from developer for handing over of fitness center to society free of cost & consideration to society and satisfactory compliances of conditions of fitness center will be insisted before OCC.
28. As per the Circular No-108 developer has to maintain the Rehab building for a period of 3 years from the date of granting occupation to

the rehab building. The security deposit/Bank guarantee deposited with SRA will be released thereafter.

29. That you shall obtain demarcation of Reservation along with setback area before grant of Plinth CC to sale building.
30. As per the Circular No.137 you shall pay charges of identify card of eligible slum dwellers/lottery.
31. As per Circular No-138 you shall pay the structural Audit Fees as per Policy.
32. The concurrence of MCGM to allow the Development of Accommodation Reservation of Affordable Housing (RR2.2) in the above manner will be insisted before grant of plinth C.C. for the sale building
33. That you shall submit concurrence of MCGM for not handing over separate Affordable housing plot as per Development of Accommodation Reservation of Affordable Housing (RR2.2) by paying premium @ of 35 % of ASR, & for constructing 38nos of Affordable Housing Flats in the composite building with compatible user of Residential user of Rehab & Commercial, PAP, Sale Residential & commercial flats on upper floors before the grant of plinth C.C. of sale building & Grant of CC for the AH area in the composite building.
34. That you shall pay the non refundable Legal charges as per office order u/no.SRA/LA/Office order/136/2016 dtd. 22/02/2006 before issuance of further approvals.
35. That you shall construct tenements in shear wall technology as per circular No. 154
36. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving substandard size of rooms in tenements/tenement, building with deficient open spaces, mechanical light & ventilation, probable mechanized failure of mechanized parking provision, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & its officers shall be indemnified from any probable dispute that may arise in the future.
37. That you shall obtain plot boundary demarcation before grant of Further CC to sale building.
38. That the PRC in the name of Developer subject to conveyance of the plots in the name of society by Developer before releasing last 25% sale CC.
39. High Rise Building :
 - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.

as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.

Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

- b. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.)/ E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
- c. That the developer shall install fire-fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developers, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building.
Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- d. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
40. That you shall pay labor-cess of one percent of total cost of construction (excluding land cost) before granting Plinth C.C.
41. That you shall submit NOC from MOEF & C.C. before grant of C.C. for the sale building or beyond 20,000 sqmts for the composite building.
42. That you shall abide by all the proceedings/orders of court of Law or any judicial/quasi judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposals by taking cognizance of it from time to time.
43. That the Developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of service) Act 1966 and submit documentation to that effect in order to comply the various orders Hon'ble Supreme Court of India in IA 127961/2018 in SWM (C) No (S)1/2015.
44. That you shall submit NOC/remarks from office of Ch. Eng (SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from the site to designated land fill sites as per C & D waste management plan rule 2016.
45. The developer shall execute conveyance deed for Rehab & Sale component before obtaining full OCC of Sale building.

46. If Applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations - 2034 in the office of the undersigned within 90 days from receipt of this LOI.
47. CFO NOC for the composite building will be submitted before issuing Further C.C. of composite building no.1 & CFO NOC of the Sale building shall be submitted before Plinth CC.
48. That you shall provide Electric charging point as per MCGM letter CHE/DP/17328/Gen dtd. 09/12/2021 before OCC of Sale building.
49. That you shall convey land in the name of society directly before releasing last 25% of the sale CC.
50. That you shall submit the counted of 10 commercial members of Trimurti society before plinth C.C of composite bldg.
51. Dev/ Arch shall not claim the Construction TDR of Affordable Housing units unless Concurrence from MCGM is obtain.
52. The developer will submit Registered under taking to SRA stating that the Developer will not ask for DRC for IOA in lieu of Construction TDR.
53. Arch/ Dev shall submit consent of the rehab commercial units before asking IOA of Composite Building.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority

(Hon. CEO (SRA) has approved this LOI)



SLUM REHABILITATION AUTHORITY

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

Intimation of Approval under Sub regulation of Regulation 33(10) Development Control and Promotion Regulations - 2034 For Grater Mumbai

No.P-N/PVT/0207/20210511/S

Sale Building

Dated: 16 NOV 2022

To,

M/s. Royal Developers

6th Floor, Shah Trade Center,

Rani Sati Marg,

Malad (E) Mumbai- 400 097.

With reference to your Notice, letter u/no. 4540 dated 09/12/2020 and delivered on 09/12/2020 and the Plans Sections Specifications and Description and further particulars and details of your building at Sale Building S.R. Scheme C.T.S.No 155, 157, 157/1 to 7, 158, 159, 159/1 to 37 & 159 /40 to 43 & 1412 of village Malad(W) Mumbai

furnished to me under your letter, date 09/12/2020 I have to inform you that the proposal of construction of the building of work proposed to be erected or executed is hereby approved under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate under section 44/69 (1) of the MR & TP Act shall be obtained before starting the proposed work.
- A.2) That the compound wall shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per DCPR-2034 Regulation No.37 (24).
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Annexure - 5 of DCPR - 2034 shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant IS code along with plan shall be submitted before C.C.

Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval

Bansal 16.11.2022
Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Dy.Ch. Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai/ Mumbai Suburban District before the work is started. The Non- agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes accompanying this Intimation of Approval

- 5) That the minimum plinth height shall be 30 cm. above the Surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 11) That the Registered Undertaking from the Developer and Society shall be submitted for the following
 - i) Not misusing part/pocket terrace/Free of FSI.
 - ii) Not misusing stilt.
 - iii) Not misusing Refuge Area.
 - iv) To demolish the excess area if constructed beyond permissible F.S.I.
 - v) Handing over setback land free of compensation alongwith the plan.
- 12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.
- 13) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).

Sr.No.	NOC's	Stage of Compliance
1	A.A & C 'P/N' Ward	Before Further C.C.
2	H.E. from MCGM	Before Plinth C.C.
3	Tree Authority	Before Plinth C.C.
4	Dy. Ch. Eng. (SWD)- W.S. Regarding Internal SWD	Before Further C.C.
5	Dy.Ch.Eng.(S.P.) (P & D)	Before Plinth C.C.
6	Dy. Ch. Eng.(Roads)-W.S.	Before Plinth C.C.
7	P.C.O.	Before Plinth C.C.
8	BEST/ TATA/ Reliance Energy /MSEB/ Electric Co.	Before Further C.C.
9	Civil Aviation Authority	Before Plinth C.C.
10	E.E. (T & C)	Before Further/Full C.C.
11	CFO	Before Plinth C.C.
12	MOE & F (if required)	Before C.C. beyond 20000 sq. mtr. of constructed.
13	E.E. (M&E) of MCGM for Ventilation /Stack parking /Mechanical Parking System.	Before Further C.C.

- 14) That the design and construction of the proposed building will be done under supervision of registered Structural Engineer as per all relevant I.S. Codes including seismic loads as well as under the supervision of Architect and licensed Site Supervisor.
- 15) That the C.C. shall be released as per the co-relation Rehab BUA & PRC in words policy as may be decided by SRA.
- 16) That you shall take proper precautions for safety like barricading, safety nets etc. as directed by Safety Engineer/Structural Engineer, Geotech Consultant towards workers, occupants, adjoining structures etc. and you & your concerned team shall be responsible for safety.
- 17) That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
- 18) That you shall submit the Traffic consultant remarks as per EODB before further CC.

B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).
- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.

C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

- 1) All the conditions of Letter of Intent shall be complied with at stages as directed by SRA or before asking for occupation certificate of sale/composite building.
- 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That you shall develop the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.
- 5) That the dustbin shall be provided as per requirement.
- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/B.C.C.
- 8) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be complied and complied with before asking occupation permission.
- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 10) That 10'-0" wide paved pathway up to staircase shall be provided.

- 11) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.
- 15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 16) That the single P.R. cards for the amalgamated plot shall be submitted.
- 17) That layout R.G. shall be developed as approved by SRA.
- 18) That the N.O.C. from the A.A. & C. 'P/N' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That completion certificate from C.F.O. shall be submitted.
- 20) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.
- 21) That the completion certificate from E.E. (T&C) for parking shall be submitted.
- 22) That the completion certificate from E.E. (M&E) for Ventilation/Stack parking/Mechanical Parking System shall be submitted.
- 23) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 24) That the Rain Water Harvesting system should be installed/ provided as per the direction of U.D.D. Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs. 1000/- per annum for every 100 sq.mt. of built-up area shall be levied.

D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.

NOTES:

1. That C.C. for sale building shall be controlled in a phasewise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

Pan 7/6/11.2022
Executive Engineer-II
Slum Rehabilitation Authority

NOTES

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

concrete having broken glass pieces at the rate of 0.125 cubic meters per 10 sq.mt below pavement.

- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If It is proposed to demolish the existing structures by negotiations with the tenants under the circumstances, the work as per approved plans should not be taken up in hand unless the Dy.Ch. Engineer(SRA) is satisfied with the following :
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each tenant.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for alternative accommodation in the proposed structure.
 - (iii) Plans showing the phase program of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure promotion.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the overhead Water Tank above the finished level of the terrace shall not be less than 1.20 meter & not more than 1.50meter.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, wherever necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plains glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, will do so at your own risk.


16.11.2022
Executive Engineer, (S.R.A.)

BRIHANMUMBAI MAHANAGARPALIKA

(HYDRAULIC ENGINEER'S DEPARTMENT)

HE/ 619 /EEWW (P.&R.)/N.O.C.18 JAN 2023Office of Ex. Eng. (P & R)
'B' Ward Office, 3rd Floor,
Near J J Hospital,
Babula Tank Cross Road,
Mumbai-400009.EE (SRA)'P/North' ward

Subject : HE's NOC for the proposed Sale building on plot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37 & 159/40 to 43 and 1412 of Village Malad, Malad (W), Mumbai-64.

Reference: 1) P-N/PVT/0207/20210511/S dated 16.11.2022.
2) Scrutiny Fee Receipt No. 1004468639 dated 23.11.2022.

Name of owner: M/S. Royal Developers.

As per the plans and documents submitted by L.P. the proposed building under reference is a residential cum non-residential building accommodating 75 tenements, 6 nos. of Driver's toilets & fitness centre. Total water requirement of the building works out to 51,165 lpd for residential purpose & 1800 lpd for non-residential purpose. However, demand for water connection will be recalculated by AEWW of 'P/North' ward as per latest amended / OC plans.

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

1. Water supply for the said residential cum non-residential building will be made available as per prevailing norms, on submission of occupation certificate.
2. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains, painted with red colour, shall be used for the same.
3. On receipt of approval for layout under reference, NOC for layout shall be obtained from this office. Also, all the conditions of layout NOC issued shall be applicable for each individual building in layout. Separate NOC shall be obtained from this office for each individual building in the layout.
4. The layout of water mains in the access and internal road shall be submitted, got approved from this department and laid by owner / developer at their own cost, prior to issue of occupation certificate. Water supply will be made available only after the laying & commissioning of the same.
5. The internal distribution system for each building / wing shall be got approved separately from this office after obtaining full C.C. and shall be laid & certified from competent authority before availing the permanent water connection.
6. Water supply as per condition no. 1, will be made available only after compliance of condition No. '3' & '4'.
7. No well / bore well shall be dug on the plot under reference as this plot is affected by water supply tunnel safety band. Similarly, Excavation / deep foundation using blasting shall not be permitted & depth of foundation shall be restricted to 10m by open cut method on the plot under reference. Prior permission shall be obtained from AEWW 'P/North' Ward for any kind of repair works of existing well / bore well on the plot.

8. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from AEWW 'P/North' Ward. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber. Top of the underground storage tank shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
9. A clear minimum distance of 1.20 m shall be maintained between the bottom of overhead storage tank and terrace floor level.
10. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the ground floor of the building. As suction tank is located within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.
11. Automatic level control sensors & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.
12. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.
13. This NOC is being issued for plans approved vide No. P-N/PVT/0207/20210511/S dated 16.11.2022. While amendment in building plans, if water demand of the building exceeds above 10%, this NOC will be treated as cancelled and fresh NOC shall have to be obtained from this office by submitting set of amended plans and other required documents.

Sd/-
Executive Engineer Water Works
(Planning & Research)

✓ Copy to : Owner: M/S. Royal Developers.

CO M/S. Mitesh R. Gada.

5th floor, Shah Trade Centre, Rani Sati Marg,

Malad East, Mumbai-97.

For information, please.

B. S. D. S.
18/11/2023
EEWW(P&R)

MUNICIPAL CORPORATION OF GREATER MUMBAI
(HYDRAULIC ENGINEER'S DEPARTMENT)

HE/ 450 /EEWW (P.&R.) /N.O.C.
14 NOV 2022

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

EE (SRA)

'P/North' ward

Subject : HE's NOC for the proposed composite building No. 1 on plot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37 & 159/40 to 43 and 1412 of Jakeria Road, Village Malad, Malad (W), Mumbai-64.
Reference: 1) PN/PVT/0207/20210511/Com dated 06.07.2022.
2) Scrutiny Fee Receipt No. 1004423845 dated 19.09.2022.
Name of owner: M/S. Royal Developers.

As per the plans and documents submitted by L.P the proposed building under reference is a residential cum commercial building accommodating 139 tenements, 12 shops, 808.58 sq.m. commercial area, 1 balwadi, 1 welfare centre, 1 library & 1 fitness centre. Total water requirement of the building works out to 62,550 lpd for residential purpose @ 90 LPCD & 4,500 lpd for commercial purpose @ 20 LPCD. However, demand for water connection will be recalculated by AEWW of 'P/North' ward as per latest amended / OC plans.

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

1. Water supply for the said residential cum commercial building will be made available as per prevailing norms, on submission of occupation certificate.
2. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains, painted with red colour, shall be used for the same.
3. On receipt of approval for layout under reference, NOC for layout shall be obtained from this office. Also, all the conditions of layout NOC issued shall be applicable for each individual building in layout. Separate NOC shall be obtained from this office for each individual building in the layout.
4. The layout of water mains in the access and internal road shall be submitted, got approved from this department and laid by owner / developer at their own cost, prior to issue of occupation certificate. Water supply will be made available only after the laying & commissioning of the same.
5. The internal distribution system within building shall be got approved from this office after obtaining full C.C. and shall be laid & certified from competent authority before availing the permanent water connection.
6. Water supply as per condition no. 1, will be made available only after compliance of condition No. '3' & '4'.
7. No well / bore well shall be dug on the plot under reference as this plot is affected by water supply tunnel safety band. Similarly, Excavation / deep foundation using blasting shall not be permitted & depth of foundation shall be restricted to 10m by open cut method on the plot under reference. Prior permission shall be obtained from AEWW 'P/North' Ward for any kind of repair works of existing well / bore well on the plot.
8. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from AEWW 'P/North' Ward. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber & shall be 6.0 m away from STP. Top of the underground storage tank shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.

9. A clear minimum distance of 1.20 m shall be maintained between the bottom of overhead storage tank and terrace floor level.
10. Automatic level control sensors & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.
11. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.
12. This NOC is being issued for plans approved vide No. PN/PVT/0207/20210511/Com dated 06.07.2022. While amendment in building plans, if water demand of the building exceeds above 10%, this NOC will be treated as cancelled and fresh NOC shall have to be obtained from this office by submitting set of amended plans and other required documents.

sd/-
Executive Engineer Water Works
(Planning & Research)

Copy to : Owner: M/S. Royal Developers.

✓ C/O M/S. Mitesh R. Gada.

5th floor, Shah Trade Centre, Rani Sati Marg,
Malad East, Mumbai-97.

For information, please.

B. W. D. S.
14/11/2022
EEWW(P&R)

MUNICIPAL CORPORATION OF GREATER MUMBAI**No: ChE / DP / 26239 / Gen of 28.12.2017****Subject: Guide Lines for of parking layout proposals****Reference: MCP/2116 of 19.12.2017****1) PLANS :**

Parking Layout proposal shall be submitted showing Block Plan (Scale 1:500, 1:40 or to the scale as per T.P. Scheme), Location Plan (Scale 1:4000 /1:2500) the required parking statement as per DCR 1991, Plans (Scale 1:100 preferably and 1:200 in case of bigger layouts only) showing parking floors such as ground floor, stilt floor, basement floors, parking/podium floors and floor next to parking floors, cross sections showing the details of parking/podium floors and floor next to parking/podium floor (Particularly, showing all level differences such as basement top, ground level, stilt level, underground water tank top, rewas of stair case, staircase mid landing, elevation features projection, where maneuvering is proposed) along with road level, ground level of the plot at the entry, exit points of vehicle and cross sections of mechanized parking systems ,if any.

- 1.1) Ground floor plan shall contain compound wall, entry/ exit gate, chain link gate, sliding gate, type of access to the plot such as layout road, existing road, D. P. Road, etc. with detail of width of road , R.G. / Paved R.G. and other reservations, amenities if any, required front open space line to be shown in dotted line.
- 1.2) Each parking floor plan shall contain minimum clear dimensions of drive way, angular dimensions of driveway at the corners of the plot and at the turning direction of driveways.
- 1.3) All R.C.C. / Structural members such as columns, lifts sheer walls, etc. shall be shown in dark colour.
- 1.4) Statement showing the area of side & rear open space of the building and

area consumed by the proposed car parking spaces as per DCR-36(5)(b)(ii).

- 1.5) Slope of the ramp, width of ramp and length of the ramp at the centre of driveway (Length of the ramp shall be shown at the centre of inner driveway in case of two-way maneuvering) shall be shown on plan.
- 1.6) In case of proposal under sub regulation 33 (24) of DCR – 91, the conditions insisted by Jt. C. P. (Traffic) & by the Committee for approval of the proposals under sub regulation 33 (24) of DCR – 91 shall be incorporated in the parking layout for obtaining NOC of Dy.Ch.E.(Traffic) deptt.

2) DRIVEWAY

- 2.1 Driveway proposed shall be free of any obstructions and width as mentioned below shall be provided.
 - 2.1.1) The width of driveway for one way maneuvering shall be minimum 3.00 mts. in straight alignment & 3.90 mts. width shall be provided at turning portions for proper maneuverings of the vehicles.
 - 2.1.2) The width of driveway for two way maneuvering shall be minimum 6.00 mts. in straight alignment & 7.50 mts. at the turning portions for proper maneuvering of the vehicles.
 - 2.1.3) Minimum 3.75 mts. wide driveway shall be provided for one way maneuvering in straight alignment & 4.65 mts. at the turning portions and 7.50 mts. wide driveway shall be provided for two way maneuvering in straight alignment & 9.00 mts. at the turning portions shall be provided for transport vehicles & Ambulance.
- 2.2) Minimum 3.50 mts. wide gate shall be provided in case of single entry or exit and 6.00 mts. wide gate for entry & exit.
- 2.3) Unobstructed Passage of minimum width of 3.00 mts. shall be provided from entry gate upto entrance lobby/ staircase of the building for ingress & egress of the vehicles upto entrance of the building, if the parking spaces are proposed in the said passage.
- 2.4) In the driveway portion where 'U' turn is proposed, minimum 5.50 mts. of

inner diameter of the turning portion ('U' turn) shall be provided.

- 2.5) In the driveway portion, the minimum 2.40 m. head room shall be provided from the bottom of slab/ beam/ any projection/ ramp/ revas projection of staircase cantilever parking etc.
- 2.6) If the surface angular parking is proposed along the one way driveway minimum 3.6 m width shall be provided for proper ingress and egress of vehicle in the parking space.

3) **PARKING SPACES**

3.1) **SIZE OF PARKING SPACES**

The size of parking spaces shown on plan shall be as per the provisions of regulation 36 of DCR 1991.

3.1.1) For motor vehicles : -

Big cars = 2.50mts. x 5.50mts. (shall be shown in green colour)

In case of parking spaces for motor vehicles upto 50% of the prescribed parking spaces may be of size. 2.30mts. x 4.50mts. as per DCR 36 (1).

3.1.2) For Transport Vehicles : 3.75mts. x 7.50mts. as per DCR 36(4) (shall be shown in red colour)

3.1.3) For Ambulance :

4.00mts. x 10.00mts. as per DCR 36 (4) (shall be shown in red colour)

3.1.4) In case of 33(24) proposals, PPL/ MCGM parking spaces (shall be shown in blue colour)

3.1.5) Mechanical stack parking shall be shown in green hatched.

3.2) Car parking spaces shall not be proposed on

(1) Manholes/openings/chambers of underground water tank/Fire Fighting Tank/Septic tank/ Sewage Treatment Plant.

(2) Required front open space.

(3) R. G.

(4) Ventilation openings for Basements.

3.3 DISTANCE REQUIRED FOR PARKING SPACE -

- 3.3.1** There is no necessity to provide minimum distance on either side of parking for ingress/ egress of vehicle if parking spaces are proposed in row along the driveway or alternate parking.
- 3.3.2 Tandem Parking:** The required sizes of parking spaces may be allowed directly one behind the other with 3.00 m. wide parking bay.
- 3.4 Parking spaces for Differently Able shall be proposed only for public building as under –**
 - 3.4.1)** Surface parking shall be provided near ground floor entrance or on immediate upper floor entrance for the physically handicapped persons with maximum travel distance of 30 mt. from building entrance.
 - 3.4.2)** The size of parking bay shall be minimum 3.60 mt. x 5.50 mt.
 - 3.4.3)** The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

4) CAR LIFT

- 4.1)** Minimum 2 nos. of car lifts upto 200 parking spaces and for each 100 parking or part thereof, beyond 200 parking spaces, additional one car lift for entry/exit shall be provided.
- 4.2)** The minimum size of car lift hoist -way shall be 3.30 mts. x 6.00mts. to accommodate all kinds of vehicles.
- 4.3)** Minimum 5.00 mts. unobstructed open space shall be provided in front of the car lift /hoist for proper maneuvering of vehicles on the respective parking floor.
- 4.4)** If the car hoists are proposed, then provision of separate passenger lift shall be made nearby.
- 4.5)** If the driveway is proposed through the Car Lift, then the clear opening of the car lift shall be minimum 3.30 mts. wide. (The details of the Car Lift and required hoist-way as per Manufacturer's specification shall be submitted.)

5) RAMP

- 5.1) The maximum 45.00 mts. continuous ramp length shall be permitted.(Mid-Landing minimum of 6.00 mts. in length shall be provided at the interval of maximum every 45.00 mts. travel distance.)
- 5.2) Slope of ramp shall not be steeper than 1:10
- 5.3) Width shall be as per norms of driveways.
- 5.4) Ramp shall not be proposed in front open space.
- 5.5) Parking spaces may be allowed over slopping parking floors of gradient not steeper than 1:20.
- 5.6) In the ramp portion where 'U' turn is proposed, Minimum 5.50 mts. inner diameter of the turning radius by means of well/turn shall be provided.
- 5.7) When a building abuts 3 or more roads, then ramps shall be allowed in front marginal open space facing the road having least width for ingress & egress of vehicles
- 5.8) **Parking floor:** The parking floors above ground/stilt floor within building line, for the provision of parking, accessible either by ramp or by minimum two car lifts up to 200 parking and one additional car lift for every 100 parking beyond 200 parking or thereof. The height of the parking floor shall not be more than 2.4m below soffit of the beam & maximum 32.00_m height of the floor permitted in this regulation below soffit of slab. In case of mechanical parking more height as per the requirement of parking layout may be allowed.
- 5.9) **Podium:** A podium may be permitted in plot ad-measuring 1000 sq.m or more. The podium provided with ramp may be permitted in one or more level, total height not exceeding 32 m above ground level.

Podium not provided with ramp but provided with car lifts may be allowed subject to minimum two numbers of car lifts up to 32.00 m, for vehicles up to 200 parking and one additional car lift for every 100 parking beyond 200 parking or part thereof.

6) MECHANICAL PARKING

- 6.1) Stack, Pit, Rotary, Puzzle, Tower or any such type of Mechanized parking

system having height more than 4.20 mt. above G.L. may be proposed at least 1.50mts. away from the compound wall on all sides except front

- 6.2) Rotary, Puzzle, Tower or any such type of Mechanized parking system in side open space touching to the building or as an independent structure shall be proposed along dead wall only upto height of the building.
- 6.3) Minimum 5.00 mts. clear unobstructed open space shall be provided in front of stack parking meant for big size cars & 4.00 mts. for small stack parking shall be provided for smooth ingress & egress of vehicles in parking spaces.
- 6.4) At least 25% of total proposed car parking spaces to be proposed in mechanical parking system/surface parking shall be minimum clear height of 2.10 mts in all type of Mechanized parking system/ surface parking so as to accommodate all types of S.U.V. such as Scorpio (Ht. 1.975 mts.) and rest of the car parking spaces may be proposed with minimum height of 1.80 mts in all type of Mechanized parking system/ surface parking so as to accommodate all types of Hatchbacks/ small salon cars such as Nano (Ht. 1.652 mts.).
- 6.5) The minimum clear 3.60 m (i.e. 1.8 m + 1.8 m), 3.90 m (i.e. 1.8 + 2.1 m) 4.20 m (i.e.2.10 + 2.10) head room in the building whatsoever the case shall be provided where double stack parking is proposed (Note:-The proposed height under this clause can be modified as per the specification of manufacturer.)
- 6.6) A traffic impact analysis/ assessment study is required to be carried out through Traffic Engg, Deptt./ Traffic Engg. Institute/ Traffic consultancy agency for parking layout where car parking spaces are proposed more than 2000

7) General requirements for parking layouts

- i. The Ground Floor, stilt, podium, basement floor where parking spaces are proposed, the parking area shall be adequately lighted, ventilated and drained properly.

- ii. Edges of the column shall be either preferably round in shape or shall be covered with protective edge gaurds in the Ground Floor, stilt, podium, basement floor where parking spaces are proposed.
- iii. The parking spaces shall be paved & clearly marked, painted and numbered.
- iv. The traffic operation shall be marked in Thermoplastic road marking paint. Arrows and traffic amenities such as Retro Reflective Road Studs shall be provided to guide the motorists.
- v. Anti Crash Barriers shall be provided at the turning portions of the ramps.
- vi. Anti Skid finish (Surface) shall be provided at the parking floors / ramps.
- vii. Cautionary / Informatory signages shall be provided at the ramps as well as in the drive ways to guide the motorists.
- viii. The entire drive-way as well as parking spaces shall be kept free of obstructions.
- ix. The Board indicating car parking in Gr. Floor, stilt, podium, basement floor shall be provided near the entry gate.
- x. Adequate no. of parking attendants shall be employed where ever is required
- xi. Necessary care shall be taken to abate the nuisance of car exhaust / smoke / lights / noise in Ground Floor, stilt, podium, and basement floor parking area.
- xii. The convex mirror (i.e. m1, m2 etc.) shall be provided on ramp at the required locations of turning portions or locations shown on the parking layout plans so as to facilitate the smooth maneuvering of vehicle.
- xiii. The registered undertaking indemnifying the M.C.G.M. against any litigation arising out of hardship to user in case of the failure of Mechanized system / car lifts / nuisance due to mechanical system/ car lift to the building under reference & to the adjoining wing/ adjoining building shall be submitted to Ex.Eng.(B.P.).
- xiv. The standby arrangement of generator/ alternative electric power supply of requisite capacity for lifts and the mechanical parking system shall be made in case of failure of electric supply.

- xv. The Mechanized parking system shall be equipped with electric sensor devices and also proper precautions & safety measures shall be taken to avoid any mishap & the damages occurred due to flooding in pit if any & maintenance of Mechanized parking system shall be done regularly and registered undertaking & indemnity bond to that effect shall be submitted to Ex.Eng.(B.P.).
- xvi. The adequate measures shall be taken to provide proper artificial light & ventilation through mechanical means within basement floors proposed for parking.
- xvii. The parking layout shall also meet the requirement of C.F.O wherever applicable.

If the size, shape or configuration of the any floor with parking spaces, cantilever projection which will obstruct the parking spaces if any, amalgamation / subdivision, boundary correction of plot, changes in parking layout is required to be changed as per applicant requirement or as per the requirements of E.E.(B.P.)/ C.F.O. etc., revised parking layout shall be got approved from Dy.Ch.E.(Traffic) deptt/Lic. Surveyor/ Architect/ Consultant.

sd /20.11.2017
Ch.E.(D.P.)

sd /20.11.2017
Municipal Commissioner

SLUM REHABILITATION AUTHORITY

SRA/ENG/1452/PN/PL/LOI

No. PN/PVT/0207/20210511

Re-Submitted Please

Sub: Proposed SRA for joint development and amalgamation for proposed S.R. scheme on slum plot under Reg 33 (10) and non-slum plot Reg 30 of DCPR 2034 on plot bearing CTS No. 155, 157, 157/1 to 7, 159/1 to 37, 158, 159/40 to 43& 1412 of village Malad, Malad (West) For "Shree Siddhivinayak Jakeria Road CHS (Proposed)"

Architect: Shri. Suresh Gaikwad of M/s. Skytech Consultants

Developer: M/s. Royal Developers

Society: Shree Siddhivinayak Jakeria Road CHS (Proposed)

Perusal is requested to detailed report submitted vide N/57 to N/87

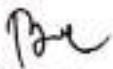
The proposal is submitted for grant of LOI for joint development and amalgamation for proposed S.R. scheme on slum plot under Reg .33 (10) and non-slum plot Reg 30 of DCPR 2034. The scheme parameters may be seen at page N/85 to N/86.

Further various concessions sought in the Scheme are submitted as under:

Para Sideline	Details with reference to DCPR	Page No.	Remarks
'A'	Not insisting PRC in the name of Developer subject to conveyance of the plots in the name of society by Developer before releasing last 25% of the sale CC.	N/62	Requested for approval and PRC in the name of Developer subject to conveyance of the plots in the name of society by Developer before releasing last 25% of the sale CC.
'B'	To allow amalgamation of plot bearing CTS 155 with the SRA scheme on joint development plots bearing CTS 157, 159, plot bearing CTS158 & plot bearing CTS1412subject to obtain the recommendation from Planning Authority for Amalgamation before seeking CC for sale building. Registered undertaking to that effect	N/63	Requested for approval and obtain the recommendation from Planning Authority for Amalgamation before seeking CC for sale building. Registered undertaking to that effect shall be taken before issue of LOI.

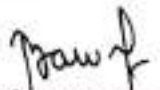
Pd
Executive Engineer
Slum Rehabilitation Authority

	shall be taken before issue of LOI.		
'C'	To allow Development of Accommodation Reservation of Affordable Housing (RR2.2) as per Reg.17(3)(D)(4) & Reg17, Table 5, Sr no 26 by construction of 38 nos of flats of 27.88sqm carpet area to be handed over to MCGM free of cost by allowing Composite Development without insisting on handing over of 40% of plot on the recovery of premium at the rate of 35% of ASR regulation 17(3)(D)(4)& 17, 20(i) Table 5, sr no 26 subject to concurrence from MCGM before grant of plinth C.C. for the sale building.	N/66	Permissible as per Reg. 17(3)(D)(4) & 17, 20(i) Table 5, sr no 26 subject to concurrence from MCGM before grant of plinth C.C. for the sale building.
'D'	To allow construction TDR in situ of 1020.81 sqm as construction amenity TDR/BUA lieu of cost of construction against handing over of built amenity as per section 17(1) note (c & d) & section 17 (3) (D) (a) (5) & to allow to utilize construction TDR in situ without going through the process of DRC.	N/67	Permissible as per section 17(1) note (c & d) & section 17 (3) (D) (a) (5) & to allow to utilize construction TDR in situ without going through the process of DRC
'E'	To allow provision of 8% layout R.G. for slum plot & 20% R.G. for non - slum plot touching to building line with odd size & shape at different locations on the plot u/ref including paved RG as per Reg. 27(1) (a) read with Cl. 6.11, 6.17 of Reg. 33(10) of DCPR 2034.	N/70	Permissible as per Reg. 27(1) (a) read with Cl. 6.11, 6.17 of Reg. 33(10) of DCPR 2034.
'F'	To allow 18 nos. sale unit having carpet area 27.88sq.mts. with inadequate sizes subject to Registered Undertaking from developer that they shall incorporate condition in prospective buyers regarding inadequate room	N/73	Requested for approval for 18 nos. sale unit having carpet area 27.88sq.mts. with inadequate sizes subject to Registered Undertaking from developer that they shall incorporate condition in prospective buyers regarding inadequate room

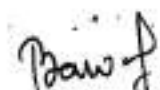

 Executive Engineer
 Slum Rehabilitation Authority

'G'	To allow service duct for light & ventilation & providing services to Alcove, bathrooms and toilets from service duct size of 2.63x1.08&1.20x1.08 in composite building under reference having opening in common passage free of FSI as per the provisions of DCR 31(1) (xxiii) & clause no. 6.2 of 33(10), of D.C. Regulation DCPR 2034.	N/74	Permissible as per the provisions of DCR 31(1) (xxiii) & clause no. 6.2 of 33(10), of D.C. Regulation DCPR 2034.
'H'	To allow the area under parking system as described above free of FSI as per the provisions of Regulation no. 31(1) (vi) read with Regulation no. 44(6)(a) and as per provisions of clause 6.17 of Regulation 33(10) of DCPR-2034 and subject to submission of NOC from CFO and NOC from E. E (T&C) before granting further C.C. to composite building under reference.	N/74	Permissible as per Regulation no. 31(1) (vi) read with Regulation no. 44(6)(a) and as per provisions of clause 6.17 of Regulation 33(10) of DCPR-2034 and subject to submission of NOC from CFO and NOC from E. E (T&C) before granting further C.C. to composite building under reference
'I'	To allow the maximum travel distance 15.30m from flat No-4 to staircase as per the regulation 47 (3)(ii)(i)(i) of DCPR 2034 read with clause 6.17 of Regulation no. 33(10) of DCPR-2034subject to CFO NOC from MCGM before asking plinth C.C. to composite under reference.	N/74	Permissible as per the regulation 47 (3)(ii)(i)(i) of DCPR 2034 read with clause 6.17 of Regulation no. 33(10) of DCPR-2034subject to CFO NOC from MCGM before asking plinth C.C. to composite under reference.
'J'	To allow the pocket terrace of slope 1:5 on 9 th floor in front of society office free of FSI as per Reg 31(2)(iv)	N/75	Permissible as per 31(2)(iv) of DCPR 2034
'K'	To allow 9 th level podiums accessible with 6.00m wide ramp having height 30.45m. from ground level with proposed open space and accommodate required car parking spaces by allowing the area of podium free of FSI as per provision of Regulation no. 37(31),44 6(a) 31	N/76	Permissible as per Regulation 37(31),44 6(a) 31 (2)(vi) and cl. 6.17 of Regulation no. 33 (10) of DCPR 2034 read with as per regulation 33 (10) II (iv) of DCPR 2034 subject to NOC from E. E. (T & C) of MCGM, C.F.O. NOC before asking plinth C.C to the

	(2)(vi) and cl. 6.17 of Regulation no. 33 (10) of DCPR 2034 read with as per regulation 33 (10) II (iv) of DCPR 2034 subject to NOC from E. E. (T & C) of MCGM, C.F.O. NOC before asking plinth C.C to the building under reference.		building under reference.
'L'	To allow height of the basement varying from 2.95m (for storage of shop and other utility) to 5.50m (for STP) of the composite building & proposed height of the basement varying from 2.95m (for Pump room / utility) to 5.50m (for STP) of the sale building. The greater height is proposed only for STP as per MOEF requirements as per Reg. 37(7)(ii) & regulation 37(7)(v)(a) read with Reg. 44(6)(a) of DCPR, 2034, subject to submission of NOC from Ch.E. (M&E) / consultant as per EODB for artificial light & ventilation before granting further C.C. subject to RUT as mentioned above.	N/78	Permissible as per Regulation 37(7)(ii) & regulation 37(7)(v)(a) read with Reg. 44(6)(a) of DCPR, 2034, subject to submission of NOC from Ch.E. (M&E) / consultant as per EODB for artificial light & ventilation before granting further C.C. subject to RUT
'M'	To allow service floor in the sale building with height of 2.40m and free of FSI for sale building having height of 105.55m as per provision of Regulation no. 37(32), read with 31 (xx) of DCPR 2034.	N/79	Permissible as per provision of Regulation no. 37(32), read with 31 (xx) of DCPR 2034.
'N'	To allow refuge area free of FSI up to 4.25% of habitable floor in the sale building, Reg. 31(1)(xix) & as per clause 48(8) (a)(i) of DCPR 2034, subject to remarks from CFO before Grant of Plinth C.C. for the Composite & Sale building respectively.	N/81	Permissible as per Regulation 31(1)(xix) & as per clause 48(8) (a)(i) of DCPR 2034, subject to remarks from CFO before Grant of Plinth C.C. for the Composite & Sale building respectively.
'O'	To condone without charging premium the deficiency in open spaces to the extent of 40 % for composite building & 75% for	N/83	Permissible as per Cl. 6.15 & 6.17 of Reg. 33(10) of DCPR 2034.


 Executive Engineer
 Slum Rehabilitation Authority

	podium of sale building & by charging premium to deficiency in open spaces to the extent of 48.50% for sale building at the rate of 2.5% of ASR as per the Cl. 6.15 & 6.17 of Reg. 33(10) of DCPR 2034.		
'P'	To allow the Fungible Compensatory FSI as per regulation 31 (3) of DCPR- 2034 upto 35% for Residential and 60% for Commercial Development, without charging premium for slum Rehab component, re-accommodation of existing members where existing user is proposed to be continued & by charging premium for the Re-accommodation of existing Trimurthi Society members as user proposed to be changed as also by charging premium for Sale area in sale building as per Reg. 31(3) of DCPR 2034	N/84	Permissible as per Regulation 31(3) of DCPR 2034
'Q'	To allow 1. To allow staircases, lifts and lift lobbies & equivalent depth of lifts & lobbies in front of staircases equivalent to width of stair flights of all habitable & non habitable floors, free of FSI without charging premium for Composite building including AH as per Reg. 31(1)(iv) read with Cl. 6.14, 6.16 of Reg. 33(10) of DCPR 2034 & note 1 (c) of reg 17., 2. To allow staircase room, lift machine room above top most storey & OHWT & non-habitable area below water tank, & staircase from topmost floor to terrace, staircase/lift wells and passages in stilt exclusively used for parking and other ancillary users free of FSI without charging premium for Composite building as per Reg.	N/84	1) Permissible as per regulation 31(1)(iv) read with Cl. 6.14, 6.16 of Reg. 33(10) of DCPR 2034 & note 1 (c) of Reg 17. 2) Permissible as per regulation 31(1)(iii) of DCPR 2034.


 Executive Engineer
 Slum Rehabilitation Authority

	31(1)(iii) of DCPR 2034.		
'R'	To allow single Electric substation having size 7.40m x 7.25m against required 02 nos. free of FSI as per regulation 31(1)(xiv) read with regulation 28 of DCPR 2034 and read with clause 6.17 of Regulation no. 33(10) of DCPR-2034. Subject to the NOC/ Remarks from concerned Power Supply Co. as stated above.	N/85	Permissible as per regulation 31(1)(xiv) read with regulation 28 of DCPR 2034 and read with clause 6.17 of Regulation no. 33(10) of DCPR-2034. Subject to the NOC/ Remarks from concerned Power Supply Co. as stated above
'S'	To consider the scheme parameters for implementation of S.R. Scheme and to issue the Letter of Intent based on above scheme parameters	N/87	Permissible as per Cl.3.2 of Reg. 33(10) of DCPR 2034 read with 33(11) of DCPR 2034

It is proposed to grant approvals for para stated here in above vide Page N/57 to N/87.

The draft LOI submitted at page N/95 to N/101 to for perusal & approval please.

Submitted please.

Dy. Ch. Eng. (SRA)

Ex.Eng. (SRA)-II

Hon'ble CEO(SRA)

Sir,

- (1) ~~Page~~ No N/65. - Concurrence & MCGM before plan etc.
- (2) 'c' Elaborate detail
- (3) 'd' Concurrence from MCGM till then no CC to be given.
- (4) N/A N/71. (4) B. before JCR & Rchd. all consents to be obtained
- (5) All plan. area. passing issues. Before ~~issue~~ of issue of LOI.

EE/P/A

19/01

19/01/2022

A : 301, Agarwal B2B Centre, D'Monte Lane, near Malad Industrial Estate, Oriem,
above Silver Oak hotel, Kanchpada, Malad (W), Mumbai - 400064,
tel : +91 22 2889 6778 / 6769 | Email : skytechconsultants11@gmail.com



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

Date: 17.04.2023

Subject : R.G. provision for Proposed SRA scheme on plot bearing CTS No. 155,
157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of village
Malad (south), Malad (West), Mumbai - 400064.

Reference : 1. Minutes of meeting (MoM) of 198th SEAC-2 (Item No. 09)
2. Proposal Number: SIA/MH/INFRA2/416502/2023

Dear Sir,

With reference to above mentioned subject, RG area requirement and provision calculation as per DCPR 2034 with adequate length & width ratio. Detailed calculation is as follows:

Details		RG Area Required		RG area Proposed	
		Area (sq.mt.)	% on required RG	Area (sq.mt.)	% on required RG
1	RG on ground (a + b)	411.12	60%	803.44	117%
	a Mother earth	123.34	30%	390.04	57%
	b Balance permissible Paved RG	123.34	30%	413.4	60%
2	Permissible RG on Podium	274.08	40%	750	109%
Total (1 + 2)		685.20	100%(1+2)	1553.44	226%

Kindly acknowledge the same and do the needful.

Thanking You,
Yours faithfully,
M/s. Skytech Consultants,


Architect,
Suresh Gaikwad,
(Reg. No. CA/90/13315)

ENVIRONMENTAL MANAGEMENT PLAN

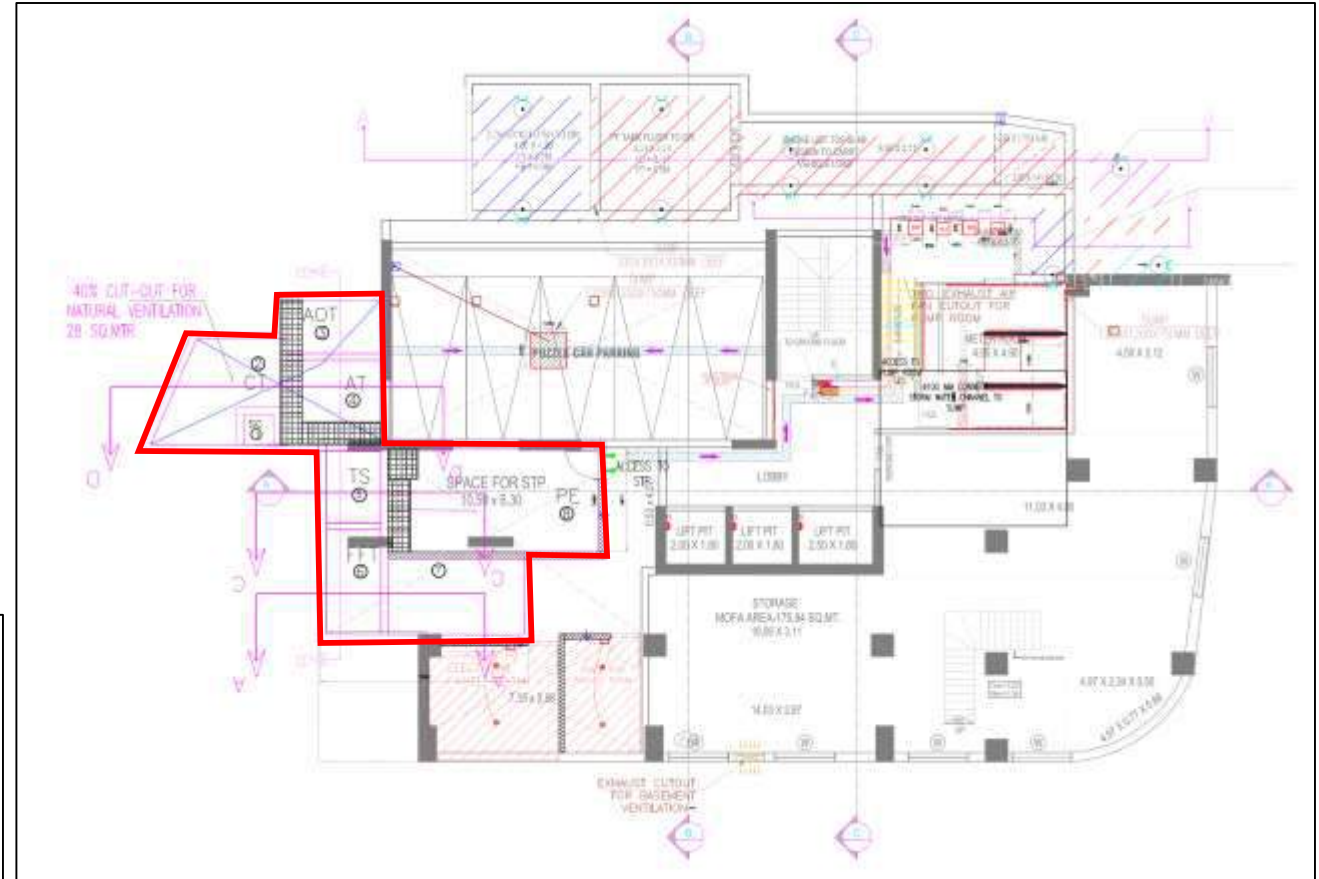
During Construction Phase

No.	Component	Description		Total Cost (Rs. In Lacs)
1	Air Environment	Dust Suppression		7.2
		Cost for polymeric spray		2.5
		Air & Noise Quality Monitoring	Sensors for Air quality & Noise level monitoring	0.88
			By outside MOEF Approved Laboratory	50.50
2	Water Environment	Drinking water analysis		0.12
3	Land Environment	Site Sanitation		5.00
4	Health & Hygiene	Disinfection at site		4.80
		Health Check up of workers		18.00
5	Cost towards Disaster management			78.00
	Grand Total			167.00

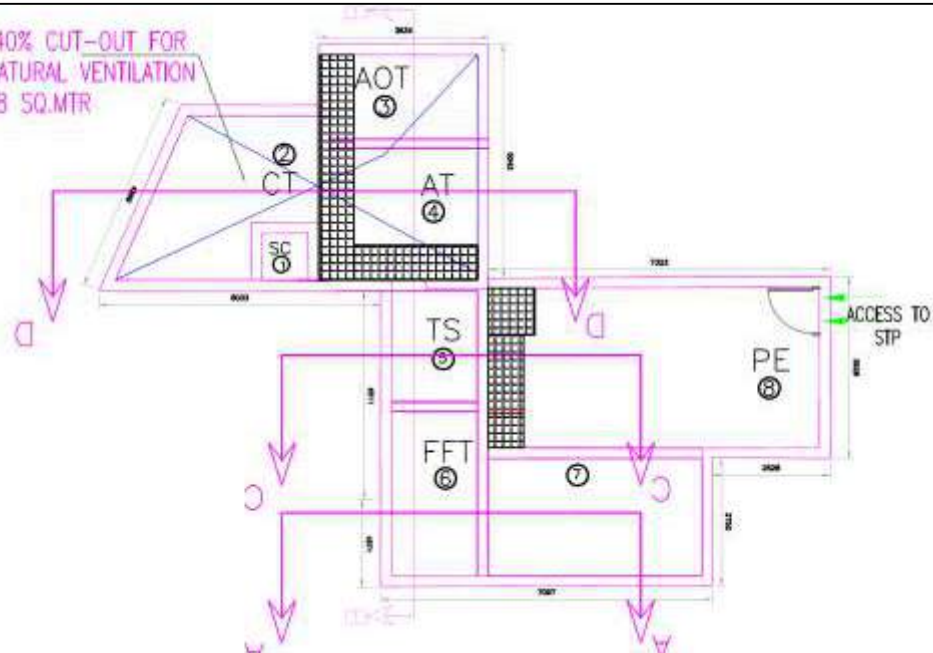
Operation & maintenance cost of Sensors for Air & Noise quality monitoring is already considered in this value

LOCATION OF STP - COMPOSITE BUILDING

SR. NO	Nom	DESCRIPTION
①	SC	SCREENING CHAMBER
②	CT	COLLECTION TANK
③	AOT	ANOXIC TANK
④	AT	AERATION TANK
⑤	TS	TUBE SETTLER
⑥	FFT	FILTER FEED TANK
⑦	TWT	
⑧	PE	PUMP ROOM EQUIPMENT

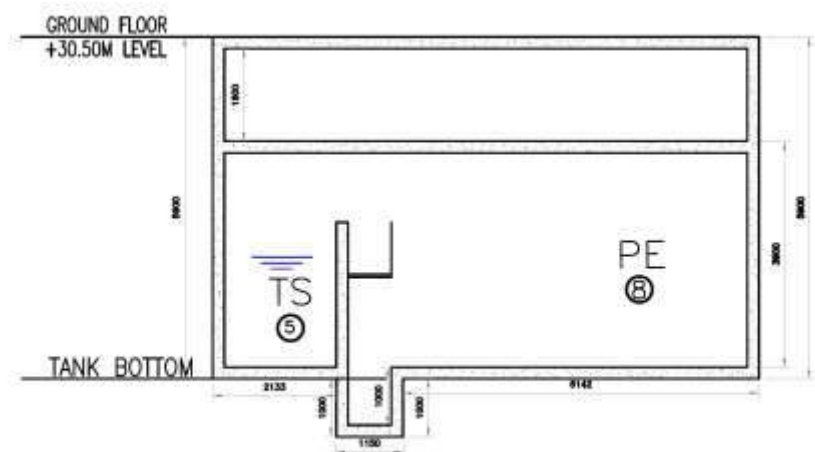
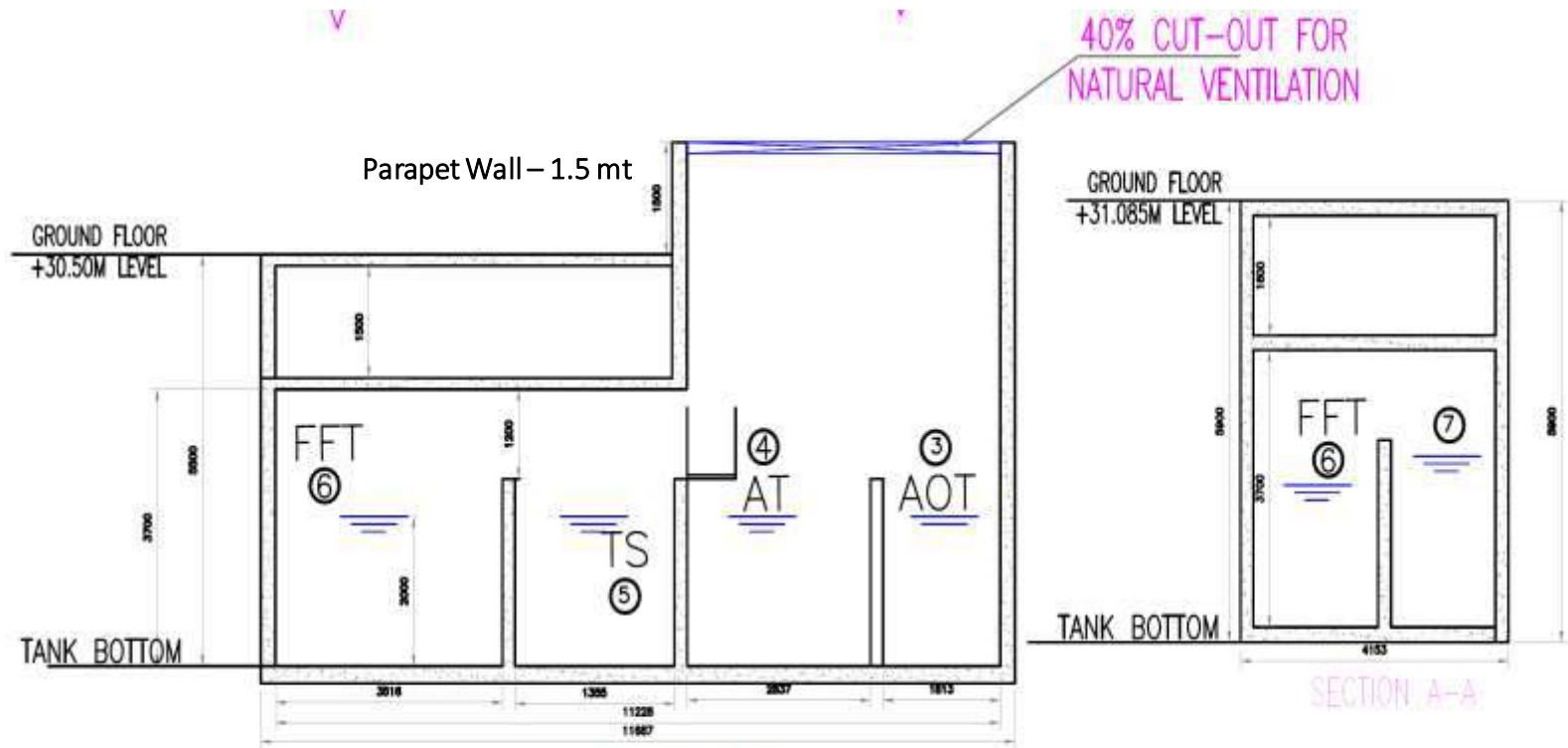


Basement Floor Plan

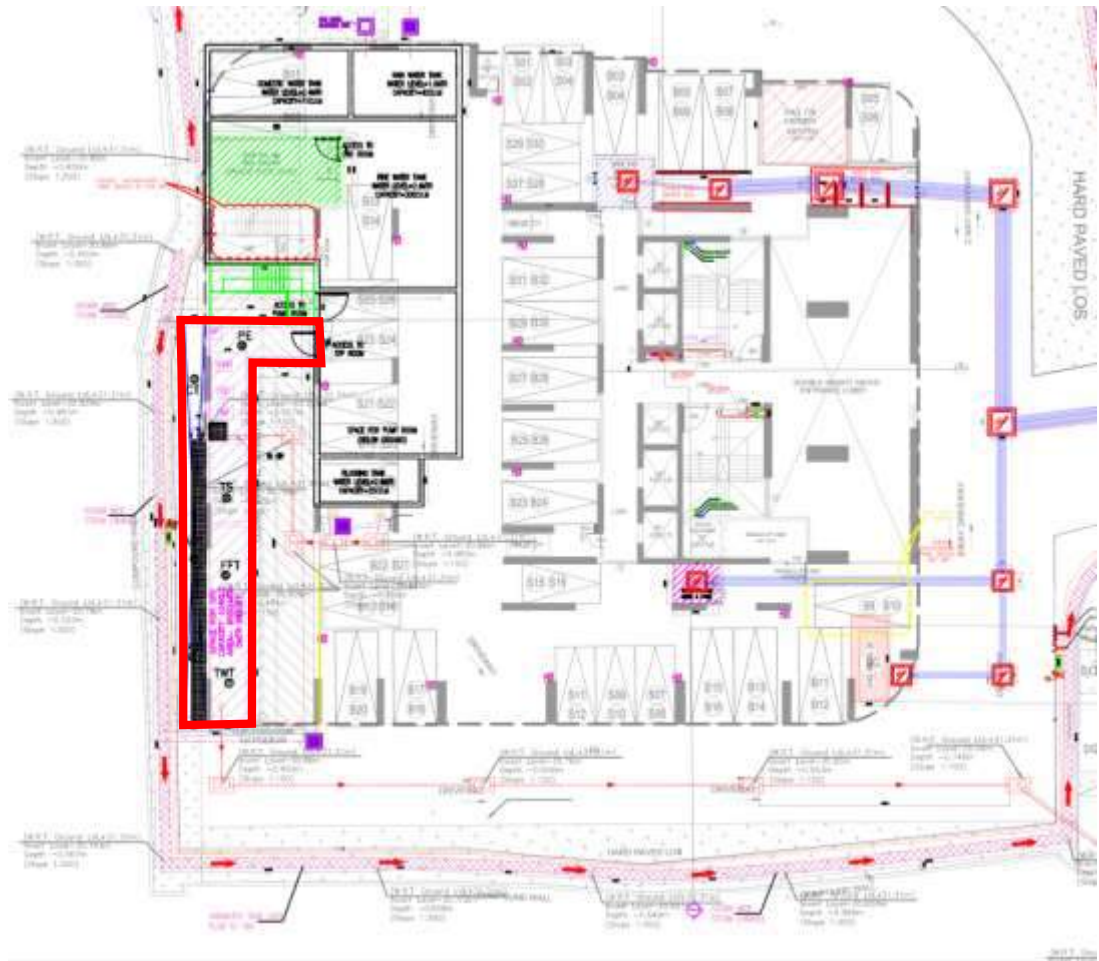


STP Capacity	88 KL
STP Area	79 Sq. mt.
Natural Ventilation Area	28 Sq.mt

STP SECTION - COMPOSITE BUILDING

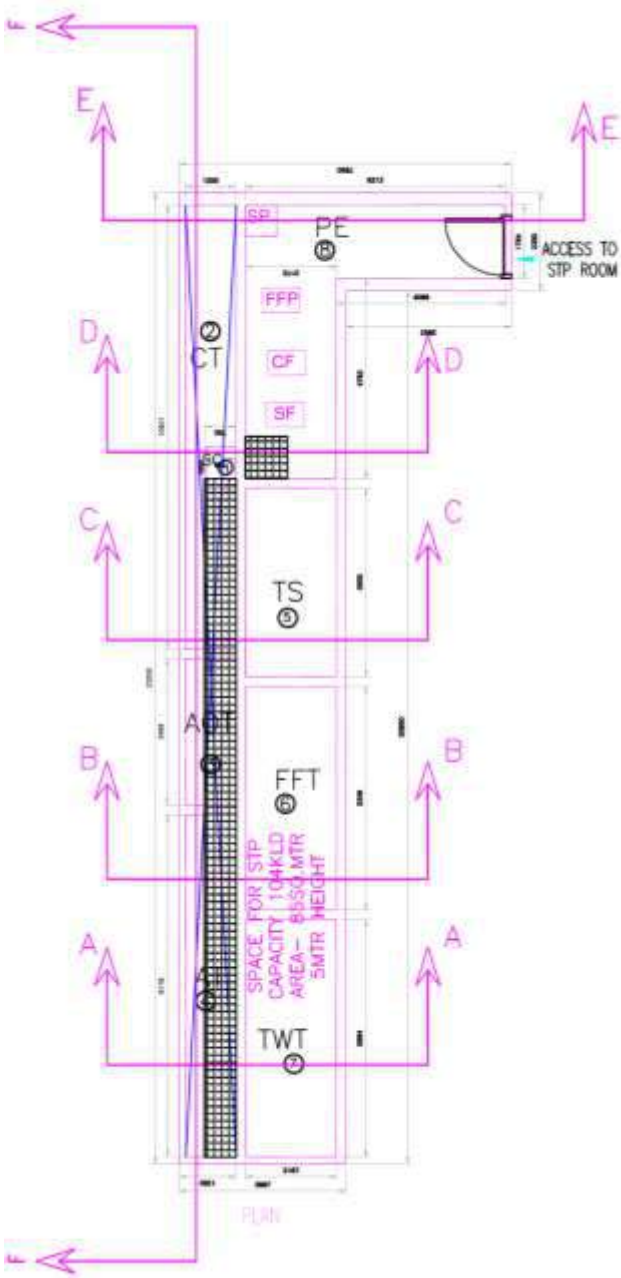


STP LAYOUT- SALE BUILDING

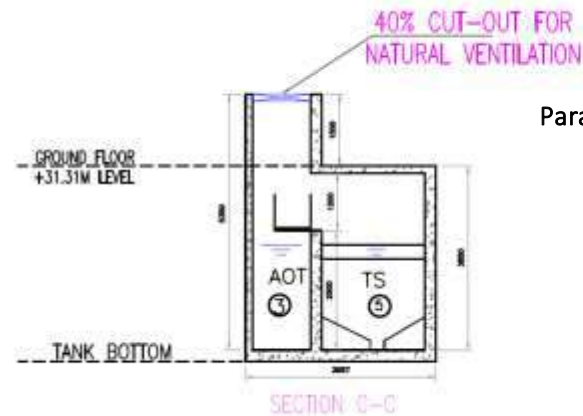


Part Basement Floor Plan

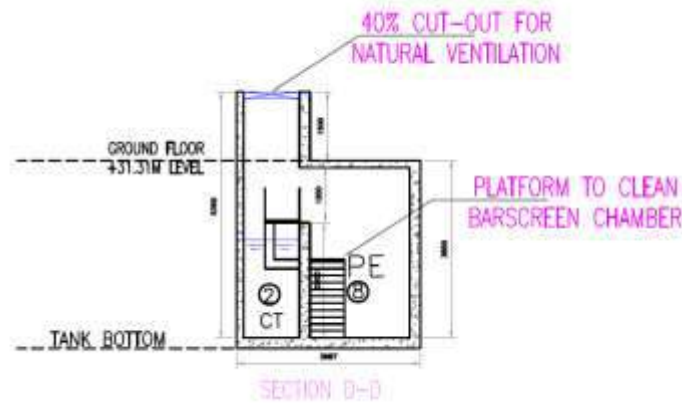
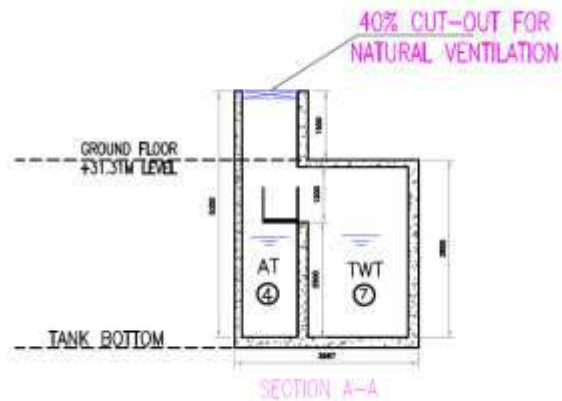
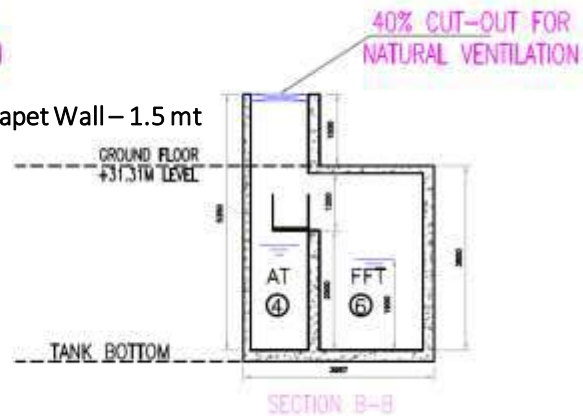
STP Capacity	104 KL
STP Area	85 Sq.mt
Natural Ventilation Area	34 Sq.mt. (40%)



STP SECTION – SALE BUILDING



Parapet Wall – 1.5 mt

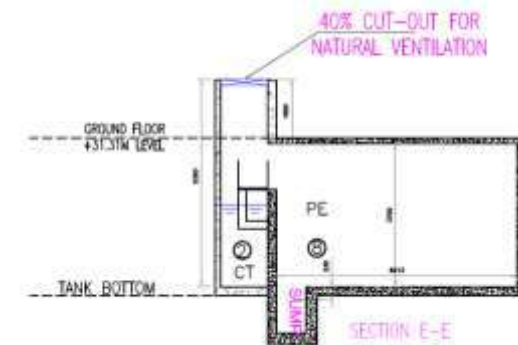


Parapet Wall – 1.5 mt

Ground level



SR.	Nom	DESCRIPTION
①	SC	SCREENING CHAMBER
②	CT	COLLECTION TANK
③	AOT	ANOXIC TANK
④	AT	AERATION TANK
⑤	TS	TUBE SETTLER
⑥	FFT	FILTER FEED TANK
⑦	TWT	TREATED WATER
⑧	PE	PUMP ROOM EQUIPMENT

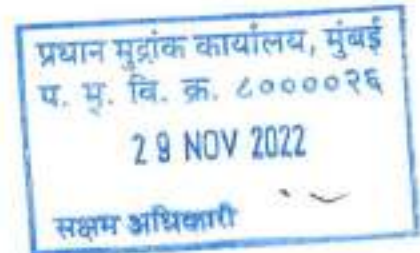




महाराष्ट्र MAHARASHTRA

2022

29AA 707570



श्री दि. क. गवई

Date: 06.03.2023

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

Subject: Submission of undertaking for reuse of excess treated sewage available from Proposed Slum Rehabilitation (SR) at Village – Malad (south), Malad (West), Mumbai: 400064

Respected Sir,

We M/s. Royal Developers have proposed Slum Rehabilitation (SR) Scheme on plot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of village Malad (south), Malad (West), Mumbai – 400064.

सं. विधि और वही प्रभु समकालिक
पृष्ठ No. (Page)

238

and that

पुस्तक संख्या
दिनांक १०/०५/२०

Picture of a boy
दिल्ली बोर्ड की कक्षा 10 का छात्र
Whether it is in a newspaper

12 DE

For Through Office (Person Only)
Address & Signature

Address & Telephone
 E-mail address
 Name of Other Party

2. 2020 10 10 10:10:10
Klaten Pustaka 2020

2 DEC

9000 कक्षा - 6000 रु.
1-2000 डिग्री - 2000 रु.

संख्या : १३५/२०१८-२०१९

बाल विद्यापीठ, सांगली, महाराष्ट्र, वि.सं. ४१३००१, फोन: २२२२२२ (५), सु. २२२२२२

આવશ્યકતાથી જ્યાંની શુદ્ધિકરણની મેળા ત્યાંની સ્થાવર કારખાનાઓ
સાથે જોડાયેલા પાણીના વ્યવસ્થાપન વ્યવસ્થાઓ આદિ.

उपरोक्त कार्यवाही के अन्तर्गत निम्नलिखित कार्यवाही की जा रही है -

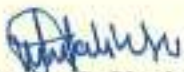
ROYAL DEVELOPERS
6th Floor, Shree Trade Center,
Pari Sati Marg, Near W. E. Highway,
Malad (East), Mumbai - 400 097.

पदम जगन्नाथ गायकवाड

We hereby undertake that; after full occupation of this project the total treated sewage available for reuse will be 147 KLD. Recycling of treated sewage shall be done for flushing (64 KLD) gardening (5 KLD) within site which will help to reduce the quantity of treated sewage to the tune of 53% (78 KLD)

We hereby also propose to have tie up with Tanker water supplier agency named as "STAR WATER SUPPLY" to whom excess treated sewage shall be given free of cost. They will supply this excess treated sewage (27 KLD) for secondary purposes like for nearby construction activities or to road contractors for sprinkling of water on roads which will help to reduce the quantity of treated sewage to the tune of 35% (51 KLD)

Yours faithfully,
For M/s. Royal Developers,


Himmat G. Kachhara,
Partner





MOB: 8425029203

STAR WATER SUPPLIER

WELL WATER SUPPLIERS

Shiv Ganga Sra Soc B-Wing 105 Kndivali West
Bhabrekar Nagar Mumbai 400067

Ref: _____

DATE: _____

Date: 06.03.2023

To,

M/s. Royal Developers,

6th floor, Shah Trade Centre,

Rani sati marg, Nr. W. Exp Highway,

Malad (E), Mumbai-400097

Subject : Regarding usage of excess treated sewage generated from your Project

Respected Sir,

With reference to above, this is to confirm that we will use excess treated sewage generated (27 KLD) from your Proposed Slum Rehabilitation (SR) Scheme onplot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of village Malad (south), Malad (West), Mumbai for supplying water to nearby factories and construction sites. We will take the water free of cost

Thanking you,

Yours faithfully

For STAR WATER SUPPLIER

For STAR WATER SUPPLIER

Proprietor



MUNICIPAL CORPORATION OF GREATER MUMBAI
(SOLID WASTE MANAGEMENT DEPARTMENT)

U. No. E.E./SWM/2886/Z-IV Dt. 03.03.2023

Office of the :-
Executive Engineer, SWM Zone-IV,
Ashiyana Bldg, 1st Floor,
Shantilal Modi Road,
Opp. Prakash College,
Kandivali (W), Mumbai - 400 067.

To,
M/s. Royal Developers,
6th Floor, Shah Trade Centre, Rani Sati Marg,
Near Western Express Highway,
Malad (East), Mumbai - 400097.

Subject: Approval of Construction and Demolition Waste Management Plan for proposed SRA scheme under section 33 (10) & 30 of DCPR 2034 on plot bearing CTS No. 155, 157, 157/1 to 7, 159, 159/1 to 37, 158, 159/40 to 43 & 1412 of village Malad, Malad (West).

Reference: 1. Your application Dt.01.03.2023 received in this office Dt.03.03.2023
2. Site inspection u/no. AE/SWM/15438/PN Dt. 01.03.2023.
3. SRA LOI u/no. SRA/ENG/1452/PN/PL/LOI/PN/PVT/0207/20210511 Dt. 29.04.2022.
4. SRA IOA u/no. PN/PVT/0207/20210511/Com Dt. 06.07.2022
5. Excavation Permission u/no. AC/DESK-IV/MNL/SR-1563/2022-23 Dt. 28.02.2023
6. Undertaking duly Signed, Stamped & notarized on Rs. 200/- Stamp Paper Dt.21.02.2023.
7. Transport Agency Name :- M/s. Balaji Earth Movers Dt.01.03.2023.
8. Scrutiny Fees (Rs.55000/-NPA - 4501.6 sq.mtr.Receipt No.1004551577 Dt.01.03.23)

With reference to your application, the Construction and Demolition Waste Management Plan submitted by you has been approved as per "Construction and Demolition Waste Management Rules 2016" and you are 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 given by Hon. Supreme Court u/no. in SLP (Civil) No.D23708/2017 dated 15.03.2018.
2. You shall handle & transport **Construction & Demolition Waste / Excavation Material to the extent of 900 Brass X 2.83 = 2547 Cu. Mtr. Only to the unloading site at plot Survey No. 85/2, 86/2, 86/1, 79/1, 80/2, 79/2, 94, 93, 92/1, 88/1 village, Varsave, Taluka - Thane, Ghodbandar Road.**
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 and Demolition Waste shall be stored properly till its utilisation 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.

[SWM C&D Permission]

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 and 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 or Monitoring Committee.
8. The approval is granted presuming that the papers submitted by the Applicants Owners are genuine & for any dispute arising out of documents submitted by applicant POA / Occupant / Owner will be held responsible for fraudulent practices the owner / applicant shall be liable for actions as per rules.
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 Acts.
10. The approval granted hereto does not absolve the other approvals required from the other department of M.C.G.M. OR Government 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 & Demolition Waste Management Rules, 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 and Demolition Waste Management Plan for transportation of Construction & Demolition Waste for filling & levelling at designated unloading site. Excavation permission shall be obtained wherever applicable.
14. **This Approval is valid upto 01.05.2023.**


03-03-2023
Executive Engineer
(Solid Waste Management)
Zone- IV



OFFICE OF THE ADDITIONAL COLLECTOR MUMBAI SUBURBAN DISTRICT

Administrative Bldg. 9th Floor, Near Chetana College, Govt. Colony, Bandra(E), Mumbai 400 051,

NO.AC/DISK-IV/MNL/SR-1563/2022-23

DATE: 28/02/2023

READ:

- 1) Revenue and Forest Department, Govt. of Maharashtra Mantralaya Mumbai G.R.No.M.M.R- 1092/P.K/KH dated 17-8-2001.
- 2) Maharashtra minor minerals Extraction (Development & Regulation) Rule 2013
- 3) Revenue and Forest Department, Gann.Khanij-10/0812/P.K.613/KH/dt.12.12.13
- 4) Revenue and Forest Department, Gann.Khanij-10/1012/P.K.603/KH/dt.11.05.15.
- 5) Revenue and Forest Department, Notification dated-12.01.2018.
- 6) Revenue and Forest Department, Notification dated-04.06.2021.
- 7) Revenue and Forest Department, letter dated-23.02.2022
- 8) Sanction IOA No.PN/PVT/0207/20210511/Cont. Dated 06/11/2022 Department of SRA.
- 9) Application dated 09/02/2023 from M/s. Royal Developers
- 10) Excavation Permission as per the Approved Plan marked for proposed Excavation.

EXCAVATION PERMISSION AS AGAINST THE APPROVAL OF MCGM/SRA/MMRDA/MIDC/MHADA/AIRPORT AUTHORITY etc.

WHEREAS Application Dated 09/02/2023 of From M M Corporation, Royal Developers Trimurti Arcade CHSL, Shri Hareshwar Tukaram Karde C/o. M/s. Royal Developers Office at 6th Floor, Shah Trade Centre, Rani Satimarg, Malad E, Mumbai-400097 applied for grant of permit for Excavation and removal of Minor Minerals Earth/Soil/Mud/Murom/Stone to the extent of (500 sqm X 5m = 2500 Cu.m. = 883.39 ≈ 900 Brass) 900 Brass only from the land bearing C.T.S No. 155, 157/ 1 to 7, 158, 159, 159/I to 37 of village Malad (W) Taluka Borivali, Situated at-Malad W. District Mumbai Suburban.

The applicant has paid the Royalty of Rs. 5,40,000/- (Rs.Five Lakh Forty Thousand Only) as the royalty rate of Rs.600/- per brass, application fees of Rs. 2,000/- (Rs.Two Thousand Only) and Surface Rent of Rs. 6900/- N.A.Rate Rs.13.80 Area adm. 500 Sq. Mtrs. which is not exceeding the land revenue and ceases on the land fixed by the Collector/Govt. from time to time.

An amount of Rs. 5,46,900/- (Rs.Five Lakh Forty-six Thousand Nine Hundred Only) is paid through Mahakhanij Online Payment portal with Sbiipay Payment Gateway GRN NO. MH015953674202223P Dated 27/02/2023 and 10% of the total Royalty payable to the District Mineral Foundation Contribution Fund Bank Ref. No.DM No. 80678 Dt.27/02/2023 Amount Rs. 54,000/- paid through Mahakhanij online payment Portal.

In exercise of the powers conferred under rule 59 and 60 of the Maharashtra Minor Mineral Extraction (Development & Regulation) Rule 2013. & rule 46 (a) (i) of the Maharashtra Minor Mineral Extraction (Development and Regulation) (Amendment) Rules, 2017, The Collector, Mumbai Suburban District, having office at the above address hereby grants approval to issue Permit to, M M Corporation, Royal Developers Trimurti Arcade CHSL, Shri Hareshwar Tukaram Karde C/o. M/s. Royal Developers Office at 6th Floor, Shah Trade Centre, Rani Satimarg, Malad E, Mumbai-400097 for extraction and removal of minor mineral Earth/Soil/Mud/Murom/Stone to the extent of 900 Brass (Nine Hundred Only) for the period of 63 days from the date of issue of this permit order i.e. with effect from the date 28/02/2023 to 01/05/2023 subject to the following conditions:

1. The Permit holder shall carry out excavation operation within the prescribed limit demarcated on map as ABCD shown in Red colored ink.
2. The Permit holder shall have to complete excavation and removal operation of the permitted quantity of Earth/Soil/Mud/Murom/Stone etc. within the prescribed period only. Under no circumstances the said period will be extended.
3. The failure of the Permit holder to complete excavation and removal of permitted quantity of Murom shall be liable to the forfeiture of the royalty already paid for the quantity not excavated and removal within the prescribed period and he shall not be entitled to claim any refund of the royalty already paid.
4. The Permit holder shall be responsible to pay the compensation to the Govt. for damage, if any made to the land and the decision of the Competent Officer shall be final in respect of determination of the damage.
5. The Govt. shall be immune against any claims of third parties of such claim of any shall be settled by the Permit holder himself.
6. The Permit holder shall report all accidents immediately to the Collector, Sub Divisional Officer, Tahsildar of the area. Police Department of the area and thereafter to all the licensing authorities concerned.
7. The Permit holder shall have no rights over the extracted material and other property lying in permit area after the date of expiry of the Permit.

8. If any excess quantity over that permitted is found to be removed the material shall be confiscated and the Permit holder shall be liable for penal action under the provisions of section 48 (7) of Maharashtra Land Revenue Code, 1966.
9. The Permit holder shall allow inspection of the excavation site/location and transit passes to the Collector, Sub Divisional Officer, or any officer authorized by him and give him reasonable opportunity for carrying out such inspection.
10. The Permit holder shall not cut any trees without permission during the extraction of minor mineral.
11. The Permit holder shall issue transit pass by giving all the details therein and duly sealed by the Collector, Sub Divisional Officer / District Mining Officer with every dispatch of mineral, failing which the transport shall be treated as unauthorized and shall be liable for penalty as per the provisions of section 48(7) and (8) of Maharashtra Land Revenue Code, 1966.
12. It will be compulsory for every permit holder to dispatch vehicles with excavated minor mineral from the site by using Mahakhanij portal.
13. In the event of the breach of any of the above condition the Permit shall be cancelled and the royalty paid by the Permit holder shall be forfeited to the State Government and the Permit holder shall be liable to such other penal action according to the provisions of the Maharashtra Land Revenue Code and Rules there under and the minor mineral Extracted shall become the absolute property of Govt.
14. That in case of increase in royalty rate hereafter the Permit holder will have to pay the difference amount of the royalty rates failing which the same will be recovered as arrears of land revenue by adopting the coercive measures.
15. Government reserves all the the rights to cancel the excavation Permit any time without notice and without assigning any reason.
16. This permit is granted presuming that the papers submitted by the applicants/ POA/Occupant/Owners are genuine & for any dispute arising out of documents submitted by applicant, POA/Occupant/Owner will be held responsible.
17. Care should be taken that due to excavation works, shum dwellers will not be affected.
18. Under no circumstances the excavated material like ordinary clay, ordinary earth, stones of all sizes etc. should be dumped/ spreaded over the areas of mangroves and 50 meters' on all sides of mangroves regardless of ownership of the land. In case of committing breach of the conditions the permit will be revoked without any notice, and the permit holder will be liable to for penal action in accordance with the concern provision of rules, acts and the Order of the Hon. High Court Dt.06-10-2005.
19. The validity of this permit is up to 01/05/2023 and this Excavation permission will be used for digging Foundation for Construction and Development as per plan sanction by the planning authority.
20. If the Excavation is not carried out as per the sanctioned plan and the IOD/IOA/LOI etc. approved by the development Authority if the sanction permission is challenge in the court then the permission of excavation will automatically become null & void from the date issue of this excavation permission.
21. The rate of royalty are liable to be revised by time to time, and the permit holder should pay the difference of amount of royalty on account of such revision of rates by time to time.
22. This Permit is issued only for Excavation of minor mineral and all other necessary permissions from other Authority department should be taken by the applicant.
23. As per the direction by the Department of Revenue and Forest, Government of Maharashtra by their Letter dated 23.02.2022 every vehicle transporting minor minerals should be installed with a GPS Device which should be Automotive Industry Standard 140 IRNSS (AIS-140 IRNSS) and certified by ARAI.
24. ETP will not be generated for vehicles which is carrying minor mineral and does not have GPS device installed. If such vehicles carrying minor mineral without a working vehicle GPS device is found by Revenue official, they will be liable for penalty as per section 48 (7) (8) of MLRC-1966 and other prevalent Rules.

(O/C Signed by Hon. Addl. Collector' MSD)



[Signature]
For Additional Collector
Mumbai Suburban District

To,
M M Corporation, Royal Developers Trimurti Arcade Chhatrapati
Shri Hareshwar Tukaram Karde
C/o. M/s. Royal Developers
Office at 6th Floor, Shah Trade Centre,
Rani Satimarg, Malad E, Mumbai-400097

TEST REPORT

ISSUED TO: ROYAL DEVELOPERS

REPORT NO. : UT/ELS/REPORT/ C-027 / 11 - 2025

ISSUE DATE : 17/11/2025

YOUR REF. : Verbal Confirmation

For Project: Proposed SRA scheme along with Sale Component

AT PLOT BEARING CTS NO. 155,157,157/1 TO 37,158,159,159/1 TO 37,159/40 TO 43&1412 OF VILLAGE MALAD (SOUTH), MALAD (WEST)

REF. DATE : 05/11/2025

SAMPLE PARTICULARS

Sampling Plan Ref. No.: C-03/11-2025
Sampling Procedure: UT/LQMS/SOP/AA01A
Date & Time of Sampling: 05/11/2025 09:30 Hrs. to 06/11/2025 09:30 Hrs.
Sample Registration Date: 06/11/2025
Analysis Starting Date: 06/11/2025
Analysis Completion Date: 09/11/2025
Ambient Air Temperature: 22.8 °C to 29.1 °C
Relative Humidity: 53.4 % to 69.0 %
Sample Collected By: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

AMBIENT AIR QUALITY MONITORING

Location Code: 1
Sample Location: AT PROJECT SITE
Height of Sampler: 1 Meter
Sampling Duration: 24:00 Hours:Minutes
Sample Lab Code: UT/ELS/C-0027/11-2025

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. or 1 Hr.
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	11	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	27	µg/m ³	80
3	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Compendium Method 10-2.1	79	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	36	µg/m ³	60
5	Carbon Monoxide (CO)	IS 5182 (Part 10) : 1999	0.9	mg/m ³	4

Sampling Period 1 Hr.

Remark/ Statement of Conformity: The parameters tested above are found to be within 24 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/42	Envirotech	APM 550	488-DT-2019	03/10/2026
	Respirable Dust Sampler	UT/LAB/41	Envirotech	APM460BL	853-DT-2007	16/09/2026

- Note: 1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2009-04 and respective test methods.
5. Weather during sampling was: SUNNY & CLEAR
6. *Time weighted average shall be complied with 98% of the time in a year, 2% of the time, they may exceed the limits but not on the consecutive monitorings.

Authorized By:

Mahesh Namjoshi
Authorized Signatory

- END OF TEST REPORT -

ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

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

• SCHEDULE

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

Ambient Air Quality Standards in respect of Noise

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

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

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

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

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

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

• CONSTRUCTION ACTIVITIES

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

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

[The Model Rules Of The Factories Act, 1948]

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

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

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

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

TEST REPORT

ISSUED TO: ROYAL DEVELOPERS

REPORT NO. : UT/ELS/REPORT/ C-029 /11 -2025

ISSUE DATE : 17/11/2025

For Project: Proposed SRA scheme along with Sale Component

YOUR REF. : Verbal Confirmation

AT PLOT BEARING CTS NO. 155,157,157/1 TO 7,158,159,159/1 TO 37,159/40 TO 43&1412 OF VILLAGE MALAD (SOUTH), MALAD (WEST)

REF. DATE : 05/11/2025

SAMPLE PARTICULARS

Sampling Plan Ref. No. : C-03/11-2025

Sampling Procedure : UT/LQMS/SOP/S01A

Date & Time of Sampling : 05/11/2025 17:00 Hrs.

Sample Registration Date : 06/11/2025

Analysis Starting Date : 06/11/2025

Analysis Completion Date : 13/11/2025

Sample Lab Code : UT/ELS/C-029 /11-2025

Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

SOIL SAMPLE ANALYSIS

Sample Type : Soil

Sample Location : At Project Site

Sample Quantity & : 1 Kg. in Ziplock Plastic Bag. (Approximately)

Packaging Details

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1	pH [1:2.5 Soil:Water]	IS 2720 (Part 22):1972	7.4	-
2	Electrical Conductivity [1:2 Soil:Water]	IS 14767:2000	628	$\mu\text{S}/\text{cm}$
3	Bulk Density	SOP No. UT/LQMS/SOP/S03	1131	kg/m^3
4	Moisture Content	IS 2720 (Part 02):1973	5.5	%
5	Organic Matter	IS 2720 (Part 22):1972	1.0	%
6	Organic Carbon	IS 2720 (Part 22):1972	0.6	%
7	Water Holding Capacity	SOP No. UT/LQMS/SOP/S12	55.0	%
8	Cation Exchange Capacity	SOP No. UT/LQMS/SOP/S18	26.0	$\text{meq}/100\text{g}$
9	Sodium Adsorption Ratio	SOP No. UT/LQMS/SOP/S26	1.2	$(\text{meq}/\text{kg})^{0.5}$
10	Sodium as Na	SOP No. UT/LQMS/SOP/S19	89	mg/kg
11	Magnesium as Mg	SOP No. UT/LQMS/SOP/S22	64	mg/kg
12	Chlorides as Cl	SOP No. UT/LQMS/SOP/S23	115	mg/kg
13	Sulphate as SO_4	SOP No. UT/LQMS/SOP/S24	184	mg/kg
14	Boron as B (Available)	SOP No. UT/LQMS/SOP/S27	0.9	mg/kg
			1.5	kg/ha^2
15	Phosphorous as P_2O_5 (Available)	SOP No. UT/LQMS/SOP/S28	39	mg/kg
			65	kg/ha^2
16	Potassium as K_2O (Available)	SOP No. UT/LQMS/SOP/S29	157	mg/kg
			267	kg/ha^2
17	Nitrogen as N (Available)	SOP No. UT/LQMS/SOP/S30	132	mg/kg
			223	kg/ha^2
18	Iron as Fe	SOP No. UT/LQMS/SOP/S35&S37	69254	mg/kg
19	Zinc as Zn	SOP No. UT/LQMS/SOP/S35&S37	73	mg/kg

Remark/ Statement of Conformity: All

Note: 1. This test report refers only to the sample tested.

2. This test report may not be reproduced in part, without the permission of this laboratory.

3. Any correction invalidates this test report.

4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/S01A) based on Manual on Sampling, Analysis and Characterization of Hazardous Wastes, CPCB, New Delhi.

5. Test results reported with unit/s are obtained from scientific conversions/calculations applied to test results in mg/kg.



Authorized By:

Nanjoshi

Monasi Nanjoshi

Authorized Signatory

- END OF TEST REPORT -

BRIHANMUMBAI MUNICIPAL CORPORATION
TREE AUTHORITY

Case No. (48/2022-23)
Office of the Supdt. Of Gardens
VeermataJijabaiBhosaleUdyan,
Dr. Ambedkar Road Byculla
Mumbai-400 027.
No. DYSG/Z-IV/581P
Date: 11/11/2022

To
M/s. Royal Developers
6th Floor, Shah Trade Centre,
Rani Sati Marg, Nr. W. Exp. Highway,
Malad (East), Mumbai-400097

Sub : Permission for the cutting/transplanting of trees coming in the work of Proposed building under SR scheme on plot earing C.T.S. No. 155, 157 , 157/1 to 7, 158 , 159 , 159/ 1 to 37 , 159/40 to 43 and 1412 of village Malad(South), at Malad(West), **P/North** ward, Mumbai

Ref.: 1. Proposal dtd 29/06/2022
2. Hon. M.C.'s Sanction No. **MDG/6745** dtd **06/10/2022**

Sir / Madam,

With reference to above it is to inform that your request for permission for removal of trees coming in the work of proposed building under SR scheme on plot earing C.T.S. No. 155, 157 , 157/1 to 7, 158 , 159 , 159/ 1 to 37 , 159/40 to 43 and 1412 of village Malad(South), at Malad(West), **P/North** ward, Mumbai has been considered by Hon. Municipal Commissioner & Chairman, Tree Authority under section 8(6) of the Maharashtra (Urban Areas) Protection & Preservation of Trees Act, 1975, as modified upto 24th June 2021.

The permission for **cutting 08(Eight)** trees (bearing Tree No. **3 to 7, 10, 12, 13**) and **to transplant 01(One)** trees (bearing Tree No. **11**) and **to retain 05(Five)** trees (bearing Tree No. **1, 2, 2A, 8, 9**) is sanctioned by Hon. Municipal Commissioner & Chairman, Tree Authority vide it's Sanction No. **MDG/6745** dtd **06/10/2022**.

You are directed to plant **16(Sixteen)** trees in the said property within **15 days** in accordance with the provision under section 8(5) of the said Act and intimate to the Tree Officer about the action taken thereto.

Further in accordance with the provision under section 11(1) of the said Act, you are hereby directed to give undertaking that you will take good care of the newly planted trees so that they will grow properly and give a report to the Tree Officer about the condition of these trees once in six months for a period of 3 years.

As per provision under section 19(b), you are directed to obtain the N.O.C. of the Tree Officer for planting of trees in open spaces as well as in R.G.Area as per the norms of Tree Authority i.e. in open spaces Two (2) trees per 100 sq.mtr. and in R.G.Area Five(5) trees per 100 sq.mtr. before getting occupation / completion certificate of the newly constructed building.

Your attention is kindly drawn to the provisions under section of 21 of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified upto 24th June 2021.

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

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

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

As per the Tree Authority's Resolution no. 500, dt. 18-3-2011, you are also requested to plant indigenous variety of trees having circumference of 6" above and height of 10'-12' above. The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.

You are requested to contact Horticultural Assistant/Jr. Tree Officer (P/North) Ward to monitor the technical aspects for transplantation and plantation of trees whose contact No.8169489858.

Thanking you.

Yours faithfully,


**Supdt. of Gardens
& Tree Officer**

Form 59

(See rules 116 (2))

Pollution Under Control CertificateAuthorised By :
Government of MaharashtraDate : 12/11/2025
Time : 10:45:30 AM
Validity upto : 11/11/2026

Certificate SL. No.	:	MH00403750001357
Registration No.	:	MH04JU4509
Date of Registration	:	18/Apr/2019
Month & Year of Manufacturing	:	February-2019
Valid Mobile Number	:	*****8545
Emission Norms	:	BHARAT STAGE IV
Fuel	:	DIESEL
PUC Code	:	MH0040375
GSTIN	:	
Fees	:	Rs.150.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 30 mm

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High Idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.19

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

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

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

FORM 102
PAGE 1 OF 1

Pollution Under Control Certificate

Authorized by
Government of Maharashtra

Date : 18/09/2025
Time : 12:07:14 PM
Validity upto : 18/09/2026

Certificate No. MH0100010015709
Registration No. MH18 18-18111
Date of Registration 21/09/2025
Month & Year of Manufacturing 09/2025
Valid Mobile Number 97911
Emission Norms EURO VI
Fuel Petrol
PUC Code MH0100010015709
GSTIN
Fees Rs. 2500.00
ML observation NO

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 4 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	BPM		
High idling emissions	EQ	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda		1 ± 0.03	
Smoke Density	Light absorption coefficient	1/min	0.7	0.57

This PUC certificate is system generated through the automated register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile number to register vehicle by logging to <https://puc.government.gov.in>

Authorized Signature with stamp of PUC Operator
60mm x 20 mm

Chotta Tankar

Form No. 100 (2)

Pollution Under Control Certificate

Authorized By:
Government of Maharashtra

Date: 30/06/2025
Time: 13:11:31 PM
Validity upto: 29/06/2026



Certificate No.	MH04700010005019
Registration No.	MH47BL1359
Date of Registration	03/Jul/2023
Month & Year of Manufacturing	February-2023
Valid Mobile Number	****8108
Engine No.	BHARAT STAGE VI
Fuel	DIESEL
PUC Code	MH0470001
GSTIN	
Fees	Rs.150.00
ML observation	No

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	Carbon Monoxide (CO)	percentage (%)	percentage (%)	5
2	Hydrocarbon (THC/HC)	ppm	ppm	4
3	CO	percentage (%)	percentage (%)	3
4	High idling emissions	RPM	2500 ± 200	1 ± 0.03
5	Lambda	-	-	0.7
6	Light absorption coefficient	L/litre	-	0.04



Vehicle Photo with Registration plate
60 mm x 30 mm

Pollution Under Control Certificate

Authorised By :

Government of Maharashtra

Date : 21/09/2024
 Time : 13:18:19 PM
 Validity upto : 20/09/2025



Certificate SL. No. : MH00403310002360
 Registration No. : MH47AS9207
 Date of Registration : 20/Jan/2023
 Month & Year of Manufacturing : November-2022
 Valid Mobile Number : *****8287
 Emission Norms : BHARAT STAGE VI
 Fuel : DIESEL
 PUC Code : MH0040331
 GSTIN :
 Fees : Rs.150.00
 MIL observation : No

Vehicle Photo with Registration plate
 60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 $\pm$ 200	
	Lambda	-	1 $\pm$ 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.5

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

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

Authorised Signature with stamp of PUC Operator
 60mm x 20 mm

Water tanker
10,000 Ltr.

Pollution Under Control Certificate

(See rules 115 (2))

Authorised By :
Government of Maharashtra

Date : 19/03/2025
Time : 09:46:34 AM
Validity upto : 18/03/2026



Certificate SL. No. : MH04301120043322
Registration No. : MH47Y8895
Date of Registration : 08/Nov/2017
Month & Year of Manufacturing : September-2017
Valid Mobile Number : 9877
Emission Name : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0430112
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 $\pm$ 200	
	Lambda		1 $\pm$ 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.49

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

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

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

अभिलेखित नमूनेषु सूचित काले जलमा
माझे अभिलेखित सूचित काले जलमा
नमूनेषु सूचित काले जलमा

PNB Housing
Branch Address: Shop No. 3 & 4, Ground Floor, Sai Arcade, Near Girls College Road, Kalyan West, Thane - 421321, Maharashtra. Branch Address: Unit No. 103, 104, 105, 106, 1st Floor, Centurion Business Park, Near Dware Hotel, B Park, Wagle Industrial Estate, E.C. Road, Wagle, Thane West, Maharashtra - 400604

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd., under the Securitisation and Reconstruction of Financial Assets & Insolvency Act, 2002, and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account falling upon the respective borrower/s to pay the amount as mentioned against each account within 60 days from the date of notice/s; and whereas the said borrower/s having failed to pay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described below in exercise of powers conferred on him/her under Section 13(12) of the said Act read with Rule 3 of the said Rules on the dates mentioned against each account. The borrower/s in particular and the public in general is/are hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrower/s attention is invited to provisions of Sub-section (4) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan A/c No. & Branch	Name of Borrower/Co-borrower/ Guarantor(s)/Legal Heir	Date of Demand Notice	Amount Q/s as on date Demand Notice	Date of Possession Taken	Description of the Property/ies mortgaged
HO00/KM/0371/870371 B.O.- Kalyan	Mrs. Nishigandha Wagh (Borrower) And Mr. Jitesh S. Sodhi (Guarantor)	11-Jan-2025	Rs. 21,81,786/- (Twenty One Lakhs Eighty One Thousand Seven Hundred 86 Only)	17-Apr-2025 (Physical)	All that part and parcel of property no. - Flat No. B/106, First Floor, Chandresh Kaveri, A & C O CHS Ltd., Lodha Heaven, Nije, Dombivli East, Maharashtra - 421301
HO0/THA/1018/595775 B.O.- Thane	Mr. Mahendra R. Shinde (Borrower) & Mrs. Sheetal Prakash Mirjekar (Co-Borrower)	14-Apr-2025	Rs. 38,35,046.41/- (Thirty Eight Lakhs Thirty Five Thousand Sixty And Forty One Paise Only)	16-Apr-2025 (Physical)	All that part and parcel of property no. Eureka Wing 0, S. 931, Eureka Palace Project, Special Township Project at Village Khori, Arer, Taluka Kalyan District - Thane, Maharashtra - 421301

PLACE:- KALYAN, THANE, DATE:- 20.04.2026

SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

PUBLIC NOTICE

This is to inform that the project of M/s Royal Developers known as "Royal Bliss" on plot of land bearing C.T.S No. CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 TO 37 & 159/40 to 43 and 1412 of Village Malad South, Jankar Road, Mamlodswadi/Malad (West), Mumbai-400064 has been accorded Environment Clearance from the Ministry of Environment and Forests vide- File No. SIA/MH/106FRA/2/418502/2023.Dated- 25/05/2023. Copies of the clearance letter are available with the Maharashtra Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at parishad.mca.gov.in

Sd/- M/s. Royal Developers
6th Floor, Shun Trade Centre, Rani Sab Marg, Malad (East), Mumbai - 400097
Place: Mumbai Date: 21.04.2026

उपविभागीय अधिकारी, मुंबई पश्चिम उपनगर यांचे का

प्रशासकीय इमारत, ९ वा फ्लोर, शासकीय वसाहत, वांद्रे

क्र. आटीएच/संवि
सुनावणीची जाहीर नोटीस

कुलसचिव,
मुंबई विद्यापीठ
फोर्ट, मुंबई-४०००३२.
विरुद्ध
१) श्री. विष्णुनाथ जोशीराम राठ
२) श्री. अर्जुन काशिनाथ पाटील
३) बांद्रा युवा नेल्समन क्लिम
४) सरदार मेहेरसिंग सोमरसिंग
५) मे. टैक इन्स्टिट्यूट प्रा.लि.
६) संता लखावत
७) खंडीर कवरेरा
८) जेडीएस कॅव्हिएर
९) तहसीलदार जे

विषय :- महाराष्ट्र जमीन महसुल अधिनियम, १९६६ याचक अर्जित.

अपिलर्या यांनी मुंबई-कोलेकल्याण, ता. अंधेरी १ ३३०/१४, ३३०/१५, ३३०/१६ व ३३०/१७ या प्लॉट्स ७९८८, दि. ००/०५/२०११ च वेळकल क्र. ८०६०, दि. २१ न्यायालयात अर्जित करून केले आहे. या संबंधित विवाद मागील सध्या अर्जावर अपिलर्याचे दि.०५/०५/२०२६ रोजी सकाळी नमूद पक्षांवरील कार्यवाहीत सुनावणी निश्चित केलेली आहे.

सध्या प्रत्येकी आपण स्वतः किंवा प्राधिकृत विधे याद्वारे आपल्याकडून उपस्थित राहणे, अर्जित ठारवून आणत नाहीत. यामुळे लेखी अर्जात लेखी न्याय/मुक्तियुक्त सदर न केलेल्या बाबी आहेत, जसे इतर धरून काढण्याच्या गुणवत्तेतून धरून काढण्यात येईल, यादी नोंद घ्यावी.

ठिकाण :- वांद्रे (पूर्व)
दिनांक :- ०९/०४/२०२६



BRIHANMUMBAI MUNICIPAL CORPORATION

GOVERNMENT OF INDIA

MINISTRY OF ENVIRONMENT, FORESTS & CLIMATE CHANGE

Regional Office, Ground Floor, East Wing, New Secretariat Building Civil Lines, Nagpur-440001

apccfcentral-ngp-mef@gov.in

Regional Office, Nagpur



सापेक्ष अर्जित



Online Proposal No. :
FP/MH/PWR_TRANS/543112/2025

Dated: 04/02/2026

To,
The Principal Secretary (Forests),
Revenue and Forest Department
Hutatma Rajguru Chowk
Madam Cama Marg, Mantralaya, Mumbai-400032

Subject : Diversion of 17.3098 ha forest land for construction of 220 KV transmission line station to Middle Vaitarna Dam at Village Dapur, Mal, Vihigaon, Taluka-Shahapur, District-Thane & Village Talegaon BK., Awalkhed, Taluka-Igatpuri, District-Nashik in the State of Maharashtra-in principle approval-regarding

Sir/Madam,
Please refer to the Government of Maharashtra letter no. FLD-1225/CR-290/F-10 dated 29.12.2025 and online proposal No FP/MH/PWR_TRANS/543112/2025, seeking prior approval of the Central Government for re diversion of forest land in accordance with Section 2 of Van (Sanrakshan Evam Samvardhan) Adhiniyam, 1980, for the above-mentioned project.

After careful consideration of the proposal and with the approval of the Regional Empowered Committee (REC), I am directed to convey the Central Government's 'in-principle' approval under Section-2 of the Van (Sanrakshan Evam Samvardhan) Adhiniyam, 1980 Diversion of 17.3098 ha forest land for construction of 220 KV transmission line station to Middle Vaitarna Dam at Village Dapur, Mal, Vihigaon, Taluka-Shahapur, District-Thane & Village Talegaon BK., Awalkhed, Taluka-Igatpuri, District-Nashik in the State of Maharashtra, subject to the following conditions :-

S. No.	Conditions
1.1	Legal status of the diverted forest land shall remain unchanged
1.2	The demarcation of the proposed forest area shall be carried out at suitable places as per the direction of the DCF concerned at the cost of the User
1.3	The State Government shall carry out compensatory afforestation over an area of 35.00 ha on double degraded forest land. (i) Area 15.00 ha, Gut No.154/A/1 at Village Kasara Kh. Tal. Shahapur, Dist. Thane (ii) Area-20.00 ha, Gut No. 199 at Village Kasara Kh. Tal. Shahapur, Dist. Thane at the cost of the User Agency Details like kms, map etc. shall be uploaded in to the e green watch portal for monitoring purpose
1.4	Compensatory afforestation shall be carried out as per the provision of Van (Sanrakshan Evam Samvardhan) Rule, 2023 and State shall carry out CA in time bound manner

Government of Jharkhand Urban Development And Housing Dhanbad Municipal Corporation

e-Procurement Tender Notice No. DM

Reference No.: DMC/03/2026-27
Selection of Agency for I Management Service for DMC Mall under Corporation (DMC), Dhanbad.

Sl. No.	Details	Timeline
1	Mode of Bid Submission	06.05.2026 (http://jha.nic.in)
2	Estimated Cost (Rs)	Rs. 1/-
3	Bidding Document Fee (Not-Refundable)	Rs. 10,000/-
4	Bid Security/Earnest Money Deposit (EMD 2%)	Rs. 2,74,496/- Seventy Four Thousand Seven Hundred and Ninety Six Only
5	Date/Time of Publication of Tender on Website	24.04.2026
6	Date of Pre-bid meeting	29.04.2026 10.00 AM Luby Circular
7	Date of Presentation	06.05.2026 10.00 AM Luby Circular
8	Last Date/Time for receipt of bids Online	19.05.2026 10.00 AM
9	Date and Time of Technical Bid Opening Online	20.05.2026 10.00 AM
10	Name & address of officer Inviting tender	Chief Executive Municipal Corporation
11	Helpline number of e-Procurement cell	0359-2611111

NOTE:- (i) Only e-Tenders will be accepted. (ii) Estimated Cost/Quantity May Vary (iii) Municipal Commissioner, Dhanbad reserve or all the tender(s) received without assign

PR 377965 Urban Development and Housing(26-27)WD Executive Municipal Corporation



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.0000161312/CE/2306001548

Date: 21/06/2023

To,
M/s. Royal Developers , Proposed SRA
scheme on plot bearing CTS No. 155, 157,
157/1 to 7, 158, 159, 159/1 to 37, 159/40
to 43 & 1412 of village Malad (South),
Malad (West), Borivali, Mumbai.



Your Service is Our Duty

Sub: Consent to Establish for Proposed Building Residential Project under SRA Scheme.

- Ref:
1. Application Submitted by SRO-Mumbai-IV
 2. Minutes of 6th CC meeting dtd-07.06.2023.

Your application NO. MPCB-CONSENT-0000161312

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.209.0 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Proposed Building Residential Project under SRA Scheme named as M/s. Royal Developers , Proposed SRA scheme on plot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of village Malad (South), Malad (West), Borivali, Mumbai on Total Plot Area of 4501.60 Sq.Mtrs for construction BUA of 338835.39 Sq.Mtrs as per EC granted dated-26.05.2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-26.05.2023	4501.60	338835.39

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	163	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
S-1	DG Set- 100 KVA	1	As per Schedule -II
S-2	DG Set- 200 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY GARBAGE	382 Kg/Day	Segregation	sent to authorized vendor
2	WET GARBAGE	254 Kg/Day	OWC	use as manure
3	STP SLUDGE	14 Kg/Day	drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. 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.
12. PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
13. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
14. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
15. 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.
16. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.

17. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
 18. The Project Proponent shall comply with the Environmental Clearance obtained dtd-26.05.2023 for construction project having total plot area of 4501.60 Sq.mtrs and total construction BUA of 338835.39 Sq.mtrs as per specific condition of EC.
 19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: Dr. J. B. Sangewar
Joint Director (WPC)
For and on behalf of
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-06-21 15:03:58 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	418000.00	TXN2302001294	08/02/2023	Online Payment

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **175 CMD for treatment of domestic effluent of 163 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	188.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-100 KVA	Acoustic Enclosure	5.00	DIESEL/HSD 22 Kg/Hr	1	SO ₂	10.56 Kg/Day
S-2	DG Set-200 KVA	Acoustic Enclosure	5.00	DIESEL/HSD 42 Kg/Hr	1	SO ₂	20.16 Kg/Day

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2 O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of consent condition	upto commissioning of unit or five years	upto commissioning of unit 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.



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

To,

The -1

ROYAL DEVELOPERS

6th floor, Shah Trade Centre, Rani Sati Marg, Nr. W. Express Highway,
Malad (E), Mumbai 97 -400097

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/416502/2023 dated 01 Feb 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH110134
2. File No.	SIA/MH/INFRA2/416502/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed SRA scheme along with Sale Component at village Malad, Mumbai – 400064.
7. Name of Company/Organization	ROYAL DEVELOPERS
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

Date: 26/05/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/416502/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Mrs. Royal Developers,
CTS No. 155, 157, 157/1 to 7, 158,
159, 159/1 to 37, 159/40 to 43 & 1412,
Village Malad (south), Malad (West),
Mumbai.

Subject : Environment Clearance for proposed SRA scheme along with Sale Component at Plot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of village Malad (south), Malad (West), Mumbai by M/s Royal Developers

Reference : Application no. SIA/MH/INFRA2/416502/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 198th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 259th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/416502/2023	
2	Name of Project	Proposed SRA scheme at village Malad (south), Malad (West), Mumbai - 400064.	
3	Project category	8 (a)	
4	Type of Institution	Private	
5	Project PropONENT	Name	Mr. Himmat Kachhara (Partner)
			M/s. Royal Developers
		Regd. Office address	6 th floor, Shah Trade Centre, Rani sati marg, Nr. W. Exp Highway, Malad (E), Mumbai-400097
		Contact number	9821923144
	e-mail	enag@royalrealtygroup.in	
6	Consultant	UTRA TECH Certificate No: NABET/EIA/2023/RA 0194 Validity: 9 th March 2023	
7	Applied for	New	
8	Location of the project	Plot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of village Malad (south), Malad	

9	Latitude and Longitude		(West), Mumbai – 400064, Latitude: 19° 11'10.68"N; Longitude: 72°50'42.49"E				
10	Plot Area (sq.m.)		4501.60 Sq. mt.				
11	Deductions (sq.m.)		32.45 Sq. mt.				
12	Net Plot area (sq.m.)		4469.15 Sq. mt.				
13	Ground coverage (m ²) & %		2791.00 Sq. mt. (62%)				
14	FSI Area (sq.m.)		19552.45 Sq. mt.				
15	Non-FSI (sq.m.)		24362.25 Sq. mt.				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)		43914.70 Sq. mt.				
17	TBUA (m ²) approved by Planning Authority till date		Received Letter of Intent (LOI) from SRA dt. 29.04.2022 for total construction built up area 43893.39 Sq.mt. Received Intimation of Approval (IOA) for Composite Building dt. 06.07.2022 and for Sale Building dt. 16.11.2022.				
18	Earlier EC details with Total Construction area, if any.		Not Applicable				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq. m.)		Not Applicable				
20	Previous EC / Existing Building		Proposed Configuration				
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Reason for Modification / Change
	--	--	--	Composite Building:	Basement + Ground floor + Service floor + 20 floors + 21 st part floor	67.05 mt.	--
	--	--	--	Sale Building	Part Basement + Ground/ Still floor + 1 st to 6 th Podium floor + 1 st floor + Service floor + 2 nd to 24 th floors	104.45 mt.	--
21	No. of Tenements & Shops		Composite Building: Rehab flats: 46 Nos. PAP Flats: 55 Nos.; AH Reservation: 38 Nos. Rehab shops: 30 Nos.; Sale shops: 9 nos.				

		Balwadi/ Welfare Center/ Society Office/ Fitness center. 1 No each Amenity: 2 Nos. Sales: Flats: 135 Nos. Soc. Office: 1 No Fitness center: 2 Nos.		
22	Total Population	1668 numbers of person		
23	Total Water Requirements CMD	195 CMD		
24	Under Ground Tank (UGT) location	Basement		
25	Source of water	M.C.G.M.		
26	STP Capacity & Technology	Composite building: One STP of capacity 88 KL. Sale building: One of STP of capacity 104 KL Technology: Moving Bed Bio Reactor (MBBR)		
27	STP Location	Basement		
28	Sewage Generation CMD & % of sewage discharge in sewer line	•Sewage Generation: 163 CMD •% of treated sewage discharge in sewer line: 35%		
29	Solid Waste Management during Construction Phase	type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	9	Segregation of solid waste into biodegradable and non-biodegradable and hand over to authorized recyclers
		Wet waste	6	
		Construction waste	--	Part reuse on site and disposal of remaining waste to Authorized recyclers
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	382	To Authorized recyclers
		Wet waste	254	Treatment of biodegradable waste in Organic Waste Converters Capacity: Composite: 60 kg/day Sale building: 60 kg/day
		E-Waste	--	
		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq.m	RG required: 685.20 Sq. mt. RG on ground: 803.44 sq.mt.		

		RG on podium: 750 sq.mt. Total RG: 1553.44 Sq. mt. Existing trees on plot: 14 nos. Number of trees to be planted: a) In RG area: 128 nos. b) In Miyawaki Plantation (with area): — Number of trees to be cut: 8 Number of trees to be transplanted: 1
32	Power requirement	During Operation Phase: Connected load (KW): 5238 KW Maximum demand (KW): 1479 KW
33	Energy Efficiency	a) Total Energy saving (%): 24.14% b) Solar energy (%): 5%
34	D.G. set capacity	2 DG sets of capacity 100 kVA & 200 kVA
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 391 Nos. 2-Wheeler: 98 Nos. Provision of 122 Nos. of E-charging Points (25 % of 4w & 2W).
36	No. & capacity of Rain water harvesting tanks/Pits	Provision of Rain water harvesting tanks of total capacity 57 KL
37	Project Cost in (Cr.)	Rs. 209 Cr
38	EMP Cost	Construction Phase (Including Costing towards disaster management): Rs. 161.62 Lacs Operation Phase (Including Costing towards disaster management): Capital cost: Rs. 365.68 Lacs Operational and Maintenance cost: Rs. 47.18 Lacs/annum
39	CER Details with justification if any, as per MoEF & CC circular dated 01/05/2018	--
40	Details of Court Cases/ litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land

3. The proposal has been considered by SEIAA in its 259th (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain Water Supply NOC.

3. PP to submit revise vehicular circulation plan of each podium of sale building with 4.5 Mtr. clear one-way driveway
4. PP to deduct area under DG set & open to sky portion of STP from proposed RG area & submit revise RG area calculation; PP to submit architect certificate mentioning that % of RG provided on ground and podium is as per DCPR norms with adequate length & width ratio; PP to submit concession approval received from SRA for RG area.
5. PP to use advanced technologies for dust suppression in addition to sprinkling of water in construction phase & include the cost of same in construction phase EMP.
6. PP to shift flushing tank near to STP of composite building & accordingly submit revised STP layout with tank size details of both STPs.
7. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water & accordingly submit revise water balance.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
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.
4. SEIAA after deliberation decided to grant EC for -- FSI-12066.66 m², Non FSI-21768.73 m², Total BUA-338835.39 m². (Plan approval No-P-NPVT/0207/20210511/S. dated-16.11.2022) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

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

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /liquid waste and explore the possibility to recycle at least 50 % of water. Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely;

SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified
Digitally signed by Shri Pravin C.
Darade , I.A.S.
Member Secretary
Date: 5/26/2023 4:55:06 PM



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2025

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000090794

Submitted Date

04-02-2026

PART A

Company Information

Company Name

M/s Royal Developer

Application UAN number

0000161312

Address

M/s. Royal Developers , Proposed SRA scheme on plot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of village Malad (South), Malad (West), Borivali, Mumbai.

Plot no

Proposed SRA scheme on plot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 to 37, 159/40 to 43 & 1412 of village Malad (South), Malad (West), Borivali, Mumbai.

Taluka

Borivali

Village

Malad

Capital Investment (In lakhs)

20900

Scale

LSI

City

Mumbai

Pincode

400064

Person Name

Sushant Khedekar

Designation

Architect

Telephone Number

9820996181

Fax Number

00

Email

sushant.khedekar@rrgindia.in

Region

SRO-Mumbai IV

Industry Category

Orange

Industry Type

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

Last Environmental statement submitted online

no

Consent Number

Format1.0/CC/UAN
No.0000161312/CE/2306001548

Consent Issue Date

21/06/2023

Consent Valid Upto

20/05/2028

Establishment Year

2023

Date of last environment statement submitted

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

Product Information

Product Name

Total built up area (In Sq. feet)

Consent Quantity

3647224

Actual Quantity

169104.50

UOM

SqFeet/Y

By-product Information

By Product Name

Consent Quantity

Actual Quantity

UOM

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day			
Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day	
	0.00	0.00	
Cooling	0.00	0.00	
Domestic	188.00	3.00	
All others	0.00	0.00	
Total	188.00	3.00	

2) Effluent Generation in CMD / MLD			
Particulars	Consent Quantity	Actual Quantity	UOM
Domestic Effluent	163	02	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)			
Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
Total built up area	00	00	SqFeet/Y

3) Raw Material Consumption (Consumption of raw material per unit of product)			
Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
Cement	4602	42903	Nos./Y
Steel Metal	574.77	1184	Ton/Y
Binding Wire	07	9.50	Ton/Y

4) Fuel Consumption			
Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	64	00	Kg/Annum

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)					
[A] Water					
Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons		
	Quantity	Concentration	%variation	Standard	Reason
Total Suspended Solids	00	00	NA	20 mg/l	NA
Biochemical Oxygen Demand	00	00	NA	10 mg/l	NA
Chemical Oxygen Demand	00	00	NA	50 mg/l	NA
NH4 N	00	00	NA	5 mg/l	NA
N-total	00	00	NA	10 mg/l	NA
Fecal Coliform	00	00	NA	>100	NA

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/NM3)	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
Total Particulate Matter	00	00	NA	150 mg/Nm3	NA

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
5.1 Used or spent oil	00	00	Ltr/A

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
5.1 Used or spent oil	00	00	Ltr/A

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Solid waste (Biodegradable)	00	437	Kg/Annum
Solid waste (Non Biodegradable)	00	655	Kg/Annum

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
NA	00	00	Kg/Annum

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
5.1 Used or spent oil	00	00	Kg/Annum

Part-F

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

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
5.1 Used or spent oil	00	Kg/Annum	--

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Solid waste (Biodegradable)	437	Kg/Annum	--
Solid waste (Non-biodegradable)	655	Kg/Annum	--

Part-G

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

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	00	00	00	00	00	00

Part-H

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

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
1. Environmental monitoring	Environmental protection measures	2.0
ii. Safety measures	Health and Sefety	15

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
1. Environmental monitoring	Environmental protection measures	2.0
ii. Safety measures	Health and Sefety	15

Part-I

Any other particulars for improving the quality of the environment.

Particulars

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

Name & Designation

Sushant Khedekar(Architect)

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000090794

Submitted On:

04-02-2026