Transcon
Art of Transforming

Date: 31 March 2017

To,
The Member Secretary
Expert Appraisal Committee (2) in the Infrastructure Sector
Ministry of Environment and Forests & Climate Change
Indira Paryavaran Bhavan,
Jor Bagh Road, New Delhi - 110003, India.

Subject : Submission of compliance report to the observations raised during 14th Expert Appraisal Committee -2 (EAC-2) meeting for the Slum Rehabilitation Scheme at village Oshiwara, Tal. Andheri, Off Veera Desai Road, Andheri West, Mumbai 400053.

Reference :
- Minutes of meeting (MoM) of 14th EAC
- File number: (IA/MH/MIS/62134/2017; 21-20/2017-IA-III)

Respected Sir,

This is with reference to the above mentioned subject. We are submitting herewith the point wise compliance report to the observations raised by Honorable EAC during the meeting as follows:

No.	Observations & Compliances
1.	**Observation:** PP should clarify the difference in the built-up area as mentioned in the form1 vis a vis approval granted by SRA. **Compliance:** • Government of Maharashtra vide Notification No: CMS 4311 / 452/CR-58/UD-11 dated 6th January 2012 introduced a concept of Fungible FSI under regulation no 35(4). **Copy attached as Enclosure-1.** As per the said clause the Commissioner may permit additional Floor Space Index not exceeding 35% for residential development by charging premium at the rate of 60% of the Stamp Duty Ready Reckoner Rate. • Based on the above M/s. Transcon Developers has taken permission from CEO (SRA) (Competent Authority) under no SRA/DDTP/219/KW/PL/LOI dated 18.08.2016 for grant of fungible FSI under regulation 35(4) **(Copy attached as Enclosure-2 , refer page no 22 & 29)** • M/s. Transcon Developers has also received permission from the Chief Engineer (Development Plan) Brihanmumbai Mahanagarpalika, Municipal Head Office, Fort, Mumbai. Reference no CHE/HRB-392/DPWS of 06.11.2013 for the desired number of floors. **Copy attached as Enclosure-3.**
2.	**Observation:** Certified compliance report on the environmental conditions stipulated in the existing EC from the Regional Office, Nagpur. **Compliance:** We are submitting six monthly monitoring reports and status of compliance of the stipulated EC conditions to Regional Office of MOEF.

<table>
<tr><th>No.</th><th>Observations & Compliances</th></tr>
<tr><td></td><td>RO, MOEF has already completed site visit for this project on 24.03.2017. And we shall submit certified compliance report.</td></tr>
<tr><td>3.</td><td>Observation:
The Committee also suggested them to provide adequate parking space to the flat owner.

Compliance:
In this project requirement of parking spaces as per Development Control Rules (DCR) of Municipal Corporation of Greater Mumbai (M.C.G.M.) is more than the parking requirement as per NBC norms (2005). Hence we have proposed 451 nos. of car parking spaces as against the requirement of DCR of M.C.G.M.

Parking Statement is as follows:
<table>
<tr><th colspan="2">Parking requirement as per DCR of M.C.G.M. (Nos.)</th><th colspan="2">Parking Required as per National Building Code (NBC) (Nos.)</th><th colspan="2">Parking Spaces Provision (Nos.)</th></tr>
<tr><th>4 Wheeler</th><th>2 Wheeler</th><th>4 Wheeler</th><th>2 Wheeler</th><th>4 Wheeler</th><th>2 Wheeler</th></tr>
<tr><td>451</td><td>Nil</td><td>246</td><td>Nil</td><td>451</td><td>100</td></tr>
</table>
</td></tr>
<tr><td>4.</td><td>Observation:
Give a conformity status to conditions stipulated in Annexure XIV of the amended EIA notification of 09-12-2016.

Compliance:
Detailed conformity status to conditions stipulated in Annexure XIV of the amended EIA Notification of 09-12-2016 is attached as Enclosure-4.</td></tr>
</table>

We sincerely hope that our reply will satisfy the observations raised by the respected Committee.

Updated Form 1 & 1A incorporating above mentioned enclosures is also attached herewith.

Please do the needful and oblige.

Thanking you,

Yours faithfully,

For ,M/S.TRANSCON DEVELOPERS PVT.LTD.

(AUTHORIZED SIGNATORY)
Encl: As above

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
कलम ३७ (१एअे) (सी) अन्वये बृहन्मुंबई विकास
नियंत्रण नियमावली मधील मंजूरीबाबतची अधिसूचना.

महाराष्ट्र शासन
नगर विकास विभाग,

शासन क्रमांक : सिएमएस/टिपीबी -४३११ /४५२/प्र.क्र.५८/२०११/नवि-११,
मंत्रालय, मुंबई : ४०० ०३२,
दिनांक : ६ जानेवारी, २०१२.

शासन निर्णय :-सोबतची अधिसूचना शासन असाधारण राजपत्रात प्रसिध्द करण्यात यावी.
महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने.

(नो. र. शेंडे)
सह सचिव, महाराष्ट्र शासन,
नगर विकास विभाग.

प्रति,

महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
महानगर आयुक्त, मुंबई महानगर व प्रदेश विकास प्राधिकरण, मुंबई.
प्रधान सचिव, गृहनिर्माण विभाग, मंत्रालय, मुंबई.
मुख्य कार्यकारी अधिकारी, म्हाडा, गृह निर्माण भवन, वांद्रे (पूर्व), मुंबई : ४०० ०५१.
मुख्य अधिकारी, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, गृह निर्माण भवन, वांद्रे (पूर्व),
मुंबई : ४०० ०५१.
मुख्य अधिकारी, झोपडपट्टी पुनवर्सन प्राधिकरण, प्रशासकिय इमारत, अनंत काणेकर मार्ग, वांद्रे (पूर्व)
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.
सह सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येऊन त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व उप संचालक, नगर रचना, बृहन्मुंबई, मुंबई यांना पाठविण्यात याव्यात.)
कक्ष अधिकारी (संगणक कक्ष)(नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई : ४०० ०३२,
(त्यांना विनंती करण्यांत येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी.)
निवडनस्ती (नवि-११).

Maharashtra Regional & Town Planning Act, 1966.

- **Sanction to modification to the Development Control Regulation for Greater Mumbai 1991 Under Section 37(1AA)(C) of the said Act.**

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumabi 400 032.
Dated: 6th January, 2012.

NOTIFICATION

No. CMS 4311/452/CR-58/2011/UD-11:

Whereas, the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. DCR -1090/RDP/UD-11, dated the 20th February, 1991 to come into force with effect from the 25th March, 1991.

And whereas, it is noticed that, in the last twenty years, the Municipal Corporation of Gr. Mumbai (hereinafter referred to as the "the said Corporation") as well as Govt. have carried out numbers of modifications to various provisions of the said regulations and have also added number of regulations. These modifications were carried out to implement various policies of the Govt./the said Corporation formulated from time to time. Some of the provisions were amended as a result of recommendations made by the various committees, appointed by the State Government. Some amendments were made due to the court decisions. The amendments were done with a view to have effective implementation of the provisions of the said regulations for the benefit of the public at large. (hereinafter referred to as "the said modified Regulation"). Amendments to the said Regulation Nos. 33(5),33(7),33(9) and 33(10) fall in such categories of amendments. Govt. has carried out amendments to the said Regulation by adding few more regulations, so as to meet with requirements of various departments of Govt., Corporation and other users so as to make the said Regulation more user friendly.

And whereas, it is seen that no major or for that matter even minor modifications have been done to the provisions of the said Regulation No.35, which deals with exemption of some structures/features from FSI computations. Similarly provisions of the said Regulation Nos. 43 and 44, which deal with the fire prevention/protection measures have also remained untouched.

And whereas, the said Corporation has submitted its detailed report vide its letter No. Misc/A/8279 dated the 13/7/2011 to the Government for modification to provisions of the said Regulations specifically dealing with exemption from FSI computation and fire protection measures (hereinafter referred to as "the said proposed modifications").

And whereas, amendments are required to be implemented expeditiously, the Municipal Commissioner of the said Corporation has requested vide letter No. Misc/A/8279 dated the 13/7/2011 that the Govt. may issue the suitable directives so as to give effect to the above amendments and to take expeditious action in public interest under section 37 of the said Act and also requested Govt. vide his letter dated the 21/7/2011 to invoke the provisions of Section 37(1AA) of the said Act.

And whereas, the Govt. is satisfied that in the public interest it is necessary to carry out urgently the said proposed modification and the said proposed modification will not change the character of the Development Plan of the said Corporation.

And whereas, the Government had issued notice No.CMS-4311/452/CR-58/2011/ UD-11, dated the 25 July 2011 (hereinafter refer to as "the said notice") for inviting suggestion/ objection from any person with respect to the said modification and appointed Deputy Director of Town Planning, Brihanmumbai as an officer under section 162 of the said Act (hereinafter referred to as " the said officer") to submit the report to Govt after serutinizing the suggestion / objections on the said proposed modifications and say of the said Municipal Corporation.

And whereas, the said notice was published in the Maharashtra Government Gazette (Extraordinary) dt. the 01/08/2011 and the corrigendum to it, published in Maharashtra Government Gazette (Extraordinary) dt. the 28/09/2011. The said notice was also published in news paper, daily namely " Mid day" dt. the 03/08/2011.

And whereas, the said officer has submitted his report to the Government through the Director of Town Planning, Maharashtra State, vide letter No. 2368, dt. the 31/10/2011

And whereas , after considering the report of the said officer, suggestions /objections received from general public, say of the said Corporation and after consultation of the Director of Town Planning, Maharashtra State thereon, the Government is of the opinion that the said modification shall be sanctioned with some changes.

Now, therefore, in exercise of the powers conferred under section 37(1AA)(C) of the said Act, the Government hereby :-

A) Sanctions the said modification to Development Control Regulation of Greater Mumbai 1991 (more specifically described in the schedule attached herewith).

B) Fixes the date of publication of this Notification in the Government Gazette as the date of coming into force of this Notification.

C) Directs the said Corporation that, in the schedule of modification sanctioning the said Regulation, after the last entry, the schedule referred to as (A) above shall be added.

By order and in the name of Governor of Maharashtra,

(Rajendra Habde)
Under Secretary to Government.

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SCHEDULE

(Accompaniment to notification no. CMS 4311/452/CR-58/2011/UD11,
Dated : 6th January, 2012)

Modification to D.C. Regulation No.29(1)(f)

Regulation no.	Existing provision	Sanctioned provision
29(1)(f)	Where a room does not derive light and ventilation from an exterior open space; the width of the exterior open space as given in this Regulations may be reduced to one-fifth of the height of the building subject to a minimum of 3.6 m. in respect of residential building and 4.5 m. for a commercial building subject to a maximum of 12 m. For a building with height of 24 m. or more, such exterior open space shall be 6 mt. subject to the requirements of the Fire Brigade Authorities.	*Where a room does not derive light and ventilation from an exterior open space; the width of the exterior open space as given in these Regulations may be reduced to a minimum of 3.6 m. in respect of residential building and 4.5 m. for a commercial building upto a height of 24 mt. For a building with height of 24 m or more such exterior open space shall be minimum 6 m or more, subject to the requirements of the Fire Brigade Authorities.*

Add the following new clause in D.C.Regulation No.29

29(6) (c)

For multi-storeyed, high rise and special buildings, the provisions as stipulated in Regulation No. 43(1) shall apply.

D.C.Regulation No.30

The modifications proposed in the D.C.Regulation No.30 are as under:-

30. Features permitted in open spaces:-

Certain features may be permitted in the prescribed open spaces as enumerated below:-

Existing Reg. no.	**Existing provisions**	**Prop posed Reg.no**	**Sanctioned provisions**
30(i)(b)	Covered parking spaces at least 7.5 m. away from any access road, subject to Regulations 36.	30(i)(b)	*Covered parking spaces at least 7.5 m. away from any access road, subject to Regulation no. 36 (5)(d)*
30(ii)(b)	A cantilevered and unenclosed canopy over common entrance and each common staircase not more than 5.5 m long and at least 2.2 m. above ground level. The outer edge of the canopy shall be at least 1.5 m. from the plot boundary. The Commissioner may permit canopies of larger size in public multistoreyed or high rise or special buildings;	30(ii)(b)	*A cantilevered and unenclosed canopy over common entrance and each common staircase not more than 5.5 m long and at least 2.2 m. above ground level with level difference of 0.3 m. in relation to the floor level. The outer edge of the canopy shall be at least 1.5 m. from the plot boundary. The Commissioner may permit canopies of larger size in public, multistoreyed or high rise or special buildings.*
30(ii) (c)	An unenclosed porch open on three sides, not more than 5.5 m. in length parallel to the main building in front of common entrance only and except rear open space. No part of such porch shall be less than 1.5 m. from the boundary.	30(ii)(c)	*An unenclosed porch open on three sides, not more than 5.5 m. in length parallel to the main building in front of common entrance only and except rear open space with level difference of 0.3 m. in relation to the floor level. No part of such porch shall be less than 1.5 m. from the plot boundary.*

30(ii)(e)	A chajja, cornice, weather shade, sun-breaker and other ornamental projection projecting not more than 1.2 m. from the face of the building. No chajja, cornice, weather shade, sun-breaker or other ornamental projection etc. shall be permissible, which will reduce the width of the required open space, to less than 2.5 m. Further, Chajja, Cornice, Weather Shade, sun breaker or other ornamental projections etc. shall be permissible upto 0.3 mt. in Gaothan areas for the plots adm. Upto 250 sq.mts.	*30(ii)(e)(i)*	*A chajja, cornice, weather shade, sun-breaker; at lintel level only projecting not more than 1.2 m. from the face of the building. No chajja, cornice, weather shade, sun-breaker etc. shall reduce the width of the required open space to less than 2.5 m. Further Chajja, Cornice, Weather Shade, sun breaker or other ornamental projections etc. shall be permissible upto 0.3 mt. in Gaothan area for the plots adm. upto 250 sq.mts. However in case of redevelopment of cessed building, where marginal distances are less, chajja projection maximum up to 0.45 m. may be allowed.*
		30(ii)(e)(ii)	*The ornamental projection, flower beds etc. projecting not more than 1.2 m. from the face of the building. No ornamental projection, flower beds etc. shall be permissible, which will reduce the width of the required open space to less than 2.5 m.*
30(ii)(f)	A chajja, cornice, weather shade and sun-breaker over a balcony or gallery, its projection not exceeding from the balcony or gallery face with level difference of 0.3 m. in relation to the floor level. However and/or ornamental projection over a balcony or gallery may be allowed to project upto 0.75mt.	*30(ii)(f)(i)*	*A chajja, cornice, weather shade, sun-breaker over a balcony or gallery, its projection not exceeding 0.75 mt from the balcony or gallery face with a level difference of 0.3 m. in relation to the floor level. However in case of redevelopment of cessed building, where marginal distances are less, chajja projection maximum up to*

			0.45 m. may be allowed.
		30(ii)(f)(ii)	*The Ornamental projection, flower bed etc. over a balcony or gallery, its projection not exceeding 0.75 mt. from the balcony or gallery .*

35 (2). This regulation shall be substituted by regulation 35(2) and 35(3) as stated below:-

35(2) The following shall not be counted in FSI

i) Areas of structures permitted in recreational open space under clause (g) of sub-Regulation (1) of Regulations 23.

ii) Areas covered by features permitted in open spaces as listed in Regulation 30 except for regulation 30(i) (b), 30(ii) (e) (ii) and 30(ii) (f) (ii).

iii) Areas covered by staircase rooms, lift rooms above topmost storey, staircase/ lift wells and passages in stilt, basement and floors exclusively used for parking and other ancillary users as permitted in this regulation No.35(2)

iv) Areas covered by staircases/ lift wells including lobbies as specified, excluding those covered under D.C.Regulation No.35 (2) (iii) with special written permission of the Commissioner subject to payment of premium.

Provided that in the wards of the Island City such exclusion from FSI computation will be available in respect of buildings to be constructed or reconstructed only, the same being not available for existing buildings or proposals decided by the Corporation prior to coming into force of these Regulations,

Provided further that where the permissible FSI has not been exhausted in the case of existing buildings and cases decided by the Corporation prior to coming into force of these Regulations, the exclusion from FSI computation as in these Regulations will be available for construction of balance potential,

Provided further that the reconstruction scheme under Development Control Regulations No. 33(6) such exclusion will be permissible as per guidelines here under: -
i. While working out total existing built up area, the built-up area of existing staircase will not be taken into account.

ii. The premium for the area of the staircase and lift-well will be recovered after working out the area of the staircase and lift-well in the proposed building minus area of the existing staircase, lift-well etc., if any

v) *Area of the basement used exclusively for parking and other ancillary uses as permitted in regulation No. 38(9) (iv) (b ,c ,d,& e).*

vi) *Area of covered parking spaces as provided in sub-Regulation (5) (a) of Regulation No.36.*

Provided, however, the additional parking to the extent of 25% of the required parking may be permitted with permission of the Commissioner without payment of premium.

Provided further in non-residential building, where entire parking is proposed by mechanical / automatic means, additional parking to the extent of 10% of the required parking shall be permitted free of FSI as vehicle holding area.

vii) *Area of one office room of a co-operative housing society or apartment owners association as provided in sub-Regulation (11) of Regulation 38.*

viii) *Lofts [vide sub-Regulation (5) of Regulation 38.]*

ix) *Porches [vide sub-Regulation (20) of Regulation 38].*

x) *Canopy [vide sub-Regulation (21) of Regulation 38].*

xi) *Area of structures for an effluent treatment plant as required to be provided, as per the requirements of the Maharahstra Pollution Control Board or other relevant authorities:*

Provided, however, in the case of an existing industry, if no vacant land is available the Commissioner may permit the structures with dimensions to be approved by him for such effluent treatment plant on 10 per cent amenity open space.

xii) *A chajja, cornice, weather shade, sun-breaker; at lintel level only; projecting not more than 1.2 m. from the face of the building as provided in sub regulation no. 30 (ii) (e)(i).*

Further Chajja, Cornice, Weather Shade, sun breaker or other ornamental projections etc. shall be permissible upto 0.3 mt. in Gaothan area for the plots adm. upto 250 sq.mts

xiii) *A chajja, cornice, weather shade, sun-breaker over a balcony or gallery, as provided in sub regulation no. 30 (ii)(f)(i)*

xiv) *Area covered by pump rooms, electric substations.*

xv) *Area covered by new lift and passage thereto in an existing building with a height upto 16m. in the Island City [vide clause (iv) of sub-Regulation (19) of Regulations 38]*

xvi) *Area of a covered passage of clear width not more than 1.52m (5ft.) leading from a lift exit at terrace level to the existing staircase*

so as to enable descend to lower floor in a building to reach tenements not having direct access to a new lift in a building without an existing lift.

xvii) *Area of one fitness centre for a Co-Op. Housing Society or Apartment Owners Association as provided in sub-regulation 38(32).*

xviii) *The fire chutes as provided under D.C.Regulation no. 44(8)*

xix) *The refuge areas subject to D.C.Reg. 44(7)*

xx) *Fire Check floor / Service Floor of height not exceeding 1.8 mt.*

xxi) *Entrance lobbies in stilted portion, height not exceeding 7.2 mt..*

xxii) *Open to sky swimming pool at the terrace above the top most storey or on the top most podium only.*

xxiii) *Area of the service ducts abutting Sanitary Block not exceeding 1.2 Mtr. in width. In case of high rise buildings higher width/size as per requirement and design approved by Commissioner but not exceeding 2.0 mts.*

xxiv) *Ornamental projection of glass façade/glazing not exceeding 0.30m from building line for non-residential building.*

xxv) *Area covered by chimney, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 m)*

xxvi) *Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq.mts at staircase mid-landing level and at stilt, parking floor level.*

Note :

i. *Areas covered by the projections exceeding those specified in clauses xii, xiii, xxiii and xiv above shall be counted in FSI.*

ii. *Open to sky swimming pool at any level other than (xxii) above, excluding at ground level as provided in D.C.regulation 30 (ii), shall be counted in FSI.*

iii. *Any passage by whatever name not covered under D.C.R. 35(2) shall be counted in FSI.*

35(3) The following shall be counted in FSI.

i) Covered parking spaces as provided under Regulation no. 36 (5)(d)

ii) Area of fire escape balcony as provided in regulation 44(5)

iii) Area of Sanitary block for the use of domestic servants engaged in the premises, other than at staircase mid-landing level, Stilt level, parking level.

iv) Part / Pocket / Covered terraces, for whatever purpose, except open terrace above the top most storey and the part terrace at top most storey due to planning constraints but accessible from common staircase.

v) Area below open to sky swimming pool, clearance exceeding 1.5 Mtr. from floor level.

vi) Air condition plant room / Air handling unit room, meter room, D.G.set room except provided in basement.

vii) Fire check floor / service floor of height exceeding 1.8 mt.

viii) Area of balconies as provided in sub regulation 22 of Regulation 38.

ix) Niches below window sill.

x) Area of one public telephone booth and one telephone exchange (PBX) room per building.

xi) The ornamental projection, including the voids, flower beds, etc. projecting from the face of the building except at the terrace level.

xii) Ornamental projection, flower bed etc. over a balcony or gallery

xiii) Area of one room for installation of telephone concentrators as per requirements of Mahanagar Telephone Nigam limited.

xiv) Area of a separate letter box room on the ground floor of residential and commercial buildings.

xv) Covered areas required on top terrace for antenna / dish antenna / communication tower used for Telecom (basic cellular or satellite telephone) or ITE purposes, V-Sat, Routes, Transponders or similar IT related structure or equipment , in excess of 20.00 sq.mts.

xvi) The parking floor in excess of required parking under these regulations [35(2)(vi)]. Deck parking inclusive of Car lifts and passages thereto on habitable floors.

xvii) Driver's room / sanitary block on podium and or parking floor.

xviii) Covered swimming pool.

Add the following new regulation
D.C.Regulation 35(4)

Compensatory Floor Space Index (FSI):-

Notwithstanding anything contained in the D.C.Regulations 32, 33 & 34, the Commissioner may, by special permission, permit fungible compensatory Floor Space Index, not exceeding 35% for residential development and 20% for Industrial/Commercial development, over and above admissible Floor Space Index, by charging a premium at the rate of 60%, 80% and 100% of the Stamp Duty Ready Recknor Rate, for Residential, Industrial and Commercial development respectively.
Provided in case of redevelopment under regulation 33(7),33(9) & 33(10) excluding clause no.3.11 of Appendix-IV of Development Control Regulation 1991, the fungible compensatory F.S.I. admissible on rehabilitation component shall be granted without charging premium.

Provided further that redevelopment under D.C.regulations no. 33(5) and redevelopment proposal of existing buildings in suburbs and extended suburbs by availing TDR, the fungible compensatory F.S.I. admissible on F.S.I. consumed in existing structure shall be granted without charging premium.

Provided further that such fungible compensatory FSI for rehabilitation component shall not be used for free sale component and shall be used to give additional area over and above eligible area to the existing tenants / occupants.

Provided, that this regulation shall be applicable in respect of the buildings to be constructed or reconstructed only.

Explanatory Note:-

i) Where IOD/IOA has been granted but building is not completed, this regulation shall apply only at the option of owner /developer,
ii) For plots/ layouts, where IOD is granted for partial development, this Regulation will apply for the balance potential of the plot,
iii) The fungible FSI is useable as regular FSI,

Provided, further, the development in Coastal Regulation Zone (CRZ) areas shall be governed by the Ministry of Environment & Forests Notification issued from time to time.

Note: The premium amount collected shall be kept in a separate Account to be utilized for infrastructure development.

Modification to D.C.Regulation 36

Reg.No.	Existing provision	Sanctioned provision
36(5)(a)	(5) Parking Spaces. - Where to be accommodated-The parking spaces may be provided,- (a) underneath the building, in basements within its stilted portion, or on upper floors;	*Parking Spaces: Where to be accommodated-The parking spaces may be provided,-* (a) underneath the building, in basements, podiums, within its stilted portion, or on upper floors if exclusively used for mandatory parking. *Note: (i) The deck parking inclusive of car lifts & passages thereto shall be counted in FSI.* *(ii) Additional parking floor in excess of required parking shall be counted in FSI subject to the provision of D.C.R.35(2)(vi).* *(iii) In non-residential building, where entire parking is proposed by mechanical / automatic means, additional parking to the extent of 10% of the required parking shall be permitted free of FSI as vehicle holding area.*

Proposed modification to D.C.Regulation No.38

<table>
<tr><th>Reg.No</th><th>Existing Provisions</th><th>Sanctioned Provisions</th></tr>
<tr><td>38(5)</td><td>(5) Loft- (1) Location and extent :-Lofts may be provided over kitchens, habitable rooms, bath-rooms, water closets, and corridors within a tenement in residential buildings, over shops, and in industrial buildings, subject to the following restrictions: -
<table>
<tr><td>Serial no.

(1)</td><td>Rooms over which permitted

(2)</td><td>Coverage (percentage to area of room below)
(3)</td></tr>
<tr><td>1</td><td>Kitchen / habitable room</td><td>25</td></tr>
<tr><td>2</td><td>Bathroom, water closet, corridor</td><td>100</td></tr>
<tr><td>3</td><td>Shops with width upto 3m</td><td>33 1/3</td></tr>
<tr><td>4</td><td>Shops with width exceeding 3m</td><td>50</td></tr>
<tr><td>5</td><td>Industrial</td><td>33 1/3</td></tr>
</table>
Provided that (a) lofts in commercial or industrial buildings shall be located at least 2 m.
away from the entrance; and (b) loft area shall not be counted towards F.S.I. subject to (ii) below.
(ii) Height.-The clear head-room under a loft shall not be less than 2.2 m. and that above it shall not be more than 1.5 m. if exceeds 1.5 m. it shall be counted towards F.S.I.</td><td>Loft :
i) Location : Lofts may be provided over kitchens, habitable rooms, bathrooms, water closets and corridors within a tenement in residential building, in shops and in industrial buildings.
ii) Height :The height of the loft shall not be more than 1.5 Mtr. If it exceeds 1.5 Mtr. shall be counted towards F.S.I.
iii) The lofts in non-residential buildings shall be located at least 2 mts. away from the entrance.</td></tr>
</table>

38(2)(ii)

(ii) Height.- (i)The minimum and maximum height of a habitable room shall be as given in Table 19 hereunder:-

(ii) Notwithstanding the above restriction as stated in Table 19, any telematic equipment storage erection facility can have a height as required for effective functioning of that system

Notwithstanding the above restrictions as stated in Table 19, for cinema/TV films production, shooting, editing, recording studios, more height as required for their effective functioning shall be permitted

TABLE 19

Height of Habitable Room

Sr. No.	Occupancy	Minimum height (in meters)	Maximum height (in meters)
(1)	(2)	(3)	(4)
1.	Flat roof. (a)Any habitable room	2.75	4.2
	(b) Habitable room in High Density Housing	2.6	4.2
	(c) Aircon-ditioned habitable room.	2.4	4.2
	(d) Assembly halls, residential hotels of 3 Star category and above, institutional, education	3.6	4.2 subject to the written permission of the Commissioner greater height may be permitted.

(ii) Height.- (i)The minimum and maximum height of a habitable room shall be as given in Table 19 hereunder:-

(ii) Notwithstanding the above restriction as stated in Table 19, any telematic equipment storage erection facility can have a height as required for effective functioning of that system

Notwithstanding the above restrictions as stated in Table 19, for cinema/TV films production, shooting, editing, recording studios, more height as required for their effective functioning shall be permitted

TABLE 19

Height of Habitable Room

Sr. No.	*Occupancy*	*Minimum height (in meters)*	*Maximum height (in meters)*
(1)	*(2)*	*(3)*	*(4)*
1.	*Flat roof. (a) Any habitable room*	*2.75*	*3.9*
	(b) Habitable room in High Density Housing	*2.6*	*3.9*
	(c) Aircon-ditioned habitable room.	*2.4*	*3.9*
	(d) Assembly halls, residential hotels of 3 Star category and above, institutional, education	*3.6*	*4.2 subject to the written permission of the Commissioner greater height may be permitted.*

	al, industrial, hazardous or storage occupancies, departmental stores, malls, I.T. buildings, entrance halls and lobbies to departme-nt stores and assembly halls.		
2.	Pitched roof – (a) Any habitable room	2.75 (average with 2.1 M at the lowest point)	4.2 (average with 3.2 M at the lowest point).
	(b) Habitable room in High Density Housing.	2.6 (average with 2.0 M at the lowest point).	4.2 (average with 3.2 M at the lowest point).

Provided that- (i) the minimum clear head-way under any beam shall be 2.4 m.

(ii) in all occupancies, except those included in Serial No. 1(d) in the Table above, any height in excess of 4.2 m. shall be deemed to have consumed an additional FSI of 50 per cent of the relevant floor area.

(iii) other requirements.- One full side of a habitable room must abut an exterior open space same as provided in sub-regulation (9) of Regulation 29.

	al, industrial, hazardous or storage occupancies, departmental stores, malls, I.T. buildings, office buildings, entrance halls and lobbies to departme-nt stores and assembly halls.		
	e) Shops.	*3.0*	*3.9*
2.	*Pitched roof – (a) Any habitable room*	*2.75 (average with 2.1 M at the lowest point)*	*3.9 (average with 2.8 M at the lowest point).*
	(b) Habitable room in High Density Housing.	*2.6 (average with 2.0 M at the lowest point).*	*3.9 (average with 2.7 M at the lowest point).*

Provided that- (i) the minimum clear head-way under any beam shall be 2.4 m.

ii)In all occupancies except those included in Sr. No. 1 (d) in the table above, any height in excess of 3.9 Mtr. shall be deemed to have consumed an additional F.S.I. of 50% of the relevant floor area.

(iii) other requirements.- One full side of a habitable room must abut an exterior open space same as provided in sub-regulation (9) of Regulation 29.

38(9)(i)	(9)Basement-(i) *Area and Extent.*- The total area of any basement shall not exceed twice the plinth area of the building or the area of the plot, whichever is less. It may be in one level or two.	(9)Basement-(i) *The basement shall not be constructed in the required front open space under DCR 29. The open space from the other boundaries of the plot shall not be less than 1.5 Mtr. It may be at one level or more.*
38(9) (iv)	(iv)Uses Permitted.- A basement may be put to the following uses only:- (a) storage of household or other non-hazardous goods; (b) store rooms, bank lockers or safe-deposit vaults; (c) air-conditioning equipment and other machines used for services and utilities of the building; (d) Parking spaces; (e) Electric sub-station (which will conform to required safety requirements): Provided that user strictly ancillary to the principal user may also be permitted in a basement.	*(iv) Uses permitted – A basement may be put to the following uses only :* *(a) (i) Storage of household or other non hazardous goods;* *(ii) Store rooms, bank lockers or safe deposit vaults;* *(b) Air conditioning equipment /AHU and other machines used for services and utilities of the building;* *(c) Parking spaces;* *(d) D.G. set room, meter room and Electric sub station (which will conform to required safety requirements);* *(e) Effluent Treatment Plant, suction tank, pump room* *Provided that the users mentioned at (a) above shall be permitted in the 1st basement only by counting in F.S.I. subject to the following conditions :* *i) All requirements regarding access, safety (including fire safety), ventilations etc. shall be complied with.* *ii) All the planning standards (particularly as regarding parking) should be strictly adhered to.*
38(12)	(12) *Letter Box:* - A letter box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings with five and more storeys to the satisfaction of the Commissioner.	*(12) Letter Box Room: - A separate letter box room or otherwise of appropriate dimensions shall be provided on the ground floor of residential and commercial building.*
38(20)	(20) *Porch.*- A porch, if any, shall be at least 1.5 m clear of the plot boundary; the area of a porch upto 5.5m. in length (parallel to the main building) shall not be counted towards	*(20) Porch.- A porch, if any, shall be at least 1.5 m clear of the plot boundary, shall have a level difference of 0.3 m. in relation to the level of the floor; the area of a porch upto 5.5m. in length (parallel*

	FSI. A parapet wall 0.23m. in height is permissible over a porch. The Commissioner may permit larger porches for mercantile, hotel and public buildings.	*to the main building) shall not be counted towards FSI. A parapet wall 0.23m. in height is permissible over a porch. The Commissioner may permit larger porches for mercantile, hotel and public buildings.*
38(21)	(21) *Canopy* :- A cantilevered and un-enclosed canopy may be permitted over each entrance and staircase, if a clear distance of at least 1.5 m is maintained between the plot boundary and the outer edge of the canopy. The minimum clear height of the canopy shall be 2.2 m.	*(21) Canopy :- A cantilevered and un-enclosed canopy with level difference of 0.3 m. in relation to the floor level; may be permitted over each entrance and staircase, if a clear distance of at least 1.5 m is maintained between the plot boundary and the outer edge of the canopy. The minimum clear height of the canopy shall be 2.2 m. The Commissioner may permit larger canopies for mercantile, hotel and public buildings.*
38(22)	*(22) Balcony* :- In any residential zone (R-1) and residential zone with shop line (R-2), or in a purely residential building in any other zone, balconies may be permitted free of FSI at each floor, excluding the ground and terrace floors, of an area not more than 10 per cent of the area of the floor from which such balcony projects subject to the following conditions :- (i) No balcony shall reduce the minimum marginal open space to less than 3 mt. at the rear and sides and 1.5m in the front. The width of the balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outermost edge. (ii) Balconies may be allowed to be enclosed with written permission of the Commissioner. When balconies are enclosed, one-third of the area of their faces shall have louvers glass shutters or grills on the top and the rest of the area except the parapet shall have glazed shutters.	*(22) Balcony :- In any residential zone (R-1) and residential zone with shop line (R-2), or in a purely residential building in any other zone, balconies may be permitted at each floor, excluding the ground and terrace floors, of an area not more than 10 per cent of the area of the floor from which such balcony projects subject to the conditions that :- (i) No balcony shall reduce the minimum marginal open space to less than 3 mt. at the rear and sides and 1.5m in the front. The width of the balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outermost edge. (ii) The balcony may be enclosed.*

New Regulation		***38 (34):- Podium*** *i. A podium may be permitted in plot admeasuring 1500 sq.mt or more.* *ii. The podium provided with ramp may be permitted in one or more level, total height not exceeding 24 m above ground level.* *However, podium not provided with ramp but provided with two car lifts may be permitted in one or more level, total height not exceeding 9 mt above ground level.* *iii. The podium shall be used for the parking of vehicles.* *iv. The recreational space prescribed in D.C.Regulation 23 may be provided either at ground level or on open to sky podium.* *v. Podium shall not be permitted in required front open space.* *vi. Such podium may be extended beyond the building line in consonance with provision of D.C.Regulation 43(1) on one side whereas on other side and rear side it shall not be less than 1.5 m from the plot boundary.* *vii. Ramps may be provided in accordance with D.C.Regulation 38(18).* *viii. Adequate area for Drivers rest rooms and sanitary block may be permitted on podiums by counting in FSI.*

Proposed amendment in relevant regulations applicable to Fire Fighting Requirements

Reg. no.	Existing provisions	Sanctioned provisions
43 (1)	General – The planning design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, the provisions of part IV : Fire Protection Chapter, National Building Code, shall apply. For multistoried, high rise and special buildings, additional provisions relating to fire protection contained in Appendix VIII shall also apply. The approach to the building and open spaces on all sides up to 6 m width and their layout shall conform to the requirements of the Chief Fire Officer. They shall be capable of taking weight of a fire engine weighing up to 18 tonnes. These open spaces shall be free of any obstruction and shall be motorable.	*43(1) General:-* *The planning design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, the provisions of part IV: Fire Protection Chapter, National Building Code, shall apply.* *For multistoried, high rise and special buildings, additional provisions relating to fire protection contained in Appendix VIII shall also apply,* *(A) For proposal under regulations 33(7) and 33(10),* *In case of rehabilitation / composite buildings on plots exceeding 600 Sq.Mts. and having height more than 24 m, at least, one side other than road side, shall have clear open space of 6 m at ground level, accessible from road side.* *Provided, if the building abuts another road of 6m or more this condition shall not be insisted.* *Provided further that in case of redevelopment proposals under DCR 33(7) , for plot size upto 600 sq.mt. , 1.5mt open space will be deemed to be adequate.* *(B) For the proposals other than (A) above* *(a) Buildings having height more than 24 m upto 70 m, at least one side, accessible from road side, shall have clear open space of 9 m at ground level.*

		Provided, however, if podium is proposed it shall not extend 3m beyond building line so as to have clear open space of 6m beyond podium. *Provided, further, where podium is accessible to fire appliances by a ramp, then above restriction shall not apply.* *(b) Buildings having height more than 70 m, at least two sides, accessible from road side, shall have clear open space of 9 m at ground level.* *Provided, however, if podium is proposed it shall not extend 3m beyond building line so as to have clear open space 6m beyond podium. No ramps for the podium shall be provided in these side open spaces.* *Provided, further, where podium is accessible to fire appliances by a ramp then above restriction shall not apply.* *(c) Courtyard / ramp / podium accessible to fire appliances shall be capable of taking the load up to 48 tonnes.* *(d) These open spaces shall be free from any obstruction & shall be motorable.*
43(2) (*i*) (ii)	Assembly, business, mercantile, industrial and storage buildings : 30 m. Note.- The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above. When more than one exit is required on a floor, the exits shall be as remote from each other as possible: Provided that for all multi-storeyed high rise and special buildings, a minimum of two enclosed type staircases shall be provided, at least one	*Assembly, business, mercantile, industrial and storage buildings : 30 m.* *Note.- The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above. When more than one exit is required on a floor, the exits shall be as remote from each other as possible:* *Provided that, subject to the provision under D.C. Regulation 44(5)(a) for all multi-storeyed high*

	of them opening directly to the exterior, to an interior, open space or to any open place of safety.	*rise and special buildings, a minimum of two enclosed type staircases shall be provided, at least one of them opening directly to the exterior, to an interior, open space or to any open place of safety.*
44(5)	Fire Escape or external stair: Multistoreyed, high rise and special buildings shall be provided with fire escape stairs, which will be free of F.S.I., and they should conform to the following: (a) They shall be taken into account in calculating the evacuation time of a building. (b) All of them shall be directly connected to the ground. (c) Entrance to them shall be separate and remote from the internal staircase. (d) Routes to the fire escape shall be free of obstruction at all times, except for a door way leading to the fire escape, which shall have the required fire resistance. (e) They shall be constructed of non-combustible materials. (f) They shall have a straight flight not less than 75 cm wide with 15 cms treads and risers not more than 19 cms. The number of risers shall be limited to 16 per flight. (g) They shall be provided with handrails at a height not less than 90 cms above the tread.	*44(5) (A) Additional Staircase-* *(a) In case of multistoreyed residential buildings having height more than 24 m, and less than 70 m additional staircase shall be necessary,* *Provided, however, it will not be necessary , if,* *(i) Travel distance does not exceed as mentioned in sub regulation (2)(ii)(i)(i & ii) of regulation 43 and;* *(ii) If floor area on any floor does not exceeds 500 sq mtrs* *Note: These staircases shall be of enclosed type having minimum width of 1.5 mt.* *(b) Buildings having height 70 m or more, shall be provided with two enclosed type staircases, each having width not less than 2.0 m.* *(c) Whenever two staircases are necessary, both the staircases shall open & terminate at ground floor or to any other place of safety. The staircase shall be as remote as possible.* *(B) Fire Escape balcony:* *(a) For industrial buildings, a fire escape balcony not exceeding 1.5 meters width shall be provided at the periphery of every floor level and shall be connected to staircase and shall have a railing / parapet of 1.10 meters height on external sides.* *(b) Fire escape balcony to the*

		buildings other than residential occupancy shall be decided by Chief Fire Officer. *(c) Requirement of Fire Escape Balcony* *(i) It shall always be kept free from obstructions & no partitions shall be erected.* *(ii) It shall be provided with wall type sprinklers at every floor level.* *Note: - Fire Escape balcony shall be counted in FSI.*
44(7)	Refuge area: a) In multi storyed and high rise buildings, at least one refuge area shall be provided on the floor immediately above 24 m. b) It shall be on the external walls as a cantilevered projection or in any other manner. c) It shall have a minimum area of 15 sq m and minimum width of 3.0 m. d) It shall not be counted in FSI.	*Refuge area:* *(a) (i) The refuge area shall be provided within building line at floor level.* *(ii) In case of multistoreyed & high rise buildings having height more than 30 mts., first refuge area shall be provided at 24 mt. or 1st habitable floor, whichever is higher. Thereafter, the refuge area shall be provided at every 7th habitable floor. The refuge area shall be 4% of the habitable floor area it serves, and will be free of FSI. If it exceeds 4%, the excess area shall be counted in FSI.* *(b) Notwithstanding clause (a) for buildings having height upto 70 mts, as an alternate, Refuge areas can be provided as R.C.C. cantilever projections at the alternate mid-landing level of staircase , free of FSI.* *Each refuge area at mid-landing shall have a minimum width of 3.0 mts and minimum area of 10.0 sq.mts for residential and 15 sq.mts for non-residential buildings.* *(c) In case of multistoreyed & high rise buildings upto 30 mts. height, the terrace floor of the*

		building shall be treated as the refuge area.
New Reg. 44(8)		*44(8) Fire Escape Chutes/ Controlled Lowering Device for evacuation :-* *(A)(i) High rise building having height more than 70 mt., shall necessarily be provided with fire escape chute shaft/s for every wing adjacent to staircase.* *(ii) Walls of the shaft shall have 4 hours fire resistance.* *(iii) One side of the shaft shall be at external face of the building with proper ventilation.* *(iv) The dimension of the shaft shall not be less than 2.5 m X 1.5m.* *(v) The access to the fire escape chute's shaft shall be made at alternate floor level from staircase mid-landing with self-closing door having fire resistance of at least one hour.* *(vi) The fire chute shall be of staggered type with landing of each section at the vertical height of not more than 21 m.* *Alternatively,* *(B) For High rise building having height more than 70 mt., "Controlled Lowering Device for evacuation" or "External Evacuation System" as approved by CFO shall be provided.*
New Reg. 44(9)		*44 (9) Fire Check Floor* *A high rise building having height more than 70 m, shall be provided with fire check floor (entire floor) at every 70 m level.* *Height of the fire check floor shall*

		not be more than 1.8 mts. *The fire check floor shall not be used for any purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.* *Periphery of the Fire Check floor shall not be enclosed.* *Fire Drenchers shall be provided at the periphery of the each fire check floor externally.*

The following additional clause no.19 to be added to Appendix VIII (Regulation 43)

Appendix VIII

(19)

i) Manner of providing refuge area :

a) The refuge area shall be so located that it shall preferably face the access road/s or otherwise face the wider open space on the side of the building perpendicular to the main access road.

b) The cantilevered Refuge area on cantilever will be permissible at the mid-landing of the staircase only. All other refuge areas shall be within the building line only.

c) The cantilevered refuge area shall necessarily be of RCC Type .

d) The refuge area shall be provided with railing / parapet of 1.20 mt.

e) R.C.C. covering shall be provided above the topmost cantilever refuge area.

f) The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA"

g) The lift/s shall not be permitted to open into the refuge areas.

h) The refuge area provided within building line shall be accessible from common passage/ staircase.

ii) Use of refuge area :

a) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.

b) The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.

iii) Facilities to be provided at refuge area

a) Adequate emergency lighting facility shall be provided.

iv) Terrace floor as a refuge floor:

a) The necessary facilities such as emergency lighting, drinking water etc shall be provided.

b) The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door.The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA ".

(Rajendra Habde)
Under Secretary to Government.

N (1)

SLUM REHABILITATION AUTHORITY

***Scheme-I* No.** SRA/DDTP/**0147**/KW/PL/LOI.
***Scheme-II* No.**SRA/DDTP/**219**/KW/PL/LOI.

SUBJECT: The amalgamation of:

Scheme-I: OngoingSlum Rehabilitation Scheme under Section DCR 33 (10)&Regulation 32 with Appendix-VII-A & B of Regulation 34 of DCR 1991 on plot of land bearing C.T.S No. 704, 704/1 to 79 of village - Oshiwara, Taluka- Andheri. For: **'KadamChawl(SRA) C.H.S. Ltd.'**

With

Scheme-II: Approved S.R Scheme [P.T.C] under regulation 33(14)(D) on property bearing C.T.S. No. 702 of village- Oshiwara, Taluka-Andheri at Andheri (W), Mumbai-400 053.at Veera Desai road, Andheri (W), Mumbai-400 053.

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

Developer: M/s. M.N.P Associates / M/s. Transcon Developers Pvt. Ltd.

Ref.: Architect representation at pageC- 01 to C-03 (Nasti-III)
Plans at page C-83 to C-127 (Nasti-III)

Preface:

Reference is requested to the representation letter of Architect Shri. Suresh A. Gaikwad, of M/s. Skytech Consultants submitted to CEO (SRA) at pg. C- 251 to C-255 (Nasti-III) where in it is proposed the amalgamation of ongoingSlum Rehabilitation Scheme under Section DCR 33 (10) &Regulation 32 with Appendix-VII-A & B of Regulation 34 of DCR 1991 on plot of land bearing C.T.S No.704,704/1to79 of village-Oshiwara, Taluka- Andheri with approved S.R scheme [PTC] under regulation 33(14)(D) on property bearing CTSNo.702 of village-Oshiwara,Taluka-Andheri at Andheri (West),Mumbai-400053 at Veera Desai road, Andheri (West),Mumbai-400053 and CEO(SRA)'s endorsement there on may please be seen.Architect has requested to issue Revised LOI along with amalgamated two S.R Scheme's parameters and approved the amended plans accordingly at the earliest so as to expeditethis scheme.

GIST OF THE CASE:-

➢ ***For Scheme-I under regulation 32 with Appendix-VII-A & B of Regulation 34 and 33(10) of DCR-1991:***

In this case the revised LOI was issued for scheme Slum Rehabilitation Scheme under Section DCR 33(10) &Regulation 32 with Appendix-VII-A & B of Regulation 34 of DCR 1991 on plot of land bearing CTS No.704,704/1to79 of village -Oshiwara, Taluka- Andheri Mumbai-400063,under No:SRA/DDTP/0147/KW/PL/LOI dated 21/09/2013 on behalf of Developer M/s. M.N.P Associates for 'KadamChawl (SRA) C.H.S. Ltd.' is at pg. C-05 to C-15 (Nasti-III).

- *Details of approval & status of the work:*

1) The Slum Rehabilitation Scheme on plot under reference was principally approved on 12/1/2010& LOI was issued on 20/1/2010 for joint development and revised LOI was approved on 19/12/2011 & revised LOI was issued on 28/12/2011 for the scheme under regulation 33(10) with 33(14)(D) of DCR 1991. Subsequently revised LOI has approved on 05/09/2013 &last revised LOI has issued on 21/09/2013 under Section DCR 33 (10) with Appendix-VII-A & B of Regulation 34 with 32 of DCR 1991.

2) Plans for the Rehab building comprising of Gr. (pt) + stilt (pt) + 1st to 21st upper floor was approved vide IOA dt.28/05/2012 & plinth CC was issued on 27/02/13. Subsequently amended plans was approved on 15/01/2014 & plinth CC was re-endorsed on 03/04/14. Full CC was issued on 19/04/2014 for full height.

3) The permission for Temporary Transit Camp was approved on 20/09/2011.Subsequently the same was amended and was approved on 01/11/2012; the same is constructed on site.

4) Last amended plan was approved of sale building on 05/04/2016 comprising of wing 'A' & 'B' having basement + Ground floor/stilt + 1st to 6th level podium floor + 1st to 14th (pt) upper floor for residential user with height 76.95 mt. and plinth CC was re-endorsed on 30/04/2015. Further C.C up to 5th upper floor

was issued on 18/11/2015, further extended up to 9th upper floor was issued on 01/02/2016andfurther extended up to 13th upper floor was issued on 18/04/2016& further extended to service floor between 13th& 14th upper floor on 13/07/16.

➢ ***For Scheme-II under regulation 33 (14) (D) of DCR-1991:***

In this case the LOI was issued for proposed scheme Slum Rehabilitation Scheme [P.T.C] under regulation 33(14)(D) on plot of land bearing C.T.S No. 702 village -Oshiwara, Taluka- Andheri Mumbai-4000 63 under No: SRA/DDTP/219/KW/PL/LOI dated 25/01/2016 on behalf of Developer M/s. Transcon Developers Pvt.Ltd. with the concessions is at pg. C-17 to C-19 (Nasti-II).

- *Details of approval & status of the work:*

1) The Slum Rehabilitation Scheme on plot under reference was principally approved on 29/12/2015 & LOI was issued on 25/01/2016 for joint development. The carpet area permissible is 20.90 square meters for PTC under regulation 33 (14) (D) of DCR 1991.
2) Plans for the Composite (PTC) Building was approved on 22/04/2016.

THE DETAILED SCRUTINY REPORT OF IS AS UNDER:

Architect has proposed following amended to the existing lay-out due to the amalgamation of approved S.R scheme [P.T.C] under regulation 33(14)(D) on property bearing CTS No. 702 of village- Oshiwara, Taluka- Andheri at Andheri (west) with ongoing SRA scheme under Section DCR 33 (10) &Regulation 32 with Appendix-VII-A & B of Regulation 34 of DCR 1991on property bearing C.T.S. No.704,704/1 to 79 of village- Oshiwara, Taluka- Andheri at Andheri (west).

1) Amendments proposed in the layout and planning of sale building as proposed in LOI with vertical extension form.
2) Change in location of 5%Amenity open space.
3) To grant various relaxations in D.C Regulations as required for approval to High Rise PTC Building & Sale Building plans at page no: C-83 to C-127 (Nasti-III).

The cognizance of various points such as eligibility of slum dwellers, status of slum, Tenements density, consent, ownership, plot area, D.P Reservations i.e.SpecialIndustries Zone (I-3 Zone), PAP Tenements, etc. with respect to individual scheme has already been taken in LOI report at page C-193 to C-219 (Nasti-III) and same are not repeated in this report.

To consider Architect request, CEO(SRA)'s consideration/approval is requested on following points.

1. ***SALIENT FEATURES OF THE APPROVED S.R SCHEME:***

The scrutiny of the Revised LOI proposal submitted by Architect is as under:-

- *For **Scheme-I** under regulation 33(10) & Regulation 32 with Appendix-VII-A & B of Regulation 34 of DCR 1991:*

a	Name of the Society for 33(10).	'KadamChwalSRA C.H.S. Ltd'
b	CTS. No. For proposal under section 33(10) for slum &non-slum	CTS. No. 704 (pt), 704/17 to 20 & 79 of village - Oshiwara, Taluka- Andheri at Veera Desai road, Andheri (W), Mumbai-400 053 for non-slumand C.T.S. No. 704 (pt), 704/1 to 16 & 21 to 78 of village - Oshiwara, Taluka- Andheri at Veera Desai road, Andheri (W), Mumbai-400 053 under clause 33/10 for slum.
c	Ownership of plot	Private land as per P.R card pg. no. C-21 to C-27 (Nasti-III) holder is M/s. M.N.P. Associates.
d	Zone	Special Industrial Zone (I-3 Zone) not reserved for any public purpose Permission for allowing Residential user on Industrial Zone land is obtained from D.P. Department of M.C.G.M. vide pg. C-131 to C- 135 (Nasti-III)& C- 31 to C-35 (Nasti-2).
e	D.P. Remarks/ Survey remarks.	D.P. remarks at Page C-35 to C-41 (Nasti-III). A.E. Survey remarks at Page C-43 to C-51 (Nasti-III).
f	Access	Existing access road declared as public road improved under section 63 K of BMC Act. from existing Veera Desai road

		remark at pg. C-49 to C-65/A (Nasti-I) & right of way from public road upto plot under reference.
g	i) Area of slum plot:	2857.00 square meter.
	ii) Area of non-slum plot as per P.R.C./Affidavit/Architect certif. Total plot area (i+ii)	5897.50 square meter 8754.50 square meter
	iii) Accepted for scheme	8754.50 square meter
h	Eligible Slum Dwellers as per issued Annex- II under No. Add/Enc/Sec.2/Zone-6/33 (10)/ SR-64/2006 dated 15.12.2006.	97 No's - Residential T/s. 02 No's – Resi/Comm. T/s. 03 No's – Commercial T/s.
		102 No's – Total T/s.
i	Density of existing T/s on net plot on C.T.S No. 704 (pt), 704/1 to 16 & 21 to 78 as per clause 3.12 of Appendix IV of revised DCR 33(10) dated 15.10.97	357 T/s per net hector.
j	T/s density required as per 500 T/s per hectare.	143 Nos.
k	No of PAP tenements.	41 Nos.

- *For **Scheme-II** under regulation 33 (14) (D) of DCR-1991:*

Sr. No.	***Description***	***Remarks***	
a.	C.T.S. Nos.	702 of village- Oshiwara, Taluka- Andheri	
b.	Zone	'I-3' Zone (Special Industrial Zone) as per DP 1991.	
c.	Reservation D. P. Remarks at page C-35 to C-37 & C-39 to C-41 Survey remarks at page C-43 to C-51(Nasti-III).	As per SRDP 1991	As per Draft DP 2034 (May 2016)
		Special Industrial Zone (I-3)	"I" Zone (Industrial Zone)
		Not affected by any reservation and not reserved for any public purpose.	Not affected by any reservation and not reserved for any public purpose.
		Accessible from existing 33'-0", (10.05 meter) wide Layout road	Accessible from existing road
d.	Ownership	Private land as per P.R. card at page C-21 to C-31 and C.T.S.O. remark at page C-65 (Nasti-III)	

e.	Area of plot accepted for Scheme/FSI	2237.50 square meter
f.	Nos. of PTC tenements required	44 No's. (269.00 sq.ft)

2. ***TO ALLOW AMALGAMATION OF SCHEME- I & II AND DEVELOPMENT AGREEMENT OF M/S. M.N.P. ASSOCIATES WITH M/S. TRANSCON DEVELOPERS PVT. LTD.:***

Architect has requested to amalgamate existing ongoing proposed Slum Rehabilitation Scheme-I under Section DCR 33(10) &Regulation 32 with Appendix-VII-A & B of Regulation 34 of DCR 1991 on plot of land bearing C.T.S No. 704, 704/1 to 79 of village- Oshiwara, Taluka- Andheri, for *'Kadam Chawl SRA C.H.S. Ltd.'* with adjoining non-slum plot scheme-II[P.T.C] under regulation 33(14)(D) of modified DCR 1991,on property, bearing C.T.S. No. 702 of village-Oshiwara, Taluka- Andheri, at Veera Desai road, Andheri (West), Mumbai-400053.Architect has stated that Directors & partners of the two deferent development companies are the same.

As per provision of Clause 7.7 of Appendix IV of DCR 1991 in order to promote the flexibility of designs as well as to raise more resources, Architect has requested to revise the LOI and to approve the revised scheme parameters due to the proposed joint development/amalgamation of S.R. Scheme-Iunder reference having total slum& non-slum area of 8754.50 Square meters under Regulation 33(10) &Regulation 32 with Appendix-VII-A & B of Regulation 34 of DCR 1991with adjacent non-slum plot scheme-II[P.T.C] having area 2237.50 Square Meters under Regulation 33 (14)(D) of Modified DCR-1991.

The ownership of scheme:

Scheme-I: On plot bearing CTS No. 704, 704/1 to 79 of village- Oshiwara, Taluka- Andheri at Veera Desai road, Andheri (W), Mumbai-400 053,for area admeasuring 8754.50 square metersis belongs to M/s. M.N.P. Associates by means of PRC at pg. C-21 to C-27 (Nasti-III). **&**

Scheme-II: As per D.S.L.R. (SRA) has verified the ownership of the land under reference of remarks vide letter dated 12/10/2015 is at pg. C-65 (Nasti-III), the ownership for the Scheme-II on plot bearing C.T.S. No. 702 of village-Oshiwara, Taluka- Andheri, for area admeasuring 2237.50 square meters is in

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favor of Developers M/s. Transcon Developers Pvt. Ltd.and the P.R card reflect the name of developer as at pg. C-29 to C-31 (Nasti-III).

Architect has submitted notarised agreement between M/s. MNP. Associates owner & developer of scheme No.-I and M/s. Transcon Developers Pvt. Ltd. owner & developer of the scheme No.-II. As per arrangement between M/s. Transcon Developers Pvt. Ltd. and M/s. M.N.P. Associates vide their agreement dated 2nd June, 2011 whereby Transcon Developers Private Limited has agreed to develop the plot bearing CTS No. 704, 704/1 to 79 of village- Oshiwara, Taluka- Andheri at Veera Desai road, Andheri (W), Mumbai-400053. As per advocate letter dated 11/08/2016 MNP Associates is a partnership firm and of its 85% of partnership share is owned by Transcon Developers Private Limited and a shareholder of Transcon Developers Private Limited. Further as per said advocate letter Director's of Transcon Developers Private Limited and partner's of MNP Associates is common. Further said agreement has been signed by all partners of MNP Associates.

Architect has stated that rehab building is completed except internal finishing work is pending at part portion. The part OCC for completed portion is applied & approved the same by department and hence Annexure-III is not required, however client will continue the B.G. for defect liability period. The registration of the said notarised agreement will be insisted before development permission (IOA) to the extend of FSI generated from scheme No. II. However registered undertaking mention that M/s. Transcon Developers Pvt. Ltd.is severely responsible for implementation of amalgamation scheme and registered indemnity bond indemnify SRA & it's staff from any litigation, shall be insisted before issue.

Further as per the SRA office order under No. SRA/CEO/Office Order/19/2015 dt. 23/03/2015 the payment of 5% of land cost is applicable in respect of change of directors & partners. The said issue shall be verify by F.C. (SRA) & the payment shall be insisted before issue. Further for this arrangement of two firm legal opinion in respect of liability of rehab portion shall be insisted before issue.

'A' In view of above, Hon'ble CEO (SRA)'s orders are requested to allow the developer M/s. Transcon Developers Pvt. Ltd. in virtue of notarized agreement and

arrangement therein for amalgamation/joint development of ongoing S.R. Scheme-I on the slum& Non slum plot of land bearing C.T.S No. 704, 704/1 to 79 of village- Oshiwara, Taluka- Andheri, for 'Kadam Chawl SRA C.H.S. Ltd.' with adjoining approved S.R Scheme-II [P.T.C] under regulation 33(14)(D) on property bearing C.T.S. No. 702 of village- Oshiwara, Taluka- Andheri, at Veera Desai road, Andheri (W), Mumbai-400 053as per provision of Clause 7.7 of Appendix IV of DCR 1991 in order to promote the flexibility of design as represented by Architect, Subject to remarks from F.C (SRA) as elaborated above in light of development and arrangement therein & subject to payment of 5% of land cost as may be fix by F.C. (SRA) and legal opinion as mentioned above.

3. ***STRINGENT CONSIDERATION FOR DCR 33(14)(D) SCHEME:***

In practice, as per DCR provision 33(14)(D), the permissible FSI for Suburb and extended suburbs is 2.50wherein additional FSI over and above zonal FSI shall be uses as 0.75 FSI for PTC tenements for SRA and 0.75 FSI for free sale component. Also the provision of carpet area for PTC unit is 20.90 Square Meters.

However, modification to it have been published under sec 37(1B) of M.R & T.P Act 1965, wherein the permissible FSI for Suburb and extended suburbs is 4.00. And additional FSI over and above zonal FSI shall be uses as 1.50 FSI for PTC tenements for SRA and 1.50 FSI for free sale component. And the provision of carpet area for PTC unit is 25.00 Square Meters.

The same Gazette notification U/s. 37(2) of MRTP Act. is still awaited. Meanwhile in consideration of transitional period as per 48 of MRTP Act.the stringent of both shall be considered in practice while implementation of SR scheme under 33 (14)(D) of DCR-1991. Hence at this stage for fixing up the parameter and planning for PTC building for the scheme under reference, the permissible FSI for Suburb and extended suburbs shall be considered as 2.50 instead of 4.00with additional FSI over and above zonal FSI shall be used as 0.75 FSI for PTC tenements for SRA and 0.75 FSI for free sale component. Also the provision of carpet area for PTC unit shall be considered for 25.00 Square Meters instead of 20.90 Square Meters.Accordingly Architect submitted the plan at page C-95 to C-103 (Nasti-III) may please be seen.

'B' In view of above, Hon'ble CEO (SRA)'s order are requested

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1. To consider at this stage the practice for DCR 33(14)(D)as transitional period being modification to same have been published under sec 37(1B) of MR & TP Act 1966 till publication of Gazette notification from Govt.
2. To allow to consider stringent practice as per 48 of MRTP Act.in consideration for permissible FSI **2.50** instead of **4.00** with additional FSI over and above zonal FSI shall be used as **0.75** FSI for PTC tenements for SRA and **0.75** FSI for free sale component. And the provision of carpet area for PTC unit shall be considered for 25.00 Square Meters instead of 20.90 Square Meters for fixing up the parameter and planning for non-slum plot.

4. *OWNERSHIP OF EXISTING STRUCTURE & PLANNING:*

The plot under reference is partly encroach by slum structure. One existing structure is been used for industrial user as per site condition of CTS No. 704/79 of village- Oshiwara, Taluka- Andheri, at Veera Desai road, Andheri (W), Mumbai-400 053, as per P.R card this plot is own by M/s. M.N.P Associates. Architect has proposed the entire plot for planning concession as per table below. However, IOA will be approved for BUA by carving out the plot area along with appertain open space as approved earlier LOI at pg. C-139 to C-175 (Nasti-III) the revised layout will be submitted after demolition of existing structure with the consent or owner/occupier of the existing structure.

5. *AREA OF PLOT (SCHEME-I & II):*

The area of the plotfor proposed joint development/amalgamation of S.R. Scheme-Iof slum& non-slumplot under Regulation 33(10) &Regulation 32 with Appendix-VII-A & B of Regulation 34 of DCR 1991with adjacent non-slum plot Scheme-II[P.T.C] under Regulation 33(14)(D) of Modified DCR-1991 of village-Oshiwara, Taluka- Andheri at Andheri (W), Mumbai-400 053. 'K/W' ward. As per various documents is as tabulated under:

Sr. No.	Document	Area (in sq.mt.)			Total Area(in sq.mt.)
		Scheme-I		Scheme-II	
		Reg. 33(10) Slum	Reg. 32 Non-Slum	Reg. 33(14)(D)	
1.	As per P.R Card C.T.S. No. C.T.S	2857.00	5897.50	2237.50	10992.00

	No. 704, 704/1 to 79 and 702 at pg. C-21 to C-31 (Nasti-3)				
2.	As per Architect plot area certificate as at pg. C-59 to C-61 (Nasti-3).	2857.00	5897.50	2237.50	10992.00
3.	As per triangulation calculation at pg. C-83 (Nasti-3).	2857.00	5897.50	2237.50	10992.00
4.	i) Area to be considered as per letter dated 12/10/15from C.T.S.O (SRA)'s at pg. C-65 (Nasti-3) for C.T.S. No.702 as per P. R. Card.	---	---	2237.50	2237.50
5.	As per demarcation by CTSO	2857.00	---	---	2857.00
6.	Owners Plot Area Certificate at pg. C-53 to C-57 (Nasti-3).	2857.00	5897.50	2237.50	10992.00
7.	**Area considered for scheme** (Least of above)	**2857.00**	**5897.50**	**2237.50**	**10992.00**

'C' In view of above, Hon'ble CEO (SRA)'s approval is requestedto consider 10992.00sq. mt. of area of plot for the S.R Scheme as per clause 3.15 of Appendix-IV of regulation 33(10)&Regulation 32 with Appendix-VII-A & B of Regulation 34 of DCR 1991and 33(14)(D) of DCR 1991.

6. ***PAP tenement converted in to rehab residential T/s.:***

Now, Dy. Colle. (SRA) has forwarded the scrutiny sheet for the eligible tenement is at pg. C-257 to C-259 (Nasti-III) for total 102 numbers of eligible slum tenements, out of which 97 are Residential & 02 Nos. of Residential/Commercial, 03 Nos. of Commercial tenement eligible for the scheme.

Earlier LOI report at pg. C-197(Nasti-III) was approved by considering slum tenements as per the list of eligible slum dwellers forwarded by competent authority, Additional Collector (Encroachment), i.e. total 77 numbers of eligible slum tenements, out of which 72 are Residential & 02 Nos. of Residential/Commercial, 03 Nos. of Commercial and P.A.P tenements are generated in the scheme is 66 Nos.In which additional 25 Nos. of rehab residential tenements are held eligible. Architect has proposed to convert the 25 Nos. of earlier approved PAP tenement to rehab residential tenement to accommodate 25 nos. of rehab residential tenements who are held eligible as per supplementary Annexure –II.

Sr. No.	Description		As per Earlier approved LOI dt. 21/09/2013 Nos. of T/s.	**Now proposed as per scrutiny sheet issued by Dy.Coll.(W.S) SRA Nos. of T/s.**
1	Total No. of slum structure on plot		106 T/s.	**107 T/s.**
2	Eligible		77 T/s.	**102 T/s.**
	a	Residential	72 Nos.	**97 T/s.**
	b	Resi. Cum Commercial	02 Nos.	**02 Nos.**
	c	Commercial	03 Nos.	**03 Nos.**
3	Non-eligible		29 T/s.	**05 T/s.**
4	Nos. of PAP generated in scheme		66 Nos.	**41 Nos.**

'D' In view of above, CEO (SRA)'s approval is requested to allow to convert 25 Nos. of PAP in to rehab residential tenement and to allow 41 nos. as regular PAP tenements having area 25.00 sq.mt. to be accommodated in the scheme as the LOI parameter remaining same except swapping of PAP & Rehab tenement.

7. *ACCESS:*

As per D.P. remarks at page C-35 to C-41 (Nasti-3) Survey remarks at pg. C-43 to C-51 (Nasti-3), the plot under reference is directly accessible from 33'-0" (10.05 Mt.) wide existing Layout Road and through 6.00 mt. wide registered right of way from existing public road maintained by MCGM connected to 13.40 mt. wide Veera Desai road as shown on layout plan C-83 (Nasti-III).

8. *5% AMENITY OPEN SPACE:*

Scheme-I under regulation 33(10) and 32:

In the previous approval, Architect has proposed 5% Amenity open space as per the letter from E.E (DP) WS/H&K No. CHE/12371/DPWS/H&K dated 05/05/15 at page C-131 to C-135(Nasti-III) admeasuring required area not less than 294.87 square meters. Architect has proposed sub plot 'D' of admeasuring area 296.29 square meters for 5% Amenity open space plot is accessible from 9.00 meter wide internal access road as shown on plan at pg. C-83 (Nasti-3) to be handed over to MCGM, before applying for C.C beyond 50% of development permission of the plot (excluding TDR/ road setback/ 1.33 FSI)

Scheme-II under regulation 33(14)(D):

In the previous approval, Architect has proposed 5% Amenity open space as per the letter from E.E (DP) W.S H & K No. CHE/54/DPWS/H&K dt.10/04/2013at page C-31 to C-35 (Nasti-II).required area not less than 103.11 sq.mt. Architect has proposed sub plot 'B' of admeasuring area 111.88sq.mt. for 5% Amenity open space plot is accessible from 10.05 meter wide Existing layout road as shown on plan at pg. C-219 (Nasti-II) to be handed over to MCGM, before applying for C.C beyond 50% of development permission of the plot(excluding TDR/ road setback/ 1.33 FSI).

Now, due to amalgamation Architect has proposed Sub-plot 'F' as a 5% amenity open space admeasuring 406.76 sq. meters as an against required 397.98 sq.mt.which is accessible from 9.00 meter wide internal access roadas shown on plan at pg. C- 83 (Nasti-3) to be handed over to MCGM, before applying 50% development permission of sale building in the layout to the extract of FSI/TDR in lieu of amenity open space plot.

However,Architect has proposed handing over of subplot 'F' i.e. Amenity open space/ plot admeasuring of 406.76 sq. mts as against required 397.98 sq.mts before asking 75% of development permission of sale building in the layout to the extract of FSI/TDR as adjoining of some more plots were reserved for I-3 is likely to be amalgamated with the existing ongoing scheme.

Architect letter dated 19/07/2016& CEO SRA's endorsement thereon may please be seen.

'E' In view of above, CEO(SRA)'s approval is requested to carve out 5% Amenity open space plot admeasuring of 406.76 square meters as sub plot 'F' to be handed over to MCGM, before applying 75% development permission of sale building in the layout to the extract of FSI/TDR in lieu of amenity open space plot.

9. *LOADING OF TDR ON NON-SLUM PLOT:-*

In this case the non-slum area of the plot is 5897.50 square meters & 5% amenity space 294.88 square meters the balance area is 5602.63 square meters after require provision of 15% deductible R.G. the net plot area is 4762.23 square meters.

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In view of above provision Architect has requested to utilize one permissible TDR i.e. 5602.63 square meters on non-slum plot, CEO (SRA)'s approval has been obtained for utilizing permissible TDR of 5602.63 square meters on non-slum plot after purchasing and getting utilization form & declaration for TDR by MCGM as per The Govt. of Maharashtra in U.D. Department vide notification no. TPB/4309 /1242/CR-7/09/UD-11, dated 05/09/2009 has modified the Clause 7.7 of Appendix-IV & Appendix VII (B) 10 (ii) of DCR 33(10). The necessary condition to that effect is incorporated in the draft amalgamation LOI. As per the said provision development of slum and contiguous non slum plot may be allowed together in order to promote the flexibility of design and as well as to raise the more resources provided that FSI of the non-slum quantum of the area shall be restricted to that permissible in surrounding zone, inclusive of admissible TDR on non-slum area. Such project shall be deemed to be a slum rehabilitation project and plan for non-slum area including admissible area shall be approved by CEO (SRA). DRC shall be valid for use on non-slum plot. In such cases utilization of TDR shall be governed as per the procedure and provision stipulated in Appendix- VII (A) & VII (B) of DCR 1991.

However, it is to be mentioned here that, Developer has paid Rs.50,33,905/- under receipt No.-1002025261 dated 13/02/2015 and Rs.4,62,950/-under receipt No.-1002172695 dated 18/06/2015,towards **0.33%** Additional FSI for proposal under No.- CHE/WS/0007/K/337(New)dated 08/09/2011 having area admeasuring of 2237.50 sq.mt. X 33%=738.37 square meters out of2237.50 square meters.

Architect has submitted the closing remarks from B.P. Dept. of MCGM under no:CHE/WS/0007/K/337(New) dated 07/01/16 may please be seen.

Now, Architect has proposed 0.50 additional FSI for proposal having non-slum area 2801.31 sq.mt. as per GR. U/No. TPB/4312/263/CR-77/2013/UD-11 dated 04/12/2015.

Further Architect has requested to adjust Rs.50,33,905/-under receipt No.-1002025261 dated 13/02/2015 and Rs.4,62,950/-under receipt No.-1002172695 dated 18/06/2015 i.e. Rs. 54,96,855/- in total paid towards 33% additional FSI on plot developed under regulation 32 of DCR 1991under building proposal

department of MCGM vide file No. CHE/WS/0007/K/337(New) which is now surrendered to MCGM,as against the payment in lieu of 50% additional FSI on the amalgamated plot developed under regulation 32 with 33(10) with 33(14)(D) of DCR 1991 under SRA, as per Govt. Notification U/No. TPB/4312/263/CR-77/2013/UD-11 dated 04/12/2015.

Architect request can be acceded subject to NOC from MCGM &U. D. Deptt. Of Govt. towards adjustment of the premium amount.

In view of above provision Architect has requested to utilize one permissible TDR i.e. 5602.63 square meters on non-slum plot.

In view of above, CEO (SRA)'s approval is requested to

i) Allow in principally utilizing permissible TDR of 5602.62 square meters on non-slum plot after purchasing and getting utilization form & declaration for TDR by MCGM as per the notification No. TPB/4309/1242/CR-7/09/UD-11 Dated: 02/09/2009.

'F'

ii) Adjust Rs.50,33,905/-under receipt No.-1002025261 dated 13/02/2015 and Rs.4,62,950/- under receipt No.-1002172695 dated 18/06/2015 i.e. Rs 54,96,855/- in total as against payment towards 50% additional FSI as per Govt. Notification U/No. TPB/4312/263/CR-77/2013/UD-11 dated 04/12/2015subject to NOC from MCGM &U. D. Deptt. of Govt.

10. LAYOUT/ PLANING OF BUILDINGS:

LAYOUT:

Earlier Architect hadproposed one number of High-Rise Rehab building, one number of PTC building & one number of High-rise Sale Building in the layoutaccessible by means of 9.00 meters wide internal layout road from 6.00 meter wide right of way from existing public road maintained by MCGM connected to 13.40 mt. wide Veera Desai road.

The then CEO (SRA) has already been the granted sanction for same at page C-443 to C-469 (Nasti-1) & N-1 to N-29 (Nasti-II).

Now, Architect has proposed 03 nos. of building as below in the Layout with changes in planning of Sale Building.

1. High-rise Rehab Building comprising of Ground(part)+ stilt (part) +1st to 21st upper floors on Sub-Plot 'B'.
2. High-rise Sale Building comprising basement + Ground floor/stilt + 1st to 5th level podium floor + 6th level podium floor open to sky for utilities& amenities +1st to 29th upper floor on Sub-Plot'A'.
3. High-rise PTCBuilding comprising of stilt +1st to 8th upper floors on Sub-Plot 'D'.

SUB-DIVISION:

Earlier cognizance of amalgamation & Subdivision was taken in LOI report may please be seen at page C-443 to C-469 (Nasti-I) for plot bearing C.T.S No.704, 704/1 to 79 of village - Oshiwara, Taluka- Andheri at Veera Desai road, Andheri (West), K/W-Ward, Mumbai Suburban District.

Now, Architect hasproposed amalgamation & Subdivision of scheme-Ion the plot bearing C.T.S No.704, 704/1 to 79 of village- Oshiwara, Taluka- Andheri atVeera Desai road, Andheri (West), K/W-Ward, Mumbai Suburban District along with scheme-II on plot bearing CTS No. 702 of village- Oshiwara, Taluka- Andheri. However, sub plot B & C of earlier layout will be intact till the demolition of existing structure. This involves sub-division of the above C.T.S numbers and further sub-division of these plots as under:

PLOTS	***PLOT AREA (in square meter)***	***Remarks***	
Sub Plot – 'A'	4654.02	Sale building plot.	
Sub Plot – 'B'	908.78	Rehab building plot.	
Sub Plot – 'C'	1453.84	Sale building plot.	
Sub Plot – 'D'	2237.50	PTC Building	
Sub Plot – 'E'	1331.10	Internal layout access	
Sub Plot – 'F'	406.76	5% amenity open space plot.	
Total Plot Area	**10992.00**	**Scheme under reference.**	
Physical R.G provision			
Phy. R.G. 1	247.27	589.30	In sub-plot 'A'
Phy. R.G. 1A	33.41		
Phy. R.G. 2	308.62		
Phy. R.G. 3	787.98	787.98	In sub-plot 'C'
Phy. R.G. 4	266.61	266.61	In sub-plot 'B'
Phy. R.G. 5	180.10	180.10	In sub-plot 'D'
Total Phy. RG.	**1823.99**		For Layout.

Architect has proposed layout R.G more than 8.00%of each sub divided plot as per proposed layout.

i) ***Sub plot – 'A':***

As per the layout plan submitted by Architect, the area of sub-plot 'A' is4654.02 square metersand same is accessible from the9.00 meters wide internal layout road/means of access.Architect has proposed 589.30square meter physical R.G in Sub-Plot 'A'.

ii) ***Sub plot – 'B':***

As per the layout plan submitted by Architect, the area of sub-plot 'B'is 908.78 square meterand same is accessible from the 9.00 meters wide internal layout road/means of access. Architect has proposed 266.61square meters physical R.G in sub-plot 'B'.

iii) ***Sub plot – 'C':***

As per the layout plan submitted by Architect, the area of sub-plot 'C' is 1453.84 square meterand same is accessible from the 9.00 meters wide internal layout road/means of access. Architect has proposed 787.98square meters physical R.G in sub-plot 'C'.

iv) ***Sub plot – 'D':***

As per the layout plan submitted by Architect, the area of 8ub plot 'D' is2237.50 square meters which is also accessible from the10.05 meters wide internal layout road/means of access.Architect has proposed 180.10square meters physical R.G in sub-plot 'D'.

v) ***Sub plot – 'E':***

As per the layout plan submitted by Architect, the area of Sub plot is 'E' 1331.10 square meteras 9.00 meters wide internal layout road/means of access.which is internal means of access to the sub plots.

vi) ***Sub Plot – 'F':***

As per the layout plan submitted by Architect the Sub plot 'F' is406.75square meters as 5% amenity space plot which is accessible from 9.00 meters wide internal access road.

11. PHYSICAL RG.

CEO (SRA) has already allowed8% physical RG. of odd size and shape at ground level touching to the building line for both slum plot & non slum plot as

per clause no. 6.20 of Annexure-IV of DCR 33 (10) vide para side line 'D' in LOI report at pg. C-149.

12. APPLICABILITY OF APPENDIX-IV OF REG. 33(10) OF DCR 1991:-

As per the clause II (iv) of regulation 33(10) of revised DCR 1991 any area required or proposed for the purpose of construction of temporary or permanent transit camp and so approved by the Slum Rehabilitation Authority shall also be deemed to be and treated as Slum Rehabilitation Areas, and project approved in such areas by the Slum rehabilitation Authority shall be deemed to be Slum Rehabilitation projects.

Considering the above content concessions/ relaxation, policy's etc. to be consider for the S.R Scheme under reg. 33(14)(D) at par with the S.R Scheme under reg. 33(10) of DCR 1991.

13. CONCESSIONS FOR BUILDINGS:

Architect vide his representation to CEO (SRA) at pg. C-251 to C-255(Nasti-III)has requested to grant the approval for the various concessions for Rehab & Sale building:

13.1 REHAB BUILDING:

13.1.1 PLANNING OF HIGH- RISE REHAB BUILDING NO.1:

The then CEO (SRA) has alreadyapproved the concession for High Rise Rehab Building comprising of Ground (part) + stilt (part) + 1st to 21st upper floor vide side line para 'E' at page C-150 (Nasti-III) and at the time of lOA of High rise Rehab building CEO (SRA) approved concession, approved vide lOA dated 28/05/2012 & plinth CC was issued on 27/02/2013.Full CCwas issued on 19/04/2014.Now, thereis no change proposed in planning of High Rise Rehab building. Now the building is ready for part occupation certificate.

13.2 PLANNING OF HIGH-RISE PTC BUILDING*(Plans at pg. C-95 to C-103 in Nasti-III):*

Architect has proposed High-Rise PTC building comprising of Stilt + 1st to 7th upper floor + 8th (part) upper floor for 44 Nos. of PTC residential tenement

(including 03 Nos. of amenity T/s.)having height 26.57 meter with 1.50 meter wide staircase & two Nos. of Lift.

The details of tenements of High-Rise PTC are tabulated as under:

Floor	PTC Tenements				Total
	Resi.	Bal.	Wel.	Soc.	
Stilt	--	--	--	--	Parking
1st fl.	03	01	01	01	**06**
2nd to 7th fl.	6 nos. x 6 fl.= 36 nos.	--	--	--	**36**
8th fl.(pt)	02	--	--	--	**02**
Total PTC T/s.	**41**	**01**	**01**	**01**	**44**

13.2.1 ***High-Rise PTCBuilding:-***

Architect has proposed High-Rise PTC building comprising of Stilt + 1st to 7th upper floor + 8th (part) upper floor having height26.57meterfor accommodating PTC tenements.Architect has not/ submitted C.F.O NOC at this stage.

Being High-Rise Rehab/PTCthe Conditions as per circular No. 122 for electro-mechanical maintenance are incorporated in the Draft LOI.

13.2.2 ***25.00 SQ.MT. P.T.C UNITS:***

Earlier Architect was proposed 20.90 square meter PTC tenement. Architect has proposed one room T/s. with alcove with separate W.C & Bath.

Now, Architect has proposed 25.00 square meter PTC tenement. Architect has proposed two rooms T/s. with alcove with separate W.C & Bath as per modification to it have been published under sec 37(1B) of M.R &T.P Act 1965.

Architect has requested to allow the same for the high rise PTC building Comprising of Stilt + 1st to 7th upper floor + 8th (part) upper floor for height 26.57mt.The detailed sizes of the rooms are as tabulated below:

rooms	Size proposed In Sq. Mts.	Required as per DCR In Sq. Mts.	Remarks	Light & ventilation
Living Room	11.25	9.50	Adequate	Direct L/V
Alcove	4.53	---	No size restriction	Duct
Room	5.98	9.50	Inadequate	Direct L/V
Bath	1.61	1.50	Adequate	Duct
W.C	1.08	1.10	Inadequate	Direct L/V

As per the modified clause 6.2 of Appendix-IV of Clause 33(10) of DCR-1991, it is stipulated that separate Kitchen shall not be necessary and cooking place

(Alcove) shall be allowed without any minimum size restrictions. As such the minimum size of the Alcove in rehab unit with the carpet area proposed by Architect is 4.53 sq.mt. shall be allowed. Now, due to proposed two Room Alcove arrangement of tenement with carpet area 25.00 sq.mt. (269.10 Sq. Feet), it is difficult to propose the room sizes with minimum requirement of Clause 38 of DCR 1991.

Architect has request to allow room with inadequate size of W.C. due to carpet area is 25.00 sq.mt. of PTC Bldg. to requested to allow the same.

'G' In view of above, CEO (SRA)'s approval is requested to allow the two Room Alcove tenement with carpet area of 25.00 Sq. Mt. (269.10 Sq.Ft.) along with the inadequate sizes of Roomand W.C as proposed by Architect on plan at pg. C-95 (Nasti-III)as per the provisions of Clause 6.24 of Appendix-IV of regulation 33(10) of DCR-1991.

13.2.3 ***METER ROOM IN PTC BUILDING:***

As per clause 38(13) of DCR-1991, an independent and ventilated meter (service) room directly accessible from the outside shall be provided on ground floor and/or on upper floors, according to the requirements of the electric supply undertaking.

In this case Architect has proposed 01 no. of meter room for PTC building at stiltas shown on plan at page- C -95 (Nasti-III)as per reg. 35(3)(vi) read with 35(4) of modified DCR-1991 the meter room in rehab/ PTC building is permitted free of FSI without charging premium for Rehab/PTCbuilding. Architect has proposed to count the area of meter room of PTC Building counted in fungible compensatory FSI without charging premium and has requested to allow the same.

13.2.4 ***PARKING FOR PTC TENEMENT:***

Architect has calculated parking requirement for PTC tenements including visitor parking spaces as shown on plans as at pg. no. C-95 (Nasti-III), which works out to 07 nos. for PTC tenement.

Architect has proposed 07 No'sof Rehab/ PTC residence parking spaces in the stilt portionsame is permissible as per clause 35(2)(vi) of DCR 1991 as amended up to date free of FSI.

13.2.4 OPEN SPACES FOR PTCBUILDING:

Architect has proposedHigh-Rise PTCBuilding comprising of Stilt + 1st to 7th upper floor + 8th (part) upper floor having height 26.57 meter for accommodating PTC tenements.

The details of the required and proposed open spaces for the purpose of calculation of deficiency of PTC Building as per the provisions of Regulation 33(14)(D) of D.C Regulation 1991.

a) Segregation distance:-

As per D.PRemarks at pg. C-35 to C-37 (Nasti-III)and A.E. Survey Remarks at pg. C-43 to C-51 (Nasti-III) the land under referenceis inSpecial Industrial Zone (I-3 Zone). Architect has submitted the D.P permission from D.P. department for allowing residential user on this Industrial Zoned land under No. CHE/54/DPWS/H&K dated 10/04/2013 at pg. C-31 to C-35 (Nasti-II) requested convert the I-3 (Special Industrial Zone) to R-1 (residential zone) of D.C regulation 56 & 57.

Segregation distances for development as per remark:

Sides	Details of propertyo f village- Oshiwara	Zone	Segregation Distances in meter.		Remarks
			Required	Proposed	
North	CTS No. 703	I-3	22.00 meter.	27.85 meter.	Industrial Estate is existing on the said plots.
South	CTS No. 701	I-3 (Converted to Commercia l)	NIL	6.00 meter.	Existing High-rise Commercial Bldg. Change of user from Special Industrial Zone (I-3) to Commercial Zone(C-1).
East	CTS Nos. 704	I-3 (Converted to Residential)	NIL	6.00 meter.	Existing High Rise Residential Bldg. Change of user from Special Industrial Zone (I-3) to Residential Zone (R-2) granted vide letter of

					Intent issued under No. CHE/2361/DPWS/ H&K dated 18/06/09.
West	CTS Nos. 671	I-3	22.00 meter.	34.93 meter.	Industrial Estate isexisting on the said plots.

As per clause 6.11 of Appendix-IV of DCR-33(14)(D) for building having height more than 24.00 meter the minimum marginal open space shall be 6.00 meter or as may be prescribed by CFO.

Building / Side	*Open space required (inmt.)*	*Open space Proposed (inmt.)*	*Deific -iency in (in mt.)*	*Def. in %*	*Remarks*
North	6.00	17.57	Nil	Nil	Open space from plot boundary
	22.00	27.85	Nil	Nil	Segregating distance from Industrial Estate are existing on the said plots.
East	6.00	6.00	Nil	Nil	Open space from plot boundary
West	6.00	More than required	Nil	Nil	Open space from plot boundary
South	6.00	6.00	Nil	Nil	Open space from plot boundary

From the above tables it can be seen that the no deficiency is created to the PTCBuilding.

13.2.5 ***SERVICE DUCT WITH SERVICE SLAB ABUTTING TO TOILET IN PTC BUILDING:***

As per regulation no. 35(xxiii) of modified D.C. Regulation 1991, Area of the service ducts abutting Sanitary Block not exceeding 1.20 Meters in width shall not be counted in FSI. In case of High-RiseBuildings higher width/size as per requirement and design approved by Commissioner but not exceeding 2.00 meter shall also not to be counted in FSI.

In this case Architect has proposed service duct with service slab abutting to Bath in PTC Building as shown on plan at pg. C-95 to C-103 (Nasti-III) not exceeding 1.20 meter in width to carry the down take pipes and for the maintenance. The same is within permissible limit.

13.2.6 ***ELECTRIC DUCT & FIRE DUCT IN PTC BUILDING:***

Architect has proposed Electrical Duct& Fire duct in PTC Building as shown on plan vide at pg. C-95 to C-103 (Nasti-III).Architect has claimed area under

Electrical Duct into Fungible compensatory FSI. As per Regulation 35(3)(xi) of DCR 1991 read with 35(4) of modified DCR-1991 as amended up to date.

'H' In view of the above, Hon'ble CEO (SRA)'s approval is requested to allow Electrical Duct& fire duct in PTC Building. Architect has claimed area under Electrical Duct& fire ductinto Fungible compensatory FSI by without charging premium for rehab/PTCBuilding as per Regulation 35(3)(xi) of DCR 1991 read with 35(4) of modified DCR-1991 as amended up to date.

13.2.7 CFO NOC /REFUGE AREA FOR PTC BUILDING:-

Clause 44(7)(a) & 44(7)(b) read with clause 35(2)(xix) of modified DCR-1991 read as follow.

(i) The refuge area shall be provided within building line at floor level.

(ii) In case of multi-storied & high rise buildings having height more than 30 meter, first refuge area shall be provided at 24.00 meter or 1st habitable floor, whichever is higher. Thereafter, the refuge area shall be provided at every 7th habitable floor. The refuge area shall be 4% of the habitable floor area it serves, and will be free of FSI. If it exceeds 4%, the excess area shall be counted in FSI.

In this case Architect has proposed High-Rise PTCBuilding comprising ofStilt + 1st to 7th upper floor + 8th (part) upper floor having height 26.57 meter.which is within 30.00 mt. height.Architect has not proposed refuge area at 8th floor level, part terrace at 8th floor treated as refuge area.

13.2.8 FUNGIBLE FSI:-

The Government vide notification in urban development department under no. CMS 4311/452/CR-58/2011/UD-11 dated 06/01/2012 has amended DCR 1991 of Greater Mumbai & as per new regulation DCR 35(4) the commissioner may, by special permission, permit fungible compensatory Floor Space Index not exceeding 35% for residential development & 20% for commercial development over and above admissible Floor Space Index by charging premium at the rate of 60%, 80% and 100% of the Stamp Duty Ready Recknor Rate, for Residential, Industrial and Commercial development respectively. Further the fungible compensatory FSI admissible on rehabilitation component shall be granted without charging premium.

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Fungible FSI for PTC BUA:-

Architect has proposed fungible compensatory FSI admeasuring 18.65 sq.mt for PTC tenement development in form of meter room at ground floor& Elec. Duct, fire duct area which is 3.34% of total PTC tenement built up area admeasuring 1593.75sq.mt. i.e. less than 35% and has requested to allow the same without charging premium for PTC BUA. The same is permissible as per Regulation 35(4) of modified DCR-91.

'T' In view of above, Hon'ble CEO (SRA)'s approval is requested to allow fungible compensatory FSI admeasuring 18.65 sq.mt in form of meter room at ground floor& Elec. Duct, Fire duct area which is 3.34%of total PTC tenement built up area admeasuring 1593.75 square meters without charging premium as per Reg. 35(4) of modified DCR-1991.

13.2.9 CHAJJA FOR PTC BUILDING:

As per modified Regulation 35(2)(xii)of DCR 1991of new Regulations issued on 06/01/2012 under DCR 1991 the chajja projection up-to 1.20 meter for building are allowed from the face of building and 0.75 meter from the edge of the balcony respectively free of FSI.

Architect has proposed minimum 0.75 Meter wide chajja above window in front of thebuilding lineas shown on plan at page C-97(Nasti-III). Architect has proposed all the elevation features in the form of chajja at bottom level of the beam, as per modified regulation 30(ii)(e)(i) with 35 (2)(xi) of DCR 1991 issued on 06/01/2012. Further Architect has considered the area under chajja free of FSI.

13.2.10 To allow area of staircases, lifts and passages, L.M.R., Staircase room and O.H. tank at terrace level free of FSI for Rehab/PTC Building:-

Architect has proposedPTC Building for PTC tenements comprising of Stilt + 1st to 7th upper floor + 8th (part) upper floor having total height 26.57 meter. Architect has claimed area under staircase,lift and lift lobby of all habitable floors,staircase room, lift machine room & OHWT & non habitable area below water tank & staircase from topmost floor to terrace free of F.S.I. without charging premium for PTC Building.

As per clause 35(2) (iii),(iv) & (xxv) of modified DCR-1991following areas shall not be counted in FSI.

35(2) (iii) Areas covered by staircase rooms, lift rooms above topmost storey, staircase/lift wells and passages in stilt, basement and floors exclusively used for parking and other ancillary users as permitted in this regulation No.35(2).

35(2) (iv) Areas covered by staircases/ lift wells including lobbies as specified, excluding those covered under D.C.Regulation No. 35(2)(iii) with special written permission of the Commissioner subject to payment of premium.

Further as per clause 6.21 of Appendix- IV of DCR 33(10) of DCR 1991, premium shall not be charged for exclusion of above areas as covered under DCR 35(2)(iii) for Composite and Rehab Building.

In view of above, Hon'ble CEO(SRA)' s approval is requested

i) To allow area under staircase, lift and lift lobbies of all habitable floors, staircase room, lift machine room & OHWT & staircase from topmost floor to terrace free of F.S.I. for PTC building without charging premium as per clause 35(2)(iii), (iv) & (xxv) read with clause6.21 of Appendix – IV of Reg. 33(10) of modified DCR 1991.

ii) To allow area under staircase room, lift machine room & OHWT & staircase from topmost floor to terrace free of F.S.I. of PTC Building without charging premium as per clause 35 (2)(iii),(iv) & (xxv) of modified DCR 1991.

14. ***PLANNING OF HIGH-RISE SALE BUILDING:***

Earlier Architect has proposed residential High-Rise sale building comprising of wing 'A' & 'B' having basement/cellar for car parking and utility + Ground floor/stilt + 1st& 5th level podium floor for car parking to achieve the parking requirement for residential uses with connecting two-way of ramp + 6th level podium floor open to sky for utilities & amenities + 1st to 21st upper floor + 22nd (pt) upper floor for residential user with height 103.60 mt. with 02 nos. of staircase having width 2.00 mt.& 04 nos. of lifts to each wing for proposed High-

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Rise sale building. The concession report for approval of S.R. scheme submitted to CEO (SRA) at pg. N-1 to N-17 (Nasti-I) and CEO (SRA) has granted approvals/orders thereon at pg. N-18 (Nasti-I) may please be seen.

Architect has also submitted NOC from CFO is at pg. C-231 to C-251 (Nasti-I) and NOC from Ex. Eng (T&C) vide is page. C-177 to C-189 (Nasti-III).

Now, Architect has submitted amendment in plans for vertical extension to proposed generated additional sale BUA in the Sale building. The proposed High-Rise Sale building comprising of wing 'A' & 'B' having basement/cellar + Ground floor/stilt + 1st to 6th level podium floor + 1st to 28th upper floor + 29th (part) upper floor for residential user with height 127.20mt. Architect has submitted NOC form Airport Authority of India for top of the proposed structure high is 95.98 mt. above ground level. Architect has requested that the revised NOC from Airport Authority of India will be submitted in due course. The other points to be considered for approval for proposed building are as under.

Reference is requested to the representation from Architect M/s. Skytech consultant at pg. C- 251 to C-255 (Nasti-III) regarding the various concessions involved in the proposed sale building.

The detail proposed amendments of Sale Bldg. plan is scrutinized as follow:

Sr.No	***Description***	***Earlier Approved concession plan***	***Now, Proposed Amendment plan***	***Remarks***
1	Planning Wing A & B	Basement/cellar + Ground/stilt + 1 to 6th level podium + 1stto 21stfloor + 22nd(part) upper floors	Basement/cellar + Ground/stilt + 1 to 6th level podium + 1stto 28thfloor + 29th(part) upper floors	Due to amalgamation of two scheme.
2	Height of the building	103.60 mts	127.20 mts	Due to vertical extension
3	Staircase and lift	2 Nos. of staircase & 4 nos. of lift to each wing.	2 Nos. of staircase & 4 nos. of lift to each wing.	No Change
4	Parking	350 nos.	489 nos.	Due to vertical extension (detail para below)
5	Fitness	Proposed at 6th level	Proposed at 6th level	No

	Centre	podium of 200.00 sq.mt.	podium of 200.00 sq.mt.	Change
6	Society Office	01 Nos.	01 Nos.	-----"-----
7	Sub Station	01 No. on ground Level	01 No. on ground level	-----"-----
8	Refuge Area	On 6th level podium, 7th floor, 14th floor	On 6th level podium, 7th floor, 14th floor, 21st floor.	Due to vertical extension (detail para below)
9	35% Fungible	4883.14 sq.mt.	6527.55 sq.mt.	-----"-----
10	Fire Check floor	Proposed	Proposed	No Change
11	Fire chute	Proposed	Proposed	-----"-----
12	Servant toilet	Proposed	Proposed	
14	Open Space	Deficiency 45.20%	Deficiency 45.20%	-----"-----

14.1 <u>Parking for Sale Building:</u>

There are 489nos. of parking required as per table 15 of clause 36(2) of DCR 1991. However as per new guidelines issued by state Govt. vide Notification under No. TPB-4308/507/CR-76/2008/UD-11 dt. 12/08/2009, provision for excess parking spaces can be proposed by claiming the entire area free of F.S.I. subject to non-misusing of the parking area other than intended purpose as per clause 36(5)(a) read with 35(2)(vi) of modified DCR 06/01/2012. Architect has proposed 419 nos. of parking spaces in basement/cellar, Ground/stilt & 1st to 5th level podium and 70 nos. of parking spaces proposed at ground level in sub plot 'C' in the layout isseparate parking lot by means of Mechanical stack, same is permissible as per clause 35 (2)(vi) of DCR 1991 as amended up to date free of FSI.

Architect has proposed parking required for entire potential of sale building as per modified DCR 06/01/2012 for under Section DCR 33(10), 33(14)(D)& Regulation 32 with Appendix- VII-A & B of Regulation 34 of DCR 1991. Architect has proposed total 223 Nos. of flat for full potential BUA in situ is 25096.33 sq.mt. including fungible FSI. The total BUA including fungible FSI as per DCR 33(10), 33(14)(D) is 11185.15 sq.mt. i.e. 111 nos. of flat for parking required is proposed

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139 Nos. and total BUA including fungible FSI as per DCR 32 with 34 is 13911.18 sq.mt. i.e. 112 nos. of flat for parking required is proposed 350 Nos. Architect has proposed total 489 Nos. of parking which is accommodated in basement, ground/stilt + 1st to 5th level podiumsto the proposed sale building&separate parking lot by means of Mechanical stack.

Hon'ble CEO (SRA)s orders are obtained for to allow:

a) Ground/stilt with height up to 4.20 meters for car parking free of FSI as per clause 35(2)(vi) read with 36 (5)(a) of DCR 1991.

b) 1stto 4thlevel podium for car parking with height of 3.00 metersand 3.45 meters height at 5thlevel podium and 4.20 meters height for 6th level podium as free of FSI as per DCR 35(2)(vi) read with 38(34) with open space all around as mentioned above and to allow 350nos. of parking spaces in the basement, ground floor/stilt & 1stto 5thlevel podiums'

c) Additional 25% parking as proposed by Architect as per clause 36(5)(a) read with 35(2)(vi) of modified DCR 06/01/2012.

In view of above, Hon'ble CEO (SRA)s orders are requested to allow:

a) Ground/stilt with height up to 4.20 mt. for car parking free of FSI as per clause 35(2)(vi) read with 36 (5)(a) of DCR 1991.

b) 1stto 4thlevel podium for car parking with height of 3.00 mt.and 3.60mt. height at 5thlevel podium as free of FSI as per DCR 35(2)(vi) read with 38(34) with open space all around as mentioned above and to allow 419 nos. of parking spaces in the basement, ground floor/stilt & 1stto 5thlevel podiums as per the Govt. notification dated 12/8/2009. and 70 nos. of parking spaces proposed at ground level in sub plot 'C' in the layout is separate parking lot by means of Mechanical stack, same is permissible as per clause 35 (2)(vi) of DCR 1991 as amended up to date free of FSI.

'K'

c) Additional 25% parking as proposed by Architect as per clause 36(5)(a) read with 35(2)(vi) of modified DCR 06/01/2012.

Subject to submission of registered undertaking from the developers for using the ground floor/stilt and 1stto 6thlevel podium for approved user of parking and other ancillary uses and not to misuse it for any other purpose.

14.2 REFUGE FLOOR:

Referring to Cl. 44(7) of modified DCR-1991, in multi storied and high rise building at least one refuge area shall be provided on floor immediately above 24.00 meters and shall not be counted in FSI up to 4% of the habitable floor area it serves and if it exceeds 4% the excess area shall be counted into fungible FSI.

Architect has proposed high rise sale building comprising of comprising of wing 'A' & 'B' having basement + Ground floor/stilt + 1st to 5th level podium floor + 6th level podium floor +1st to 28thupper floor + 29th(pt) upper floor for residential user with height 127.20 mt.

Detail of the refuge area proposed by Architect is tabulated below:

	Floor	Required area in sq.mtr.	Proposed area in sq.mtr.	Additional area in sq.mtr.
Sale Bldg.	6th level podium floor	285.74	285.74	Nil
	On 7th floor	285.74	286.00	0.26
	On 14th floor	285.74	286.00	0.26
	On 21th floor	285.74	286.00	0.26
	Area count in FSI			0.78

Architect has stated that the same is created to maintain grid. However, Architect has counted additional area of Refuge floor beyond 4% into FSI. Architect has also proposed the part terrace on 29th upper floor is treated as a refuge area as against required on 28thupper floor. Architect has submitted NOC from CFO is at pg. C-231 to C-251 (Nasti-I)and Architect has stated that the revised NOC from CFO for the part terrace treated as a refuge floor on 29thfloor will be submitted at the time of further C.C of 28thfloor.

The refuge Areas proposed by Architect will be allowed free of FSI up to 4% of habitable floor area it serves as per Cl. 35(2)(xix) read with clause 44(7)(a)(ii) of modified DCR-1991 and area beyond 4% by counting into FSI in sale portion. The proposed refuge area is accessible from common passages.

Hon'ble CEO (SRA)'s approval was obtained to allow refuge area in sale building admeasuring 285.74 sq.mt. as against required 285.74 sq.mt. on 6th podium level and area admeasuring 286.00 sq.mtr as against required 285.74 sq.mtr. on 7th& 14th floor as free of FSI up to 4% of the habitable floor area it

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serves and area beyond 4% by counting in to FSI subject to revised NOC from CFO will be submit at the time of further C.C of 21st floor.

Reference is requested to the report from Asst. Divisional Fire Officer u/no FBL/S/315/R-III/1262 dt 25/05/2016 in lieu of complaint at pg C-249(Nasti-III) complaint regarding the proposed development under SRA at CTS no 704 ,704/1 to 78 of village Oshiwara, Veera Desai Road Extn, Taluka Andheri (west), Mumbai 400053 by M/s M.N.P. Associates wherein Asst. Divisional Fire officer has recommended that Ch. Eng. (D.P.) and E.E. (SRA) are again requested to visit the premise immediately and verify the height of the building permitted in the said plot and open spaces / distance from the adjacent structure as per the sanctioned plan before granting further permission for the development work. Also the said adjoining structures shall be verified and take necessary action against the developer / owner if any.

The site was inspected by Ex.Eng. (SRA) W.S. on The open spaces on site are as per approved amended plan u/no SRA/DDTP/423/KW/PL/AP dt15/01/2014 as well as per CFO revised NOC U/no. S/3/RIII/1262 dt. 29/03/2016 & completion U/no. S/3/RIII/139 dt. 17/05/2016.

'L' In view of the above, Hon'ble CEO (SRA)'s approval is requested to allow refuge area in sale building admeasuring 286.74 sq.mt. as against required 285.74 sq.mt. on 21st floor as free of FSI up to 4% of the habitable floor area it serves and area beyond 4% by counting in to FSI and revised NOC from CFO for the part terrace treated as a refuge floor on 29th floor will be submit at the time of further C.C of 28th floor. building U/r.

14.3 <u>35% Fungible Compensatory FSI for Sale building:</u>

Reference is requested to the copy of modified DCR dt 06/01/2012, as per modification Notwithstanding anything contained in the D.C. Regulations 32, 33 & 34, the commissioner may, by special permission, permit fungible compensatory Floor Space Index, not exceeding 35% for residential developer over and above admissible Floor Space Index by charging a premium at the rate of 60% of the Stamp duty Ready Reckoner rate, for residential development respectively.

The same clause also contains an Explanatory note that

i) Where IOD/IOA has been granted but building is not completed, this regulation shall apply only at the option of Owner/Developer.

ii) For plots/ layouts, where IOD/ IOA is granted for partial development, this regulation will apply for the balance potential of the plot

iii) The fungible FSI is useable as regular FSI.

In this case Architect has proposed sale building in this layout. Now amended plan for sale building as per modified Regulation 35(4) in lieu of plot potential, staircase, lift, lift lobby area available by charging premium & as per modified DCR dated 06/01/2012 & claimed compensatory floor index (FSI).

The premium amount collected shall be kept in a separate account to be utilized for infrastructure development.

The total fungible FSI will be allowed as per the BUA allowed in situ for the sale building and the developer will be allowed to utilize the same in the layout. The approval of the individual building for the fungible FSI will be granted however the plans for the balance floors will be issued on payment of the fungible amount. Architect has also requested to grant the C.C for the fungible FSI against its payment in the sale building and when the payments for the respective fungible FSI is made and the same may be acceded to

'M' In view of above, Hon'ble CEO (S.R.A.)'s approval is requested to allow compensatory floor space index, up-to 35% for the residential development by charging premium at the rate of 60% of the stamp duty Ready Reckoner rate for residential development and to approve the sale plans for the entire FSI but to issue the sale plans and C.C for the said fungible FSI as per the payment made towards the fungible FSI as stated above for the fungible floors of building under reference as stated above.

14.4 ***Exemption of Staircase, Staircase Room, Lift & Lift well including Lobbies, Lift room areas from FSI Computation for Sale Bldg.***

Architect has claimed area under staircase and lobbies thereto and, lift, and lift well of all habitable floors, staircase room, lift machine room & OHWT & non habitable room below water tank & staircase from topmost floor to terrace, free of F.S.I. for sale building as per Reg. 35 (2) (iii) & (iv) of modified DCR 1991.

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As per Reg. 35(2)(iii) of modified DCR-1991, area covered by staircase room, lift rooms above top most storey, staircase/lift wells and passages in stilt, basement and floors exclusively used for parking and other ancillary users as permitted in this regulation no. 35 (2) are allowed.

&

As per Reg. 35 (2)(iv) of modified DCR-1991, area covered by staircases/lift wells including lobbies as specified, excluding those covered under D.C. Regulation no. 35 (2)(iii) with special written permission of the Commissioner subject to payment of premium are allowed.

Architect has proposed area under staircase and lobbies in front of staircase, equivalent to width of stair flight and lift wells and lobbies in front of lift, equivalent to the depth of lift and including lobbies up-to 2.32 meters and 3.25 meters width thereto of all habitable floors not abutting to the habitable area of sale building free of FSI by charging premium at rate of 10% of normal premium for staircase as per clause 6.23 of Appendix- IV of DCR 33(10) read with Clause 35 (2)(iv) of modified DCR-1991.

And as per Clause 6.23 of Appendix-IV of reg. 33(10) of modified DCR-1991, premium shall be charged for exclusion of above areas as covered under Reg. 35(2)(iii) for Sale Building at rate of 10% of normal premium.

CEO (SRA)'s approval was obtained;

To allow area under staircase rooms, lift rooms above topmost storey, staircase/lift wells, and passages in stilt, basement and floors exclusively used for parking and OHWT & non-habitable room below water tank & staircase from topmost floor to terrace free of F.S.I. for sale bldg. as per reg. 35(2)(iii) of modified DCR-1991and policy guidelines.

To allow area under staircase and lobbies in front of staircase, equivalent to width of stair flight/lift wells and lobbies in front of lift, equivalent to the depth of lift and including lobbies up to 2.32 meters and 3.25 meters width thereto of all habitable floors not abutting to the habitable area of Sale building free of FSI by charging premium at rate of 10% of normal premium for staircase as per clause 6.23 of Appendix- IV of DCR 33(10) read with Clause 35 (2)(iv) of modified DCR-1991.

To allow lobbies beyond 2.32 meters and 3.25 meters width of all habitable floors of sale wing A & B by counting its area into Regular Sale FSI/Fungible FSI as per clause 6.24 of Appendix-IV of Reg. 33 (10) of modified DCR 1991 for sale building comprising of wing 'A' & 'B' having basement for parking and utility + Ground floor/stilt + 1st&6thlevel podium floor + 1st to 28th and 29th (part) upper floor.

In view of above provision CEO (SRA)'s approval is requested;

i) To allow area under staircase rooms, lift rooms above topmost story, staircase/lift wells and passages in stilt, basement and floors exclusively used for parking and OHWT & non habitable room below water tank & staircase from topmost floor to terrace free of F.S.I. for sale bldg. as per reg. 35(2)(iii) of modified DCR-1991.

'N'

ii) To allow area under staircase and lobbies in front of staircase, equivalent to width of stair flight/lift wells and lobbies in front of lift, equivalent to the depth of lift and including lobbies up to 2.32 meters and 3.25 meters width thereto of all habitable floors not abutting to the habitable area of Sale building free of FSI by charging premium at rate of 10% of normal premium for staircase as per clause 6.23 of Appendix- IV of DCR 33(10) read with Clause 35 (2)(iv) of modified DCR-1991.

14.5 ***<u>HIGH-RISE COMMITTEE:</u>***

As per Govt. Resolution No TPB-4303/49/CR-4/0~/UD-ll dated 24thJuly 2004, all new building proposals where the height of the proposed building exceeds 70.00 meter, shall be referred to the committee appointed as per the above said Govt. Notification.

Architect has obtained NOC fromhigh-rise committee department at pg. C-253 to C-383 (Nasti-I) for the height of the building is 163.50 mt. Now, Architect has proposed height of the building 127.20 mt.

15. SCHEME PARAMETERS/TDR/BUA/FSI:

SCHEME-I & SCHEME-II:

Sr. No.	Description	Area (in Sq. meter)						
		SCHEME-I			SCHEME-II			Total
		Slum Plot 33(10)	Non-Slum Plot		PTC 33 (14) (D)			
1	Area of slum plot	2857.00	5897.50		2237.50			10992.00
2	Plot area considered for scheme	2857.00	5897.50		2237.50			10992.00
3	Any deduct for i) 5% Amenity open space.	---	294.88		111.88			406.76
4	Net plot area& Net plot area restrict as per DCR 35(1) for 33(14)D scheme	2857.00	5602.62		2125.00			10584.62
5	Deduction for a. 15% RG.	---	840.39		---			840.39
6	Balance plot area	2857.00	4762.23		2125.00			9744.23
7	Add for FSI purpose	---	---		---			--
8	Plot area for FSI	2857.00	4762.23		2125.00			9744.23
9	Max. FSI permissible on plot	3.00	1.00	TDR	1.00	0.75	0.75 (PTC)	3/2.50/1
10	F.S.I. credit available by TDR	---	---	5602.62	---	---	---	5602.62
11	Max. BUA permissible on plot/PTC	8571.00	4762.23	5602.62	2125.00	1593.75	1593.75	24248.35
12	Rehab FSI	4004.45	---		---	---	---	4004.45
13	Passage area & Amenity structure area	777.36	---		---	---	---	777.36
14	Rehabilitation component	4781.81	---		---	---	---	4781.81
15	Total BUA sanctioned for the project. U/s. 33(10) & DCR 34	8786.26	10364.85		5312.50			24463.61
16	Total FSI permissible for the project. U/s. 33(10) and 33(14)(D) & DCR 34.	3.07	1.85		2.50			---
17	BUA proposed for sale BUA on plot. U/s. 32,33(10) and 33(14)D.	4566.55	10364.85		3718.75		---	18650.15
18	Total BUA proposed to be	8571.00	10364.85		2125.00	1593.75	1593.75	24248.35

	consumed on plot U/s. 33(10) and BUA U/s.33(14)(D)&DCR34.						
19	F.S.I. consumed on plot 18/8) U/s. 33(10).	3.00	--	2.50			3.00/2.50/1
20	TDR if any	215.26	---				215.26
21	Tenements proposed / required.	97Resi. 02 R/C. 03 Comm. 41 PAP 06 No's of Amenity	---			44 (including 3 Nos. of amenity)	---

Architect has proposed to utilize the one permissible T.D.R. of 5602.62squaremeterfor the non-slum plot area. The same is allowed as per Appendix-VII (A) & VII-(B) of DCR 1991. However, Architect has not submitted TDR of 5601.42square meters.

As per Architect's presentation at page C- 251 to C-255 (Nasti-III) requested that after purchasing of permissible one TDR i.e. 5602.62square meter, he will ask for revision of scheme parameters with utilization of one permissible TDR & he has further requested in his representation to allow him to obtained the approval of revised scheme parameters with utilization of one permissible TDR by the then Dy.Ch.Eng.(SRA).

In view of above if agreed; CEO (SRA)'s order are requested to approve the above scheme parameters for LOIwith utilizing one permissible TDR for non-slumplot and3.07 FSI in accordance with D.C Regulation No. 33(10) for slum plot& togrant of FSI 2.50 in accordance with D.C Regulation No. 33(14)(D)and issue the same revised LOI.

16. MOEF NOC:

Actual built up area of all the buildings in the S.R. scheme is exceeding 20000.00 Square meter, Therefore environmental clearance from MOEF department is necessary as per the Govt. notification No S-O-1153 dated 14/09/2006.

N35

Architect has obtained NOC from MOEF department at pg. C-67 to C-81 (Nasti-III) for total constructionbuilt-up area 55,936.95 sq.mt.Architect has stated that constructionbuilt-up area will be 65,200.00 sq.mt. Architect has request to insist revised environmental clearance from MOEF department at the time of beyond limit of approved construction area of earlier MOEF NOC.

'P' In view of above, Hon'ble CEO(SRA)'s approval is requested to insist the revised NOC/Clearance from M.O.E.F.. beyond the approved construction area as mentioned in earlier NOC for MOEFto the sale buildingin the scheme as per notification dated 14/09/2006.

17. APPROVALS/ ORDERS OF C.E.O.(SRA):

In view of above Technical Scrutiny Report, CEO (SRA)'s approval/orders are requested on following points.

'X'

I) Approval of side line para **'C'** to **'N'** & **'P'** on the report above.

II) Orders of side line para **'A'**, **'B'** & **'O'** on the report above.

III) Approval for Draft revised LOI at Page- C-285 to C-289.

Submitted please.

397 10/8/2016

12.8.16 *S.E. (SRA)* — 12/8/16 *A.E. (SRA)* — 12/8/16 *Ex.Eng. (SRA)-IV*

Dy. Chief Eng. (SRA)

12/8/16

C.E.O (SRA)
Sir,

— 'P' and 'X' approved.

— 'AA' Registered undertaking should be insisted prior to release of further C.C. beyond core F.S.I. pertaining of the plots under reference

मु. का. अ. यांचे कार्यालय
झोपडपट्टी पुनर्वसन प्राधिकरण
अनुक्रमांक - 703-A
दिनांक - 18/08/2016

Acc:- 3 file in BB

DY Ch E (SRA)

CEO (SRA) 17/8/2016

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. CHE/HRB-392/DPWS of 06 NOV 2013

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

To,
M/s.Aakar Architects & Consultants,
201, 2nd, Amiprabha, Devidas Road,
Borivali(W), Mumbai-400 092.

Sub:- Proposed High Rise Residential Building on land bearing C.T.S.Nos.704, 704-1/78, 720(Pt), 725, 725B, 728 & 730 of Village Amboli Hill, Andheri(W), Mumbai (For Dev.:M/s.MNP Associates).

Architect: M/s.Aakar Architects & Consultants
Str.Con: M/s.J+W Consultants LLP.
Developer: M/s.MNP Associates

Ref:- Your letter dtd.18.1.2013

Gentleman,

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee as constituted by the Govt. in Urban Development Deptt. as per G.R.U/No.TPB-4303/49/CR-4/03/UD-11 dt.3.9.2010 has accepted your proposal for proposed High Rise Residential Building on land bearing C.T.S.Nos.704, 704-1/78, 720(Pt), 725, 725B, 728 & 730 of Village Amboli Hill, Andheri(W), Mumbai (For Dev.:M/s.MNP Associates), subject to the terms & conditions as mentioned below:-

The proposal envisages construction of proposed high rise residential building comprising of two wings, wing-A and wing-B having lower ground floor + ground floor + 5 podium floors + E Deck + 1st to 40th upper residential floors with a height of 163.50 mt. from general ground level to terrace level.

MANDATORY CONDITIONS:

1. Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road and constructed before construction activities commence. This will help in reducing local dust emissions to a great extent. The road can be converted to a black top road once the construction activities are completed.
2. As the site is located in an developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impacts on surrounding buildings and sites.
3. Jack hammers and other construction equipments tend to generate a lot of noise, it is therefore essential that noise protective equipments like ear muffs & ear plugs be provided to the operator of the machine. To reduce the noise from the equipment, silencer/ dampers should be attached to the equipment.

4. All Stationary machinery that create noise should be installed at points away from sensitive receptor area.

5. Noise prone activities should be restricted to the extent possible during night time, particularly during the period 6p.m. to 6.a.m.

6. During excavation and transportation over un-metalled roads near the project site, there is a scope for local dust emissions. Frequent water sprinkling in the vicinity of the construction activity should be done and it should be continued even after the completion of the excavation till construction is complete.

7. Excavation should be carried out in such a manner that it will not reduce slope stability. As much of the top soil and waste materials as possible should be used for landscaping and leveling activities in the surrounding area. As far as possible store the excavated soil (the amount that would be required later for leveling and landscaping) on site, so that the soil can be reused during landscaping.

8. A basic surface drainage system for the site should be worked out to avoid water runoff on to the surrounding properties and roads, especially during the monsoon months.

9. If during excavation, water accumulates in the excavated areas, then it should be pumped out and disposed off either in the municipal storm water drain or into recharge soak pits of bore wells.

10. Load and unload trucks with construction material on site and not on surrounding roadside.

11. The responsibility to carryout the work as per submissions made to the Committee solely rests with the project proponents.

12. If the project attracts the provisions of the MOEF Notification under SO No.114(E) dt.19.2.1991 and recent Notification dt.6.1.2011 and Notification dtd.07-07-2004 & revised EIA Notification dtd.14.9.2006, the clearance in this respect shall be obtained and all the conditions mentioned therein shall be complied with.

13. The sanction from appropriate authority shall be obtained for proposed work wherever concessions are required for features beyond the stipulated limits in D.C.Regn.,1991, for deficiency in open spaces, etc. before approval of plans.

14. The conditions as stated in the NOC from CFO U/No.FB/HR/WS/824 dtd.10.9.2012 shall be complied with. If the plans cleared by Committee, differ from the plans of CFO NOC, revised CFO NOC shall be submitted to the concerned Zonal Building Proposal Office.

15. That the NOC from Civil Aviation Authority for the height of the building under reference shall be obtained, if applicable, and all the conditions thereof shall be complied with.

16. The acceptance of proposal by High Rise Committee is not indicative of admissibility/approval of the proposal regarding D.C. Regulations,1991 other statutory compliances & the necessary proposal shall be submitted to concerned Executive Engineer (S.R.A.) for requisite approval. The State Govt. has amended the Development Control Regulation,1991 vide No.CMS/TPB-4311/452/C.R.No.58/2011/UD-11 dt.6.1.2012 and guidelines to implement the above amendments have been issued from time to time. The modified D.C. Regulations and guidelines have been forwarded to S.R.A. Executive Engineer (S.R.A.) is requested to take due cognizance of the same before processing the proposal further.

17. The Technical Committee for High Rise Buildings, however, reserves right to alter/ modify/ augment fire safety related provisions as well as disaster management related provisions, on the basis of decision to be taken in the upcoming meetings.

18. That the permission is granted based on the documents submitted by the Architect and if at any time are found fake/ fraudulent, then the permission issued shall be treated as revoked/ cancelled without further notice.

19. After the clearance given by HRC for a proposed building, not further changes of any kind shall be effected without permission of the HRC (Technical Committee for High Rise Buildings). If any changes made in the proposal without obtaining clearance from HRC, earlier clearance given by the HRC shall be treated as revoked/ invalid.

20. **That the NOC from IMD shall be submitted before issue of any further permission in the proposal, if the proposal falls within 10 KM from Archana Building, Navy Nagar, Coloba where Doplar Radar is situated.**

21. That the aspect regarding approval/ final NOC to the 33(24) component, if any, and its respective permission shall be scrutinized by Dy.Ch.Eng.(S.R.A.) as per the prevailing policy and the sanction from respective HPC shall be obtained.

22. The necessary other permissions from various other Departments/ Committees/ Authorities shall be obtained as per requirements.

Recommendatory Condition

1. At the time of site clearance, care must be taken to minimize the need for cutting of trees and damage to the native vegetation.

2. Clearing of site area may involve removal/ transplantation of trees, underbrush, vines, fences, shades etc. All the unwanted vegetation then becomes solid waste that needs to be disposed off site. As this is organic matter, instead of disposing it offsite, the mater should be composed on site.

3. Phase out the site clearing process to only areas that need excavation initially this will reduce the dust emission from currently unused areas. If site has been cleared, vegetate the area by growing temporary groundcover plants or flower beds in the area. Alternatively cover the ground with a sheet, this sheet can be made out of empty cement bags, and the area then used to store materials, this will help reduce the dust emissions from these areas and provide a clean surface to store material on.

4. To reduce dust emissions and erosions from slopes on the site, apply non toxic chemical soil stabilizers (Geotexitles) to the area.

5. The short term traffic management plan should be worked out to prevent unnecessary traffic problems. One measure to be incorporated is to avoid trucks during the morning and evening rush hours i.e. before 10.00 a.m. and after 5.00 p.m.

6. In cases where the construction of paved access or Water bound macadam road is not possible, frequent water sprinkling required to reduce local dust emissions.

7. Traffic speeds on unpaved roads should be reduced to 15 Km.ph. or less, and all the vehicles should have reverse horns.

8. On windy days avoid excavation activities to reduce dust emissions.

9. Prevent the excavated soil from spilling out of the site boundaries onto adjoining roads and properties.

10. Prevent other garbage waste such as construction debris, plastic material from mixing with the excavated soil that is being transported out of the site for dumping off site. This soil will be used for land filling and mixing of garbage with it can lead to soil contamination.

11. Water the site at least twice a day to reduce the dust emissions. Once during mid morning and once in the evening.

12. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. (A good cover sheet can be formed by stitching empty cement bags silt open to form a sheet).

13. Since, there is likelihood of fugitive dust form the construction activity, material handling and from the truck movement in the vicinity of the project site, project proponents should go for tree plantation programme along the approach roads and the construction campus.

14. Re-vegetate disturbed areas as early as possible.

15. As soon as construction is over, the surplus earth should be utilized to fill up low lying areas. The rubbish should be cleared and all un built surfaces reinstated.

16. Construct appropriate temporary housing structures for the labourers on the site with due approval from the competent authority. Houses should be provided with proper light and ventilation, and should be located at a safe location on the site.

17. Provisions should be made for providing them with potable, drinking water.

18. The construction site should be provided with sufficient and suitable toilet facilities for workers to allow proper standards of hygiene. These facilities would be connected to septic tank and maintained properly to ensure minimum environmental affect. Care should be taken not to route the sanitary effluents to the river or any other natural water body.

19. To prevent unauthorized falling of trees in the nearby undeveloped areas by construction workers for their fuel needs, it should be ensured that the contractor provides fuel to the construction workers.

20. Arrangements should be made for daycare and education to construction workers children. Certain NGO's working in this area can be associated with or alternatively one female worker can be paid to oversee the younger children and to prevent them from coming in harms way.

21. Solid waste generated from the labour camp as well as the construction site should be disposed off properly. Organic waste can be composted, and inorganic waste should be disposed in nearest municipal bins.

22. To sweep and clean adjacent roads of the site that get soiled due to the frequent movement of trucks to and fro from the site, at least once a day.

23. All outdoor lighting, including any construction related lighting should be designed, installed and operated in a manner that ensures that all direct rays from project lighting are contained within construction site and that residences are protected from spillover light and glare.

24. Parking for construction site workers should be provided on site to prevent clogging of surrounding roads.

25. Tea stalls if established for the site should be given space on site and not on access roads. This will prevent the gathering of labourers on the roads and obstruction of traffic.

26. Rotary piling method can be adopted for construction of bored cast in site/ bored pre-cast piles. Preferably, M.S. liner can be provided upto hard stratum.

27. Preferable minimum grade concrete in sub structure foundation can be M-40 grade and use of anti corrosive treatment can be considered for M.S. reinforcements.

28. Ground Water in Mumbai is likely to be saline and further there is a possibility of sewage contamination in well water, as such, municipal water be used for construction.

29. Withdrawal of ground water should be restricted as it may cause sudden draw-down and subsidence of surrounding land/buildings.

30. The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.

If your client is agreeable to the aforesaid terms and conditions, you may approach to the DY.CH.ENG.(SRA), who is being informed separately regarding subject matter.

Yours faithfully,

Acc:- A Set of Plan + EMP Book

Chief Engineer
(Development Plan)
Member Secretary,
Technical Committee for
High Rise Buildings

CONFORMITY STATUS TO ENVIRONMENTAL CONDITIONS

Medium	S.N	Compliance
Topography and Natural Drainage	1	• The site is approximately 3 Acres, it does not have any natural water stream passing through or nearby • Adequately designed storm water drain system shall be properly maintained to avoid water logging on site. • Provision of rain water harvesting tanks.
		The site is slightly contoured and minimum cutting filling is involved
Water conservation - Rain Water Harvesting, and Ground Water Recharge	2	• The ground water table at the project site is 1.20 mt. to 3.0 mt below ground surface hence ground water recharging is not proposed. • Provision of 3 rain water harvesting tanks of total capacity 92 KL • Use of harvested rain water for domestic purpose (17 KLD) and its reuse thereby reducing the fresh water demand in monsoon season i.e. 39 % • Water efficient landscaping • Use of low flow fixtures and sensors to promote water conservation

CONFORMITY STATUS TO ENVIRONMENTAL CONDITIONS

Medium	S.N	Compliance
Water conservation - Rain Water Harvesting, and Ground Water Recharge	2(a)	Complied with the condition; with all required pervious open space .
	2(b)	• Provision of dual flush cistern, low flow fixtures and sensors to promote water conservation • Water efficient landscaping shall be done
	2(c)	• Provision of STPs of capacity 230 KL & 30 KL for treatment of sewage up to tertiary level • Use of treated sewage for flushing (98 KLD) and gardening (7 KLD)
Solid Waste Management	3	• Solid Waste Management & Relevant Acts : Complied as per the conditions mentioned
	3(a)	
	3(b)	
Sewage Treatment Plant	4	Sewage Treatment & Sludge Disposal : Proposed as per the conditions mentioned
Energy	5	• Complying the conditions mentioned in Energy Conservation Building Code (ECBC) • Solar panels for apartments lighting (partly) shall be complied with.
	5(a)	
	5(b)	
	5(c)	Complied as per the conditions mentioned.

CONFORMITY STATUS TO ENVIRONMENTAL CONDITIONS

Medium	S.N	Compliance
Air Quality and Noise	6	Complied with and is reflected in the Environmental Management Plan
	6(a)	Complied as per CPCB Norms
Green Cover	7	Complied as per local norms
	7 (a)	
Top Soil preservation and reuse	8	Top soil (if any) shall be preserved and used for gardening
Transport	9	Complied with and is reflected in the Traffic Management Studies.
Environment Management plan	10	Complied with and is reflected in the Environment Management Plan

FORM – 1 & 1A

Slum Rehabilitation Scheme

At

Village Oshiwara, Tal Andheri, Off Veera Desai Ext Road,
Andheri West, Mumbai- 400 053.

By

M/S. TRANSCON DEVELOPERS PVT.LTD.

C-302, Waterford building, Above Navnit Motors, Juhu Galli,
Andheri West, Mumbai- 400 058.

FORM – 1

Slum Rehabilitation Scheme

At

Village Oshiwara, Tal Andheri, Off Veera Desai Ext Road,
Andheri West, Mumbai- 400 053.

By

M/S. TRANSCON DEVELOPERS PVT.LTD.

C-302, Waterford building, Above Navnit Motors, Juhu Galli,
Andheri West, Mumbai- 400 058.

APPENDIX - I
(See paragraph - 6)
FORM 1

(I) Basic Information

<table>
<tr><th>Sr.</th><th>Item</th><th>Details</th></tr>
<tr><td>1.</td><td>Name of the project/s</td><td>“Slum Rehabilitation Scheme” at Oshiwara, Mumbai</td></tr>
<tr><td>2.</td><td>S. No. in the schedule</td><td>8 (B2)</td></tr>
<tr><td>3.</td><td>Proposed capacity/area/length/tonnage to be handled/command area/lease area/number of wells to be drilled</td><td>Total Plot Area: 10,992.00 Sq. mt.
Net Plot Area: 406.76 Sq. mt.
Deductions: 10,584.62 Sq. mt.
Built-up Area as per FSI: 34,128.51 Sq.mt. (Including Fungible Area)
Total Construction Built -up Area: 65,343.32 Sq.mt.

Project Proposal:
<table>
<tr><th>Building Configuration</th><th>Details</th></tr>
<tr><td>Rehabilitation Building 1:
Ground + 21 Upper Floors</td><td>Flats: 97 Nos.
PAP: 41 Nos.
R/C: 2 Nos.
Shops: 3 Nos.
Balwadi: 2 Nos.
Welfare Centre: 2 Nos.
Society Office: 2 Nos.</td></tr>
<tr><td>PTC Building 2:
Ground + 7 Upper Floors + 8th (pt) Floor</td><td>Flats: 41 Nos.
Balwadi: 1 No.
Welfare Centre: 1 No.
Society Office: 1No.</td></tr>
<tr><td>Sale Building 3:
Basement + Stilt + 3 Podia + E-Deck + 32 Upper Floor</td><td>Flats: 246 Nos.</td></tr>
</table></td></tr>
<tr><td>4.</td><td>New/Expansion/Modernization</td><td>Expansion</td></tr>
<tr><td>5.</td><td>Existing Capacity/ Area etc.</td><td>Received Environmental Clearance (EC) dt. 28.01.2016 and same is attached herewith as Enclosure 1.
Received IOA and CC from SRA</td></tr>
<tr><td>6.</td><td>Category of project i.e.’ A’ or ‘B’</td><td>8(B2)</td></tr>
<tr><td>7.</td><td>Does it attract the general condition? If yes, please specify.</td><td>Not Applicable</td></tr>
<tr><td>8.</td><td>Does it attract the specific condition? If yes, please specify.</td><td>Not Applicable</td></tr>
<tr><td>9.</td><td>Location</td><td>Andheri (W)</td></tr>
<tr><td></td><td>Plot/Survey/Khasra No.</td><td>CTS no.702, 704, 704/1 to 79.</td></tr>
<tr><td></td><td>Village</td><td>Oshiwara</td></tr>
<tr><td></td><td>Tehsil</td><td>Andheri</td></tr>
<tr><td></td><td>District</td><td>Mumbai Suburban</td></tr>
<tr><td></td><td>State</td><td>Maharashtra</td></tr>
<tr><td>10.</td><td>Nearest railway station

Nearest airport</td><td>Jogeshwari Railway station: Approx 2.00 Km (Road Distance)
Andheri Railway Station: Approx 3.00 Km (Road Distance)
Mumbai Chhatrapati Shivaji Airport: 7.00 Km (Road Distance)</td></tr>
<tr><td>11.</td><td>Nearest Town, city, District headquarters along with distance in kms.</td><td>Mumbai Metropolitan Region</td></tr>
<tr><td>12.</td><td>Village Panchayats, Zilla Parishad,</td><td>Municipal Corporation of Greater Mumbai (M.C.G.M.)</td></tr>
</table>

<table>
<tr><td></td><td>Municipal Corporation, Local body (complete postal address with telephone nos. to be given)</td><td></td></tr>
<tr><td>13.</td><td>Name of the applicant</td><td>M/s. Transcon Developers Pvt. Ltd.</td></tr>
<tr><td>14.</td><td>Registered Address</td><td>C-302, Waterford building, Above Navnit Motors, Juhu Galli, Andheri West, Mumbai- 400 058.</td></tr>
<tr><td rowspan="9">15.</td><td>Address for correspondence</td><td>C-302, Waterford building, Above Navnit Motors, Juhu Galli, Andheri West, Mumbai- 400 058.</td></tr>
<tr><td>Name</td><td>Mr. Rishi Todi</td></tr>
<tr><td>Designation(Owner/Partner/ CEO)</td><td>Director</td></tr>
<tr><td>Address</td><td>C-302, Waterford building, Above Navnit Motors, Juhu Galli, Andheri West, Mumbai</td></tr>
<tr><td>Pin Code</td><td>400058</td></tr>
<tr><td>E-mail</td><td>rishi.todi@transcon.in</td></tr>
<tr><td>Mobile number</td><td>9867555645</td></tr>
<tr><td>Telephone No.</td><td>022-66894000</td></tr>
<tr><td>Fax No.</td><td>022-66894004</td></tr>
<tr><td>16.</td><td>Details of Alternative Sites examined, if any. Location of these sites should be shown on a topo-sheet.</td><td>Not applicable</td></tr>
<tr><td>17.</td><td>Interlinked Projects</td><td>Not applicable</td></tr>
<tr><td>18.</td><td>Whether separate application of interlinked project has been submitted?</td><td>Not applicable</td></tr>
<tr><td>19.</td><td>If yes, date of submission</td><td>Not applicable</td></tr>
<tr><td>20.</td><td>If no, reason</td><td>Not applicable</td></tr>
<tr><td>21.</td><td>Whether the proposal involves approval/clearance under: if yes, details of the same and their status to be given.</td><td></td></tr>
<tr><td>(a)</td><td>The Forest (Conservation) Act, 1980?</td><td>Not Applicable</td></tr>
<tr><td>(b)</td><td>The Wildlife (Protection) Act, 1972?</td><td>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.</td></tr>
<tr><td>(c)</td><td>The C.R.Z Notification, 1991?</td><td>Not Applicable</td></tr>
<tr><td>22.</td><td>Whether there is any Government Order/Policy relevant/ relating to the site?</td><td>Received Letter of Intent (LOI) from Slum Rehabilitation Authority dt. 02.09.2016. Copy of LOI is attached as Enclosure 2.

“M/s. MNP Associates” has given the development rights to “Transcon Development Pvt. Ltd.”
Copy of Development Agreement is attached as Enclosure 3.</td></tr>
<tr><td>23.</td><td>Forest land involved (hectares)</td><td>Not applicable</td></tr>
<tr><td>24.</td><td>Whether there is any litigation pending against the project and/or land in which the project is propose to be set up?
(a) Name of the Court
(b) Case No.</td><td>Litigation details are as follows:
<table>
<tr><th>Party Name</th><th>Name of the Court</th><th>Case No.</th></tr>
<tr><td colspan="3">Transcon Developers Pvt. Ltd.</td></tr>
<tr><td>Shri Bholanath Hariram Yadav v/s MNP Assoicates and Anr.</td><td>City Civil, Dindoshi</td><td>Suit No.1890 of 2014</td></tr>
<tr><td>Shri Ram Manohar Hariram Yadav v/s MNP Assoicates and Anr.</td><td>City Civil, Dindoshi</td><td>Suit No.1891 of 2014</td></tr>
</table></td></tr>
</table>

		Heeralal Yadav V/s State of Maharashtra	Session Court, Mumbai	Criminal Revision No. 186 of 2016
	(c) Order /directions of the Court, if any and its relevance with the proposed project.	--		

(II) Activity

1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	No	Project site was partly in Special Industrial zone (I3) as per DP remarks. DP Remarks is attached as **Enclosure 4.** NOC for conversion of Land use from Special Industrial zone to residential is attached **as Enclosure 5.**
1.2	Clearance of existing land, vegetation and building?	Yes	Demolition of slums are involved
1.3	Creation of new land uses?	No	NOC for conversion of Land use from Special Industrial zone to residential is attached as Enclosure 4.
1.4	Pre-construction investigation e.g. bore houses, soil testing?	Yes	Geotechnical Investigation has been carried out and report is attached herewith as **Enclosure 6.**
1.5	Construction works?	Yes	Residential redevelopment with shops
1.6	Demolition works?	Yes	Demolition of slums are involved
1.7	Temporary sites used for construction works or housing of construction workers?	No	Provision of temporary hutments with facilities like drinking water, toilets etc.
1.8	Above ground building, structures or earthworks including linear structures, cut and fill or excavations	Yes	Demolition debris and excavated material already partly reused for backfilling and levelling of internal roads & partly disposed at the extension of harbour lines between Andheri to Goregaon Station on Western railway through transport contractor M/s. Mahalingam Earthmovers Pvt. Ltd. with permission of M.C.G.M. In future demolition debris and construction waste shall be partly recycled on site and remaining disposed to the authorized land fill site
1.9	Underground works including mining or Tunneling?	Yes	Construction of Basement for Sale Building 3.
1.10	Reclamation works?	No	--
1.11	Dredging?	No	--
1.12	Offshore structures?	No	--
1.13	Production and manufacturing processes?	No	--
1.14	Facilities for storage of goods or materials?	Yes	Temporary storage facilities to store the construction raw material.
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	• STP for treatment of sewage • Segregation of solid waste into non-biodegradable and biodegradable garbage • Treatment of biodegradable waste in Organic Waste Converter • Segregation of Non-biodegradable waste into

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
			recyclable & non-recyclable. ➢ Recyclable waste: To recyclers ➢ Non-Recyclable waste: To M.C.G.M. • Dried sludge from STP : As manure
1.16	Facilities for long term housing of operational workers?	No	--
1.17	New road, rail, or sea traffic during construction or operation?	No	--
1.18	New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	No	--
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic Movements?	No	--
1.20	New or diverted transmission lines or pipelines?	No	--
1.21	Impoundment, damming, culverting, realignment or other change to the hydrology of watercourses or aquifers?	No	--
1.22	Stream crossings?	No	
1.23	Abstraction or transfers of water from ground or surface waters?	No	--
1.24	Changes in water bodies or the land surface affecting drainage or run-off?	Yes	By considering the runoff prior to development and runoff after development there is some increment in runoff of storm water. Incremental Runoff = 0.04 m^3/sec
1.25	Transport of personnel or materials for construction, operation or decommissioning?	Yes	Transport of construction materials. Precautions taken to reduce the impact of the vehicular movement by trying to avoid the vehicular trips during peak hours.
1.26	Long-term dismantling or decommissioning or restoration works?	No	--
1.27	Ongoing activity during decommissioning which could have an impact on the environment?	No	--
1.28	Influx of people to an area in either temporarily or permanently?	Yes	Since this is a SRA Scheme there will be influx of ~ 1230 persons for additional sale tenements
1.29	Introduction of alien species?	No	--
1.30	Loss of native species or genetic diversity?	No	--
1.31	Any other actions?	No	--

2. Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):

<table>
<tr><th>Sr. No.</th><th>Information/checklist confirmation</th><th>Yes / No</th><th>Details thereof (with approximate quantities /rates, wherever possible) with source of information data</th></tr>
<tr><td>2.1</td><td>Land especially undeveloped or agricultural land (ha)</td><td>No</td><td>The land is in developed infrastructure area.</td></tr>
<tr><td>2.2</td><td>Water (expected source & competing users) unit : KLD</td><td>Yes</td><td>During Construction Phase –
For Workers : From M.C.G.M.: 12 KLD
For Construction: From Water tankers: 10 - 20 KLD (Depending upon the activity)

During Operational Phase –
Fresh water from M.C.G.M./ Rain water harvesting in monsoon season: 194 KLD (Domestic)
Tanker water of potable quality for swimming pool = 3 KLD</td></tr>
<tr><td>2.3</td><td>Minerals (MT)</td><td>No</td><td>---</td></tr>
<tr><td>2.4</td><td>Construction material – stone, aggregates, and / soil (expected source – MT)</td><td>Yes</td><td>Quantity : As per requirement
Sources: The material required for construction activities shall be procured from company’s authorized / approved vendors/ open market.</td></tr>
<tr><td>2.5</td><td>Forests and timber (source – MT)</td><td>Yes</td><td>Timber required for doors sourced from local suppliers.</td></tr>
<tr><td>2.6</td><td>Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)</td><td>Yes</td><td>During Construction Phase -
From Reliance Power Ltd.: 100 KW
D.G. Sets: As per requirement

During Operational Phase –
Source: Reliance Power Ltd.
<table>
<tr><td>Connected load</td><td>2789 KW</td></tr>
<tr><td>Maximum demand</td><td>1344 KW</td></tr>
<tr><td>D.G sets
(for emergency back up during power failure)</td><td>D.G. Set of 380kVA
2 D.G. Sets of capacity 200 kVA each</td></tr>
</table></td></tr>
<tr><td>2.7</td><td>Any other natural resources (use appropriate standard units)</td><td>No</td><td>--</td></tr>
</table>

3. Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health.

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)	No	--
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	--
3.3	Affect the welfare of people e.g. by changing living conditions?	No	--
3.4	Vulnerable groups of people who could be	No	--

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
	affected by the project e.g. hospital patients, children, the elderly etc.,		
3.5	Any other causes	No	--

4. Production of solid wastes during construction or operation or decommissioning (MT/month):

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities / rates, wherever possible) with source of information data
4.1	Spoil, overburden or mine wastes	No	--
4.2	Municipal waste (domestic and or commercial wastes)	Yes	**During Construction Phase:** The total quantity of solid waste: 15 Kg /day. (Biodegradable and Non-biodegradable) **During Operation phase:** The total quantity of solid waste: 969 Kg /day. (Biodegradable and Non biodegradable)
4.3	Hazardous wastes (as per Hazardous waste Management Rules)	Yes	Waste oil generated from D.G. shall be stored at separate location duly marked and will be sold to the authorized recyclers.
4.4	Other industrial process wastes	No	--
4.5	Surplus product	No	--
4.6	Sewage sludge or other sludge from effluent treatment.	Yes	Dried sludge from STP will be used as manure
4.7	Construction or demolition wastes.	Yes	Demolition debris & construction waste material partly reused and remaining disposed to the authorized land fill site. In future demolition debris and construction waste shall be partly recycled on site and remaining disposed to the authorized land fill site
4.8	Redundant machinery or equipment.	No	--
4.9	Contaminated soils or other materials.	No	--
4.10	Agriculture wastes.	No	--
4.11	Other solid wastes.	No	--

5. Release of pollutants or any hazardous, toxic or noxious substances to air (Kg/hr) :

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	Yes	CPCB approved D.G. Sets will be used during power failure.
5.2	Emissions from production processes	No	--
5.3	Emissions from materials handling including storage or transport	Yes	Fugitive dust emission due to handling and loading-unloading activities is envisaged during construction. Frequent water sprinkling will be done to minimise the fugitive emissions.
5.4	Emissions from construction activities including plant and equipment	Yes / Marginal	The project may cause rise in dust levels during construction phase. Precautions would be taken to reduce dust generation by water sprinkling at regular intervals.
5.5	Dust or odours from handling of materials including construction	Yes	Dust generation controlled as described above. For odour control: Proper ventilation shall be

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
	materials, sewage and waste		provided around STP and solid waste management facilities
5.6	Emissions from incineration of waste	No	--
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	--
5.8	Emissions from any other sources	No	--

6. Generation of Noise and Vibration, and Emissions of Light and Heat:

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers.	Yes but negligible	For control of noise following measures shall be adopted: • Regular noise monitoring to be scheduled to maintain the noise level within the levels prescribed by CPCB during day and night time • Provision of ear plugs to workers • Use of high efficiency mufflers • No noise polluting work in night shifts • Provision of barricades along the periphery of the site.
6.2	From industrial or similar processes.	No	--
6.3	From construction or demolition.	Yes	Noise levels may increase due to operation of machinery as well as transportation vehicles. This may cause nuisance to the nearby area. Following precautions shall be taken to control noise pollution: • High noise generating construction activities would be carried out only during day time • Installation, use and maintenance of mufflers on equipment • Workers working near high noise construction machinery would be supplied with ear muffs/ear plugs • Provision of barricades along the periphery of the site • Plantation of trees • Acoustic enclosure for DG sets
6.4	From blasting or piling.	No	--
6.5	From construction or operational traffic.	Yes	**During Construction phase:** • Proper traffic management for the construction vehicles • Regular maintenance of vehicles with suitable enclosures and intake silencers • Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours.

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
			During Operation Phase : • Install traffic control measures to regulate the flow of traffic • Assign traffic wardens to regulate flow of project traffic during peak hours • Plantation of trees
6.6	From lighting or cooling systems.	No	--
6.7	From any other sources.	No	--

7. Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea :

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials.	No	**--**
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge).	No	**During Construction Phase:** Disposal of sewage generated from workers to sewer line **During Operation phase:** The treated sewage will be reused for flushing and gardening within the premises. Excess treated sewage will be disposed to sewer line.
7.3	By deposition of pollutants emitted to air into the land or into water.	No	Dust will be generated during construction phase from earthworks and movement of vehicles. Appropriate fugitive dust control measures, including watering, water sprinkling of exposed areas and dust covers for trucks, will be provided to minimize any impacts. DG exhaust will be discharged at stipulated height by providing adequate stack height to the DG sets.
7.4	From any other sources.	No	--
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	--

8. Risk of accidents during construction or operation of the Project, which could affect human health or the environment :

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances	No	--
8.2	From any other causes.	No	--
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, and cloudburst)?	--	Landslides are not expected in the area. Management plan for flood and earthquake is as follows : **Flood :** • Minimizing the incremental runoff from the site with the help of 3 Rain water harvesting tanks of

			total capacity 92 KL • Proper management of channelization of storm water from site by using proper internal SWD system and discharge points of adequate capacity • Use of screens and silt traps to SWD • Proper maintenance of storm water drainage to avoid choking of drains and flooding on site • Ensure discharge of storm water from the site is clear of sediment and pollution **Earthquake :** The structure of the building is designed as per IS codes for zone III. Disaster Management Plan is attached as **Enclosure 7.**

9. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality:

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting facilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.:		
	•Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.)	No	Supporting infrastructure is already in existence.
	• housing development	Yes	SRA Scheme
	• extractive industries		
	• supply industries		
	• other		
9.2	Lead to after-use of the site, which could have an impact on the environment	No	--
9.3	Set a precedent for later developments	Yes	Will create job opportunities in construction and operation phase with support staff like security, maintenance, household workers, shop keepers etc.
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	Yes	Impacts on water availability, storm water drainage, availability of electricity, traffic congestion etc.

(III) Environmental Sensitivity

Sr. No.	Areas	Name/ Identity	Aerial distance (within 15 km.) from Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related	Sanjay Gandhi National Park	Approx. 2.00 Km

	value		
2	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests	Malad Creek Gorai Creek Powai Lake Chandivali Lake Tulsi Lake Vihar Lake Arabian Sea Thane Creek Raila Devi Lake	Approx. 3.00 Km Approx. 9.00 Km Approx. 7.00 km Approx. 7.00 km Approx. 10.00 km Approx. 7.00 km Approx. 2.00 km Approx. 14.00 km Approx. 14.00 km
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration	Sanjay Gandhi National Park	Approx. 2.00 Km
4	Inland, coastal, marine or underground waters	Malad Creek Gorai Creek Powai lake Chadivali Lake Tulsi Lake Vihar Lake Arabian Sea Thane Creek Raila Devi Lake	Approx. 3.00 Km Approx. 9.00 Km Approx. 7.00 km Approx. 7.00 km Approx. 10.00 km Approx. 7.00 km Approx. 2.00 km Approx. 14.00 km Approx. 14.00 km
5	State, National boundaries	None	---
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	No	--
7	Defence installations	No	--
8	Densely populated or built-up area	Mumbai Metropolitan Region	--
9	Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)	Mumbai Metropolitan Region	--
10	Areas containing important, high quality or scarce resources (Ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals)	No	--
11	Areas already subjected to pollution or environmental damage. (those where existing legal environmental standards are exceeded)	No	--
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (Earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions)	No	--

(IV) Proposed Terms of Reference for EIA studies: Not applicable

Transcon
Art of Transforming

"I hereby give undertaking that the data and information given in the application and enclosures are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at our risk and cost."

Date: 6.2.2017

Place: Mumbai

For, Transcon Developers Pvt.Ltd.

TRANSCON DEVELOPERS PVT. LTD. MUMBAI

Mr. Rishi A. Todi
(Authorized Signatory)

Add: Transcon Triumph, off New Link Road, Next to Oberoi Spring, Andheri (W),Mumbai-58.

FORM – 1A

Slum Rehabilitation Scheme

At

Village Oshiwara, Tal Andheri, Off Veera Desai Ext Road,
Andheri West, Mumbai- 400 053.

By

M/S. TRANSCON DEVELOPERS PVT.LTD.

C-302, Waterford building, Above Navnit Motors, Juhu Galli,
Andheri West, Mumbai- 400 058.

APPENDIX II
(See paragraph 6)
FORM-1 A (only for construction projects listed under item 8 of the Schedule)

CHECK LIST OF ENVIRONMENTAL IMPACTS

[Project proponents are required to provide full information and wherever necessary attach explanatory notes with the Form and submit along with proposed environmental management plan & monitoring programme]

1	**LAND ENVIRONMENT [Attach panoramic view of the project site and the vicinity]**
1.1	**Will the existing land use get significantly altered from the project that is not consistent with the surroundings? (Proposed land use must conform to the approved Master Plan / Development Plan of the area. Change of land use if any and the statutory approval from the competent authority to be submitted). Attach Maps of (i) site location, (ii) surrounding features of the proposed site (within 500 meters) and (iii) The site (indicating levels & contours) to appropriate scales. If not available attach only conceptual plans.**

Site Location:
The project site is located at CTS no.702, 704, 704/1 to 79 of village Oshiwara, Andheri (W), Mumbai

Land use pattern:
Project site is partly in Special Industrial zone (I3) as per DP remarks. NOC for conversion of Land use from Special Industrial zone to residential is attached as Enclosure 4.

Site levels:
The site is a contoured land with level difference 7.043 mt. over the length of 274.87 mt.

The following details are enclosed:

1.	Google Image and Toposheet of 10 km surround the site	**Enclosure 8**
2.	Contour Plan	**Enclosure 9**
3.	Conceptual Plan	**Enclosure 10**

1.2	**List out all the major project requirements in terms of the land area, built up area, water consumption, power requirement, connectivity, community facilities, parking needs etc.**

A. Connectivity and community facilities

The project is Slum Rehabilitation Scheme located at Oshiwara. It is well connected by 10.05 mt. wide Existing Road and 6.00 mt. wide extension road which is further connected to Veera Desai road. Nearby railway station is Jogeshwari station on Western Railway line. Provision of basic amenities like shops and Balwadi in the project site and other shops, schools, hospitals etc. are available near the project site.

B. Building Details:

Table 1: Building details

Building Configuration	Details
Rehabilitation Building 1: Ground + 21 Upper Floors	Flats: 97 Nos. PAP: 41 Nos. R/C: 2 Nos. Shops: 3 Nos.

	Balwadi: 2 Nos. Welfare Centre: 2 Nos. Society Office: 2 Nos.
PTC Building 2: Ground + 7 Upper Floors + 8th (pt) Floor	Flats: 41 Nos. Balwadi: 1 No. Welfare Centre: 1 No. Society Office: 1No.
Sale Building 3: Basement + Stilt + 3 Podia + E-Deck + 32 Upper Floors	Flats: 246 Nos.

C. Area Statement:

Table 2: Area Statement

No.	Description	Area (Sq.mt.)
1	Total Plot Area	10,992.00
2	Net Plot Area	406.76
3	Deductions	10,584.62
4	Ground Coverage Area	3,521.91
5	Recreational Ground (RG) Area (on Ground)	1,823.99
6	Additional green cover area on podium	1,517.21
7	**Built - up Area as per FSI (Including Fungible Area)**	**34,128.51**
8	**Built - up Area as per Non-FSI**	**31,214.81**
9	**Total Construction Built-up Area (FSI + Non FSI)**	**65,343.32**

D. Parking Statement:

Table 3: Parking Statement

Component	Parking Required as per DCR of Municipal Corporation of Greater Mumbai (M.C.G.M.) (Nos.)	Parking Spaces provision (Nos.)
4 Wheeler	451	451
2 Wheeler	Nil	100

E. Occupancy load of the project:

Table 4: Occupancy Load

No.	Component	No. of Flats/shops	Criteria for Occupancy	Occupancy (Nos.)
I	**Rehabilitation Building 1**			
1	Residential	97 Flats	5 persons / flat	485
2	PAP	41 Nos.	5 persons / flat	205
3	R/C	2 Nos.	5 persons / flat	10
4	Shops	3 Nos.	3 persons / shop	9
5	Balwadi	2 Nos.	10 persons / unit	20
6	Welfare center	2 Nos.	5 persons / unit	10
7	Society office	2 Nos.	5 persons / unit	10
	Total for Rehabilitation Building 1			**749**
II	**PTC Building 2**			
1	Residential	41 Flats	5 persons / flat	205
2	Balwadi	1 No.	10 persons / unit	10

3	Welfare center	1 No.	5 persons / unit	5
4	Society office	1 No.	5 persons / unit	5
	Total for PTC Building 2			**225**
III	**Sale Building 3**			
1	Residential	246 Flats	5 persons / flat	1230
	Total for Sale Building 3			**1230**
Grand Total (I + II+ III)				**2204**

Reference: National Building Code (NBC) -2005 – Part 4, Page 27, Occupant Load

F. Water requirement for the project:

1. During Construction Phase:

- From Tanker water of potable quality: 12 KLD (For workers)
- From Water Tankers: 10 – 20 KLD (Depending on construction activity)

2. During Operational Phase:

Table 5: **Water requirement (Domestic and flushing requirement)**

No.	Component	Occupancy	Domestic & flushing Requirement (KLD)		
			Domestic	Flushing	Total
I	Rehabilitation Building 1	749	64	33	97
II	PTC Building 2	225	19	10	29
III	Sale Building 3	1230	111	55	166
	Total	**2204**	**194**	**98**	**292**

Reference: Criteria for Water Requirement: National Building Code (NBC) -2005 – Part 9, Page 19, Water Requirement

Considerations for water requirement:

- For Residential/PAP/R/C: 90 LPCD for Domestic and 45 LPCD for Flushing
- For Shops/Balwadi/Welfare Centre/Society Office: 20 LPCD for Domestic and 25 LPCD for Flushing

The amount of water demand is calculated based on the occupancy of the building and the per capita consumption as given in MOEF Manual on norms and standards for EC of large construction projects i.e. Total quantity of water used (LPCD) = Occupancy x Quantity (LPCD)
Then Total quantity of water used for Domestic and Flushing in KLD is calculated.

- **Total water requirement for the project and source:**

Table 6: Total water requirement for the project and source :

No.	Description	Quantity of water required in KLD			Source of water supply
I	**Construction phase**				
1	For Workers	12			From Tanker water of potable quality
2	For Construction	10 - 20 (Depending upon the construction activity)			Water Tankers
II	**Operation phase**				
		Rehabilitation Building 1 & Sale Building 3	**PTC Building 2**	**Total**	
1	Domestic	175	19	194	M.C.G.M./ Rain Water Harvesting (RWH) during monsoon season
2	Flushing	88	10	98	Treated sewage from STP

3	Gardening	7*	Treated sewage from STP
4	Swimming pool make up	3	Tanker water of potable quality

*Water requirement for gardening purpose is considered as 3 liters per square meter of gardening area on ground and 1 liters per square meter of gardening area on podium
Total quantity of water used (LPCD) = Gardening Area (Sq.mt.) x Quantity (Lit /Sq.mt.)
Then Total quantity of water for gardening in KLD is calculated.

G. Sewage Generation

Table 7: Sewage Generation

No	Description	Quantity of Sewage generated (KLD)	Treatment/ Disposal
1.	Construction Phase	11	Disposal to existing municipal sewer line
2.	Operation Phase	253	Treatment in STPS and reuse of treated sewage (available for recycling – 105 KLD) for flushing – 98 KLD and gardening – 7 KLD. Excess treated sewage will be disposed to existing sewer line. The dried sludge will be used as manure.

Reference: Manual on norms and standards for EC of large construction projects MoEF

H. Solid Wastes Generation from the project:

1) During Construction Phase:

Table 8: Solid Wastes During Construction Phase

No. of workers	Solid Waste Generation (Kg /day)		
	Biodegradable	Non-Biodegradable	Total
150	3	12	15

Considerations for solid waste generation: For workers: 20 % wet garbage and 80 % dry garbage out of total 0.1 Kg/person /day
Disposal of solid waste generation due to workers dwelling to authorized recyclers.

2) During Operation Phase:

Table 9: Solid Wastes During Operation Phase

No.	Component	Occupancy	Solid Waste Generation (Kg/day)		
			Non-Biodegradable	Biodegradable	Total
I	Rehabilitation Building 1	749	99	222	321
II	PTC Building 2	225	30	65	95
III	Sale Building 3	1230	166	387	553
	Total	**2204**	**295**	**674**	**969**

Considerations for solid waste generation as per M.C.G.M. norms:

- For Residential/PAP/R/C: 70 % biodegradable garbage and 30 % non-biodegradable garbage out of total 0.450 Kg/person /day as per MCGM norms
- For Shops/Balwadi/Society Office/Welfare Centre: 20% biodegradable garbage and 80% non-biodegradable garbage out of total 0.100 Kg/person /day as per MCGM norms

The total quantities of solid waste that will be generated in the project will be 969 kg/day. Out of which 295 kg/day will be non-biodegradable and 674 kg/day will be biodegradable.

- Segregation of non-biodegradable and biodegradable garbage on site.
- Bio degradable garbage: Treatment in OWC (Organic Waste Convertor)
- Non- biodegradable garbage: Segregation into recyclable and non-recyclable waste
  - Recyclable waste: To recyclers
  - Non-recyclable waste: To M.C.G.M.
- STP Sludge (Dry sludge): Use as manure

I. Power requirement:
During Construction Phase -
From Reliance Power Ltd. : 100 KW
D.G. Sets: As per requirement

During Operational Phase –
Source: Reliance Power Ltd.

Connected load	2789 KW
Maximum demand	1344 KW
D.G sets (for emergency back up during power failure)	D.G. Set of 380kVA 2 D.G. Sets of capacity 200 kVA each

1.3	**What are the likely impacts of the proposed activity on the existing facilities adjacent to the proposed site? (Such as open spaces, community facilities, details of the existing land use, disturbance to the local ecology).**
	There shall be some impacts on water, air environment, power requirement but it shall be mitigated by providing proper pollution control facilities. STP shall be provided for treatment of recycling of sewage there by reducing fresh water demand. Also for water conservation, rain water harvesting shall be done. Power consumption shall be reduced by using energy saving practices. Impact on air quality shall be reduced by plantation of trees on green cover area. This project will generate employment during construction and operation phase and there by shall have positive impact on socio economy.
1.4	**Will there be any significant land disturbance resulting in erosion, subsidence & instability? (Details of soil type, slope analysis, vulnerability to subsidence, seismicity etc. may be given).**
	As per the Seismic Zoning Map of India, region falls under Zone- III. Stability Certificate, as per prevalent IS Code will be obtained for these buildings from registered Consulting Structural Engineer considering the seismic forces and wind forces etc.
1.5	**Will the proposal involve alteration of natural drainage systems? (Give details on a contour map showing the natural drainage near the proposed project site)**
	No
1.6	**What are the quantities of earthwork involved in the construction activity-cutting, filling, reclamation etc. (Give details of the quantities of earthwork involved, transport of fill materials from outside the site etc)**
	Demolition debris, excavation material & construction waste material partly reused and remaining disposed to the authorized land fill site. In future Demolition debris, excavation material & construction waste material shall be partly recycled and remaining shall be disposed to the authorized land fill site.
1.7	**Give details regarding water supply, waste handling etc during the construction period.**
	Water Requirement during Construction Phase: From Water tankers (For Construction): 10 – 20 KLD. (Depending upon the construction activity) From Tanker water of potable quality (For Workers): 12 KLD Disposal of sewage (11 KLD) to existing sewer line.
1.8	**Will the low lying areas & wetlands get altered? (Provide details of how low lying and wetlands are getting modified from the proposed activity)**

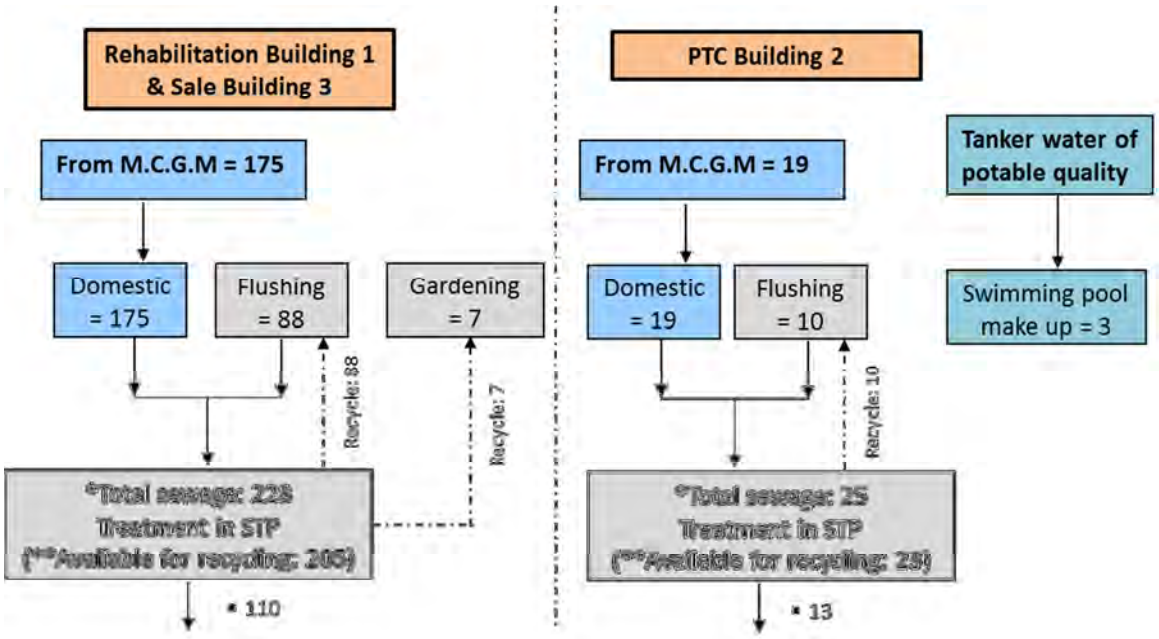
	No.
1.9	**Whether construction debris & waste during construction cause health hazard? (Give quantities of various types of wastes generated during construction including the construction labour and the means of disposal)**
	Solid Waste Generation during Construction Phase: Demolition debris, excavation material & construction waste material shall be partly reused and remaining disposed to the authorized land fill site with permission of M.C.G.M. **From Construction labour:** Biodegradable garbage = 3 kg/day Non-biodegradable garbage = 12 kg/day Total = 15 kg/day Proper segregation of the wastes done and disposal to the authorized recyclers ensured.
2	**WATER ENVIRONMENT**
2.1	**Give the total quantity of water requirement for the proposed project with the breakup of requirements for various uses. How will the water requirement be met? State the sources & quantities and furnish a water balance statement.** **Water Requirement & Source:** **<u>During Construction Phase –</u>** • For Workers : From Tanker water of potable quality: 12 KLD • For Construction : From Water tankers : 10 – 20 KLD **<u>During Operational Phase</u>**

Table 11: Total Water Requirement

Use	Quantity in KLD			Source
	Rehabilitation Building 1 & Sale Building 3	PTC Building 2	Total	
Domestic	175	19	194	M.C.G.M./ Rain Water Harvesting (RWH) during monsoon season
Flushing	88	10	98	Treated sewage from STP
Gardening	7*			Treated sewage from STP
Swimming pool make up	3			Tanker water of potable quality

WATER BALANCE PER DAY BASIS: NON MONSOON

All Quantities are in KLD



Please Note:

*Considered 80 % sewage of total of domestic and 100 % of flushing requirement hence total sewage generation is 253 KLD

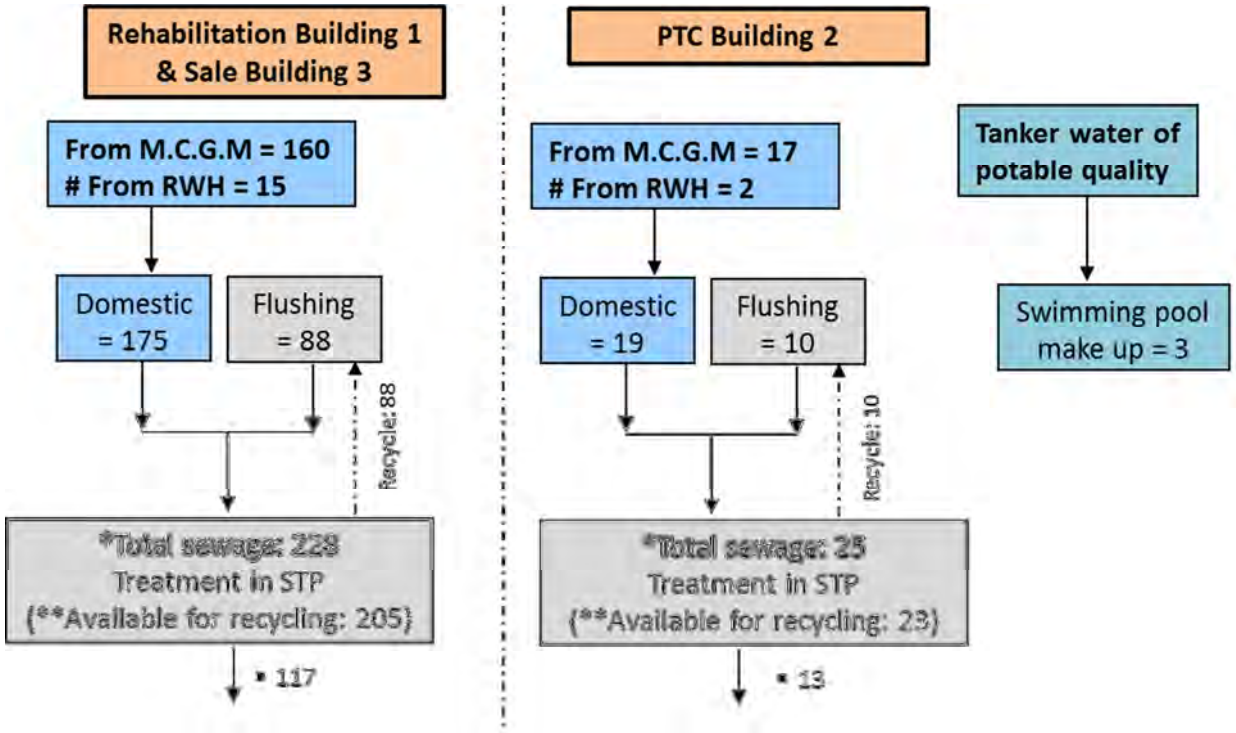
**Considered 10 % less availability of sewage for recycling considering losses of sewage in evaporation and sludge formation hence sewage available for recycling is 228 KLD

- Excess treated sewage: 123 KLD to sewer line

Total water requirement = **302 KLD**
Recycling of Sewage **(105 KLD)** shall be done for **gardening (7 KLD)** and **flushing (98 KLD)**
Hence **Net water requirement = 302 – 105 = 197 KLD** [For Domestic purpose: **194 KLD** (Source: M.C.G.M.) and For Swimming pool make up: **3 KLD** (Source: Tanker water of potable quality)]
Reduction in water Demand = 35%

WATER BALANCE PER DAY BASIS: MONSOON SEASON

All Quantities are in KLD



Please Note:

*Considered 80 % sewage of total of domestic and 100 % of flushing requirement hence total sewage generation is 253 KLD

**Considered 10 % less availability of sewage for recycling considering losses of sewage in evaporation and sludge formation hence sewage available for recycling is 228 KLD

- Excess treated sewage: 130 KLD to existing sewer line

 # Daily rain water availability is calculated as per Av. 20 mm rainfall/day considering only 50 rainy days (half of season)

Total water requirement = **295 KLD**
Recycling of Sewage **(98 KLD)** shall be done for **flushing**
From **RWH tanks = 17 KLD** (For domestic purpose only)
Hence **Net water requirement = 295 – 98 – 17 = 180 KLD** [For Domestic purpose: **177 KLD** (Source: M.C.G.M.) and For Swimming pool make up: **3 KLD** (Source: Tanker water of potable quality)]
Reduction in water Demand = 39%

2.2	**What is the capacity (dependable flow or yield) of the proposed source of Water?**
	Domestic Water Supply from Municipal Corporation of Greater Mumbai (M.C.G.M.)
2.3	**What is the quality of water required, in case, the supply is not from a municipal source? (Provide physical, chemical, biological characteristics with class of water quality)**
	Drinking water shall be supplied by M.C.G.M.
2.4	**How much of the water requirement can be met from the recycling of treated wastewater? (Give the details of quantities, sources and usage)**
	All Secondary requirements like flushing (98 KLD) and gardening (7 KLD) would be fulfilled by treated sewage from STPs. Excess treated sewage shall be disposed to existing sewer line.
2.5	**Will there be diversion of water from other users? (Please assess the impacts of the project on other existing uses and quantities of consumption)**
	Drinking water shall be supplied by M.C.G.M.
2.6	**What is the incremental pollution load from wastewater generated from the proposed activity? (Give details of the quantities and composition of wastewater generated from the proposed activity)**
	Sewage generation will be 253 KLD. Treated sewage will be reused for flushing (98 KLD) and gardening (7 KLD). Excess treated sewage shall be disposed to sewer line. **UNTREATED AND TREATED SEWAGE QUALITY:**

Table 12: Untreated & Treated Sewage Quality

NO.	DETAILS	VALUES		UNITS
		UNTREATED	TREATED	
1.	pH	7.0 – 8.0	6.5 – 7.5	
2.	Total Suspended solids	250	<10	mg/lit
3.	Chemical Oxygen Demand	400	<30	mg/lit
4.	BOD, 3 day, 27 °C	250	<10	mg/lit
5.	Oil & Grease	50	<5	mg/lit

2.7	**Give details of the water requirements met from water harvesting? Furnish details of the facilities created.**
	Provision of 3 RWH tanks of total capacity 92 KL
2.8	**What would be the impact of the land use changes occurring due to the proposed project on the runoff characteristics (quantitative as well as qualitative) of the area in the post construction phase on a long term basis? Would it aggravate the problems of flooding or water logging in any way?**

Total Runoff from the project site: **Prior to Development = 0.19 m^3/sec**

Total Runoff from the project site: **After Development = 0.23 m^3/sec**

(Considering different coefficients for paved area, unpaved area and terrace)

Hence Incremental Run off = 0.23 – 0.19 = 0.04 m^3/sec

Internal storm water drains will be constructed strictly in accordance to the governing authority regulations. Internal SWD is designed considering peak runoff after development.

Precaution to avoid water logging on site:

- Storm water drain shall be cleaned at regular interval.
- Minimizing the incremental runoff from the site with the help of rain water harvesting tanks
- Proper management of channelization of storm water from site by using proper internal SWD system and discharge points of adequate capacity
- Use of screens and silt traps to SWD
- Proper maintenance of storm water drainage to avoid choking of drains and flooding on

	site • Ensure discharge of storm water from the site is clear of sediment and pollution
2.9	**What are the impacts of the proposal on the ground water? (Will there be tapping of ground water; give the details of ground water table, recharging capacity, and approvals obtained from competent authority, if any)**
	The ground water table at the project site is at a depth of 1.20 mt. to 3.0 mt. below ground surface hence ground water recharging is not proposed.
2.10	**What precautions/measures are taken to prevent the run-off from construction activities polluting land & aquifers? (Give details of quantities and the measures taken to avoid the adverse impacts).**
	The runoff from the site during construction phase would be prevented as under: i. Use of polymeric spray for dust suppression instead of water wherever possible ii. Curing water shall be sprayed on concrete structures, free flow of water shall not be allowed for curing iii. Use of wet jute cloth/gunny bags instead of water spray for curing activity.
2.11	**How is the storm water from within the site managed?(State the provisions made to avoid flooding of the area, details of the drainage facilities provided along with a site layout indication contour levels)**.
	Internal storm water drains will be constructed strictly in accordance to the governing authority regulations. Internal SWD is designed considering peak runoff after development. **Peak runoff after development = 0.23 m^3/sec**
2.12	**Will the deployment of construction labourers particularly in the peak period lead to unsanitary conditions around the project site (Justify with proper explanation)**
	• Disposal of sewage to sewer line • Disposal of segregated waste to M.C.G.M. • First aid and medical facilities • Proper housekeeping • Regular pest control • Site sanitation
2.13	**What on-site facilities are provided for the collection, treatment & safe disposal of sewage? (Give details of the quantities of wastewater generation, treatment capacities with technology & facilities for recycling and disposal).**
	Design Basis of Treatment plant –MBBR (MOVING BED BIO REACTOR)

Table 13: Untreated & Treated Sewage Quality

NO.	DETAILS	VALUES		UNITS
		UNTREATED	TREATED	
1.	pH	7.0 – 8.0	6.5 – 7.5	
2.	Total Suspended solids	250	<10	mg/lit
3.	Chemical Oxygen Demand	400	<30	mg/lit
4.	BOD, 3 day, 27 °C	250	<10	mg/lit
5.	Oil & Grease	50	<5	mg/lit

Design Basis of Treatment plant – MBBR (Moving Bed Bio Reactor)

- **Preliminary Treatment:**

The treatment will include the following unit / equipment;

- Screen Chamber
- Oil & Grease Trap
- Raw Sewage Collection Tank
- Raw Sewage Transfer pumps

	All the sewage generated will gravitate through Bar Screen. The Bar screen will take care of any floatable matter, which will be manually scraped out and collected in drums. Bar screen will comprise of SS plate type screen for removing floatable matter. From the bar screen it will then pass on to the Oil & Grease Trap for removal of free floating oil. The oil will be scrapped and collected in drums to be disposed as per statutory norms. The sewage will be collected in raw collection tank. Uniform mixing is achieved by providing aeration grid (air sparing) in the collection tank. After completion of mixing, the sewage will be pumped at a uniform rate by sewage transfer pumps to Biological Treatment. **Biological Treatment (Secondary Treatment):** **This will include the following**; • MBBR Bioreactor • Secondary Clarifier • Sludge Dewatering System-(Filter press) The process will be of activated sludge extended aeration biological process of Moving Bed Bio Reactor (MBBR) type. The MBBR process will be an aerobic system having two biological growth process- attached growth and suspended growth. The pretreated sewage from raw sewage collection tank will be pumped into MBBR where support media will provide more surface area for Biological growth. Oxygen will be added for biological growth through tubular diffusers. The effluent will be uniformly pumped to MBBR Reactor to biologically degrade the organic matter. The oxygen required for the bacterial growth will be supplied through Diffuser systems. The system envisages better oxygen transfer because of fine bubbles and increased contact with the sewage. The overflow from MBBR Reactor will gravitate to the Secondary clarifier. The arrested sludge will be pumped back to the Aeration tank to maintain the bacterial concentration in the tank and excess sludge will be sent to the Sludge collection pit and shall be dewatered using a Filter press. The filtrate will be taken to the Raw Sewage Collection Tank. The dried sludge will be used as manure for gardening. **Tertiary Treatment:** **The treatment will include the following unit / equipment;** • Filter feed tank • Pressure Sand Filter (PSF) • Activated Carbon Filter (ACF) • UV system The clear supernatant from the Secondary clarifier will be collected in a Filter feed tank this tank will be provided with level switch for unmanned operations. The treated sewage will be pumped to PSF followed by ACF. After ACF treated sewage will be passed through UV filtration for disinfection. After UV filtration treated sewage will be collected in Treated Water Tank. Treated sewage from Treated Water Tank will be used for secondary requirement.

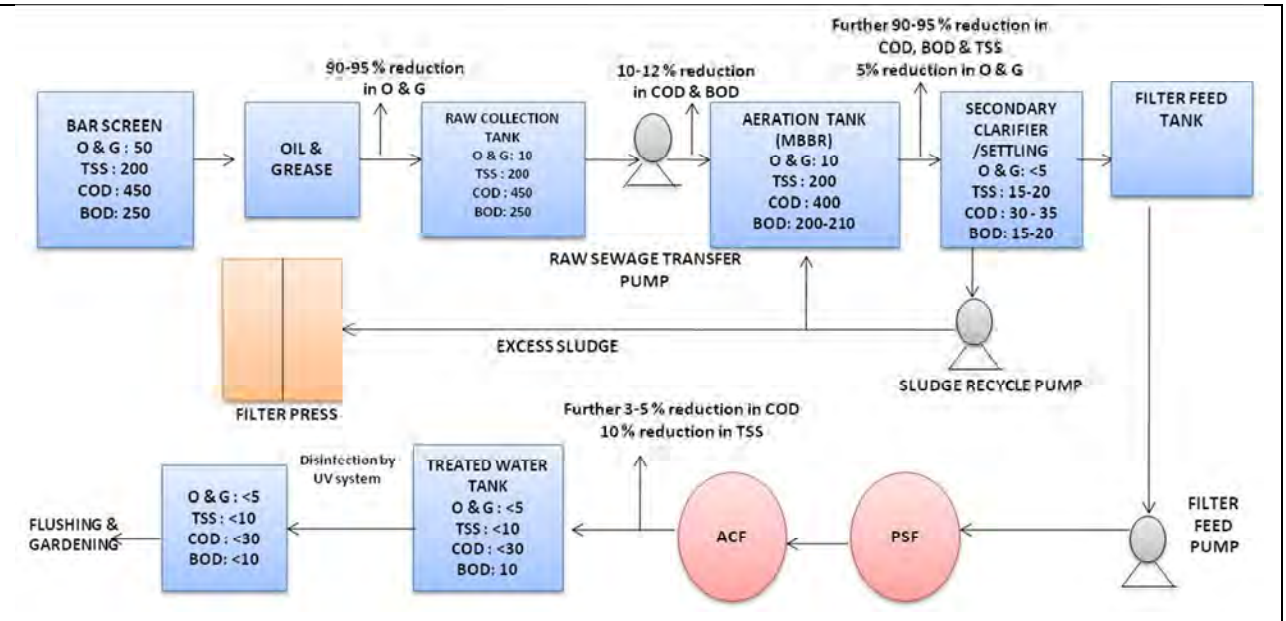


Figure: STP Process Diagram (MBBR process)

2.14	**Give details of dual plumbing system if treated waste used is used for flushing of toilets or any other use.**
	Recycling of treated sewage for flushing and gardening. Color coding for dual plumbing system shall be done as per standard practices.
3	**VEGETATION**
3.1	**Is there any threat of the project to the biodiversity? (Give a description of the local ecosystem with its unique features, if any)**
	No
3.2	**Will the construction involve extensive clearing or modification of vegetation? (Provide a detailed account of the trees & vegetation affected by the project).**
	Tree plantation shall be done as per M.C.G.M. norms.
3.3	**What are the measures proposed to be taken to minimize the likely impacts on important site features (Give details of proposal for tree plantation, landscaping, creation of water bodies etc along with a layout plan to an appropriate scale)**
	Tree plantation shall be done as per M.C.G.M. norms.
4	**FAUNA**
4.1	**Is there likely to be any displacement of fauna- both terrestrial and aquatic or creation of barriers for their movement? Provide the details.**
	No
4.2	**Any direct or indirect impacts on the avifauna of the area? Provide details.**
	No
4.3	**Prescribe measures such as corridors, fish ladders etc to mitigate adverse impacts on fauna.**
	Not applicable.
5	**AIR ENVIRONMENT**
5.1	**Will the project increase atmospheric concentration of gases & result in heat islands? (Give details of background air quality levels with predicted values based on dispersion models taking into account the increased traffic generation as a result of the proposed constructions)**
	Baseline data for ambient air parameters namely PM10, PM2.5, Oxides of Sulphur, Oxides of Nitrogen

	and CO at project site are within permissible limits. Detailed report for background air quality with predicted values based on Air Quality Modeling is attached as Enclosure
5.2	**What are the impacts on generation of dust, smoke, odorous fumes or other hazardous gases? Give details in relation to all the meteorological parameters.**

During construction phase, Dust, Particulate Matter is the main pollutant, which may be generated during construction activities. Other emission sources are intermittent and include emissions of SO_2 NOx and CO from materials transport of heavy vehicles on site etc. Proper upkeep and maintenance of vehicles, sprinkling of water on roads and construction site are some of the measures that would reduce the impact during construction phase.

Sources of Air pollution During Operational phase :

- The gaseous emissions from vehicles
- Emissions from DG sets while in operation only during power failure

Mitigation Measures:

- The traffic congestion will be avoided by proper parking arrangement and maintaining smooth traffic flow
- Regular PUC checkup for vehicles
- CPCB approved DG sets only will be used.
- Proper maintenance of DG sets shall be done and Low sulphur fuel shall be used.
- Plantation of trees which will act as noise and dust buffer

AVERAGE/ MAXIMUM AND MINIMUM METEOROLOGICAL DATA
Period: Year 2015
Table 15: Average/ Maximum and Minimum Meteorological Data

Study period	Temp (^{0}C)		Predominant wind direction	Wind speed (km/h)		Relative Humidity (%)	
	Max	Min.		Max.	Min.	Max.	Min.
January	34.0	15.2	N	18	0	26	23
February	37.8	17.0	NW	14	0	94	17
March	38.4	15.8	NNW	22	0	63	19
April	34.6	20.8	W	22	0	81	34
May	35.4	25.6	W	22	0	92	46
June	36.0	24.4	SW	32	0	98	47
July	32.8	25.2	SW	24	0	95	63
August	32.0	20.8	W	18	0	95	62
September	37.0	22.6	W	22	0	95	41
October	36.4	21.2	W	14	0	93	34
November	36.4	20.6	N	18	0	91	25
December	35.4	14.0	N	18	0	77	18

Source: Meteorological data for the year 2015 has been collected from Indian Meteorological Department (IMD), Santacruz, Mumbai

The proposed project will not have any direct impact on air environment after completion.

5.3	**Will the proposal create shortage of parking space for vehicles? Furnish details of the present level of transport infrastructure and measures proposed for improvement including the traffic management at the entry & exit to the project site.**

	The project proponents have proposed to provide well organized arrangement. Detailed traffic report stating present level of transport infrastructure and measures proposed for improvement including the traffic management at the entry & exit to the project site is attached as Enclosure
5.4	**Provide details of the movement patterns with internal roads, bicycle tracks, pedestrian pathways, footpaths etc., with areas under each category.**
	• Provision of adequate well organized parking arrangement. • Separate entry and exit point • Proper internal road designed for avoiding traffic
5.5	**Will there be significant increase in traffic noise & vibrations? Give details of the sources and the measures proposed for mitigation of the above.**
	The source of noise is mainly vehicular noise. The project proponents have proposed to provide well organized parking arrangement and maintaining smooth traffic flow which would help in reducing traffic congestion and noise levels. Trees would act as noise barrier and will reduce the noise level.
5.6	**What will be the impact of DG sets & other equipment on noise levels & vibration in & ambient air quality around the project site? Provide details.**
	D.G. Set will be operated only in case of power failures during operational phase. The Pollutants like RSPM, SO_2 that may arise from emissions from D.G. Sets will be discharged through vent of proper height. D.G. sets are with inbuilt acoustic enclosures to reduce the noise of D.G. sets while in operation. Plantation of trees would act as noise barrier and will reduce the noise level.
6	**AESTHETICS**
6.1	**Will the proposed constructions in any way result in the obstruction of a view, scenic amenity or landscapes? Are these considerations taken into account by the proponents?**
	No.
6.2	**Will there be any adverse impacts from new constructions on the existing structures? What are the considerations taken into account?**
	All precautions will be taken to mitigate the impact due to water, air and noise pollution during construction and operation phase. Environmental Management plan is prepared and shall be implemented along with Environmental Monitoring Programme.
6.3	**Whether there are any local considerations of urban form & urban design influencing the design criteria? They may be explicitly spelt out.**
	No
6.4	**Are there any anthropological or archaeological sites or artifacts nearby? State if any other significant features in the vicinity of the proposed site have been considered.**
	Not applicable
7	**SOCIO-ECONOMIC ASPECTS:**
7.1	**Will the proposal result in any changes to the demographic structure of local population? Provide the details.**
	Since this is a SRA Scheme there will be influx of ~ 1230 persons for additional sale tenements
7.2	**Give details of the existing social infrastructure around the proposed project.**
	It is a well-developed City of India, having all modern amenities. Civil structures, School, Colleges, Hospitals, Recreation facilities, Markets, etc. are available in the area to a reasonable degree.
7.3	**Will the project cause adverse effects on local communities, disturbance to sacred sites or other cultural values? What are the safeguards proposed?**
	No
8	**BUILDING MATERIALS**
8.1	**May involve the use of building materials with high-embodied energy. Are the construction**

	materials produced with energy efficient processes? (Give details of energy conservation measures in the selection of building materials and their energy efficiency)
	Cement containing fly ash shall be used. Construction materials from nearest source shall be chose to minimize energy consumption for transportation.
8.2	**Transport and handling of materials during construction may result in pollution, noise & public nuisance. What measures are taken to minimize the impacts?**
	The material required for construction activities shall be procured from company's authorized / approved vendors only. The vendor's performance is monitored periodically. In case of urgency or non-availability of materials from authorized/approved vendors, it will be procured from the open market to maintain the pace of the work. The mode of transport for above materials will be by trucks and / or by trailers. • The construction material will be carried in properly covered vehicles. • All the contractors / Vendors will be instructed to use vehicles having PUC certificates • Security staff presents at site will supervise loading and unloading of material at site • Construction material will be stored at identified site/ temporary godowns at site
8.3	**Are recycled materials used in roads and structures? State the extent of savings achieved?**
	Cement containing fly ash shall be used. Construction materials from nearest source shall be chosen to minimize energy consumption for transportation
8.4	**Give details of the methods of collection, segregation & disposal of the garbage generated during the operation phases of the project.**

	• Segregation of non-biodegradable and biodegradable garbage on site.
	• Bio degradable garbage: Treatment in OWC (Organic Waste Convertor)
	• Non- biodegradable garbage: Segregation into recyclable and non-recyclable waste
	  ➢ Recyclable waste: To recyclers
	  ➢ Non-recyclable waste: To M.C.G.M.
	• STP Sludge (Dry sludge): Use as manure

9	**ENERGY CONSERVATION**
9.1	**Give details of the power requirements, source of supply, backup source etc. What is the energy consumption assumed per square foot of built-up area? How have you tried to minimize energy consumption?**
	Power Requirement **During Construction Phase -** From Reliance Power Ltd. : 100 KW D.G. Sets: As per requirement **During Operational Phase** – Source: Reliance Power Ltd.

Connected load	2789 KW
Maximum demand	1344 KW
D.G sets **(for emergency back up during power failure)**	D.G. Set of capacity 380 kVA 2 D.G. Sets of capacity 200 kVA each

Following Energy conservation measures are proposed for Energy Saving: • Provision of Solar Panels for apartment lighting (Partly) • Provision of electronic ballast • High efficiency pumps & motors • Use Low wattage LED fixtures in common area
9.2 **What type of, and capacity of, power back-up to you plan to provide?**

	Provision of D.G. Set of capacity 380kVA and 2 D.G. Sets of capacity 200 kVA each for emergency back up during power failure.
9.3	**What are the characteristics of the glass you plan to use? Provide specifications of its characteristics related to both short wave and long wave radiation?**
	Glass shall be used only for windows
9.4	**What passive solar architectural features are being used in the building? Illustrate the applications made in the proposed project.**
	The roof shall be insulated so that there will not be direct heat gain due to sunlight
9.5	**Does the layout of streets & buildings maximize the potential for solar energy devices? Have you considered the use of street lighting, emergency lighting and solar hot water systems for use in the building complex? Substantiate with details.**
	Provision of Solar Panels for apartment lighting (Partly)
9.6	**Is shading effectively used to reduce cooling/heating loads? What principles have been used to maximize the shading of Walls on the East and the West and the Roof? How much energy saving has been effected?**
	It is proposed to insulate the roofs of these buildings to minimize the heat gain and in turn saving the electricity.
9.7	**Do the structures use energy-efficient space conditioning, lighting and mechanical systems? Provide technical details. Provide details of the transformers and motor efficiencies, lighting intensity and air-conditioning load assumptions? Are you using CFC and HCFC free chillers? Provide specifications.**
	This is not a centrally air conditioned building, hence not applicable.
9.8	**What are the likely effects of the building activity in altering the micro-climates? Provide a self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects?**
	The proposed project is of residential type and will not have space conditioners or glass wall. Alteration of microclimate is not notable in this case. Systematic design of buildings in order to assure light ventilation, open spaces , green areas , tree plantation as per requirement are considered which will help to reduce the effect of creation of heat island.
9.9	**What are the thermal characteristics of the building envelope? (a) roof; (b) external walls; and (c) fenestration? Give details of the material used and the U-values or the R values of the individual components.**
	It is proposed to insulate the roofs of these buildings to minimize the heat gain and in turn save the electricity.
9.10	**What precautions & safety measures are proposed against fire hazards? Furnish details of emergency plans.**
	Fire fighting measures: • Fire fighting system has been designed as per No Objection Certificate from Chief Fire Officer (CFO) M.C.G.M. • Provision of UG Tanks • Fire Hydrant system & wet risers • One Twin headed landing valves with hose reel boxes • Automatic Sprinkler system • Fire alarm system • External Hydrant System • Separate power system for fire fighting • Fire detection system

	• Fire resistant doors at flat entry and staircases • Portable fire extinguishers • Emergency & escape lighting, emergency exit signage Disaster Management plan enclosed.
9.11	**If you are using glass as wall material provides details and specifications including emissivity and thermal characteristics.**
	Glass shall be used only for windows.
9.12	**What is the rate of air infiltration into the building? Provide details of how you are mitigating the effects of infiltration.**
	This is not a centrally air conditioned building hence it has not been studied.
9.13	**To what extent the non-conventional energy technologies are utilized in the overall energy consumption? Provide details of the renewable energy technologies used.**
	Provision of Solar Panels for apartment lighting (Partly)
10	**Environment Management Plan**

ENVIRONMENTAL MANAGEMENT PLAN

No.	Environmental Issues/Impacts	Mitigation measures	Responsibility	Legal & Other requirements
		LOCATION SPECIFIC		
1.	Slum Rehabilitation Project. Hence Impact on : • Socio-economy • Air and Land environment due to Demolition activities	• Provision of transit accommodation to 102 nos. of tenants, which shall be rehabilitated in Rehab building 1 after completion • Proper & effective implementation to debris and waste management plan	Project Proponents	---
		DESIGN SPECIFIC		
1.	Building Height	• Height of the building is in accordance with the local planning permissions, Civil Aviation • Guidelines for development of High-rise building shall be followed	Architects	Guidelines /NOC from M.C.G.M./ Civil Aviation NOC
2.	Shadow Analysis	• The shadow casted by the proposed high-rise building will not have any detrimental impact on any of the neighboring properties	Architect/ Project Proponent	High-rise Clearance from M.C.G.M.
3.	Wind movement	• There is a considerable distance between surrounding buildings and the project building which does not result in serious wind blockages. • It is therefore concluded that the project building will not cause any significant impact on the near-by buildings in terms of	Architect/ Project Proponent	High-rise Clearance from M.C.G.M.

		abrupt changes in wind speed or direction.		
	CONSTRUCTION PHASE			
1.	Increase in water demand (12 KLD) due to water usage for construction, dust suppression and for workers	• Use of polymeric spray for dust suppression instead of water wherever possible • Curing water shall be sprayed on concrete structures, free flow of water shall not be allowed for curing • Use of wet jute cloth/gunny bags instead of water spray for curing activity.	Contractor & Project Manager	--
2.	Sewage generation (11 KLD) and disposal	• Disposal of sewage generated to sewer line • Daily watch on sanitation facilities, drains & good housekeeping	Contractor & Project Manager	Water (P & CP) Act 1974
3.	Municipal solid waste generation (15 kg/day) by workers	• Segregation of Biodegradable (3 kg/day) and non-biodegradable garbage (12 kg/day) • Disposal of segregated waste to MCGM	Contractor & Project Manager	--
4.	Construction activity may lead to • Water logging on site • Unsanitary conditions and mosquito breeding on site • Sedimentation of outside drains	• Computation of the runoff from the catchment areas outside the plot and runoff within the plot. • Proper management of channelization of storm water • Designing storm water drainage with adequate capacity to cater the total runoff from site to avoid flooding on site • Use of screens and silt traps in advance of earthworks • Proper maintenance of storm water drainage to avoid choking of drains and flooding on site • Prompt completion of works relating to drainage and sediment control • Ensure discharge of storm water from the site or inflow to the site due to contributing catchment is clear of sediment and pollution	Contractor & Project Manager	Storm water drainage remarks from M.C.G.M.
5	**Demolition/Construction activity**			
a.	Dust generation	• Use of polymeric spray wherever possible /water for dust suppression • On site sensors shall be installed to monitor PM10 and PM 2.5 • Provision of Barricades of adequate height along the periphery of the site	Contractor/ Proponents	--

			• Use of covering sheets while transporting the material		
	b.	Noise & Vibration	• Regular noise monitoring to be scheduled to maintain the noise level within the levels prescribed by CPCB during day and night time • Provision of ear plugs to workers • Use of high efficiency mufflers • No noise polluting work in night shifts • Provision of barricades along the periphery of the site		
	c.	Disruption of soil & runoff	• Sedimentary controls to be implemented		
	d.	Oil leaks	• Regular maintenance of machineries to prevent and repair leaks • Contaminated soil (if any) disposed to authorized CHWTSDF		
	e	Generation of construction waste - Debris/ Excavation material	• Demolition debris: Shall be reused partly and remaining shall be disposed to authorized landfill site as per permission from M.C.G.M. • Disposal of hazardous waste to CHWTSDF • Construction waste (Empty Cement Bags, Paint container, other Barrels & Scrap metal) will be handed over/sold to Authorized recyclers	Contractor/ Proponents	NOC for Solid Waste Management /Excavation permission from M.C.G.M.
	6	Vehicular movement • Increase in traffic • Air emissions & Noise • Oil leaks	• Proper traffic management for the construction vehicles • Provision of oil and grease traps to the Storm water drains • Contaminated soil found if any to authorized CHWTSDF • Regular maintenance of vehicles with suitable enclosures and intake silencers • Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours	Project Manager	--
	7	Use of DG sets may leads to air and noise pollution	• DG sets with inbuilt acoustic enclosures • Site barricading • Regular maintenance	Project Manager	--
	8	Impact on health of workers Accidents,	• Adequate drinking water, canteen, toilet and bathing facilities • First aid facility	Safety officer	--

	Hazards, injuries to workers	• Regular health checkup of workers • Risk assessment and preparation of disaster management plan • Provision of temporary water tank for firefighting and appropriate fire suppression measures • Safety educational and awareness programme • Proper security arrangements		
OPERATION PHASE				
1.	Increase in water demand (130 KLD)	• Use of treated sewage for flushing (98 KLD) and gardening (7 KLD) • Use of Treated Waste Water for flushing and gardening resulting in reduction of Net water demand by 35% • Use of harvested rain water for domestic purpose (17 KLD) and its reuse thereby reducing the fresh water demand up to 180 KLD in monsoon season i.e. 39%	Project Proponents/ Society/ Facility Management system	Water Act 1974 as amended
2.	Sewage generation (253 KLD)	• Provision of STPs of capacity 230 KL and 30 KL for treatment of sewage up to tertiary level. • Proper operation and maintenance of STP and Daily analysis of general parameters like pH, BOD, COD and TSS & O & G of the STP outlet to ensure good treatment of waste water with the help of sensors • Ventilation around the STP • Proper arrangements for sludge handling and disposal	Project Proponents/ Society/ Facility Management system	--
3.	Increment in Runoff (0.04 m^3/sec) from site	• Minimizing the incremental runoff from the site with the help of rain water harvesting tanks of total capacity 92 KL. • Proper management of channelization of storm water from site by using proper internal SWD system and two discharge points of having adequate capacity • Use of screens and silt traps to SWD • Proper maintenance of storm water drainage to avoid choking of drains and flooding on site • Ensure discharge of storm water from the site is clear of sediment and pollution • Provision of sump pumps • External drain of adequate capacity	Project Proponents/ Society/ Facility Management system	SWD NOC from M.C.G.M.

	4.	Power demand	Provision of energy saving measures: • Provision of Solar Panels for apartment lighting (Partly) • Provision of electronic ballast • High efficiency pumps & motors • Use Low wattage LED fixtures in common area	Project Proponents/ Society/ Facility Management system	ECBC norms
	5.	Use of DG sets may lead to air and noise pollution	• Stack height as per CPCB norms • Good Landscaping • DG sets with inbuilt acoustic enclosures	Project Proponents/ Society/ Facility Management system	CPCB specification
	6.	Vehicular movement • Increase in traffic • Air emissions & Noise • Contamination of soil (if any) leads to Oil leaks	• Provide adequate traffic signs and signages to notify residents • Install safety mirrors to aid visibility in conflict points • Prevent parking near the Entry and Exit Gate • Provide speed humps to regulate speed of vehicles • Provide pedestrian crossings and dedicated footpath to cater to the walking population • Assign traffic wardens to regulate flow of project traffic during peak hours	Project Proponents/ Society/Facility Management system	--
	7.	Odour and unsanitary conditions due to STP and Composting of biodegradable garbage	• Ventilation around STP and OWC area • Proper housekeeping and maintenance	Project Proponents/ Society/ Facility Management system	Air act 1981, as amended
	8.	Municipal waste & other solid waste generation	• Informing and educating occupants for solid waste management • Provision of adequate space for solid waste management • Proper segregation on site to biodegradable and non-biodegradable. • Recyclable waste (97 kg/day): To recyclers • Non-recyclable waste (197 kg/day): To M.C.G.M. • Biodegradable waste (674 kg/day) Treatment in Organic Waste Convertor (OWC) • End product from OWC and sludge	Project Proponents/ Society/ Facility Management system	--

				generated from STP shall be used as manure on site • Quarterly monitoring of manure		
	9	Disasters like Fire, lightning, Earthquake etc.	• Preparation of Disaster Management Plan • Provision of Safety officer, Security and First aid team • Regular review of DMP and mock drill • Effective implementation of DMP		Safety Officer	CFO NOC from M.C.G.M.

List of Enclosure

No.	Enclosures
1.	Environmental Clearance (EC)
2.	Letter of Intent (LOI)
3.	Development agreement between MNP ASSCOAITE & TDPL
4.	DP Remarks
5.	NOC for user change
6.	Geotechnical Investigation Report
7.	Disaster Management Plan
8.	Google Image and Toposheet of 10 km surround the site
9.	Contour Plan
10.	Conceptual Plan
11.	Air quality modeling report
12.	Traffic report
13.	Disclosure of consultant
14.	Fungible FSI regulation no 35(4)
15.	permission from CEO (SRA) (Competent Authority)
16.	HRC NOC
17.	Annexure XIV of the amended EIA Notification

CONCEPTUAL PLAN