

Ref:-NFSPL/NAGPUR/001

23-02-2024

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

**Sub : Submission of six-monthly compliance status reports as per terms & Conditions stipulated in Environmental clearance letter for proposed "Slum Rehabilitation Scheme on plot bearing CTS no. 15(pt), of village: kanjur, Kranti Nagar, Bhandup (w), Mumbai. Maharashtra.**

**Ref. No. : Environmental Clearance no. SIA/MH/MIS/267933/2022; dated: 07/08/2022.**

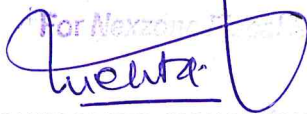
Respected Sir/Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of our construction work and point-wise compliance status to various stipulations laid down in clearance letter no. **SIA/MH/MIS/267933/2022; dated: 07/08/2022** along with the necessary annexure.

This compliance report is submitted for the period from **April 2023 to September 2023.**

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

Thanking You,  
Yours Sincerely,  
For **NEXZONE FISCAL SERVICES PRIVATE LIMITED**

*For Nexzone Fiscal Services Pvt. Ltd.*  


**AUTHORIZED SIGNATORY** *Signature*

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

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

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**PART A:**

**Current Status of Work**

Current status of construction work		:	Total Construction work done till September 2023 is:-  ❖ Rehab – RCC complete, Finishing – 100% & OC received ❖ Sale – RCC Footing – 60%, Finishing – 0%
a.	Date of commencement (Actual and/or planned)	:	20/05/2017  a) Received first Letter of Intent (LOI) on 09.09.2016. Maximum plot potential including Permissible FSI, fungible area and Non FSI area as per this LOI was exceeding 20,000 sq.mt. b) However approved total construction built – up area as per IOA dt. 20.09.2016 for Rehabilitation building was 3280.52 sq. mt and accordingly CC was granted dt. 20.03.2017. c) Accordingly construction started on site for Rehabilitation building only. d) Later on received revised LOI dt. 24.01.2020 and accordingly obtained revised IOA and CC dt.27.02.2020 for Rehab Bldg. e) Construction completed on site is in accordance with Approvals received from SRA time to time.
4b.	Date of completion (Actual and/or planned)	:	31/12/2025



**PART B:**

**Compliance status of conditions stipulated in Environment clearance for proposed ‘Slum Rehabilitation Scheme on plot bearing C.T.S No.15(pt) of Village Kanjur, Kranti Nagar, Bhandup (W) , Mumbai – 400 078. Maharashtra.’ vide letter no. No: SIA/MH/MIS/267933/2022, dated: 07/08/2022.**

**Specific Conditions:**

Sl. No.	Stipulated clearance Condition	Compliance Status
<b>SEAC Condition :</b>		
1.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	<ul style="list-style-type: none"> <li>❖ Slum rehabilitation Authority has issue IOA for rehab building vide letter no. SRA/ENG/3311/S/PL/AP, Date: 20/09/2016, 20/01/2018 &amp; 27/02/2020.</li> <li>❖ Slum rehabilitation Authority has issue IOA for Sale building vide letter no. SRA/ENG/S/PVT/0118/20140630/AP/S, Date: 27/02/2020, 13/11/2020, 10/12/2020 &amp; 30/12/2021.</li> <li>❖ <b>Please refer Annexure – 1 for Amended IOA letter.</b></li> <li>❖ SRA has issue LOI vide letter no. SRA/ENG/2782/S/PL/LOI, Date: 09/09/2016 &amp; 24/01/2020.</li> <li>❖ <b>Please refer Annexure – 2 for Amended LOI letter.</b></li> <li>❖ Commencement certificate is issue by SRA vide letter no. SRA/ENG/3311/S/PL/AP, Date: 20/03/2017, 23/01/2018, 14/05/2018, 27/03/2020 &amp; 12/06/2020.</li> <li>❖ <b>Please refer Annexure no – 3 for Commencement certificate.</b></li> </ul>
2.	PP to obtain following NOCs as per revised planning: a)Water Supply for Sale building    b) Sewer Connection    c) SWD remarks    d) Nalla remarks	<p><b><u>Water Supply NOC:</u></b></p> <ul style="list-style-type: none"> <li>❖ Obtained water NOC from MCGM for Sale building vide letter no. HE/246/EEWW (P&amp;R)/N.O.C, Date: 20.07.2022.</li> <li>❖ <b>Please refer Annexure – 4 for Water NOC.</b></li> </ul> <p><b><u>Sewer Connection:</u></b></p> <ul style="list-style-type: none"> <li>❖ Slum Rehabilitation Authority has issue Drainage NOC vide letter no. SRA/ENG/3311/S/PL/AP, dt. 14.03.2017.</li> <li>❖ <b>Please refer Annexure – 5 for Rehab Drainage NOC.</b></li> </ul> <p><b><u>SWD remarks:</u></b></p> <ul style="list-style-type: none"> <li>❖ Municipal Corporation of Greater Mumbai has issue Strom water Drain remark vide</li> </ul>

Sl. No.	Stipulated clearance Condition	Compliance Status
		<p>letter no. DyChE/525/SWD/ES, Date: 18/10/2016.</p> <ul style="list-style-type: none"> <li>❖ <b>Please refer Annexure – 6 for SWD remarks.</b></li> <li>❖ Application for amended remarks as per latest approval shall be submitted in due course.</li> </ul> <p><b><u>Nalla remarks:</u></b></p> <ul style="list-style-type: none"> <li>❖ MCGM has granted Nalla remark for project vide letter no. Dy.ChE.SWD/1201/Planning cell, Date: 01/07/2021 and submitted application for final Nalla remarks dt. 11.04.2022.</li> <li>❖ <b>Please refer Annexure – 7 for Nalla remarks and Application for final Nalla remarks.</b></li> </ul>
3.	PP to obtain revised Civil Aviation NOC as its validity is expiring in September, 2022.	<ul style="list-style-type: none"> <li>❖ Civil Aviation NOC is obtained from Airport Authority of India vide letter no. SNCR/WEST/B/081017/238113, dt. 25.09.2017.</li> <li>❖ We have also submitted application for revalidation of NOC on 20.07.2022.</li> <li>❖ <b>Please refer Annexure – 8 for Civil Aviation NOC and application for the same.</b></li> </ul>
4.	PP to submit revise architect certificate with CC wise construction done till date.	<ul style="list-style-type: none"> <li>❖ Revised Architect certificate with CC wise construction done on site dated: 20/07/2022.</li> <li>❖ <b>Please refer Annexure – 9 for Architect Certificate.</b></li> </ul>
5.	PP to increase capacity of STP of Sale building 10% more than actual sewage generation; PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.	<ul style="list-style-type: none"> <li>❖ Capacity of STP of Sale building has been increase from 310 KL to 335 KL i.e. 10 % more than actual sewage generation.</li> <li>❖ After full occupation of this project the total treated sewage available for reuse will be 389 KLD.</li> <li>❖ Treated sewage shall be reused for secondary requirement of flushing (145 KLD) gardening (2 KLD) within site which will help to reduce the quantity of treated sewage to the tune of 66%.</li> <li>❖ In addition to reuse of treated sewage on site the treated sewage i.e. 106 KLD shall be given to tanker water supplier (M/s. A. G. Enterprises) which will be used for nearby construction activities which will further help to reduce the quantity of treated sewage to the tune of 35%.</li> <li>❖ <b>Please refer Annexure – 10 for undertaking for the same and acceptance letter from tanker water supplier.</b></li> </ul>
6.	PP to explore to provide natural ventilation to	<ul style="list-style-type: none"> <li>❖ Rehab STP is already constructed on site.</li> </ul>

Sl. No.	Stipulated clearance Condition	Compliance Status
	STP of Rehab building; PP to provide adequate mechanical ventilation to Rehab STP & include cost of same in EMP.	<ul style="list-style-type: none"> <li>❖ Natural Ventilation: STP Area – 83 sq.mt and Ventilation area 36 sq.mt. is provided.</li> <li>❖ <b>Please refer Annexure – 11 for Rehab STP Ventilation</b></li> <li>❖ Costing for mechanical ventilation is included in EMP.</li> <li>❖ <b>Please refer Annexure – 12 Revised EMP for operation phase.</b></li> </ul>
7.	PP to relocate STP of Sale building proposed in driveway.	<ul style="list-style-type: none"> <li>❖ We have relocated the STP of Sale building from driveway to below building with 45 sq. mt. cutouts for natural ventilation. Plan indicating the same is attached.</li> <li>❖ <b>Please refer Annexure – 13 for Location of STP.</b></li> </ul>
8.	PP to provide adequate 2- wheeler parking and ensure that minimum 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility.	<ul style="list-style-type: none"> <li>❖ We have already proposed 26 nos. of 2 - wheeler parking i.e. 25 % of proposed 4 - wheeler parking. Also, we have proposed 33 nos. of electric charging facility (25 % of 4 wheeler and 2 wheeler)</li> <li>❖ Plan indicating the same is attached.</li> <li>❖ <b>Please refer Annexure – 14 for Electric charging facility.</b></li> </ul>
9.	PP to relocate parking proposed adjacent to Sale STP.	<ul style="list-style-type: none"> <li>❖ We have relocated the STP of Sale building from driveway to below building; hence relocation of parking is not required.</li> </ul>
10.	PP to maintain 1.5 Mtr. distance between OWC of Sale building & plot boundary.	<ul style="list-style-type: none"> <li>❖ We have relocated OWC of Sale building within building line. Plan indicating revised location of OWC is attached.</li> <li>❖ <b>Please refer Annexure – 15 for revised location of OWC.</b></li> </ul>
<b>B. SEIAA Condition</b>		
1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	<ul style="list-style-type: none"> <li>❖ Agreed to comply with.</li> </ul>
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable Sources.	<ul style="list-style-type: none"> <li>❖ Noted.</li> </ul>
3.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt. 04.01.2019.	<ul style="list-style-type: none"> <li>❖ Noted.</li> </ul>
4.	SEIAA after deliberation decided to grant EC for- FSI -18,938.87 m2, Non FSI-	<ul style="list-style-type: none"> <li>❖ Noted.</li> </ul>

Sl. No.	Stipulated clearance Condition	Compliance Status
	12598.52 m2, Total BUA-31,537.39 m2. (Plan approval No. S/PVT/0118/20140630/AP/S, Date-30.12.2022).	
<b>General Condition-Construction Phase:</b>		
i.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	<ul style="list-style-type: none"> <li>❖ Excavated material of 448 cum shall be disposed to authorized landfill site with permission from M.C.G.M.</li> <li>❖ 5647 shall be disposed to authorized landfill site.</li> <li>❖ Municipal Corporation of Greater Mumbai has issued solid waste management NOC no. 4465, dated: 19/12/2022.</li> <li>❖ <b>Please refer Annexure – 16 for SWM NOC.</b></li> </ul>
ii.	Disposal of muck, Construction spoils, including bituminous material during Construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	<ul style="list-style-type: none"> <li>❖ Excavated material of 448 cum shall be disposed to authorized landfill site with permission from M.C.G.M.</li> <li>❖ 5647 shall be disposed to authorized landfill site.</li> <li>❖ Municipal Corporation of Greater Mumbai has issued solid waste management NOC no. 4465, dated: 19/12/2022.</li> </ul>
iii.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> <li>❖ No hazardous waste generated during construction.</li> </ul>
iv.	Adequate drinking water and sanitary facilities should be provided for construction. Workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<ul style="list-style-type: none"> <li>❖ All necessary facilities have been provided on site for the construction workers.</li> <li>❖ 10 no of hutment will be provided to 50 nos of residential workers.</li> <li>❖ Site sanitation like safe &amp; adequate Municipal water for drinking and tanker water for domestic purpose, 2 nos of toilets, 1 no of bathrooms, First Aid and periodical medical checkup facilities have been provided at labour camp.</li> <li>❖ Solid waste generated at the labour camp is being hand over to local body on daily basis.</li> <li>❖ Proper housekeeping &amp; regular pest control have been carried out.</li> <li>❖ <b>Please refer Annexure - 17 for Workers Medical Report.</b></li> </ul>
v.	Arrangement shall be made that waste water and storm water do not get mixed	<ul style="list-style-type: none"> <li>❖ Adequately designed SWD network within the site to cater the runoff, which shall be</li> </ul>

Sl. No.	Stipulated clearance Condition	Compliance Status
		<p>connected to internal drain of adequate capacity which is further connected to external storm water drain of capacity.</p> <ul style="list-style-type: none"> <li>❖ Computation of the runoff from the plot and runoff within the plot.</li> <li>❖ Designing storm water drainage with adequate capacity to cater the total runoff from site to avoid flooding on site.</li> <li>❖ Use of screens and silt traps in advance of earthworks.</li> <li>❖ Proper maintenance of storm water drainage to avoid choking of drains and flooding on site.</li> <li>❖ Prompt completion of works relating to drainage and sediment control.</li> <li>❖ Provision of two STP's with capacities of 335 KLD for sale building &amp; 120 KLD for Rehab Building would be provided for treatment of waste water with MBBR technology.</li> <li>❖ In which STP proposed for Rehab is already constructed on site.</li> </ul>
vi.	Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.	<ul style="list-style-type: none"> <li>❖ Ready Mixed Concrete is being used with 536 MT of fly ash in building construction.</li> <li>❖ Use of Polymeric Spray for dust suppression instead of water wherever possible.</li> <li>❖ Curing water shall be sprayed on concrete structures, free flow of water shall not be allowed for curing.</li> <li>❖ Use of wet jute cloth/gunny bags instead of water spray for curing activity.</li> </ul>
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<ul style="list-style-type: none"> <li>❖ No extraction of ground water for construction purpose and in operation phase also, we are not planning to withdraw ground water for any purpose in future.</li> </ul>
viii.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	<ul style="list-style-type: none"> <li>❖ No extraction of ground water for construction purpose and in operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.</li> </ul>
ix.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	<ul style="list-style-type: none"> <li>❖ Low flow fixtures will be provided for showers, toilets &amp; in kitchen.</li> </ul>
x.	The Energy Conservation Building code shall	<ul style="list-style-type: none"> <li>❖ Agreed to comply with.</li> </ul>

Sl. No.	Stipulated clearance Condition	Compliance Status
	be strictly adhered to.	
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	❖ Being redevelopment project, top soil will be negligible.
xii.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	<ul style="list-style-type: none"> <li>❖ All necessary facilities have been provided on site for the construction workers.</li> <li>❖ 10 nos of hutment will be provided to 50 nos of residential workers.</li> <li>❖ Site sanitation like safe &amp; adequate Municipal water for drinking and tanker water for domestic purpose, 4 nos of toilets, 4 no of bathrooms, First Aid and periodical medical checkup facilities have been provided at labour camp.</li> <li>❖ Solid waste generated at labour camp is being hand over to local body on daily basis.</li> <li>❖ Proper housekeeping &amp; regular pest control have been carried out.</li> </ul>
xiii.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	<ul style="list-style-type: none"> <li>❖ We are not using ground water for construction purposes also; we are not planning to withdraw ground water for any purpose in future.</li> <li>❖ Soil quality is being monitored.</li> <li>❖ <b>Please refer Annexure – 18 Soil Monitoring report.</b></li> </ul>
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	❖ Agreed to comply with.
xv.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	<ul style="list-style-type: none"> <li>❖ DG sets with inbuilt acoustic enclosure will be provided during construction phase.</li> <li>❖ Site barricading and Regular Maintenance will be done on site.</li> </ul>
xvi.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	❖ Noted.
xvii.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid	<ul style="list-style-type: none"> <li>❖ Vehicles with valid PUC are allowed during construction to enter the site.</li> <li>❖ Vehicles are operated only during non-peak hours.</li> </ul>

Sl. No.	Stipulated clearance Condition	Compliance Status
	spillage/leakages.	
xviii.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<ul style="list-style-type: none"> <li>❖ Ambient Air &amp; Noise levels are being monitored during construction phase.</li> <li>❖ Adequate measures are being taken.</li> <li>❖ <b>Please refer Annexure – 18 for Environmental Monitoring Reports.</b></li> </ul>
xix.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> <li>❖ DG sets as per CPCB guidelines shall be provided for emergency backup during power failure.</li> </ul>
xx.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/designated person.	<ul style="list-style-type: none"> <li>❖ Regular supervision of the above measures will be monitored regularly to avoid disturbance to surrounding under competent person.</li> </ul>
<b>B. Operation phase.</b>		
i.	The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. and, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	<ul style="list-style-type: none"> <li>❖ Proper segregation on site for biodegradable and non-biodegradable waste.</li> <li>❖ Non-biodegradable waste to be handed over to MCGM &amp; provision of Organic Waste Converter for treatment of Biodegradable waste.</li> <li>❖ End product from OWC and sludge generated from STP would be used as manure on site.</li> </ul>
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	<ul style="list-style-type: none"> <li>❖ Proposed project is a residential building. Hence, generation of e-waste will be negligible.</li> </ul>
iii.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned	<ul style="list-style-type: none"> <li>❖ Provision of two STP's with capacities of 335 KLD for sale building &amp; 120 KLD for Rehab Building would be provided for treatment of waste water with MBBR technology.</li> <li>❖ In which STP proposed for Rehab is already</li> </ul>

Sl. No.	Stipulated clearance Condition	Compliance Status
	<p>for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.</p>	<p>constructed on site.</p> <ul style="list-style-type: none"> <li>❖ The treated sewage will be reused for flushing and gardening to reduce fresh water demand.</li> </ul>
iv.	<p>Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.</p>	<ul style="list-style-type: none"> <li>❖ Provision of two STP's with capacities of 335 KLD for sale building &amp; 120 KLD for Rehab Building would be provided for treatment of waste water with MBBR technology.</li> <li>❖ In which STP proposed for Rehab is already constructed on site.</li> <li>❖ The treated sewage will be reused for flushing and gardening to reduce fresh water demand.</li> <li>❖ Proper segregation on site for biodegradable and non-biodegradable waste.</li> <li>❖ Non-biodegradable waste to be handed over to MCGM &amp; provision of Organic Waste Converter for treatment of Biodegradable waste.</li> <li>❖ End product from OWC and sludge generated from STP would be used as manure on site.</li> <li>❖ Provision of Green belt area of 308.91 Sq.m on proposed site with plantation of different species of trees.</li> </ul>
v.	<p>The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.</p>	<ul style="list-style-type: none"> <li>❖ Slum rehabilitation Authority has issue occupational certificate vide letter no. SRA/ENG/3311/S/PL/AP, Date: 17/02/2023.</li> <li>❖ <b>Please refer Annexure - 19 for Occupational certificate.</b></li> <li>❖ Agreed to comply with, once construction completed will apply for occupancy certificate for Sale building.</li> <li>❖ Obtained water NOC from MCGM for Sale building vide letter no. HE/246/EEWW (P&amp;R)/N.O.C, Date: 20.07.2022.</li> <li>❖ Obtained water NOC from MCGM for Rehab building vide letter no. HE/424/EEWW (P&amp;R)/N.O.C, Date: 26/10/2021.</li> <li>❖ Please refer Annexure – 4 for Water NOC.</li> <li>❖ Slum Rehabilitation Authority has issue</li> </ul>



Sl. No.	Stipulated clearance Condition	Compliance Status
		Drainage NOC vide letter no. SRA/ENG/3311/S/PL/AP, dt. 14.03.2017. ❖ Please refer Annexure – 5 for Rehab Drainage NOC.
vi.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	❖ Public road and public areas are not being used for project activity purpose and are free for smooth traffic movement. ❖ Provision is made for adequate parking facilities within the project site for construction vehicles. ❖ Provision of Internal road with adequate width. ❖ The traffic congestion will be avoided by proper parking arrangement and maintaining smooth traffic flow.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	❖ We have already proposed 26 nos. of 2 - wheeler parking i.e. 25 % of proposed 4 - wheeler parking. Also, we have proposed 33 nos. of electric charging facility (25 % of 4 wheeler and 2 wheeler) ❖ Please refer Annexure – 14 for Electric charging facility plan.
viii.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	❖ Provision of Green belt area of 308.91 Sq.m on proposed site with plantation of different species of trees.
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	❖ Regular supervision of the above measures is being monitored regularly to avoid disturbance to surrounding under competent person.
x.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Separate funds have been allocated for implementation of Environmental protection measures; <b>During construction phase;</b> ❖ Rs. 79.13 Lakhs have been allocated for the entire construction period. <b>During operation phase;</b> ❖ Capital cost: Rs. 229.42 Lakhs and ❖ O & M cost: Rs. 39.91 Lakhs / Annum.
xi.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been	❖ Agreed to comply with.

Sl. No.	Stipulated clearance Condition	Compliance Status
	accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	
xii.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year.	<b>Submitting six monthly compliance reports to;</b> ❖ RO, MPCB, Sion, Mumbai. ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya.
xiii.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	❖ Environmental clearance copy submitted to MCGM.
xiv.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	❖ We will upload the copies of EC and six monthly compliance reports on our website.
<b>General EC Condition :</b>		
i.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	❖ Agreed to comply with.
ii.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	❖ Maharashtra Pollution Control Board has issue Consent to Establish for project vide letter no. Format1.0/JD (WPC)/UAN No.0000149482/CE/2212002332, Date: 29/12/2022. ❖ <b>Please refer Annexure – 20 for Consent to Establish.</b>
iii.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental	❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra for the project vide letter no. SEIAA-EC No: SIA/MH/MIS/267933/2022, dated: 07/08/2022.

Sl. No.	Stipulated clearance Condition	Compliance Status
	clearance.	❖ Please refer Annexure - 21 for Environmental clearance.
iv.	Proponent shall The project also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	<b>Submitting six monthly compliance reports to;</b> ❖ RO, MPCB, Sion, Mumbai. ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya.
v.	The environmental statement for each financial year ending 31 <sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	❖ Environmental statement will be submitted.
vi.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	❖ Noted.
vii.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under	❖ Noted.

Sl. No.	Stipulated clearance Condition	Compliance Status
	EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/NOCs shall be obtained before starting proposed work at site	<ul style="list-style-type: none"> <li>❖ Mumbai Fire Brigade, MCGM has issue fire NOC for Rehab Building vide letter no. FB/HR/R VI/45, Date: 14/07/2019.</li> <li>❖ Mumbai Fire Brigade, MCGM has issue fire NOC for Sale Building vide letter no. FB/HR/R VI/214, Date: 31/03/2022.</li> <li>❖ <b>Please refer Annexure – 22 for Fire NOC.</b></li> </ul>
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	❖ Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	❖ Noted.
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	❖ Noted.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 <sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	❖ Noted.

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

**Monitoring Report**

**DATA SHEET**

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project.									
2.	Name of the project	:	Proposed Slum Rehabilitation Scheme on plot bearing C.T.S No.15(pt) of Village Kanjur, Kranti Nagar, Bhandup (W) , Mumbai – 400 078.									
3.	Clearance letter ( s )/OM No. and Date	:	Obtained Environment clearance from SEIAA, Govt. of Maharashtra vide letter no. SEIAA-EC- , SIA/MH/MIS/267933/2022, dated: 07/08/2022.									
4.	Location											
	a.	District (S)	:	Mumbai.								
	b.	State (s)	:	Maharashtra.								
	c.	Latitude/ Longitude	:	Lat : 19° 9'01.28" N Long : 72°55'35.30" E								
5.	Address for correspondence											
	a.	Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	Mr.Urvesh Mehta (Sr. VP Projects) Add. 702, Marathon Max, Mulund - Goregaon Link Road, Mulund (W), Mumbai – 400 080. Tel.(022) 67728484 / 67728450 Fax :(022) 2564 6008								
	b.	Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	Mr.Urvesh Mehta (Sr. VP Projects) Add. 702, Marathon Max, Mulund-Goregaon LinkRoad, Mulund (W), Mumbai – 400 080. Tel.(022) 67728484 / 67728450 Fax :(022) 2564 6008								
6.	Salient features											
	a.	of the project	:	<table border="1"> <thead> <tr> <th>Building Name</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td>Rehabilitation Building 1</td> <td>Stilt (Part Shop) + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floors</td> </tr> <tr> <td>Sale Building 2 (Wing A &amp; B):</td> <td>Stilt + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floors</td> </tr> <tr> <td>Wing C: School</td> <td>Stilt + 1<sup>st</sup> to 2<sup>nd</sup> Upper Floors</td> </tr> </tbody> </table>	Building Name	Configuration	Rehabilitation Building 1	Stilt (Part Shop) + 1 <sup>st</sup> to 22 <sup>nd</sup> Upper Floors	Sale Building 2 (Wing A & B):	Stilt + 1 <sup>st</sup> to 22 <sup>nd</sup> Upper Floors	Wing C: School	Stilt + 1 <sup>st</sup> to 2 <sup>nd</sup> Upper Floors
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	b.	of the environmental management	:	Separate funds have been allocated for								

	plans		Implementation of Environmental Protection Measures; <b>During construction phase;</b> ❖ Rs. 79.13 Lakhs have been allocated for the entire construction period. <b>During operation phase;</b> ❖ Capital cost: Rs. 229.42 Lakhs and ❖ O & M cost: Rs. 39.91 Lakhs / Annum.
7.	Breakup of the project area		
	a.	submergence area forest & non-forest	: Not applicable.
	b.	Others	: ❖ FSI area: 18938.87 Sq. mt. ❖ Non-FSI area: 12598.52 Sq. mt. ❖ Total Built-up area: 31537.39 Sq. mt.
8.	Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless laborer's/artisan		: Not Applicable.
	a.	SC, ST/Adivasis	: Not Applicable.
	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details and years of survey)	: Not Applicable.
9.	Financial details		
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference:	
	1.	Total Cost of the Project	: <b>Rs. 40.73 Cr.</b>
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	: Separate funds have been allocated for Implementation of Environmental Protection Measures; <b>During construction phase;</b> ❖ Rs. 79.13 Lakhs have been allocated for the entire construction period. <b>During operation phase;</b> ❖ Capital cost: Rs. 229.42 Lakhs and ❖ O & M cost: Rs. 39.91 Lakhs / Annum.
	c.	Benefit cost ratio/Internal rate Return and the year of assessment	:
	d.	Whether ( c ) includes the Cost of environmental management as shown in the above.	: --
	e.	Actual expenditure incurred on the project so far	: Rs. 20.48 Cr.

	f.	Actual expenditure incurred on the environmental management plans so far.	:	Rs. 57.26 lac
10.	Forest land requirement			
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable.
	b.	The status of clearing felling	:	Not Applicable.
	c.	The status of compensatory afforestation, if any	:	Not Applicable.
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far.	:	Not Applicable.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information.		:	Not Applicable.
12.	Status of construction		:	Total Construction work done till September 2023 is:- ❖ Rehab – RCC complete, Finishing – 100% & OC received ❖ Sale – RCC Footing – 60%, Finishing – 0%
	a.	Date of commencement (Actual and/or planned)	:	❖ 20/05/2017
	b.	Date of completion (Actual and/or planned)	:	❖ 31/12/2025
13.	Reasons for the delay if the Project is yet to start		:	Not Applicable
14	Dates of site visits			
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any.	:	--
	b.	Date of site visit for this monitoring report.	:	--
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits) (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.		:	--



## SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Ananat Kanekar Marg, Bandra (East), Mumbai - 400 051.

**Intimation of Approval under Sub regulation 2.3 of Appendix – IV  
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.**

No. SRA / ENG / .....3311/S/PL/AP 20 SEP 2015

REHAB BLDG. NO. 1

To,

M/s. Nexzone Fiscal Services Pvt.Ltd.

702, Marathon Max, Mulund Goregaon Link Road,  
Mulund (West), Mumbai-400 080.

With reference to your Notice, letter No. 588 dated 20/07/2015 and delivered on 20/07/2015 and the plans, Sections, Specifications and Description and further particulars and details of your building at CTS No.15(pt.) of village Kanjur, Kanti-Nagar, Bhandup (West), Mumbai-400 080.

furnished to me under your letter, dated 20/07/2015 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

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

- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.



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

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

*Handwritten signature: H. Nath*  
*Handwritten date: 19/09/16*  
 Executive Engineer, (S.R.A.)

### SPECIAL INSTRUCTIONS

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

Attention is drawn to the notes Accompanying this Intimation of Approval.

**SRA/ENG/3311/S/PL/AP**

- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 11) That the Registered Undertaking from the Developer and Society shall be submitted for the following
  - i) Not misusing stilt.
  - ii) To Demolish the excess area if constructed beyond permissible F.S.I.
  - iii) Not to misuse the entrance lobby.
  - iv) That condition for inadequate maneuvering space for car parking to be included in the sale agreement of prospective buyers & no complaints to SRA in this regards will be made in future & to incorporate a condition in sale agreement informing the prospective buyers regarding inadequate maneuvering space for car parking has been approved in the building u/ref. & that no claims/damages/risks will be maid against CEO (SRA) & its staff in this regards.
  - v) That the buyers / member will not be held liable to SRA for inadequate/sub standard sizes of rooms in future.
  - vi) That the buyers / member will not be held liable to SRA for deficient open spaces in Rehab building.
- 12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.
- 13) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).



**SRA/ENG/3311/S/PL/AP**

Sr. No.	NOC's	Stage of Compliance
1	A.A. & C. 'S' Ward	Before Plinth CC of building u/ref.
2	H.E. from MCGM	Before Plinth CC of building u/ref.
3	Tree Authority	Before Plinth CC of building u/ref.
4	Dy. Ch. Eng.(SWD) E.S./W.S./City i) Regarding Internal SWD ii) Regarding Training of Nalla.	Before Further CC of building u/ref. Before Plinth CC of building u/ref.
5	Dy. Ch. Eng.(S.P.) (P & D)	Before Plinth CC of composite building u/ref.
6	Dy.Ch.Eng.(Roads) E.S./W.S./City	Before Plinth CC of building u/ref.
7	P.C.O.	Before Plinth CC of building u/ref.
8	BEST / TATA / Reliance Energy / MSEB / Electric Co.	Before Further CC of building u/ref.
9	NOC's from MTNL-Mumbai regarding required area & location for installation of telephone concentrators room.	Before OCC of building u/ref.
10.	Civil Aviation Authority	Before Plinth CC of building u/ref.
11.	E.E. (M&E) of MCGM	Before Further CC/OCC of building u/ref.

- 14) That the design and construction of proposed building will be done under supervision of Registered Structural Engineer as per all relevant I.S. Codes including seismic loads as well as under the supervision of Architect and Licensed Site Supervisor.
- 15) That the standby arrangement of generator/ alternative electric power supply requisite capacity shall be made in case of failure of electricity.
- 16) That the P.R. card in name of present owner shall be submitted before granting plinth C.C. to Rehab building u/ref.
- 17) That all the cantilever projections shall be designed five times of load as per I.S. code 1993-2002 This also includes the column projecting beyond terrace & carrying OHWT etc.
- 18) That you shall be asked unless payment of advance for providing treatment at construction site to prevent epidemics like dengue, Malaria etc. is made by insecticide officer of concern ward office & provision shall be made as and when required by Insecticide officer for inspection of water tanks by providing safe but stable ladder etc. & requirements as communicated by insecticide office shall be complied.
- 19) The appointment of private doctor for treatment of labour /staff on site shall be submitted.

**SRA/ENG/3311/S/PL/AP**

- 20) That the structural members below the ground level shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. & any other possible chemical effect & due to care while constructing the same will be taken & completion certificate to that effect shall be insisted before granting further C.C. beyond plinth.
- 21) That you shall submit the certified copy of notarized agreement of atleast 70% of eligible slum dwellers with the photographs of wife & husband on each of agreement before requesting for commencement certificate & name of the wife of the eligible occupier of her shall be incorporated as joint holder of tenement to be allotted in the rehabilitation building.
- 22) That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA.
- 23) That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.
- 24) That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp or shifted on rental basis duly signed by Developer & Committee members with date of their displacement from their existing huts shall be submitted before requesting C.C. for Rehab bldg.
- 25) That you shall submit self declaration certificate for every 3 months stating that the progress of the work is as per approved plan.
- 26) That you shall install C.C.T.V. cameras on site with its real time relay/display on real time basis at SRA office in Co-ordination with I.T. officer (SRA).
- 27) That you shall get the shed removed from Competent Authority constructed on access to provide adequate width i.e. min. 3.60 mtr.
- 28) That Rehab building shall constructed as per specifications of relevant IS Codes, NBC in force under specifications for quality control measures as prescribe by SRA.
- 29) That the C.C. shall be released as per Co-relation Rehab BUA & P.R. card in word policy as may be decided by SRA.
- 30) That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid & cleared by the developer in consultation of AE WW of concerned ward.



**SRA/ENG/3311/S/PL/AP**

- 31) That you make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch.E. (MSDP) / Ch.E.(SP) / Asst. Commissioner of concerned Ward, as the case may be if the same is required to be demolished for development under SRA.

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

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).
- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.
- 4) That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before requesting C.C. for last 25% of sale built up area.
- 5) That you shall handover the demarcated buildable /non-buildable reservation and/or built-up amenity structure to MCGM and/or user department free of cost & free of encumbrances before requesting CC to the last 25% for Sale BUA of sale building in the scheme as per MCGM specification and certificate to that effect shall be obtained and submitted.
- 6) That you shall submit MOEF clearance from Environment Dept. Govt. of Maharashtra before granting C.C. beyond 20000.00 sq.mt. construction of rehab component, as per circular u/no. ENV 2013/CR39/TC-1 dtd. 17/01/2014

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

- 1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That you shall developed the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications

**SRA/ENG/3311/S/PL/AP**

MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.

- 5) That the dustbin shall be provided as per requirement.
- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/B.C.C.
- 8) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be complied and complied with before asking occupation permission.
- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 10) That 10'-0" wide paved pathway up to staircase shall be provided.
- 11) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be leveled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.
- 15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 16) That the single P.R. cards for the amalgamated plot shall be submitted.
- 17) That layout R.G. shall be developed as approved by SRA.
- 18) That the N.O.C. from the A.A. & C. 'S' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.
- 20) That completion certificate from C.F.O. shall be submitted.
- 21) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.



**SRA/ENG/3311/S/PL/AP**

- 22) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.
- 23) That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.
- 24) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 25) That you shall submit the receipt for handing over of buildable / non-buildable reservations before requesting full OCC of sale bldg.
- 26) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
- 27) That the defect liability period for rehab/composite building will be 3 years from the date of obtaining OCC and any repairs/rectification required during this period will be done by the developer as per circular no. 108.
- 28) The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period of rehab bldg. That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular No. 137 dtd. 01.08.2012 before O.C.C. to Rehab Bldg. / Composite Bldg.
- 29) That you shall pay Rs. 10/- (Rupees Ten Only) per sq.foot of rehab constructed area inclusive of rehab component & staircase, lift, passage, stilt area etc. for the Structural Audit as per circular No. 138 before issue of Occupation Certificate of rehab building.
- 30) That Extra Water & Sewerage Charges shall be paid to A.E.WW.'S' of MCM before OCC.

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

- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply
- 2) That you shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg.
- 3) That you shall have to maintain the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.
- 4) That the Amenity Tenements i.e. 01 no. of Balwadi, 01 no. of Welfare Centre, 01 no. of Society Office shall be handed over to within 30 days from the date of issue of OCC of Rehab/Composite bldg.

**NOTES:**

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

*Smath*  
19/09/16

Executive Engineer - III  
Slum Rehabilitation Authority



**NOTES**

- (1) The work should not be started unless objections \_\_\_\_\_ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. \_\_\_\_\_ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned, Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.



- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer [SRA] is satisfied with the following :
- Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each.
  - Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accomodation in the proposed structure.
  - Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

  
Executive Engineers, (S.R.A.)

Copy Forwarded to

- ✓ 1) Architect / Lic. Service  
2) Owner  
3) Asstt. Munc. Comm. ( ) Ward  
4) A.D.D.C./B.S.D./Sub. Divisional Officer  
Tahsildar Officer B.S.D./Dy. Coll (SRA)  
5) Dy. Ch. E. (D.P.) L.  
6) A.E.W.W.....Ward  
7) A.A. & C.....Ward

  
18/09/16  
Executive Engineer  
Slum Rehabilitation Authority



**SLUM REHABILITATION AUTHORITY**

No.: SRA/ENG/3311/S/PL/AP

Date: **20 JAN 2018**

To,  
M/s. Nexzone Fiscal Services Pvt. Ltd.  
702, Marathon Max, Mulund Goregaon Link Road,  
Mulund (west), Mumbai - 400080.

**Sub:** Amended IOA for the proposed Rehab building No.1 under Slum Rehabilitation Scheme on plot bearing C.T.S. No. 15 (pt.) of village Kanjur (W), Kranti Nagar, Tembhi Pada Road, Bhandup (W), Mumbai-400078. For, "Sahajeevan (SRA) CHS Ltd."

**Ref:** Your letter dated 10/01/2018.

Sir,

With reference above, the amended plans submitted by you for the Rehab Bldg. no. 01 are hereby approved subject to the following conditions :

- 1) All the conditions of IOA dtd. 20/09/2016 shall be complied with.
- 2) That all the conditions of LOI dtd. 09/09/2016 shall be complied with.
- 3) That the RCC design, calculation & certificate from licensed Structural Engineer for the same shall be submitted before requesting Further C.C. to bldg. u/ref.
- 4) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission.
- 5) That you shall submit NOC from E.E(T&C) MCGM for parking arrangement before further C.C. to bldg.. u/ref.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

20.01.18

Executive Engineer- 3  
Slum Rehabilitation Authority



**SLUM REHABILITATION AUTHORITY**

No.: SRA/ENG/3311/S/PL/AP

Date: 12 7 FEB 2020

To,  
M/s. Nexzone Fiscal Services Pvt. Ltd.  
702, Marathon Max, Mulund Goregaon Link Road,  
Mulund (West), Mumbai - 400080.

**Sub:** Amended IOA for the proposed Rehab building No. 1 (Composite Bldg.) under S.R. Scheme on plot bearing CTS No. 15 (pt.) of village Kanjur (W), 'S' ward, Kranti Nagar, Tembhi Pada Road, Bandup(W), Mumbai-400078 for "Sahajeevan (SRA) CHS Ltd."

**Ref:** Your application u/no.93/SOP/S dated 27/01/2020.

Gentleman,

There is no objection to carry out the work as per amended plans (i.e. Gr. (pt.) & Stilt (pt.) + 1<sup>st</sup> to 2<sup>nd</sup> upper floors) submitted by you vide your letter under reference subject to the following conditions:

- 1) All the conditions of IOA dtd. 20/09/2016 & dtd. 20/01/2018 shall be complied with.
- 2) That all the conditions of LOI dtd. 09/09/2016 & Revised LOI dtd. 24/01/2020 shall be complied with.
- 3) That the RCC design calculation & certificate from licensed Structural Engineer & peer review for the same from another structural engineer shall be submitted before requesting F.C.C. to bldg. u/ref.
- 4) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission.
- 5) That Puzzle/ Stack parking System shall be maintained by the Developer for the period of 10 yrs. for Rehab Building No. 1 (Composite Building).
- 6) That you shall submit NOC from EE (T&C) MCGM for parking arrangement proposed.
- 7) That you shall submit revised drainage layout.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

*sd/-*  
Executive Engineer- 3  
Slum Rehabilitation Authority

**Copy to:**

- 1) Assistant Commissioner "S" Ward MCGM
- 2) A. A. & C. "S" Ward,
- 3) H. E. of MCGM,
- 4) Architect Shri. Santosh Dubey of M/s. Matrix.  
702, Marathon Max, Mulund Goregaon Link Road,  
Mulund (west), Mumbai - 400080.



Executive Engineer - 3  
Shm Rehabilitation Authority



**Meter Room Area Calculation**

M	2.80	x	2.25	=	6.30	Sq.mts.
M1	2.30	x	1.375	=	3.16	Sq.mts.
M2	1.15	x	2.175	=	2.50	Sq.mts.
M3	0.125	x	0.80	=	0.10	Sq.mts.
<b>TOTAL PROPOSED</b>						<b>12.06</b>

METER ROOM REQUIRED TOTAL UNITS = 190/5 = 38.00 SQ.MTS

**REHAB BUILDING NO. 1  
B.U.A. CALCULATION REHAB SHOP GROUND FLOOR**

R	3.325	x	4.50	=	14.96	Sq.mts.
R1	1.625	x	3.55	=	5.77	Sq.mts.
R2	2.80	x	4.375	=	12.25	Sq.mts.
R3	3.30	x	2.25	=	7.42	Sq.mts.
R4	2.85	x	8.265	=	23.56	Sq.mts.
<b>TOTAL</b>						<b>62.47</b>

**B.U.A. CALCULATION SALE SHOP GROUND FLOOR**

S	5.75	x	4.50	=	25.88	Sq.mts.
S1	1.625	x	1.85	=	3.00	Sq.mts.
S2	1.49	x	4.50	=	6.71	Sq.mts.
S3	1.635	x	2.12	=	3.47	Sq.mts.
S4	0.56	x	4.375	=	2.45	Sq.mts.
<b>TOTAL</b>						<b>41.62</b>

**SOCIETY OFFICE ON GROUND FLOOR**

SO	2.80	x	8.265	=	23.14	Sq.mts.
<b>TOTAL</b>						<b>23.14</b>

**R.G. AREA CALCULATION**

G1	11.05	x	4.21	=	46.53	Sq.mts.
G2	11.05	x	4.08	=	45.08	Sq.mts.
G3	6.98	x	2.35	=	16.30	Sq.mts.
G4	9.56	x	3.21	=	30.70	Sq.mts.
G5	30.32	x	4.54	=	137.45	Sq.mts.
G6	30.32	x	5.47	=	165.85	Sq.mts.
G7	9.49	x	4.16	=	39.47	Sq.mts.
G8	9.49	x	4.21	=	40.05	Sq.mts.
G9	15.98	x	2.46	=	39.33	Sq.mts.
G10	16.98	x	2.47	=	42.04	Sq.mts.
<b>TOTAL REQUIRED R.G. (3861.28 SQ.M)</b>						<b>308.90</b>

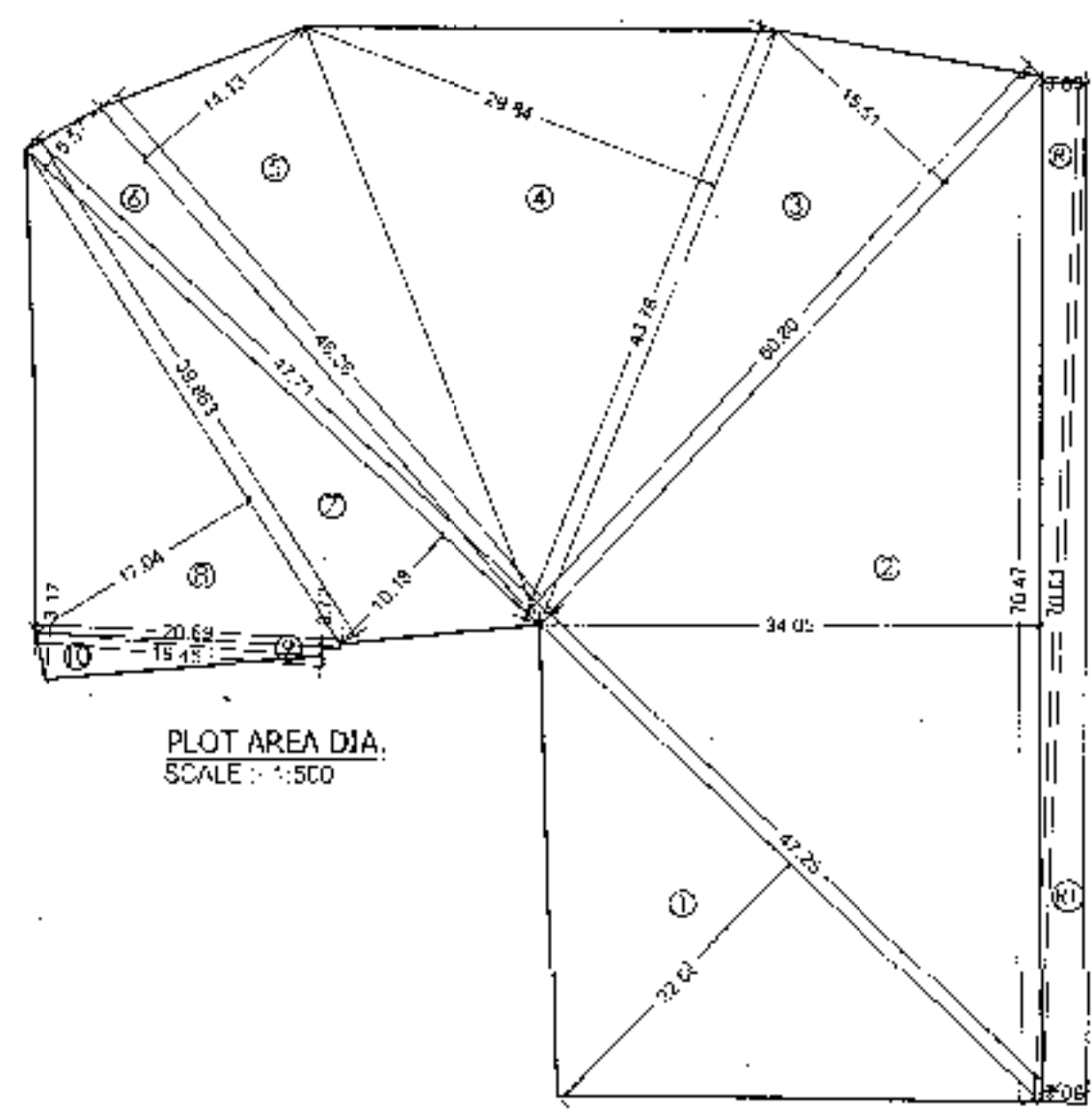
**REHAB SHOP ANNEXTURE AREA STATEMENT**

SHOP NO.	ANNEXTURE NO.	CARPET AREA AS PER ANNEXTURE	PROPOSED CARPET AREA	EXCESS CARPET AREA
3	4	16.82	16.82	0.00
6	9	17.69	17.69	0.00
7	2	20.93	20.90	0.00
1	1	12.22	12.72	0.50
<b>TOTAL</b>		<b>67.66</b>	<b>67.63</b>	<b>0.00</b>

SHOP DENSITY = 67.63/27.88 = 2.43 SAY = 2.00 NOS.

**REHAB AREA SUMMARY**

REHAB COMPONENT	BLDG 1	BLDG.2 WING 'D'	TOTAL
REHAB FSI	6291.68	14.25	6305.93
REHAB COMPONENT	8806.44	395.14	9201.58
PERMISSIBLE SALE B.U.A.	8806.44	395.14	9201.58



**PLOT AREA CALCULATION**  
C.T.S. NO. 15 (PT)

1	47.25	x	22.60	=	1067.70	Sq.mts.
2	70.47	x	34.05	=	2400.00	Sq.mts.
3	50.80	x	15.51	=	787.80	Sq.mts.
4	83.78	x	29.84	=	2480.00	Sq.mts.
5	46.26	x	14.13	=	653.70	Sq.mts.
6	47.71	x	5.57	=	266.00	Sq.mts.
7	47.71	x	10.18	=	484.80	Sq.mts.
8	39.863	x	17.04	=	679.00	Sq.mts.
9	20.69	x	0.72	=	14.90	Sq.mts.
10	19.45	x	3.17	=	61.65	Sq.mts.
<b>TOTAL</b>						<b>3861.28</b>

**ROAD SET-BACK**

R	70.47	x	3.00	=	211.41	Sq.mts.
R1	70.01	x	3.00	=	210.03	Sq.mts.
<b>TOTAL</b>						<b>421.44</b>

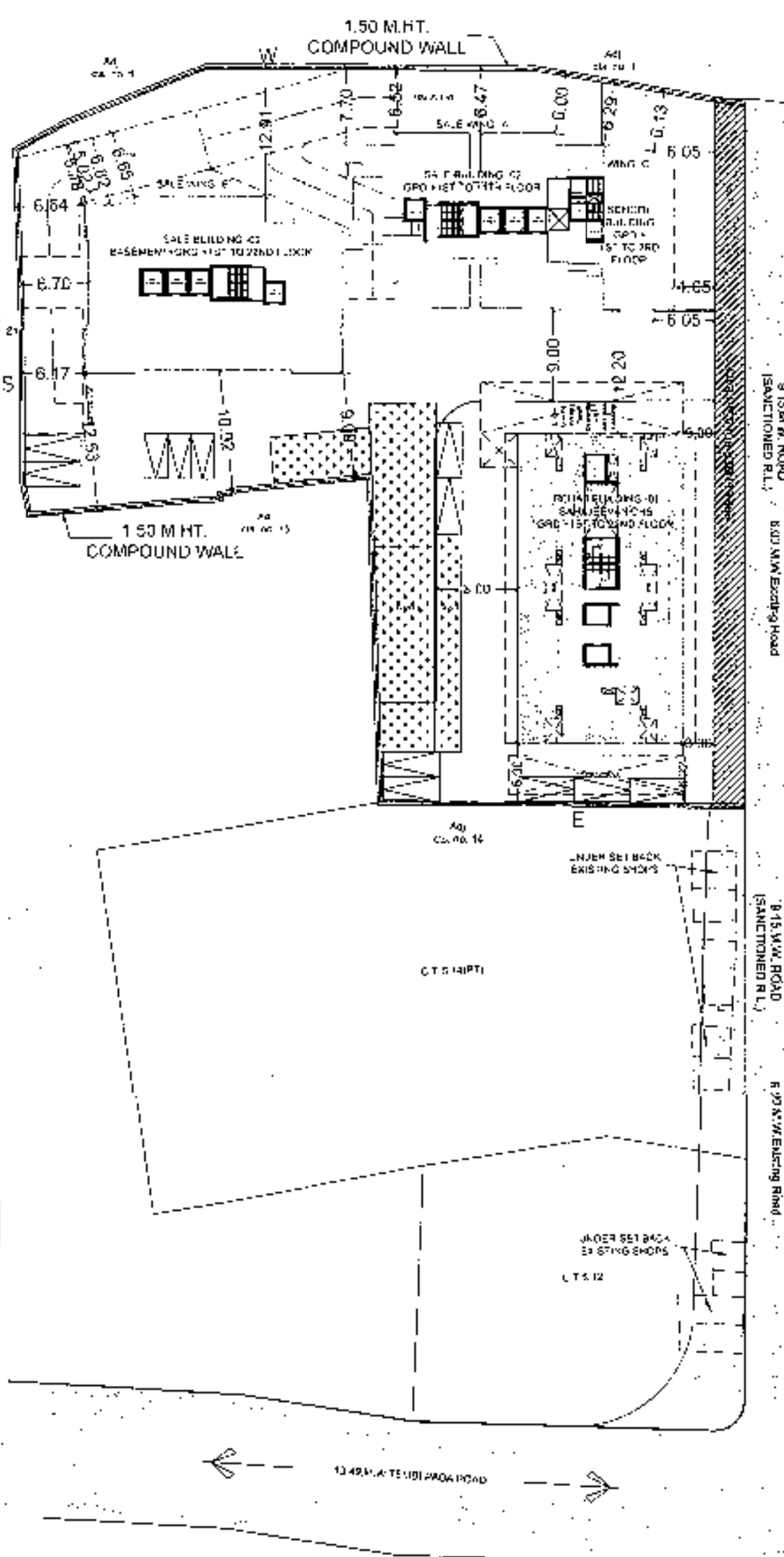
TOTAL PLOT AREA (3861.28-210.72) = 4072.00 Sq.mts.

**PARKING STATEMENT REHAB BLDG. NO. 1**

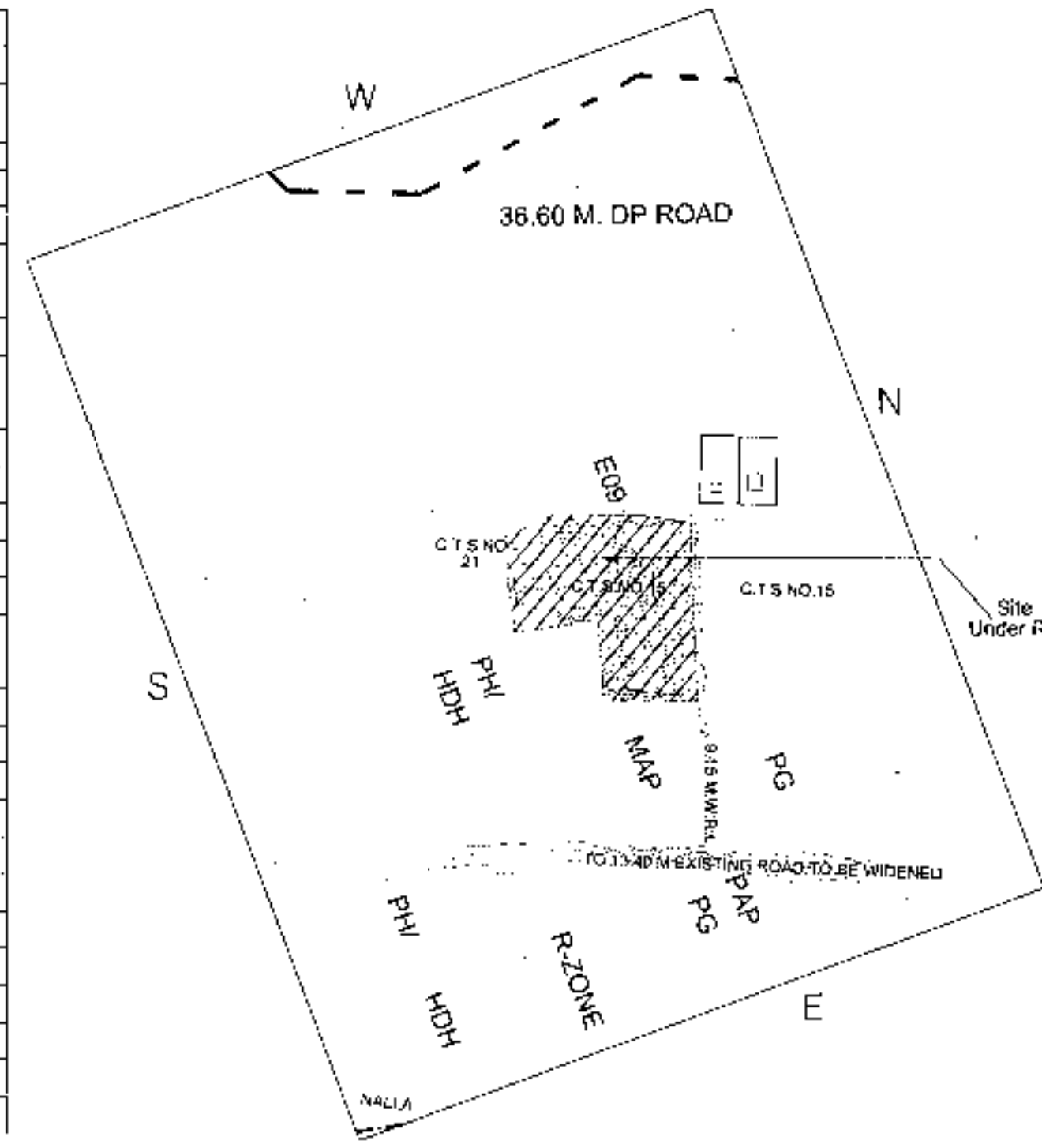
CARPET AREA	AS PER D.C.R.	NOS. OF FLATS	NOS. OF PARKING REQUIRED
UP TO 45 SQ.MT.	ONE PARKING FOR FLATS	190	23.75
45 TO 60 SQ.MT.	ONE PARKING FOR 4 FLATS	NIL	
60 TO 90 SQ.MT.	ONE PARKING		
90 SQ.MT. & MORE	ONE PARKING		
<b>TOTAL FOR RESIDENTIAL</b>			<b>23.75</b>
<b>3% FOR VISITORS</b>			<b>0.71</b>
<b>TOTAL REQUIRED PARKING</b>			<b>24.46</b>
<b>PARKING STATEMENT REHAB SHOP</b>			
<b>1 CAR/70 SQ.MT. UP TO 800 SQ.MTS.</b>			<b>104.09</b>
<b>TOTAL PARKING SHOP (3 OR)</b>			<b>3</b>
<b>TOTAL PARKING REQUIRED</b>			<b>27.46</b>
<b>TOTAL PARKING PROPOSED</b>			<b>27.46</b>

**REHAB BUILT-UP AREA SUMMARY (TABLE NO. A1)**

FLOOR	GROSS BUA	STAR UP AREA	COMMON PASSAGE	BA.WAY	WELFARE CENTER	SOCIETY OFFICE	ANGARWADI	COMMUNITY HALL	REHAB COMPONENT	REHAB B.U.A. SQ.MTS.
GR. FLOOR SHOP	42.47								11.20	62.47
1ST FLOOR	471.09	55.67	97.95	29.85	29.80	23.14	31.42	30.08	415.47	179.29
2ND FLOOR	457.13	55.62	108.21						401.51	293.31
3RD FLOOR	457.13	55.62	108.21						401.51	293.31
4TH FLOOR	457.13	55.62	108.21						401.51	293.31
5TH FLOOR	457.13	55.62	108.21						401.51	293.31
6TH FLOOR	457.13	55.62	108.21						401.51	293.31
7TH FLOOR	457.13	55.62	108.21						401.51	293.31
8TH FLR REFUGE	303.31	55.62	108.21						338.29	230.08
9TH FLOOR	457.13	55.62	108.21						401.51	293.31
10TH FLOOR	457.13	55.62	108.21						401.51	293.31
11TH FLOOR	457.13	55.62	108.21						401.51	293.31
12TH FLOOR	457.13	55.62	108.21						401.51	293.31
13TH FLOOR	457.13	55.62	108.21						401.51	293.31
14TH FLOOR	457.13	55.62	108.21						401.51	293.31
15TH FLOOR REFUGE	303.31	55.62	108.21						338.29	230.08
16TH FLOOR	457.13	55.62	108.21						401.51	293.31
17TH FLOOR	457.13	55.62	108.21						401.51	293.31
18TH FLOOR	457.13	55.62	108.21						401.51	293.31
19TH FLOOR	457.13	55.62	108.21						401.51	293.31
20TH FLOOR	457.13	55.62	108.21						401.51	293.31
21ST FLOOR	457.13	55.62	108.21						401.51	293.31
22ND FLOOR	457.13	55.62	108.21						401.51	293.31
<b>TOTAL</b>	<b>18008.89</b>	<b>1223.60</b>	<b>2370.35</b>	<b>29.85</b>	<b>29.80</b>	<b>23.14</b>	<b>31.42</b>	<b>30.08</b>	<b>6806.44</b>	<b>6249.21</b>



**LAYOUT PLAN**  
SCALE: 1:500



**LOCATION PLAN**  
SCALE: 1:4000

**TERMINES UNIT SUMMARY REHAB BLDG. NO. 1**

FLOOR	REHAB UNIT	SHOP UNIT	R/C	BA.WAY	WELFARE CENTER	SOCIETY OFFICE	COMMUNITY HALL	ANGARWADI	TOTAL UNIT
GROUND FLOOR	3	3							6
1ST FLOOR	8								8
2ND FLOOR	9								9
3RD FLOOR	9								9
4TH FLOOR	9								9
5TH FLOOR	9								9
6TH FLOOR	9								9
7TH FLOOR	9								9
8TH FLR REFUGE	7								7
9TH FLOOR	9								9
10TH FLOOR	9								9
11TH FLOOR	9								9
12TH FLOOR	9								9
13TH FLOOR	9								9
14TH FLOOR	9								9
15TH FLOOR REFUGE	7								7
16TH FLOOR	9								9
17TH FLOOR	9								9
18TH FLOOR	9								9
19TH FLOOR	9								9
20TH FLOOR	1	8							9
21ST FLOOR	9								9
22ND FLOOR	9								9
<b>TOTAL</b>	<b>163</b>	<b>26</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>199</b>

**PROFORMA 'B'**  
CONTENT OF SHEET

GROUND FLOOR PLAN	1ST FLOOR PLAN	AREA LINE DIAGRAM WITH B.U.A. CALCULATION
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STAMP OF APPROVAL OF ARCHITECT  
DATE: 27 FEB 2020

**PROFORMA 'A'**  
AREA IN SQ.MTS

AREA STATEMENT	TOTAL PLOT
1. AREA OF PLOT	4072.00
2. Area of road set back	210.72
3. Area of D.P. Road	
4. Area of reservation	
5. Area of amenity plot	
6. Area of amenity plot / plots to be handed over as per DCR 14(B)	
7. Area of amenity plot / plots to be handed over as per DCR 14(B)	
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66. Area of amenity plot / plots to be handed over as per DCR 14(B)	
67. Area of amenity plot / plots to be handed over as per DCR 14	



## SLUM REHABILITATION AUTHORITY

Administrative Building, Pt. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

Intimation of Approval under Sub regulation 2.3 of Appendix - IV  
of D.C.R. No. 33 (10) Dt. 15.10.97 of Brihanmumbai.

7 FEB 2020

No. SRA / ENG / S/PVT/0118/20140630/AP/S (Sale Building)

To,  
M/s. Nexzone Fiscal Services Pvt Ltd  
702, Marathon Max,  
Mulund -Goregaon Link Road,  
Mulund (W), Mumbai- 80

With reference to your Notice, letter No. 5232 dated 27/01/2020 and delivered  
on 20 and the plans, Sections, Specifications and Description and further particulars  
and details of your building at C.I.S No 15(pt) of vilage Kanjur, Kranti Nagar  
T.P.Road, Bhandup ( W), Mumbai - 400 078.


furnished to me under your letter, dated 27/01/ 2020 I have to inform you that the proposal  
of construction of the building or work proposed to be erected or executed is hereby approved under  
section 45 of the Maharashtra Regional & Town Planning Act, 1955 as amended up-to-date, subject to the  
following conditions :

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

- A.1) That the Commencement Certificate u/s. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

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

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

  
Executive Engineer, (S.R.A.)

### SPECIAL INSTRUCTIONS

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

Attention is drawn to the notes Accompanying this Intimation of Approval.



- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murrum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 11) That the Registered Undertaking from the Developer shall be submitted for the following
  - i) Not misusing part/pocket terrace.
  - ii) Not misusing lower ground / stilt.
  - iii) Not misusing Refuge Area.
  - iv) To Demolish the excess area if constructed beyond permissible F.S.I.
  - v) Handing over setback land free of compensation alongwith the plan.
  - vi) Not misusing fitness centre & handing over the fitness centre to the society of occupants of the building u/ref.
  - vii) Not to misuse Stack parking system shall be equipped with electric sensor devices & also proper precaution & safety majors shall be taken to avoid mishap & maintenance shall be done regularly.
  - viii) Not to misuse the entrance lobby.
  - ix) That condition for inadequate maneuvering space for car parking to be included in the sale agreement of prospective buyers & no complaints to SRA in this regards will be made in future & to incorporate a condition in sale agreement informing the prospective buyers regarding inadequate maneuvering space for car parking has been approved in the building u/ref. & that no claims/damages/risks will be maid against CEO (SRA) & its staff in this regards.
  - x) That the buyers / member will not be held liable to SRA for inadequate/sub standard sizes of rooms in future.
  - xi) That the buyers / member will not be held liable to SRA for deficient open spaces in composite building.
  - xii) That the buyers / member will not be held liable to SRA for failure of mechanical parking system in future.

- 12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in DCPR 2034.
- 13) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).

Sr. No.	NOC's	Stage of Compliance
1	A.A. & C. 'S' ward	Before Plinth C.C. of building u/ref.
2	H.E. from MCGM	Before Plinth C.C. of building u/ref.
3	Tree Authority	Before Plinth C.C. of building u/ref.
4	Dy. Ch. Eng.(SWD) E.S./W.S./City i) Regarding Internal SWD	Before Further C.C. of building u/ref.
5	Dy. Ch. Eng.(S.P.) (P & D)	Before Plinth C.C. of composite building u/ref.
6	Dy.Ch.Eng.(Roads) E.S./W.S./City	Before Plinth C.C. of building u/ref.
7	P.C.O.	Before Plinth C.C. of building u/ref.
8	BEST / TATA / Reliance Energy / MSEB / Electric Co.	Before Further C.C. of building u/ref.
9	NOC's from MTNL-Mumbai regarding required area & location for installation of telephone concentrators room.	Before O.C.C. of building u/ref.
10.	E.E. (T&C) of MCGM for Parking Layout	Before Plinth C.C. of building u/ref.
11.	CFO	Before Plinth C.C. of building u/ref.

- 14) That the design and construction of proposed building will be done under supervision of Registered Structural Engineer as per all relevant I.S. Codes including seismic loads as well as under the supervision of Architect and Licensed Site Supervisor.
- 15) That the regular/sanctioned/proposed lines & reservation will be got demarcated at site through A.E. (Survey)/E.E. (T. & C.)/E.E. D.P./DILR before applying for C.C.
- 16) That the regular /sanctioned /proposed lines & reservation will be got demarcated at site & addition copy of plan shall be submitted for agreeing to handover the set back land free of compensation & set back handing & that the setback handing over certificate will be obtained from Asst. commissioner, that ownership of setback land will be transferred in name of MCGM.
- 17) That the standby arrangement of generator/ alternative electric power supply requisite capacity shall be made in case of failure of electricity.

- 18) That all the cantilever projections shall be designed five times of load as per I.S. code 1993-2002 This also includes the column projecting beyond terrace & carrying OHT etc.
- 19) That you shall be asked unless payment of advance for providing treatment at construction site to prevent epidemics like dengue, Malaria etc. is made by insecticide officer of concern ward office & provision shall be made as and when required by Insecticide officer for inspection of water tanks by providing safe but stable ladder etc. & requirements as communicated by insecticide office shall be complied.
- 20) That the structural members below the ground level shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. & any other possible chemical effect & due care while constructing the same will be taken & completion certificate to that effect shall be insisted before granting further C.C. beyond plinth.
- 21) That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA.
- 22) That you shall incorporate necessary condition in sale agreement of sale flat owners that, they will not blame SRA for inadequate/sub standard sizes of rooms in future & the prospective buyers will be made aware of the same & no claims / damages / risks will be made against CEO(SRA) & its staff with regards to the same. A copy of sale agreement will have to submit before granting plinth C.C. to building u/ref.
- 23) That you shall incorporate necessary condition in agreement for sale of sale tenements that the sale building is constructed with deficient open space & the prospective buyers will be made aware of the same & no claims / damages / risks will be made against CEO(SRA) & its staff with regards to the same. A copy of sale agreement will have to submitted before granting plinth C.C. to building u/ref.
- 24) That you shall install C.C.T.V. cameras on site with its real time relay/display on real time basis at SRA office in co-ordination with I.T. officer (SRA).
- 25) That the C.C. shall be released as per co-relation. Rehab BUA & P.R. card in word policy as may be decided by SRA.
- 26) That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid & cleared by the developer in consultation of AE WW of concerned ward.
- 27) That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch.E. (MSDP) / Ch.E.(SP) / Asst. Commissioner of concerned Ward, as the case may be if the same is required to be demolished for development under SRA.

- 28) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
- 29) That you shall Submit Registered Undertaking that you will count Excess 32nos. of parking spaces into FSI It failed to Claim fungible compensatory FSI in future.

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

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).
- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.
- 4) That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before requesting C.C. for last 25% of sale built up area.

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

- 1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That you shall developed the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.
- 5) That the dustbin shall be provided as per requirement.
- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion

certificate shall be obtained and submitted before requesting for occupation certificate.

- 8) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be complied and complied with before asking occupation permission.
- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 10) That 10'-0" wide paved pathway up to staircase shall be provided.
- 11) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 14) That the drainage completion Certificate from E.E. (S.P.) (F & D) for provision of septic tank/soak pit/STP shall be submitted.
- 15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 16) That the single P.R. cards for the amalgamated plot shall be submitted.
- 17) That layout R.G. shall be developed as approved by SRA.
- 18) That the N.O.C. from the A.A. & C. 'S' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That completion certificate from C.F.O. shall be submitted.
- 20) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.
- 21) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.
- 22) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 23) That you shall submit the receipt for handing over of buildable / non-buildable reservations before requesting full OCC of sale bldg.
- 24) That Extra water sewerage & charges shall be paid to A.E. W.W. 'S' of MCGM before OCC


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

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

- 2) That you shall have to maintain the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.

**NOTES:**

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

  
Executive Engineer-3  
Slum Rehabilitation Authority

## NOTES


- (1) The work should not be started unless objections \_\_\_\_\_ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, props, debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. \_\_\_\_\_ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.

- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer [SRA] is satisfied with the following :
- (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
  - (iii) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the naharis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

Copies Forwarded to

- 1) Architect / Lic. Service
- 2) Owner
- 3) Asstt. Munch. Comm. (S) Ward
- 4) A.E.D.C.H.S.D./Sub. Divisional Officer  
Tahsilidar Officer B.S.D./Dy. Coll (SRA)
- 5) Dy. Ch. E. (D.P.) I,
- 6) A.E.W.W. .... Ward
- 7) A.A. & C. .... Ward

  
Executive Engineers, (S.R.A.)

  
Executive Engineer  
Slum Rehabilitation Authority





**SLUM REHABILITATION AUTHORITY**

No.: S/PVT/0118/20140630/AP/S

Date: **13 NOV 2020**

To,

M/s. Nexzone Fiscal Services Pvt. Ltd.  
702, Marathon Max,  
Mulund-Goregaon Link Road,  
Mulund (w), Mumbai - 400080.

**Sub:** Amended IOA for sale building for proposed Slum Rehabilitation Scheme u/s 33(10) of DCPR 2034 on land bearing C.T.S. No. 15 (pt.) of village Kanjur (W), 'S' ward, Kranti Nagar, TembhiPada Road, Bandup(W), Mumbai-400078.

**Ref:** Your application u/no. 907/SOP/S dated 26/10/2020.

Gentleman,

There is no objection to carry out the work as per amended plans (i.e. wing "A" consisting of Stilt + 1<sup>st</sup> to 22<sup>nd</sup> upper floors & wing "B" consisting of Basement for Services + Stilt + 1<sup>st</sup> to 10<sup>th</sup> + 11<sup>th</sup> (pt.) upper floors with detached school wing 'C', comprising of Stilt (pt.) & Gr. (pt.) + 1<sup>st</sup> to 2<sup>nd</sup> upper floors) submitted by you vide your letter under reference subject to the following conditions:

- 1) All the conditions of IOA dtd. 27/02/2020 shall be complied with.
- 2) That all the conditions of LOI dtd. 09/09/2016 & Revised LOI dtd. 24/01/2020 shall be complied with.
- 3) That the RCC design, calculation & certificate from licensed Structural Engineer & peer review for the same from another structural Engineer shall be submitted before requesting C.C. to bldg. u/ref.
- 4) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission.
- 5) That you shall submit NOC from EE (T&C) MCGM for parking arrangement proposed & CFO NOC before requesting for further C.C. to bldg. u/ref.
- 6) That you shall submit Undertaking that you will count Excess parkings spaces in to FSI if failed to claim fungible compensatory FSI in future.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

Executive Engineer- 3  
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

No.: S/PVT/0118/20140630/AP/S

Date: 17 DEC 2020

To,  
M/s. Nexzone Fiscal Services Pvt. Ltd.  
702, Marathon Max,  
Mulund-Goregaon Link Road,  
Mulund (w), Mumbai - 400080.

**Sub:** Amended IOA for sale building for proposed Slum Rehabilitation Scheme u/s 33(10) of DCPR 2034 on land bearing C.T.S. No. 15 (pt.) of village Kanjur (W), 'S' ward, Kranti Nagar, Tembhi Pada Road, Bandup(W), Mumbai-400078.

**Ref:** Your application u/no. 1069/SOP/S dated 02/12/2020.

Gentleman,

There is no objection to carry out the work as per amended plans (i.e. wing "A" consisting of Stilt + 1<sup>st</sup> to 22<sup>nd</sup> upper floors & wing "B" consisting of Basement for Services + Stilt + 1<sup>st</sup> to 10<sup>th</sup> + 11<sup>th</sup> (pt.) upper floors with detached school wing 'C', comprising of Stilt (pt.) & Gr. (pt.) + 1<sup>st</sup> to 2<sup>nd</sup> upper floors submitted by you vide your letter under reference subject to the following conditions:

- 1) All the conditions of IOA dtd. 27/02/2020 & Amended IOA dtd. 13/11/2020 shall be complied with.
- 2) That all the conditions of LOI dtd. 09/09/2016 & Revised LOI dtd. 24/01/2020 shall be complied with.
- 3) That the RCC design, calculation & certificate from licensed Structural Engineer for the same from another structural Engineer shall be submitted before requesting C.C. to bldg. u/ref.
- 4) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission.
- 5) That you shall submit NOC from EE (T&C) MCGM for parking arrangement proposed & CFO NOC before requesting for further C.C. to bldg. u/ref.
- 6) That you shall submit Undertaking that you will count Excess parking's spaces in to FSI if failed to claim fungible compensatory FSI in future.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

Executive Engineer- 3  
Slum Rehabilitation Authority

**Copy to:**

- 1) Assistant Commissioner "S" Ward MCGM
- 2) A. A. & C. "S" Ward,
- 3) H. E. of MCGM,
- ✓ 4) Architect : Shri. Santosh Dubey of M/s. Matrix  
702, Marathon Max, Mulund Goregaon Link Road,  
Mulund (west). Mumbai - 400080.

  
18/12/2023  
Executive Engineer- 3  
Slum Rehabilitation Authority



**SLUM REHABILITATION AUTHORITY**

No.: S/PVT/0118/20140630/AP/S

Date: 20/11/2021

To,

M/s Nexzone Fiscal Services Pvt. Ltd.  
702, Marathon Max,  
Mulund-Goregaon Link Road,  
Mulund (w), Mumbai - 400080.

**Sub:** Amended IOA for sale building for proposed Slum Rehabilitation Scheme u/s 33(10) of DCPR 2034 on land bearing C.T.S. No. 15 (pt.) of village Kanjur (W), 'S' ward, Kranti Nagar, Tembhi Pada Road, Bandup(W), Mumbai-400078. For Sahjeevan SRA CHS Ltd.

**Ref:** Your application u/no. 1854/SOP/S dated 13/12/2021.


Gentleman,

There is no objection to carry out the work as per amended plans (i.e. wing "A" consisting of Stilt + 1<sup>st</sup> to 22<sup>nd</sup> upper floors & wing "B" consisting of Basement for Services + Stilt + 1<sup>st</sup> to 22<sup>nd</sup> upper floors with detached school wing 'C', comprising of Stilt (pt.) & Gr. (pt.) + 1<sup>st</sup> to 2<sup>nd</sup> upper floors submitted by you vide your letter under reference subject to the following conditions:

- 1) All the conditions of IOA dtd. 27/02/2020, Amended IOA dtd. 13/11/2020 & 10/12/2020 shall be complied with.
- 2) That all the conditions of LOI dtd. 09/09/2016 & Revised LOI dtd. 24/01/2020 shall be complied with.
- 3) That the RCC design, calculation & certificate from licensed Structural Engineer for the same from another structural Engineer shall be submitted before requesting C.C. to bldg. u/ref.
- 4) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission
- 5) That you shall comply all the condition mentioned in registered undertaking before full OCC to building u/ref.
- 6) That you shall submit certificate from flat buyers who availed of benefits in stamp duty vide G.R. No.TPS-1820/AN-27/P.K.80/20/NV-13/ dt.14/01/2021 before OCC for building u/ref

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

  
Executive Engineer- 3  
Slum Rehabilitation Authority

Energy Act

- 1 Association of Commissioners of Water Boards (ACOWB)
- 2 A. A. & C. 17 Wood
- 3 10 of MCEM,
- 4 Ardenway, 100, Langens Drive, of M/8, M40 12,
- 5 201, Marathon Way, Midland Groupway Link Road,
- 6 Almond (w/c) B. of no. 400033,



Water Industry Commission  
Water Rehabilitation Authority



**SLUM REHABILITATION AUTHORITY**

No.:SRA/ENG/2782/S/PL/LOI

Date: 24 JAN 2020

1. **Architect** : Santosh Dubey of  
M/s. Matrix,  
702, Marathon Max,  
Mulund Goregaon Link Road,  
Mulund (west),  
Mumbai.
2. **Developer** : M/s. Nexzone Fiscal Services Pvt. Ltd.  
702, Marathon Max,  
Mulund Goregaon Link Road,  
Mulund (west),  
Mumbai.
3. **Society** : Sahajeevan Co. Op. Hsg. Soc. Ltd.

**Subject :** Issue of Revised LOI- Proposed Slum Rehabilitation Scheme on land bearing CTS No. 15(pt.) of village Kanjur, Kranti Nagar, Tembipada Road, Bhandup (W), Mumbai.

**Ref :** SRA/ENG/2782/S/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/2782/S/PL/LOI dtd. 09/09/2016 shall be complied with.
2. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.



**The salient features of the scheme are as under:**

Sr. No.	Description	Slum plot
1	Area of plot considered for the scheme	4072.00
2	<b>Deductions for</b>	
	(i) Road setback area under sanctioned R.L. of 9.15 mtr.	210.72
	<b>Total Deductions</b>	210.72
3	Balance Area of Plot	3861.28
4	<b>Total area for FSI computation</b>	3861.28
5	Maximum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	Restricted to Sanctioned FSI
6	(a) Proposed built-up area of Rehab.	6305.93
7	Rehab Component	9201.58
8	Sale Component 1:1	9201.58
9	(b) Total Sale BUA permissible in situ	9201.58
10	Total sale BUA proposed to be consumed in situ	8741.44
11	Total BUA sanctioned for the project (a+b)	15507.51
12	FSI permissible on plot (11/3)	4.02
13	Total BUA proposed to be consumed in situ	15047.37
14	Total FSI consumed in situ	3.90
15	TDR generated in scheme	460.14
16	No. of Tenements to be Rehabilitated Rehab unit -164 Commercial - 03 Exist. School - 01 Balwadi-01 Welfare Center -01 Society Office -01 Community Hall - 01 Library -01	173 Nos.
17	Provisional PAP (Resi.- 05 + 01 comm. )	06 Nos.
18	Regular PAP (Resi.- 22)	22 Nos.

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/AGRC and if directed by Competent Court /AGRC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

5. Details of land Ownership: - Private plot.
6. Details to Access :- The plot under reference is accessible by 6.05 mt.(avg.) wide existing road as per Road status remarks of A.E. (Maint.) 'S' ward. The said existing 6.05 Mtr. wide existing road is to be proposed to be widened to 9.15 Mtr. wide Road as per Sanctioned R.L. of 9.15 Mtr. wide Road as per remarks under No. DY.Ch.E./8387/Traffic of 13/11/2018.
7. Details of D.P. Remarks :- R- Zone as per DP-2034.
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034. and shall also pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
9. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Estate Manger at Slum Rehabilitation Authority or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost.

The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

10. The Amenity Tenements as mentioned in salient features condition no.3 above within 30 days from the date of issue of OCC of Rehab/Composite bldg. Handing over / Taking over receipt shall be submitted to SRA by the developer.

Sr. no.	Amenity	Amenity handed over to be
1	Balwadi	Handed over to the Woman and Child Welfare Department, Government of Maharashtra.
2	Society office	Handed over to the slum dwellers society.
3	Welfare Centre	Handed over to the slum dwellers society.
4	Community Hall	Handed over to the slum dwellers society.
5	Skill-development	Handed over to the slum dwellers society.

11. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.



12. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
13. The Developer shall submit & adhere to various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
14. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to composite building as mentioned below :-  
Plot area up to 4000 sq.mt. → 36 months.  
In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
15. The Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
16. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
17. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
18. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) within a period of two weeks from the date of this LOI.  
  
B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
19. The IOA/Building plans will be approved in accordance with the Development Control and Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.

20. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
21. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
22. That you shall pay नुकसान भरपाई to the MCGM authority as directed by Dy. Collector /Additional collector in Annexure-II.
23. That you shall register with RERA Authority as per RERA act.
24. That you shall execute the Conveyance Deed for rehab component and sale component or composite component before requesting BCC certificate respectively.
25. That you shall get D. P. Road / set back land demarcated from A.E. (Survey)/ D.P. T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
26. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.
27. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.
28. That the work shall not carried out between 10.00 pm. to 6.00 am, only in accordance with rule 5A (3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.
29. That you shall submit Remarks from A.E.(Maint.)'S' ward before granting OCC to building in layout regarding physical provision of 9.15 mt. wide Road to S.R. Scheme u/ref.
30. That you shall submit NOC from MOEF before granting C.C. beyond 20,000 Sq.Mt. construction area in S.R. Scheme



31. That the cognizance of Govt. Notification dtd. 28.08.2019 shall be taken & the conditions mentioned in the Notification to be followed scrupulously.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,



Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has approved Revised LOI)

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "S" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,



for Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has approved Revised LOI)



## Slum Rehabilitation Authority

No.: SRA/ENG/3311/S/PL/AP

Date :

14 MAR 2017

To,  
M/s. Bhavesh S. Sanghvi  
15, Joshi Bhavan,  
Opp. Om. Shreeji Darshan Co. Op. Hsg. Society,  
Kasturba Road, No 2, Borivli (E),  
Mumbai-400 068.

**Sub.** Drainage Approval for Rehab bldg. No.1 on plot bearing C.T.S.  
No. 15 (pt) of Village Karjur, Khariti Nagar, Bhandup (W) Mumbai-  
for Sahajeevan SRA CHS

Gentlemen,

There is no objection to carry out the drainage work up to S.T.P.  
as per plan submitted by you, subject to the following conditions :

1. That invert level shall be get approved from AE Maintenance (S)  
Ward before starting the work
2. That the work shall be carried out strictly in accordance with the  
Municipal requirements.
3. That the required undertaking for rectifying the drainage defects  
shall be submitted before applying for DCC.
4. That the vertical drainage pipes shall have to be tested by smoke  
test to check up the leakages.
5. That the trenches for inspection chambers etc shall not be refilled  
before same are shown to the concerned sub Engineer
6. That the CI pipes shall be provided at least up to 1<sup>st</sup> floor level.
7. That you shall obtain approval from (S.P.) P & D of (M.C.C.M) for  
function of STP & Sewerage connection thereon

Also note that connection shall not be made to the S.T.P. without  
getting the work certified by this office.

Yours Faithfully,

  
Assistant Engineer - S Ward  
Slum Rehabilitation Authority



## SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/3311/S/PL/AP **20 MAR 2017**

COMMENCEMENT CERTIFICATE

REHAB BUILDING

TO,

M/s. Nexzone Fiscal Services Pvt.Ltd.  
~~702, Marathon Max, Mulund Goregaon Link Road,~~  
Mulund (West), Mumbai-400 080.

Sir,

With reference to your application No. 588 dated 20/07/2015 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_  
C.T.S. No. 15(pt.)

of village Kahjur T.P.S. No. \_\_\_\_\_  
ward 'S' Situated at Kranti Nagar, Bhandup (W), Mumbai-7B.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
U/R No. SRA/ENG/2782/S/PVT/LCI dt. 09/09/2016  
IDA U/R No. SRA/ENG/3311/S/PL/AP dt. 20/09/2016  
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI S.D. MAHAJAN  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

  
20.03.17  
Executive Engineer (SRA) -3

FOR

CHIEF EXECUTIVE OFFICER

(SLUM REHABILITATION AUTHORITY)



No. SRA/ENG/3311/S/PL/AP

23 JAN 2018

This C.C. is re-endorsed as per approved amended plans dtel. 20/1/2018, for work upto plinth level only.

*Seah*  
23.01.18  
Executive Engineer  
Slum Rehabilitation Authority

No. SRA/ENG/3311/S/PL/AP 14 MAY 2018

This C.C. is further extended from Ground to 7<sup>th</sup> upper floors (i.e. 23.50mtr.) including L.M.R & O.H.W.T to Rehab Building no. 1 as per approved amended plans dated 20/01/2018.

*Seah*  
14.05.18  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3311/S/PL/AP

27 FEB 2020

This C.C. is re-endorsed as per approved amended plans dated 27/02/2020.

*[Signature]*  
27.2.20  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3311/S/PL/AP 12 JUN 2020

THIS C.C. is further extended from 8<sup>th</sup> to 22<sup>nd</sup> floor (i.e. 68.15mtr) including LMR & O.W.H.T for Rehab building no1 as per approved amended plans dated 27/02/2020.

*[Signature]*  
12.6.20  
Executive Engineer  
Slum Rehabilitation Authority

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

(Hydraulic Engineer's Department)

Office of Ex. Eng (P & R)  
B Ward Office, 3<sup>rd</sup> Floor,  
Near J J Hospital,  
Babula Tank Cross Road,  
Mumbai-400029

HE 1246 /EEWW (P.&R.)/N.O.C.

EE (SRA)

20 JUL 2022

Subject : HE's NOC for the proposed sale building on plot bearing CTS No. 15 (pt.) of village Kanjur (W), Kranti Nagar, Tembhipada Road, Bhandup (W), Mumbai . For " Sahjeevan (SRA) CHS Ltd."

Reference: 1) S/PVT/0118/20140630/AP/S dated 30/12/2021.  
2) Scrutiny Fee Receipt No. 1004365407 dated 27/06/2022.

Name of owner / Developer : M/s. Nexzone Fiscal Services Pvt. Ltd.

As per the plans and documents submitted by License Plumber the proposed building under reference is a residential cum commercial building accommodating 558 tenements, 1 shops, 6 Class Rooms, 1 Fitness Centre. Total water requirement of the building works out to 376650 lpd for residential purpose & 13095 lpd for commercial purpose. However, demand for water connection will be recalculated by AEWV of concerned ward as per latest amended / OC plans.

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

1. Water supply for the said residential cum commercial building will be made available as per prevailing norms, on submission of occupation certificate.
2. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains, painted with red colour, shall be used for the same.
3. Separate NOC shall be obtained from this office for each individual building in the layout.
4. The layout of water mains in the access and internal road shall be submitted, got approved from this department and laid by owner / developer at their own cost, prior to issue of occupation certificate. Water supply will be made available only after the laying & commissioning of the same.
5. The internal distribution system within building shall be got approved from this office / from AEWV of ward after obtaining full C.C. and shall be laid & certified from competent authority before availing the permanent water connection.
6. The owner / Developer shall on demand, pay the prorata cost of laying adequate size of water main in 13.40 M. wide D.P. Road abutting to / passing through the plot under reference.
7. No bore well/Ring well shall be provided on the plot without specific NOC/Remarks from Assistant Engineer Water Works S Ward.
8. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from AEWV S Ward. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber. Top of the underground storage tank shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
9. A clear minimum distance of 1.20 m shall be maintained between the bottom of overhead storage tank and terrace floor level.
10. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the stilt of the building. As suction tank is located within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.
11. Automatic level control sensors & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.

12. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.
13. This NOC is being issued for plans approved vide No. S/PVT/0118/20140630/AP/S dated 30/12/2021. While amendment in building plans, if water demand of the building exceeds above 10%, this NOC will be treated as cancelled and fresh NOC shall have to be obtained from this office by submitting set of amended plans and other required documents.

*Andrews*  
*20/7/2022*  
Executive Engineer Water Works  
(Planning & Research)





## Slum Rehabilitation Authority

No.: SRA/ENG/3311/S/PL/AP

Date :

14 MAR 2017

To,  
M/s. Bhavesh S. Sanghvi  
15, Joshi Bhavan,  
Opp. Om. Shreeji Darshan Co. Op. Hsg. Society,  
Kasturba Road, No 2, Borivli (E),  
Mumbai-400 068.

**Sub.** Drainage Approval for Rehab bldg. No.1 on plot bearing C.T.S.  
No. 15 (pt) of Village Karjur, Khariti Nagar, Bhandup (W) Mumbai-  
for Sahajeevan SRA CHS


Gentlemen,

There is no objection to carry out the drainage work up to S.T.P.  
as per plan submitted by you, subject to the following conditions :

1. That invert level shall be get approved from AE Maintenance (S)  
Ward before starting the work
2. That the work shall be carried out strictly in accordance with the  
Municipal requirements.
3. That the required undertaking for rectifying the drainage defects  
shall be submitted before applying for DCC.
4. That the vertical drainage pipes shall have to be tested by smoke  
test to check up the leakages.
5. That the trenches for inspection chambers etc shall not be refilled  
before same are shown to the concerned sub Engineer
6. That the CI pipes shall be provided at least up to 1<sup>st</sup> floor level.
7. That you shall obtain approval from (S.P.) P & D of (M.C.C.M) for  
function of STP & Sewerage connection thereon

Also note that connection shall not be made to the S.T.P. without  
getting the work certified by this office.

Yours Faithfully,

  
Assistant Engineer - S Ward  
Slum Rehabilitation Authority

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. DyChE/ 5247 /SWD/ES dt.

14 OCT 2016

**E.E.(S.R.A.)E.S.**

To,  
**Architect, M/s. Matrix,**  
702, Marathon Max,  
Mulund Goregaon Link Road,  
Mulund (W), Mumbai- 400 080.

Sub: Remarks regarding S.W. Drains / Nallas, etc. for proposed building on plot bearing C.T.S.Nos. 15 (Part) of village Kanjur at Kranti Nagar, Bhandup (West).

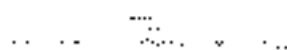
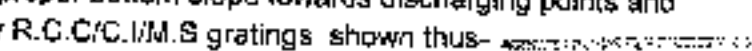

Ref- Your letter dated 21.09.2016.

The remarks regarding storm water drain and Natural Water Course passing through the property mentioned above are as under & the remarks are offered without prejudice to the ownership of land and status of the land and structures thereon :-

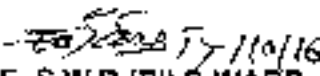
- 1 Whether any natural water course is passing through the property. : Yes
- 2 Size of existing natural water course. : As per E.E. (S.W.D.) Pl. Cell (ES)'s provisional remarks u/No Dy.Ch.E /SWD/3866/Pl. Cell dated 27.03.2016.
- 3 Size to which the existing natural water course should be widened. : To be maintained as per Item No 5 below.
- 4 Nature of land (whether the R.L. is above 27.43 THD or not) : \$2'-00" T.H.D. or 15cm. above the formation level of the raised footpath or the existing access road whichever is higher.
- 5 Minimum formation level of the plot required. : As per D.C. Regulation 1991 and Pl. Cell remarks mentioned above
- 6 Whether 7.5 m. or 15.0 m space from either side of the nalla is to be left out. : Adequate storm water drains shall be provided in the property including provision for admitting storm water coming from the surrounding locality if required in future.
- 7 While constructing the S.W. Drain invert level of the drain shall be kept such as to admit the storm water coming from the adjoining areas.
- 8 Additional remarks if any : A condition may please be included in the terms & conditions that the party will have either to bear full cost of training and constructing natural water course in the property if the Corporation takes the work in hand or the party shall construct the same as per Municipal Specifications.
- 9 The access / internal roads of the layout should be provided with pucca open S.W.Drains on each/one side having an area of Sq.m. (as indicated in the accompanying plan). The remarks are offered considering the CTS boundaries as shown in the Amended plans approved by E.E.B P.(E.S.) u/No. SRA/ENG/3311/S/PL/AP dated 20.09.2016. The road side drains, if any should be constructed on Equal R.L. obtained from Competent Authority.
- 10 Side open spaces shall be leveled consolidated and paved with proper slope to drain in such a way to dispose off the storm water into the S.W.Drains as proposed and/into the existing drains along Municipal Roads.

P.T.O.

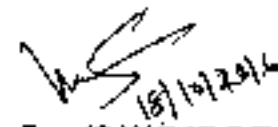
12 The S.W. Drain remarks for the holding under reference shown bounded in black as shown by you and marked as **A-B-C-D-E-F-G-H-I-J-K-A** on accompanying plan are as under -

- a) The storm water drains as per these remarks shall be constructed as per M.C.G.M. specifications and the walls should be of c.c. M-20 of minimum thickness 0.20 m. over a bed concrete of M-15(1:2:4) c.c. 15 cm. thick and M-20 c.c. haunches of 8 cm thick with cement plaster in cm. (1.2) 12 mm thick for haunches.
- b) The gradient of the drains shall be given such way to create velocity of 1.22 m. / sec. In case of steep localities where velocity is likely to exceed 2.40m. / Sec. intermediate drop in invert shall be provided.
- c) All cross drains shall be 1.5 times the size of the drains proposed.
- d) Before commencing the work of S.W.D. as per remarks, party should intimate this office.
- e) Existing minor nalla along plot boundary **B-C** shall be reconstructed as per nalla remarks issued by EE(SWD)PC shown thus- 
- f) To construct internal S.W.D. of 0.21 Sq. M. c/s area within premises between **J-K-A-a-B'**, **J-H-G-F-E-D-C'** to be provided with proper bottom slope towards discharging points and same may be covered with heavy duty R.C.C./C.I./M.S gratings shown thus- 
- g) To construct internal S.W.D of 0.14 Sq. M. c/s area within premises between **b-a** to be provided with proper bottom slope towards discharging points and same may be covered with R.C.C./C.I./M.S gratings shown thus- 
- h) To construct a catch pit of size 0.90x0.45x0.30 (deep below invert level marked at **B'**, **C'** shall be provided, within premises before connecting to municipal drain, same shall be covered with RCC/CI/MS gratings.
- i) To provide Carriage entrance of AA Class loading slab at every gate with opening of size 0.60m x 0.90m at center along with heavy duty frame and cover and locking arrangement.
- j) Proper arrangement to dispose of storm water from paved/unpaved open spaces R.G. ramp, approaches & internal road shall be made to avoid flooding during monsoon season.
- k) The invert of the S.W.D on upstream side shall never be lower than the invert on downstream side drain.
- l) The compound wall shall not be constructed on S.W.D wall/nalla wall.
- m) Adequate nos of weep holes (150mm dia ) shall be provided in the compound wall wherever necessary.
- n) All above S.W.D/Culverts/Carriage entrance Work shall be constructed as per design of Lic Structural engineer and stability & completion certificate from lic. structural Engineer shall be submitted before asking completion certificate to this office
- o) All conditions mentioned in provisional major nalla remarks issued by Ex. Eng.(SWD) (Planning Cell) (ES) u/no Dy.Ch.E./SWD/3866/PI, Cel dated 27.03.2015, same have been up to date revalidated u/no Dy.Ch.E./SWD/4022/PI.Cel dated 16.04.2016, shall be complied with.

**NOTE:-** 1)The remarks offered above are valid for one year from the date of issue.  
2)The remarks are offered without prejudice to the ownership of land and status of the land and structures thereon.  
3)If there is any amendment/change in plan/layout revised remark will have to be obtained before completion.

  
S.E. S.W.D.(PI) S-WARD

  
A.E. (S.W.D.) Planning E.S

  
Ex. Eng.(S.W.D.)E.S.Z-VI

The drawing shall be read in conjunction with the office remarks  
reference no. D/CHEJ 5257 16/10/16

18 OCT 2016

*Sam*  
17/10/16  
SE (SWD) E.S. AE (SWD) E.S.

*S*  
18/10/16  
EE (SWD) E.S.

13.40 M WIDE EXISTING ROAD

0.60 M DP ROAD

E09

SYN  
AND/OR REF

PG

MAP

1.10 M WIDE EXISTING ROAD (2.00 M WIDE)  
PA 20  
PG

PH  
HDH

R-ZONE

PH HDH

LOCATION PLAN

SCALE - 1:4000



# BRIHANMUMBAI MAHANAGARPALIKA

No.

dt.

01 JUL 2021

Dy. Ch E / SWU / 129 / Planning Cell

DL.....

Office of the :  
Dy.Ch.Eng.(Storm Water Drains) P.C.  
Engineering Hub Bldg.,  
Dr. E. Moses Road,  
Acharya Atre Chowk, Worli Naka,  
Worli, Mumbai- 400 018  
Tel No 022-24955059 / 24955229  
Fax No 022-24980097

To,  
M/s Matrix Architects,  
702, Marathon max,  
Mulund Goregaon Link Road,  
Mumbai-400080.

**Sub** : Revised provisional Major nalla remarks for proposed SR scheme on plot bearing CTS No. 15(pt) of village Kanjur, Bhandup(W), Mumbai

**Ref** : Your letter dtd. 28.10.2020

Gentlemen,

With reference to your above mentioned letter, this office revised & revalidated provisional major nalla remarks are as below. These revised provisional nalla remarks supersede the remarks issued under No- DyChE/SWD/3866/PC dtd. 27.03.2015 .

1. This is not a construction permission and regular major nalla remarks shall be obtained from this office on receiving development permission from the competent authority.
2. The holding under reference is shown bounded in black and marked as A1- A2- A3-A4-A5-A6-A7-A8-A9-A10-A11-A12-A1 on accompanying plan is affected by Pandavkund Nalla designated as Catchment No.305 of Usha Nagar- Datar Colony Nalla System in BRIMSTOWAD Master plan-II.
3. The existing nalla is trained in UCR masonry wall. The width of the existing nalla is varying from 1.94Mtr to 2.22Mtr.
4. The property side nalla retaining wall within the holding shall be demolished and reconstructed in RCC (M-40) for 3.0 M. clear waterway considering equal widening as shown in red lines on the accompanying plan after obtaining this office regular major nalla remarks.
5. Regarding design of RCC retaining wall, submission details will be intimated while issuing regular major nalla remarks.
6. a. To facilitate desilting and maintenance operations, a 3.00 M. wide paved/asphalted access shall be maintained within the holding along the nalla as shown in Violet coloured dotted line in the accompanying plan. The said access shall be free of any encumbrances, utilities like inspection chambers, septic tank,



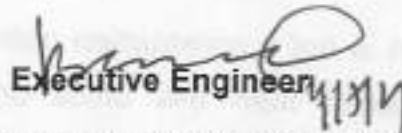
water pipes, water meters, suction tank or dust bin, trees, benches, play-apparatus etc. Further, the said access shall be free of any balcony projections, lofts etc. for a minimum height of 4.50 M.

b. This provision of access is without prejudice to the open space requirements mentioned in the D.C. Regulations .

c. 6.00 M. wide M.S. gate shall be provided in compound wall as shown on the accompanying plan.

7. The existing invert levels shall be maintained.
8. Formation level of the plot shall be minimum 15 cm above the top of nalla retaining wall or the formation level of the abutting road whichever is higher.
9. Necessary Tree cutting/trimming permissions from competent authority shall be obtained for the trees falling in the proposed alignment of nalla, if any.
10. These provisional remarks are being offered without prejudice to the ownership of land under reference and status of the same as per plot boundaries shown by your representative and table survey plan submitted by you.
11. Revised provisional remarks shall be obtained from this office in case of any change/deviation in plot/CTS boundaries.
12. These provisional major nalla remarks are valid for a period ending on 27/03/2022.
13. The confirm nalla remarks shall be offered according to status of nalla training work undertaken by Dy.Ch.Eng(SWD)ES's office.

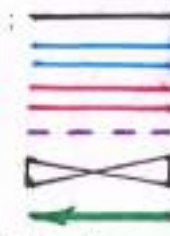
Yours faithfully,

  
Executive Engineer



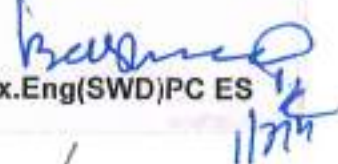
(Storm Water Drains) Planning Cell (E.S.)

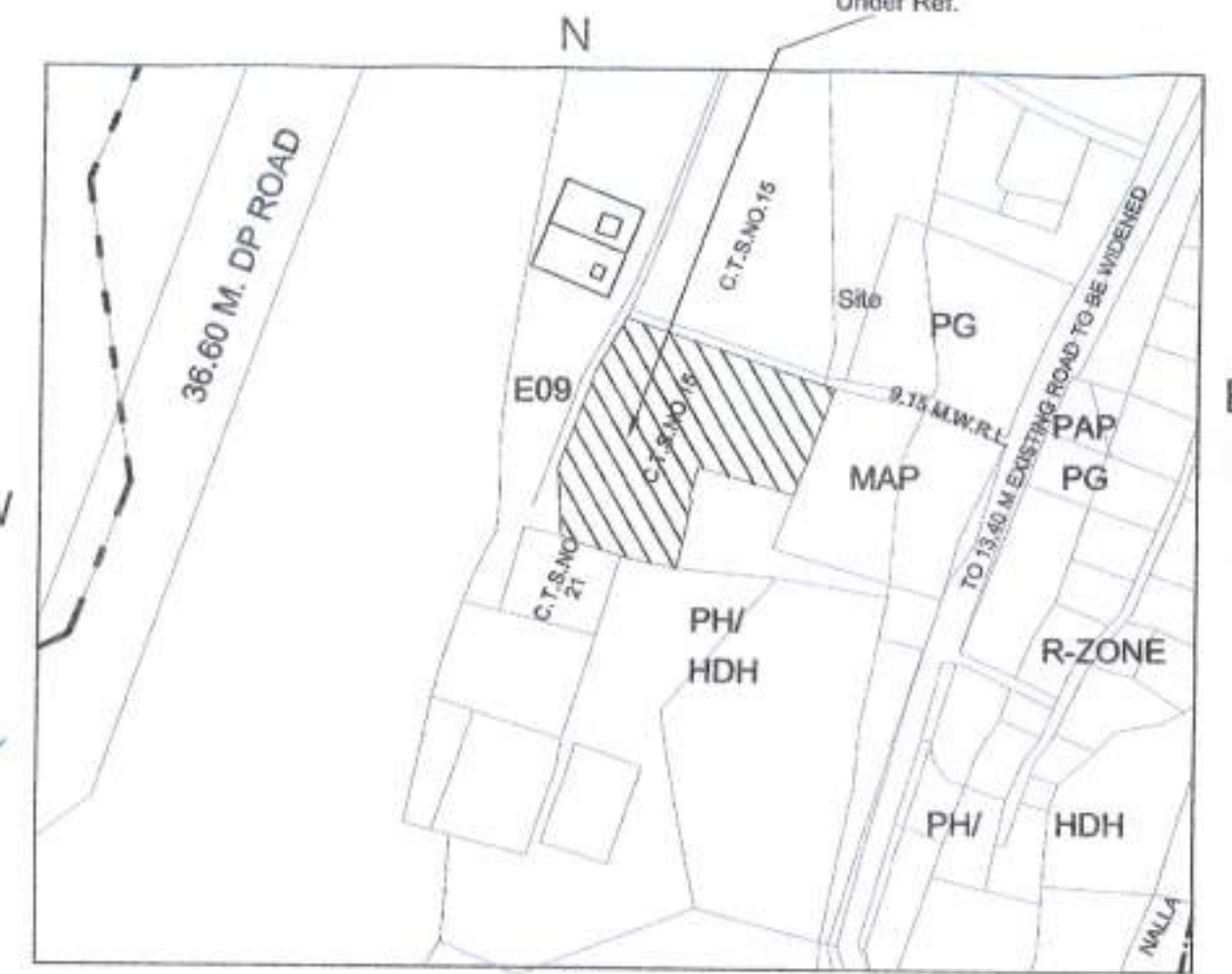
MUNICIPAL CORPORATION OF GREATER MUMBAI

- 1 PLOT BOUNDARY AS PER ANNEXURE II SHOWN THUS :
- 2 EXISTING NALLA SHOWN THUS :
- 3 PROPOSED NALLA SHOWN THUS :
- 4 3.0 Mtr WIDE ACCESS SHOWN THUS :
- 5 9.0 Mtr WIDE MS GATE SHOWN THUS :
- 6 FLOW DIRECTION SHOWN THUS :

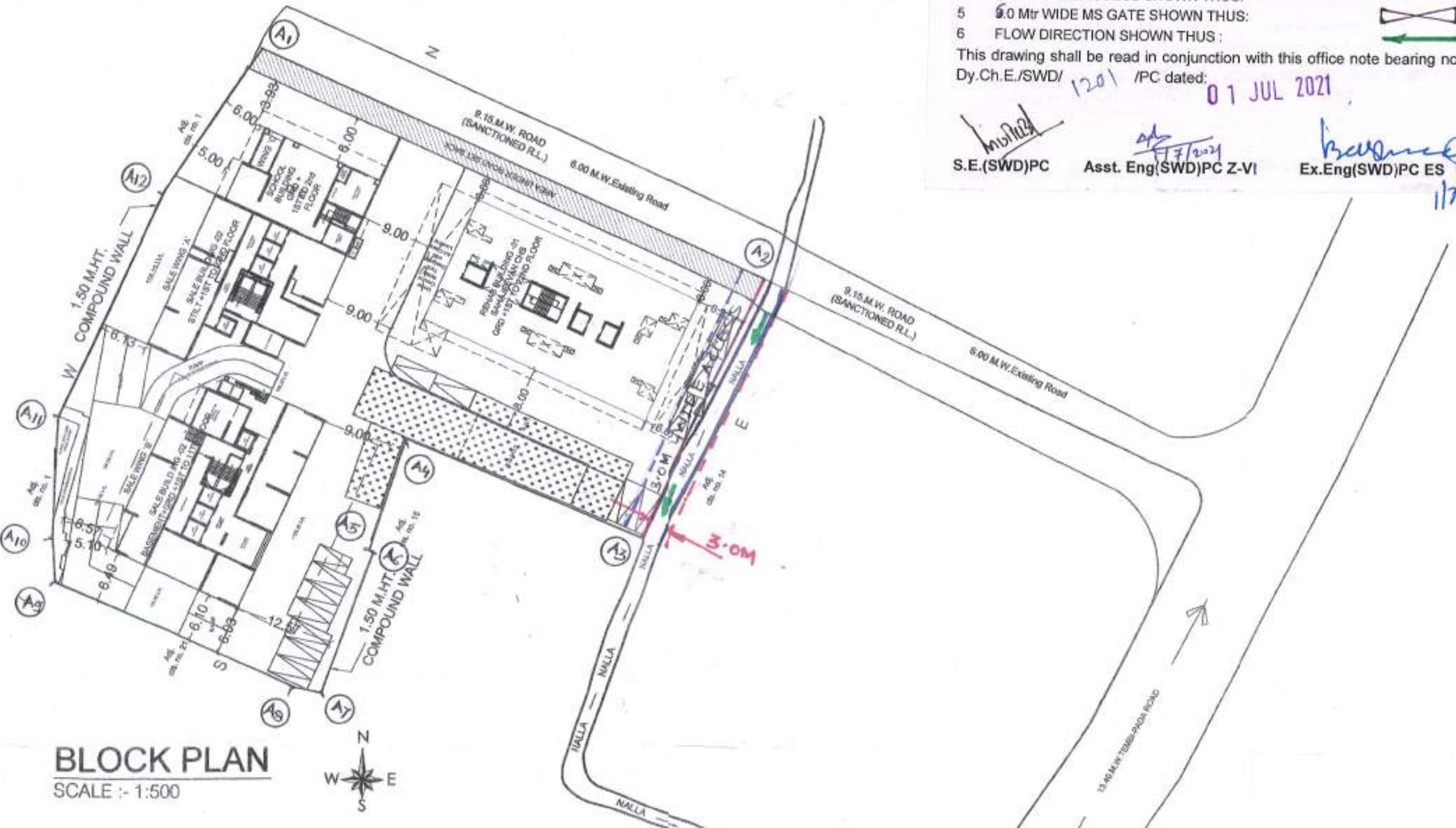


This drawing shall be read in conjunction with this office note bearing no Dy.Ch.E./SWD/ 1201 /PC dated: 01 JUL 2021

 S.E.(SWD)PC  
 Asst. Eng(SWD)PC Z-VI  
 Ex.Eng(SWD)PC ES



LOCATION PLAN  
SCALE :- 1:4000



BLOCK PLAN  
SCALE :- 1:500



# matrix

architects, engineers, surveyors & consultants

Date : 11/04/2022

To,  
**The Assistant Engineer**  
**(Storm Water Drain) P.C.,**  
Engineering Hub Building,  
Dr.E. Mozes Road,  
Worli, Mumbai-400018.

**Sub.:** Nalla Remark for the plot bearing CTS No. 15(pt) of Village-Kanjur, Kranti Nagar, Bhandup (West), Mumbai-400 078.

**Ref.:** 1. Dy.Ch.E./SWD/3866/Pl.Cell dtd. 27.03.2015  
2. Revised Nalla Remark of Exe.Eng.(SWD) PC Bearing no. Dy.Ch. SWD/1201/Planning Cell Dated 01.07.2021

Sir,

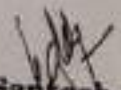
With reference to above-referred subject, we hereby request you to kindly issue us Confirm Nalla Remark of above said property.

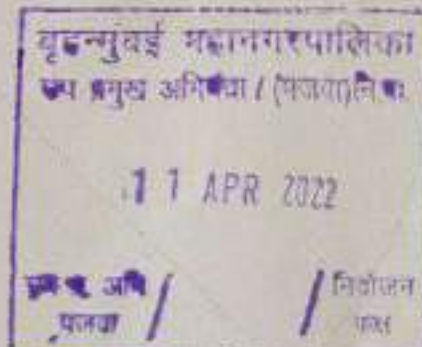
We state that the we are implementing the slum scheme on CTS No.15(Pt) Which is abutting to adjacent said nalla and our Rehab Building is also completed. We are planning to commence the construction of the Nalla work at the earliest and same already intimate to Executive Engineer (SWD) E.S. on dated 09.03.2022.

Kindly do the needful and oblige.

Thanking you,

Yours truly,  
For **Matrix**

  
**(Santosh Dubey)**  
Architect





## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

M/s. Nexzone Fiscal Services Pvt. Ltd.

702, Marathon Max,  
Mulund-Goregaon Link Road,  
Mulund (west), Mumbai.

Date: 25-09-2017

Valid Upto: 25-09-2022

### No Objection Certificate for Height Clearance

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

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

NOC ID :	SNCR/WEST/B/081017/238113 ✓
Applicant Name*	Shri. Santoshkumar Dubey
Site Address*	CTS No. 15 part, Village Bhandup, Mumbai suburban, Maharashtra
Site Coordinates*	72 55 34.03014-19 09 00.11116, 72 55 34.73-19 09 02.33, 72 55 35.28056-19 08 59.70768, 72 55 35.52115-19 09 00.78041, 72 55 36.65076-19 09 00.46293, 72 55 37.02891-19 09 01.60414,
Site Elevation in mtrs AMSL as submitted by Applicant*	38.03 M
Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	217.30 ✓

\*As provided by applicant

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

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

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

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

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 217.30 M (Restricted) , as indicated in para 2.

Page 1/2





भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

- e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.
- f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the Structure should be intimated to this office.
- g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights
- h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in)
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: WEST

Address: General Manager Airports  
Authority of India, Regional  
Headquarter, Western Region,  
Opp. Parsiwada, Sahar Road,  
Vale Parle (E)

Email ID: [nocwrmumbai@gmail.com](mailto:nocwrmumbai@gmail.com)

Contact No: 022-26819573



के. वासुदेवन/K. VASUDEVAN  
महानिर्देशक (ए.टी.एम.), पश्चिमी क्षेत्र  
General Manager (A.T.M.), Western Region  
भारतीय विमानपत्तन प्राधिकरण, मुंबई - 400 093,  
Airports Authority of India, Mumbai - 400093



# matrix

architects, engineers, surveyors & consultants

Date : 20/07/2022

To,  
**The Regional Executive Director,**  
**Airport Authority of India,**  
Region Headquarter, Western Region,  
Opp. Parsiwada, Sahar Road,  
Vile Parle (E), Mumbai - 400 099.

**Sub.:** Request for revalidation of Civil Aviation NOC of our proposed Residential Building on plot bearing C.T.S. No. 15 Part of Village-Kanjur, Bhandup (West), Mumbai Suburban, Maharashtra by M/s. Nexzone Fiscal Services Pvt.Ltd.

**Ref.:** Civil Aviation NOC issued by Airport Authority of India u/no. SNCR/WEST/B/081017/238113 dated 25/09/2017

Respected Sir,

This has a reference to the above mentioned subject, we had received Civil Aviation NOC u/no. SNCR/WEST/B/081017/238113 dated 25/09/2017 for proposed Residential Building on plot bearing C.T.S. No. 15 Part of Village-Kanjur, Bhandup (West), Mumbai Suburban, Maharashtra by Nexzone Fiscal Services Pvt.Ltd.

This is to inform you that, Proposal is delayed due to change in planning as per DCPR 2034 project completion is delayed.

In view of the above, we would like to inform your kind office that the above said NOC has been expired and the same needs to be revalidated for period of 8 years. Hence we humbly request you to kindly revalidate the NOC u/no. SNCR/WEST/B/081017/238113 dated 25/09/2017.

Please do the needful.

Yours truly,  
For **MATRIX**

Santosh  
Kumar  
Premchandra  
Dubey

**(Santosh Dubey)**  
**Architect**

**Encl.:** 1) Civil Aviation NOC u/no. SNCR/ WEST/B/081017/238113 dated 25/09/2017  
2) Commencement Certificate  
3) Undertaking IC



Date : 20/07/2022

To,  
**Member Secretary,**  
**State Level Expert Appraisal Committee -2 (SEAC-2)**  
 15<sup>th</sup> Floor, New Administration Building  
 Environment Department,  
 Mantralaya, Mumbai, Maharashtra

**Subject: Submission of Undertaking for CC wise construction done on site for Slum Rehabilitation Scheme at plot bearing C.T.S No. 15(pt.) of Village Kanjur, Kranti Nagar, Bhandup (W), Mumbai 400 078.**

Respected Sir,

I hereby certify that the total constructed built-up area (FSI+ Non FSI) on ground till date by M/s. Nexzone Fiscal Services Pvt. Ltd. is **12277.87 Sq. mt.** Out of which Built-up area as per FSI is **6516.82 Sq. mt.** and Built-up area as per Non FSI is **5761.05 Sq. mt.**

We are also submitting herewith the breakup of the constructed built-up area and CC wise construction done till:

CC dates	Bldg. configuration and area as per CC				Construction completed on site as per CC			
	Bldg. configuration	FSI area (sq.mt.)	Non FSI area (sq.mt.)	Construction area (sq.mt.)	Bldg. configuration	FSI area (sq.mt.)	Non FSI area (sq.mt.)	Construction area (sq.mt.)
20/03/2017	Rehab Building no.1 Gr.+1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	1866.76	1607.80	3474.56	Construction not started	--	--	--
23/01/2018	Rehab Building no.1 Gr.+1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	1858.27	1568.75	3427.02	Construction not started	--	--	--
14/05/2018	Rehab Building no.1 Gr.+1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	1858.27	1568.75	3427.02	Rehab Plinth		428.38	428.38
27/02/2020	Rehab Building no.1 Gr.+1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	1858.27	1568.75	3427.02	Rehab Gr.+1 <sup>st</sup> to 7 <sup>th</sup> Upper Flr.	1858.27	1568.75	3427.02
12/06/2020	Rehab Building no.1 Gr.+1 <sup>st</sup> to 22nd Upper Floor	6516.82	5761.05	12277.87	Rehab Gr.+1 <sup>st</sup> to 7 <sup>th</sup> Upper Flr.	1858.27	1568.75	3427.02
Till Date Rehab Bldg. Is constructed	--	--	--	--	Rehab Gr.+1 <sup>st</sup> to 22nd Upper Flr.	6516.82	5761.05	12277.87

Thanking you,  
 Yours truly,  
 For Matrix

  
**(Santosh Dubey)**  
 Architect  
 Reg.No. CA/33133

Ref:-NFSPL/SEIAA/001  
20 July 2022

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

**Sub: Submission of undertaking for reuse of excess treated sewage available from our Slum Rehabilitation Scheme at C.T.S No. 15(pt.) of Village Kanjur, Kranti Nagar, Bhandup (W), Mumbai**

Respected Madam,

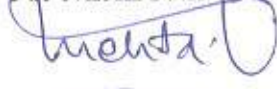
We M/s.Nexzone Fiscal Services Pvt. Ltd.have proposed **Slum Rehabilitation Scheme** at C.T.S No. 15(pt.) of Village Kanjur, Kranti Nagar, Bhandup (W), Mumbai

We hereby undertake that: after full occupation of this project the total treated sewage available for reuse will be 389 KLD. Recycling of treated sewage shall be done for flushing (145 KLD) gardening (2 KLD) within site which will help to reduce the quantity of treated sewage to the tune of 62%.

We hereby also propose to have tie up with Tanker water supplier agency named as M/S. A.G.ENTERPRISES whom excess treated sewage shall be given free of cost. They will supply this excess treated sewage for secondary purposes like for nearby construction activities or to road contractors for sprinkling of water on roads which will help to reduce the quantity of treated sewage to the tune of 35%.

Thanking you,  
Yours faithfully,

For NEXZONE FISCAL SERVICES PVT.LTD.

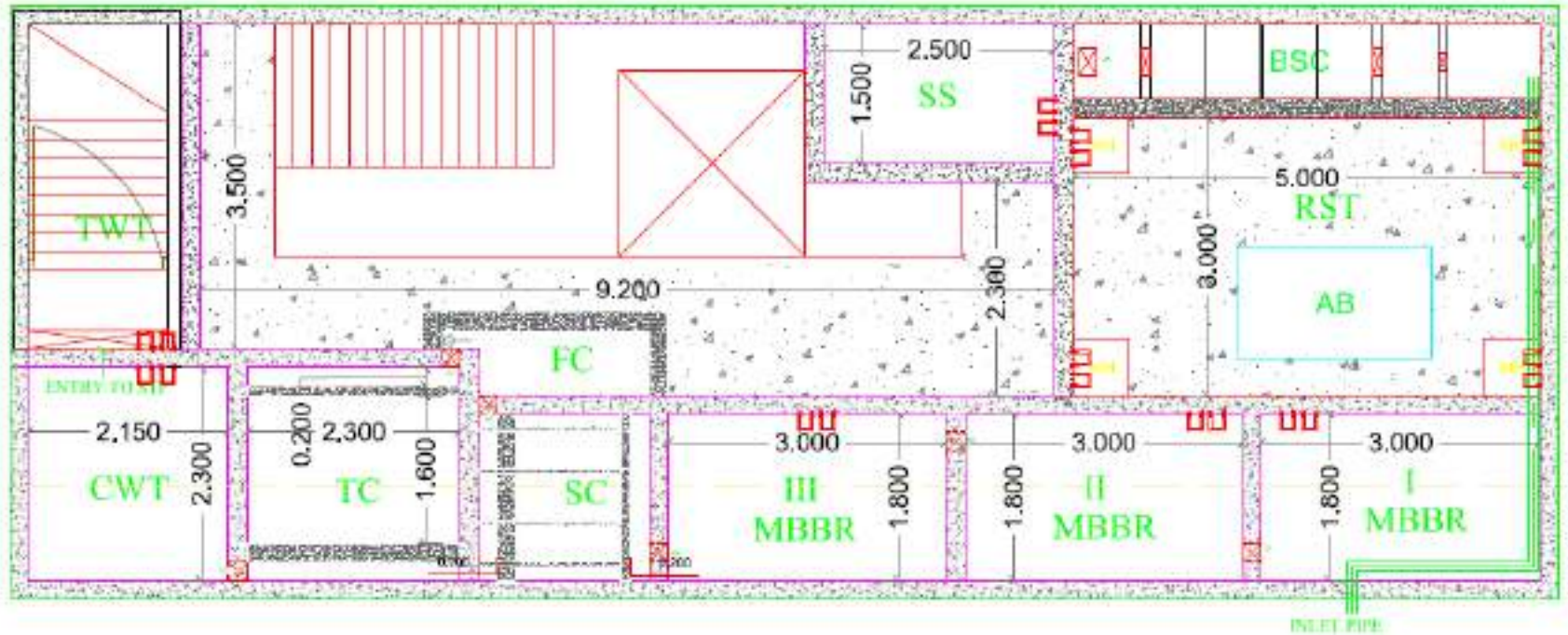


**AUTHORIZED SIGNATORY**

# LAYOUT AND SECTION OF STP - REHAB BUILDING



KEY PLAN



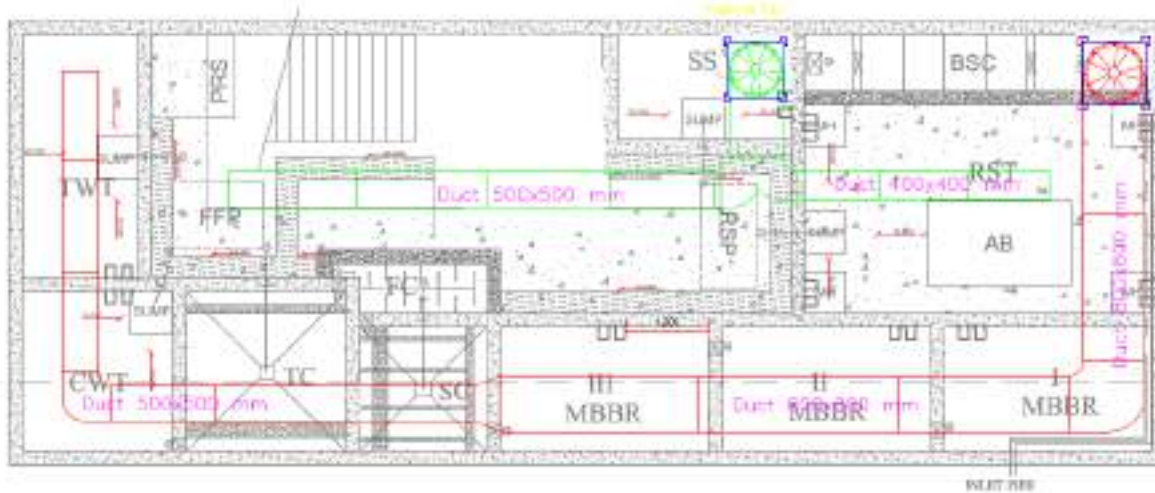
CIVIL UNITS LIST

SR. NO.	TAG	UNITS	QTY	SIZE	VOLUME
1	BSC	BAR SCREEN CHAMBER- RCC	1	5.0 X 0.8 X 1M TD.	
2	RST	EQUALISATION TANK/RAW SEWAGE TANK-RCC	1	5.0 X 4.0 X 2.5M SWD + 0.3M FB	50 CU.M
3	FT	MBBR TANK-R.C.C	3	3.0 X 1.8 X 3.0M SWD + 0.5M FB	16 CU.M
4	SC	HOPPER BOTTOM SECONDARY CLARIFER - RCC	1	1.8 X 1.8 + HOPPER BOTTOM	9.39 CU.M
5	TC	HOPPER BOTTOM TERTIARY CLARIFER-RCC	1	2.3 X 2.3 + HOPPER BOTTOM	14.28 CU.M
6	CWT	CLARIFIED WATER TANK-RCC	1	2.2 X 2.3 X 2.5M SWD + 1.0M FB	12.65 CU.M
7	SS	SLUDGE SUMP-RCC	1	2.5 X 1.5 X 3.0M SWD + 0.5M FB	11.25 CU.M
8	TWT	TREATED WATER TANK-RCC	1	1.5 X 3.5 X 2.5M SWD + 0.3M FB	13.13 CU.M
9	PRS	PLANT ROOM SUMP- RCC	1	1.2 X 1.2 X 0.75 TD	

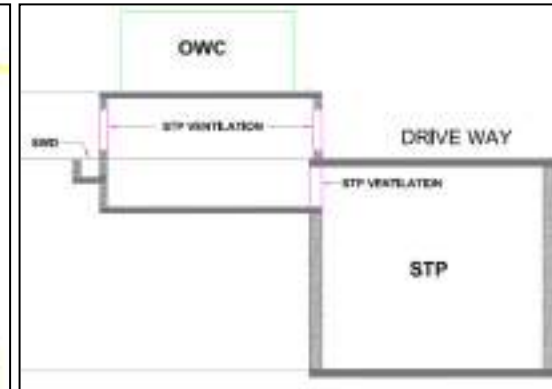




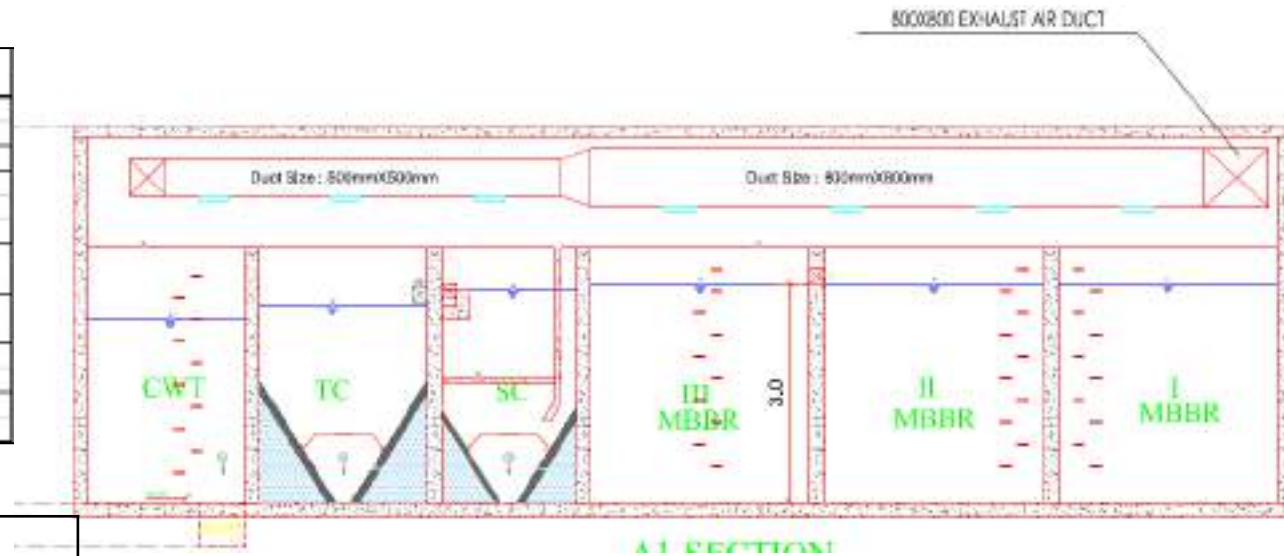
# VENTILATION OF STP - REHAB BUILDING



STP VENTILATION SECTION



PARAMETERS	UNITS	STP
Area to be Ventilated	Sq. mt.	98
Height	mt.	6
Volume	Cub. mt.	588
Ventilation modes	ACPH	
Exhaust ACPH	25	
FA ACPH	20	
Total volume of air to be extracted on 25 ACPH	CFM	8647.058824
Total volume of air to be extracted on 20 ACPH	CFM	6917.647059
Exhaust fan (Single Speed)	Nos.	1
F Class Motor	CFM	9000
Exhaust fan (Single Speed)	Nos.	1
F Class Motor	CFM	7000



AL SECTION

STP Area	83 Sq. mt.
Ventilation Area	36 Sq.mt. (43 %)

# ENVIRONMENTAL MANAGEMENT PLAN

## During Operational Phase

No.	Component	Description	Capital cost Rs. In lacs	Operational Maintenance (Rs. in lacs/yr)	and cost
<b>1</b>	<b>AIR &amp; NOISE ENVIRONMENT</b>				
1.1	Cost for Ambient Air quality & Noise Monitoring	By outside MoEF & CC Approved Laboratory	*No set up cost is involved	0.22	
		On site sensors	No set up cost is involved as already considered Construction Phase	0.50	
1.2	Cost for DG Stack Exhaust Monitoring	Stack of DG stack (1 no.)	*No set up cost is involved	0.10	
1.3	Cost for Plantation	RG Area	1.70	1.20	
<b>2</b>	<b>WATER ENVIRONMENT</b>				
2.1	Cost for Waste water treatment	Cost for Sewage Treatment Plants	113.44	30.55	
2.2	Cost for mechanical ventilation of STP		4.12	At actual	
2.3	Cost for water & waste water Monitoring	On site sensors	13.00	2.00	
		By outside MoEF & CC Approved Laboratory	*No set up cost is involved	0.09	
2.4	Cost for Water Conservation (Rain Water Harvesting System)	Cost for RWH tank (126 KL)	12.60	0.63	

# ENVIRONMENTAL MANAGEMENT PLAN

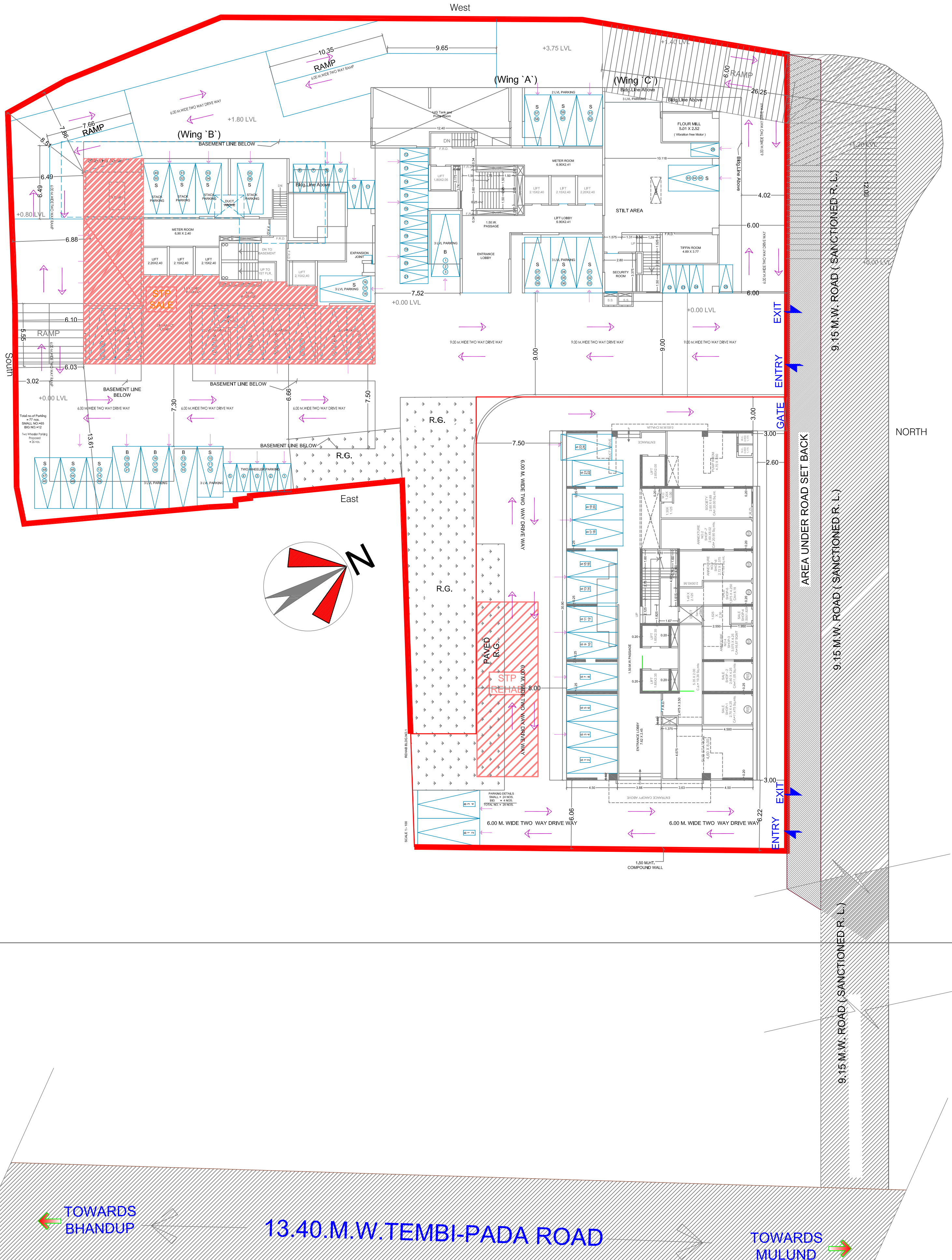
## During Operational Phase

No.	Component	Description	Capital cost Rs. In lacs	Operational and Maintenance cost (Rs. in lacs/yr)
<b>3</b>	<b>LAND ENVIRONMENT</b>			
3.1	Cost for Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	25.68	2.57
		Cost for monitoring of OWC manure	*No set up cost is involved	0.16
<b>4</b>	<b>ENERGY CONSERVATION</b>			
4.1	Use of renewable energy	Cost for Solar PV panels	63.00	1.89
<b>Total Cost</b>			<b>233.54</b>	<b>39.91</b>

*\*No set up cost is involved as monitoring contract shall be given to outside MoEF approved laboratory*



# STP LOCATIONS



TOWARDS BHANDUP

13.40.M.W.TEMBI-PADA ROAD

TOWARDS MULUND

West

(Wing 'A')

(Wing 'C')

(Wing 'B')

+0.00 LVL

+3.75 LVL

+1.40 LVL

+1.80 LVL

26.25

+0.80 LVL

6.49

6.88

6.10

6.03

3.02

+0.00 LVL

6.03

13.61

7.50

7.30

6.60

6.00

6.00

6.00

6.00

6.00

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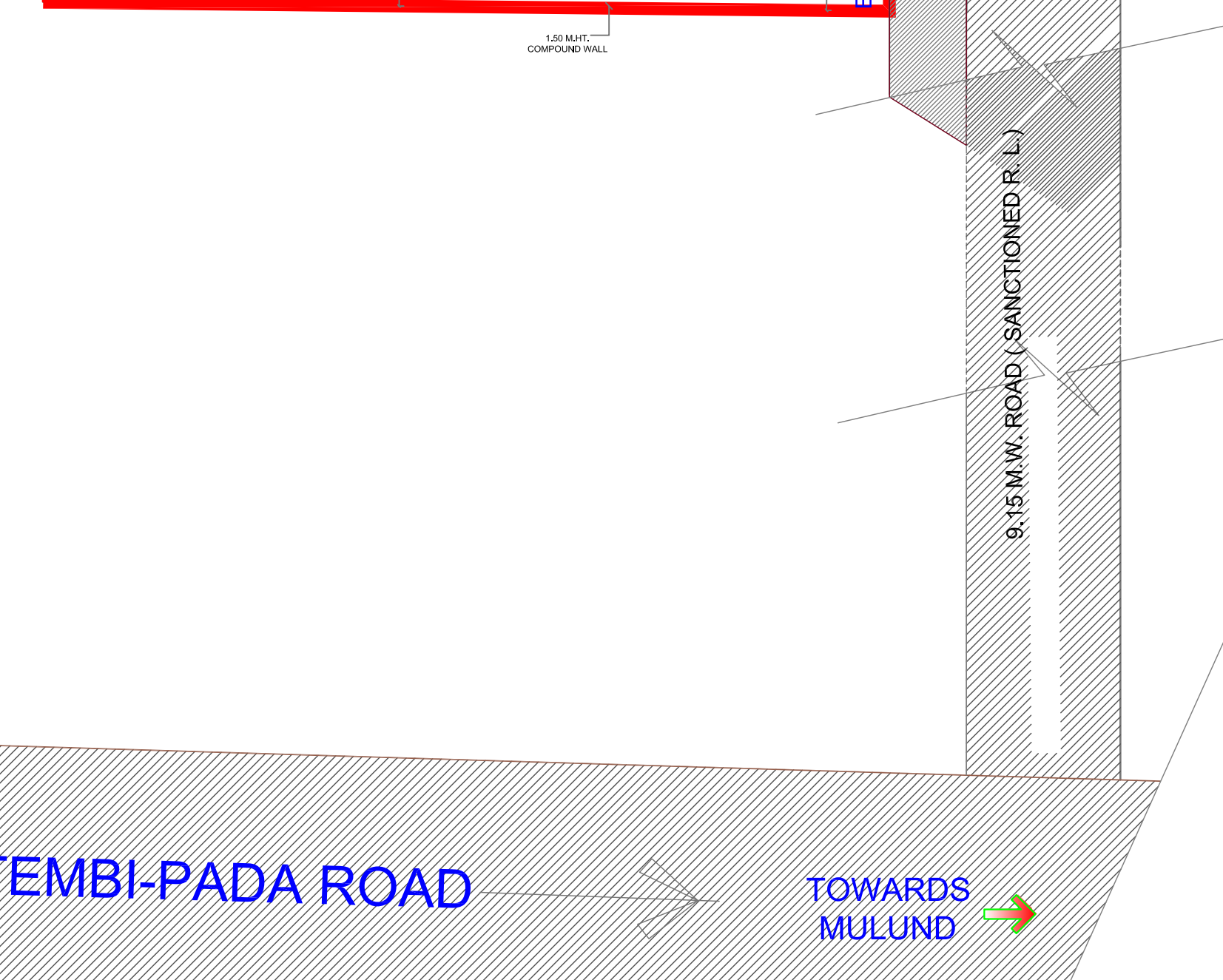
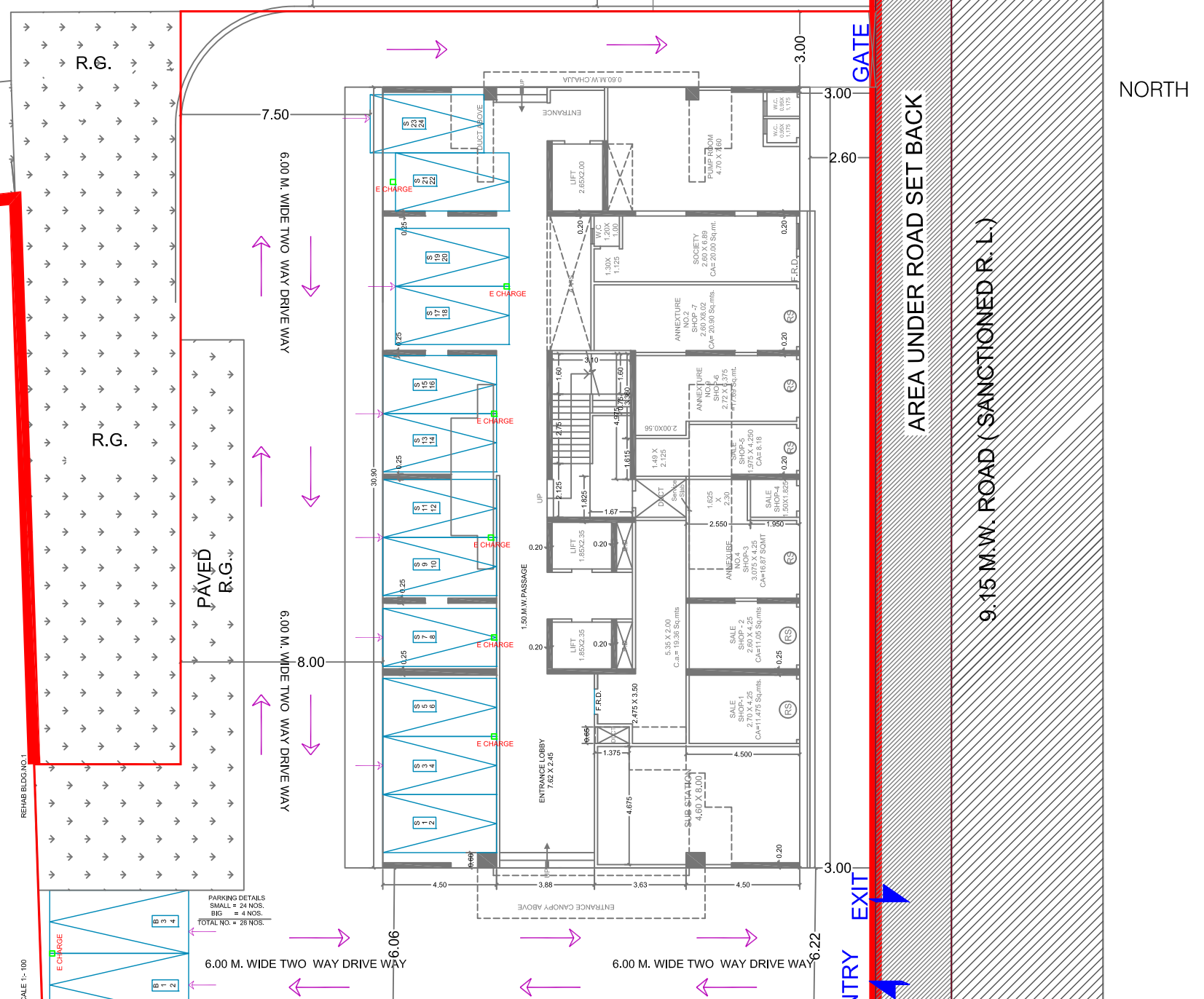
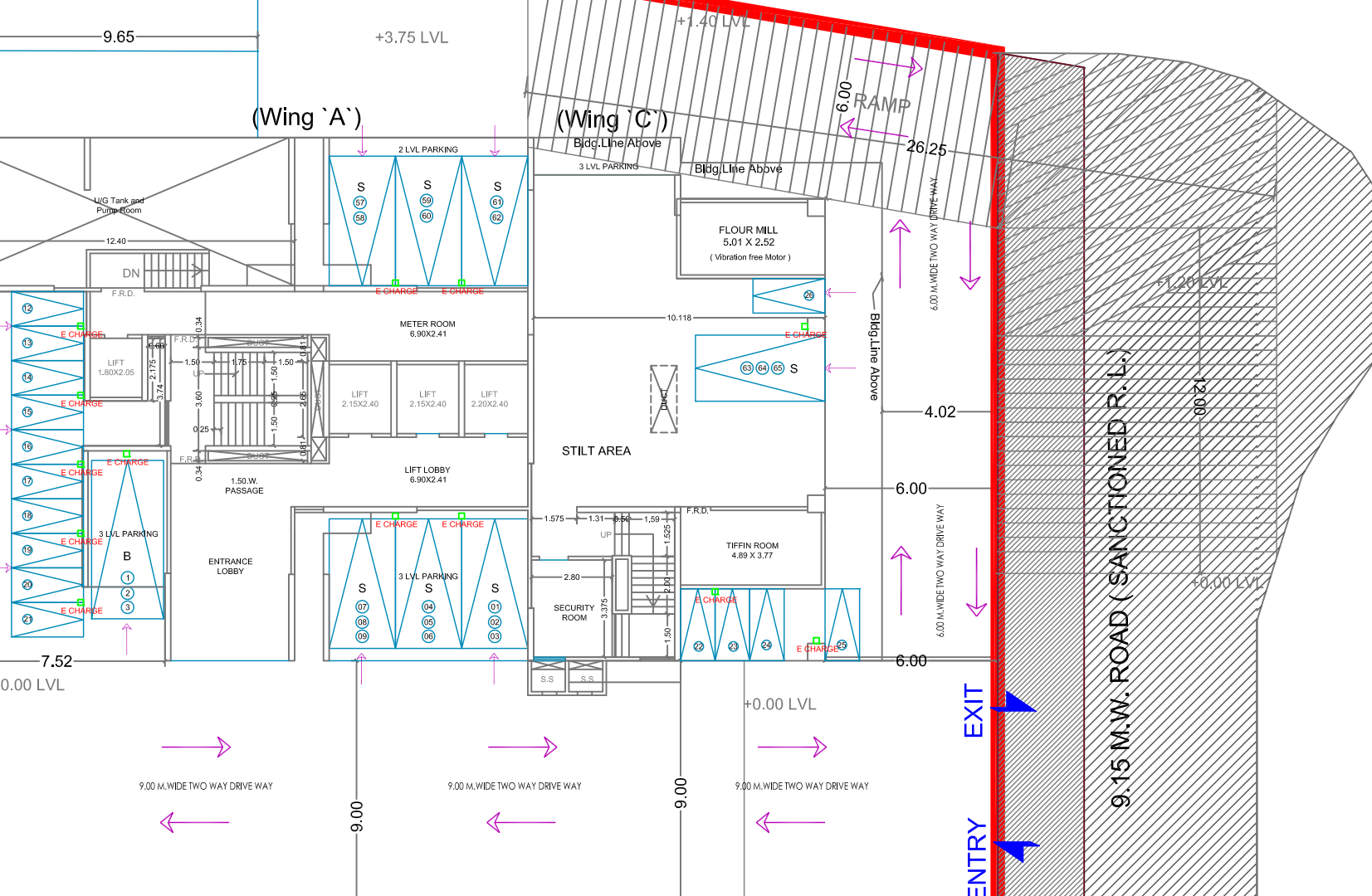
6.00

6.00

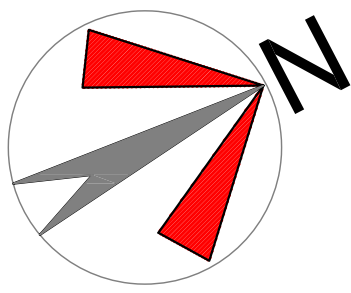
6.00

6.00

6.00



NORTH



9.15 M.W. ROAD ( SANCTIONED R. L.)

9.15 M.W. ROAD ( SANCTIONED R. L.)

9.15 M.W. ROAD ( SANCTIONED R. L.)

AREA UNDER ROAD SET BACK

AREA UNDER ROAD SET BACK

TOWARDS BHANDUP

13.40.M.W.TEMBI-PADA ROAD

TOWARDS MULUND







TOWARDS BHANDUP

13.40.M.W.TEMBI-PADA ROAD

TOWARDS MULUND



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
(SOLID WASTE MANAGEMENT DEPARTMENT)

U. No. कार्य. अभि./घकव्य/ 4465 /परि-क/६ Dt. 19/12/2022

**REVALIDATION**

Office of Executive Engineer, SWM  
Zone - V / VI, Pantnagar Garage  
building, 2nd floor, behind Pantnagar  
BEST Depot, Ghatkopar (East),  
Mumbai - 400 075

To,  
**M/s. NEXZONE FISCAL SERVICES PVT. LTD.**  
702, Marathon Max,  
Mulund – Goregaon Link Road,  
Mulund (W), Mumbai – 400 080.

**Subject:** Approval to Construction and Demolition Waste Management Plan for the site proposed rehab Building in S.R. Scheme on land bearing C.T.S. No. 15 (pt.) of Village Kanjur (W), 'S' Ward, Kranti Nagar, Tembhi Pada Road, Bhandup (W), Mumbai – 400 078, for "SAHAJEEVAN (SRA) CHS Ltd".

**Reference:** 1) Your application Dt. 08.12.2022 received in this office Dt. 19.12.2022  
2) SRA/ENG/3311/S/PL/AP Dt. 12.06.2022.  
3) Receipt No. 58608, Challan No. 65097 Dt. 23.03.2020.  
4) Scrutiny Fees of Rs. 50,000/- Receipt No. 1004304057 Dt. 29.03.2022.  
5) EE/SWM/5420/Z-VI Dt. 30.03.2022. (Earlier C&D Permission)

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

1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.03.2018.
2. You shall handle & transport **Construction & Demolition Waste / Excavation Material to the extent of 300 Brass X 2.83 = 849 Cu. Mtr. Only to the unloading site at Plot Bearing Survey No. 9/3/A, 9/2, 9/4, 10/4, 10/5, 13/1, 13/2, 13/3, 204/14, 204/15 of Village – Ghodbandar, Taluka – Thane, Dist. – Thane. (M/s. A. M. Enterprises)**
3. You shall ensure that proper barricading and enclosure are provided at construction site to avoid escape of fugitive dust into the atmosphere, as well as its deposits to spread on street / footpaths / drains etc. as per the conditions of IOD / LOA, etc. issued by the planning authorities. The generated Construction and Demolition Waste shall be stored properly till its utilisation and it should not be deposited on roads or footpath.

SWM C&D Permission



4. In the event for any reason whatsoever, the consent given by the disposal site Owner/Authority is revoked or the time limit for the disposal site has expired, in such case, the developer shall stop the transportation activities. The developer shall submit revised debris management plan along with required valid documents for revalidation of existing debris management plan.
5. The Construction & Demolition Waste shall be transported through your Transport Contractor.
6. The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape/ fall of waste on road from moving vehicle. The body and wheels shall be cleaned & washed thoroughly to avoid spreading of waste on road.
7. The copy of approved Construction and Demolition Waste Management Plan shall be accompanied with each and every vehicle under this approval. The developer shall issue the proper challan for each and every trip of vehicles and that shall be acknowledged by the authority of unloading site. The developer shall maintain record of C & D material transported and shall make it available to MCGM or Monitoring Committee.
8. The approval is granted presuming that the papers submitted by the Applicants Owners are genuine & for any dispute arising out of documents submitted by applicant POA / Occupant / Owner will be held responsible for fraudulent practices the owner / applicant shall be liable for actions as per rules.
9. This approval is not valid for the areas covered with Mangroves & CRZ contravention of this clause will attract prosecution under the Environment Protection Act & other relevant Acts.
10. The approval granted hereto does not absolve the other approvals required from the other department of M.C.G.M. OR Government Authorities.
11. In case of disputes, court matters etc. related to the subject site/land/property, this approval cannot be treated as a valid proof.
12. Violation of any condition stated above will attract the action as per the prevailing Construction & Demolition Waste Management Rules, 2016 & MCGM may revoke this approval without assigning any reason thereto.
13. This approval is not permission for excavation or permission for dumping but this is the only approval under Construction and Demolition Waste Management Plan for transportation of Construction & Demolition Waste for filling & levelling at designated unloading site. Excavation permission shall be obtained wherever applicable.
14. **This Approval is valid from 19.12.2022 to 06.11.2023.**

  
Executive Engineer  
(Solid Waste Management)  
Zone VI



# बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



विभाग

सांकेतिक क्र

17

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव

Pankaj

उप

पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Marathon  
Sahajeevan Bhandarpur

## आरोग्य विषयक इतर सूचना

- जेवणपूर्वी तसेच शौचावरून आल्यावर सावणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाद आणि चेहरा पाण्याने स्वच्छ धुवावे.
- रस्त्यावर विकण्यास ठेवलेले उद्योगावरचे अप्रचटार्थ व कापलेली कळे खाऊ नयेत.
- उद्योगावर जखमांवर धूनी बांधावी.
- पायावर जखम झाल्यास साधलेल्या माणसातून ये-जा करणे टाळावे. लेपटोपासून स्वतःला वाचवावे.
- तंबाखू, सुश्रपान व मदपान टाळावे.
- खिडक्यांना 1.5 मिमी पेक्षा लहान जाकराख्या जाळवा लावाव्यात.
- मायासांधा व उभासांधा संपर्क टाळण्यासाठी झोपताना माथळरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरांनी स्वस्थाने औषधीपचार करावा, स्वमज्जीने औषधीपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



वैद्यकीय आरोग्य अधिकारी

'ए' विभाग,

वैद्यकीय आरोग्य अधिकारी, सई व विठका

बृहन्मुंबई महानगरपालिका  
सार्वजनिक आरोग्य खात्याद्वारे वितरित  
मुद्रक, व्यवस्थापक मरणा मुद्रापालय, मुंबई-400 017

वेळेत निदान, वाचवी प्राण

NSPI/42-BMPP-24530-2016-17-1,20,000 Cards



# बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



विभाग ..... सांकेतिक क्र. 3

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. ....

कामगाराचे नाव Mannu kumar

वय पुरुष / सी

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. Marathon Sahjeevan  
Bhandup (w)

### आरोग्य विषयक इतर सूचना

- जेवणपूर्वी तसेच शौचावरून आल्यावर ताबणाने हात स्वच्छ धुवावेत.
- बरेचदा आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उपकरणे व अन्नपदार्थ व कापलेली कळे खाऊ नयेत.
- उपद्रवा जाखमंवर पट्टी बांधावी.
- पायावर जाखम झाल्यास साबुनाने धुवून घ्यावे व डॉक्टरांना दाखवावे.
- लॅप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुम्रपान व मद्यपान टाळावे.
- छिडक्यांना १.५ मिमी वेक्षा लाहून आकाराच्या जाळ्या लावाव्यात.
- मालासांचा व डासांचा संपर्क टाळण्यासाठी कुपोताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरांनी सल्ल्याने औषधोपचार करावा, स्वतःने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



**वैद्यकीय आरोग्य अधिकारी**  
**'एस' विभाग,**  
 वैद्यकीय आरोग्य अभियान, सी व विभाग

बृहन्मुंबई महानगरपालिका  
 सार्वजनिक आरोग्य खात्याद्वारे वितरित  
 मुद्रण, वितरण व पत्ता मुद्रणालय, मुंबई-४०० ०१

**वेळेत निदान, वाचवी प्राण**  
 NSPE/42-BMPP-24530-2016-17-1,20,000 Cards



# बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



विभाग \_\_\_\_\_ सांकेतिक क्र. 2

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. \_\_\_\_\_

कामगाराचे नाव Ashok Sahani

वय पुरुष / सी

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. Marathon Sahjeevan  
Bhandop Co)

### आरोग्य विषयक इतर सूचना

- लेवपापूर्वी तहोप शीघ्रकरून आत्मावर सावधाने हात स्वच्छ पुकारेत.
- जाहेलन आत्मावर हात, पाद आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघडवाचरी अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उघडवाच जखमांवर चट्टी बांधावी.
- पायावर जखम झाल्यास सावधाने पायधतून घे-जा करणे टाळावे.
- लेवटोपासून स्वतःला वाचवावे.
- तांबाखु, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डारसांचा संपर्क टाळण्यासाठी झोपलेला भण्डारदारांच्या निघडित बापर करावा.
- केवळ डॉक्टरांनी स्वस्थाने औषधोपचार करावा. स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



**वैद्यकीय आरोग्य अधिकारी**  
**'एस' विभाग.**  
 वैद्यकीय आरोग्य अधिकारी, रुग्ण व शिडका

बृहन्मुंबई महानगरपालिका  
 सार्वजनिक आरोग्य खात्याद्वारे वितरित  
 मुद्रक. व्जमज्जाक नगरा मुद्रणालय, मुंबई-४०० २१

**वेळेत निदान, वाचवी प्राण**  
 NSPI/42-BMPP-24530-2016-17-1,20,006 Cards





# बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



विभाग ..... सांकेतिक क्र. 1

कंत्राटदाराचे नाव / कार्यास्थळ पत्ता / संपर्क क्र. ....

कामगाराचे नाव Mahesh Sahani

वय पुरुष / स्त्री

विकासकाचे नाव / कार्यास्थळ पत्ता / संपर्क क्र. Marathon  
Sahajeevan Site Bhandup (w)

## आरोग्य विषयक इतर सूचना

- जंतूनाशक तसेच शौचाकरून आल्यावर हात स्वच्छ पुसावेत.
- बहिल्ले आरुधकारे हात, पाद आणि चेहरा पाण्याने स्वच्छ धुवावे.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास हातानेच पाण्यातून घे-जा करणे टाळावे.  
लेप्टोपसून स्वच्छता काचवावे.
- तंबाखू, धुत्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा जास्त आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासरांचा संपर्क टाळण्यासाठी झोपलाताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरांनी सल्ल्याने औषधोपचार करावा. स्वयंपूर्णि औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधाचा संपूर्ण डोस वेळेवर घ्यावा.



**वैद्यकीय आरोग्य अधिकारी**  
**'ए' विभाग,**  
वैद्यकीय अरीय अधिकारी, वई व शिबका

बृहन्मुंबई महानगरपालिका  
सार्वजनिक आरोग्य खात्याद्वारे वितरित  
मुद्रक, आरोग्यक पत्ता मुद्रासद, मुंबई-४०० ०१

**वेळेत निदान, वाचवी प्राण**



## TEST REPORT

**ISSUED TO:** M/s. NEXZONE FISCAL SERVICES PVT.LTD.  
For Your Project "Proposed Slum Rehabilitation Scheme"  
On Plot Bearing CTS No.15(Pt) of village Kanjur, Kranti nagar,  
Bhandup(W)

**REPORT NO. :** UT/ELS/REPORT/C-265/06-2023  
**ISSUE DATE :** 20/06/2023  
**YOUR REF. :** WO/SAH01/SJ/CCE/337  
**REF. DATE :** 30/03/2023

### SAMPLE PARTICULARS :

**Sampling Plan Ref. No.:** C-23/06-2023  
**Sampling Procedure:** UT/LQMS/SOP/AA01A  
**Sample Registration Date:** 12/06/2023  
**Date of Sampling:** 09/06/2023 to 10/06/2023  
**Time of Sampling:** 14:30 Hrs. to 14:30 Hrs.  
**Analysis Starting Date:** 12/06/2023  
**Analysis Completion Date:** 14/06/2023  
**Sample Lab Code:** UT/ELS/C-109/06-2023  
**Ambient Air Temperature:** 28.1<sup>0</sup>C to 33.4<sup>0</sup>C

### AMBIENT AIR QUALITY MONITORING

**Location Code :** 01  
**Sample Location :** At Project Site  
Co-ordinates: N19°9'1.15"; E72°55'35.63"  
**Collected By :** ULTRA-TECH  
**Height of Sampler :** 1.0 Meter  
**Sampling Duration :** 24 Hours  
**Relative Humidity :** 63.0 % to 83.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO <sub>2</sub> )	IS 5182 (Part 02) : 2001	12	µg/m <sup>3</sup>
2.	Oxides of Nitrogen (NO <sub>x</sub> )	IS 5182 (Part 06) : 2006	23	µg/m <sup>3</sup>
3.	Particulate Matter (PM <sub>10</sub> )	EPA/625/R-96/010a Method 10-2.1	74	µg/m <sup>3</sup>
4.	Particulate Matter (PM <sub>2.5</sub> )	IS 5182 (Part 24) : 2019	25	µg/m <sup>3</sup>
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10) : 1999	1.3	mg/m <sup>3</sup>

†: Sampling Period 1 Hr.

**Remark/ Statement of Conformity:** The parameters tested above are found to be within 24 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. NAAQMS is provided as Annexure-1 for your reference. (Turnover to find Annexure)

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Polltech; Model - PEM-RDS BNL; Sr. No. 3313	Valid up to - 03/10/2023
Fine Dust Sampler	Make - Polltech; Model - PEM ADS 2.5/10µ; Sr. No. 18213	Valid up to - 06/01/2024	

- Note:**
1. Samples were collected by following laboratory's SOP [UT/LQMS/SOP/AA01A] based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
  2. This test report refers only to the sample tested.
  3. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.
  4. This test report may not be reproduced in part, without the permission of this laboratory.
  5. Any correction invalidates this test report.
  6. Weather was Sunny & Clear during sampling period.

**- END OF REPORT -**



For ULTRA-TECH,

Meghan Patil

(Authorized Signatory)



## **ANNEXURE-I**

### **NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV** **The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931**

Sr. No.	Pollutants	Time Weighted Average	National Ambient Air Quality Standards	
			Industrial, Residential, Rural and Other Area	Ecological Sensitive Area (Notified by Central Government)
01.	Sulphur Dioxide (SO <sub>2</sub> ), µg/m <sup>3</sup>	Annual* 24 Hours**	50 80	20 80
02.	Oxides of Nitrogen (NO <sub>x</sub> ), µg/m <sup>3</sup>	Annual* 24 Hours**	40 80	30 80
03.	Particulate Matter (PM <sub>10</sub> ), µg/m <sup>3</sup>	Annual* 24 Hours**	60 100	60 100
04.	Particulate Matter (PM <sub>2.5</sub> ), µg/m <sup>3</sup>	Annual* 24 Hours**	40 60	40 60
05.	Carbon Monoxide (CO), mg/m <sup>3</sup>	08 Hours* 01 Hours**	02 04	02 04

\* Annual arithmetic mean of minimum 104 measurements in a year at a particular site taken twice a week 24 hourly at uniform intervals.

\*\* 24 hourly or 8 hourly or 1 hourly monitored values, as applicable, shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive days of monitoring.

**NOTE:** Whenever and wherever monitoring results on two consecutive days of monitoring exceed the limits specified above for the respective category, it shall be considered adequate reason to institute regular or continuous monitoring and further

Lab :Survey No. 93/A, Conformity Hissa No.2 G.V.Brothers Bldg., Bata Compound, Khopet, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.  
Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

## TEST REPORT

**ISSUED TO:** M/s. NEXZONE FISCAL SERVICES PVT.LTD.  
For Your Project "Proposed Slum Rehabilitation Scheme"  
On Plot Bearing CTS No.15(Pt)of village Kanjur,Kranti nagar,  
Bhandup(W)

**REPORT NO. :** UT/ELS/REPORT/C-266/06-2023  
**ISSUE DATE :** 20/06/2023  
**YOUR REF. :** WO/SAH01/SJCCE/337  
**REF. DATE :** 30/03/2023

### SAMPLE PARTICULARS :

**Sampling Plan Ref. No. :** C-23/06-2023  
**Date of Monitoring :** 09/06/2023

### NOISE LEVEL QUALITY MONITORING

**Sample Lab Code :** UT/ELS/C-110/06-2023  
**Survey Done By :** ULTRA-TECH

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	15:00 to 15:05	54.3	22:00 to 22:05	44.2
02.	At Project Site	15:10 to 15:15	53.7	22:10 to 22:15	43.7

**Opinions / Interpretations:** The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference.  
(Turnover to find Annexure).

**Note:** 1. Monitoring area coming under Residential Area.  
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Casella; Model - CEL-633C; Sr. no. 2382959	Valid up to - 11/12/2023

**Note:** 1. This test report refers only to the monitoring conducted.  
2. This test report may not be reproduced in part, without the permission of this laboratory.  
3. Any correction invalidates this test report.

**- END OF REPORT -**



For ULTRA-TECH,

Meghan Patil

(Authorized Signatory)

## **ANNEXURE-II**

### **THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000**

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

#### **• SCHEDULE**

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

Ambient Air Quality Standards in respect of Noise

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

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

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

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

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

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

#### **• CONSTRUCTION ACTIVITIES**

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

#### **• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE**

(The Model Rules Of The Factories Act, 1948)

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

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

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

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



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## TEST REPORT

**ISSUED TO: M/s. NEXZONE FISCAL SERVICES PVT.LTD.**  
For Your Project "Proposed Slum Rehabilitation Scheme"  
On Plot Bearing CTS No.15(Pt)of village Kanjur,Kranti nagar,  
Bhandup(W)

**REPORT NO. :** UT/ELS/REPORT/C-267/06-2023  
**ISSUE DATE :** 20/06/2023  
**YOUR REF. :** WO/SAH01/SJCCE/337  
**REF. DATE :** 30/03/2023

### SAMPLE PARTICULARS :

**Sampling Plan Ref. No. :** C-23/06-2023  
**Sampling Procedure :** UT/LQMS/SOP/S01A  
**Sample Registration Date :** 12/06/2023  
**Date & Time of Sampling :** 10/06/2023 at 11:00Hrs.  
**Analysis Starting Date :** 12/06/2023  
**Analysis Completion Date :** 19/06/2023  
**Sample Collected By :** ULTRA TECH  
**Sample Lab Code :** UT/ELS/C-111/06-2023

### SOIL QUALITY MONITORING

**Sample Type :** Surface Soil (at 15cm depth)  
**Sample Location :** At Project Site  
**Sample Quantity & Packing Details :** 1kg In Plastic Bag Contained in Zip Lock Bag

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Moisture Content	IS:2720 (Part 2) : 1973	4.6	%
2.	Bulk Density	UT/LQMS/SOP/S03	1158	kg/m <sup>3</sup>
3.	Organic Matter	IS:2720 (Part 22) : 1972	1.0	%
4.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.6	%
5.	pH [1:2.5 Soil:Water Extract]	IS:2720 (Part 26) : 1987	7.9	-
6.	Conductivity[1:2soil:Water Extract]	IS:14767- 2000	0.568	mS/cm
7.	Sodium as Na (Water Extractable)	UT/LQMS/SOP/S19	85	mg/kg
8.	Magnesium as Mg (Water Extractable)	UT/LQMS/SOP/S22	93	mg/kg
9.	Chlorides as Cl <sup>-</sup> (Water Extractable)	UT/LQMS/SOP/S23	97	mg/kg
10.	Sulphate as SO <sub>4</sub> <sup>2-</sup> (Water Extractable)	UT/LQMS/SOP/S24	99	mg/kg
11.	Sodium Adsorption Ratio	UT/LQMS/SOP/S26	1.1	(meq/kg) <sup>1/2</sup>
12.	Cation Exchange Capacity	UT/LQMS/SOP/S18	24.9	meq/100g
13.	Water Holding Capacity	UT/LQMS/SOP/S12	53.5	%
14.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.9	mg/kg
15.	Phosphorous as P <sub>2</sub> O <sub>5</sub> (Available)	UT/LQMS/SOP/S28	72	kg/ha
16.	Potassium as K <sub>2</sub> O (Available)	UT/LQMS/SOP/S29	240	kg/ha
17.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	174	Kg/ha
18.	Iron as Fe	UT/LQMS/SOP/S35&S37	74521	mg/kg
19.	Zinc as Zn	UT/LQMS/SOP/S35&S37	99	mg/kg

**Remark/ Statement of Conformity:** NIL

**Note:**  
1. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/S01A) based on Methods Manual: Soil Testing in India by DA&PW, MoA, GOI.  
2. This test report refers only to the sample tested.  
3. This test report may not be reproduced in part, without the permission of this laboratory.  
4. Any correction invalidates this test report.

**- END OF REPORT -**



For ULTRA TECH

*Manasi Namjoshi*  
**Manasi Namjoshi**  
(Authorized Signatory)







**SLUM REHABILITATION AUTHORITY**

No. SRA/ENG/3311/S/PL/AP

Date :- 17 FEB 2023

**Part Occupation Certificate as per Reg. 11(7) of DCPR 2034 & Annex. 20**

To,  
M/s. Nexzone Fiscal Services Pvt. Ltd.  
702, Marathon Max, Mulund-  
Goregaon Link Road,  
Mulund (w), Mumbai - 400080.

Sub: Part Occupation permission to Rehab Building no.1 in the proposed Slum Rehabilitation Scheme u/s 33(10) of DCPR 2034 on land bearing C.T.S. No. 15(pl.) village Kanjur, Kranti Nagar, Bhandup (West), Mumbai - 400 078 for "Sahajeevan SRA CHS Ltd."

Ref.: Your Architect's letter u/no. 149/SOP/S dt. 25.01.2023.

Gentlemen,

With reference to the above, I have to inform you that, the permission to occupy the 1<sup>st</sup> to 19<sup>th</sup> + 20<sup>th</sup> (pt.) upper floor in Rehab Building no. 1 is partly completed under the supervision of Architect Shri. Santoshkumar Dubey of M/s. Matrix (Registration No. CA/2004/33133), Consulting Structural Engineer Shri. Achyut. Watave (Reg. No. STR/W/10), Site Supervisor Shri. Kishor Raorane (License No. R/43/SS-1) and shown in red colour in the plans submitted by you on 25.01.2023 is hereby granted subject to the following conditions:

1. This part occupation permission is for 165 nos. of Rehab Residential tenements, 01 Balwadi, 01 Welfare Center, 01 Library & 01 Community hall in Rehab Building.
2. That the balance LOI & IOA conditions shall be complied with before asking full OCC to Rehab/Sale Building in S.R. Scheme.
3. That the certificate under section 270A of MMC. Act shall be obtained from A.E. (WW)-S ward and a certified copy of the same shall be submitted to this office.
4. That you shall develop the layout paved R.G. before asking Full OCC in Sale building.

5. That you shall submit full completion certificate for SWD before asking full occupation permission to sale building.
6. That you shall take adequate precaution for safety while carrying our balance work in scheme.
7. That the Amenity Tenements shall be handed over within 30 days from the date of issue of OCC of Rehab bldg. & Handing over / Taking over receipt shall be submitted to SRA by the developer.
8. That you shall pay all dues of M.C.G.M. & other authorities.

One set of plans of Rehab Building is returned herewith as token of approval.

**Note:** This permission is issued without prejudice to action under M.R.&T.P. Act.

Yours Faithfully,

  
Executive Engineer-3  
Slum Rehabilitation Authority

**Copy to:**

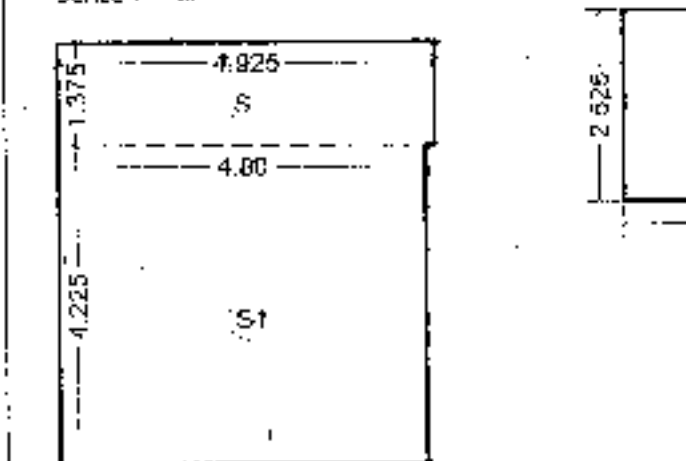
1. Architect : Shri. Santoshkumar Dubey of M/s. Matrix,  
702, Marathon Max, Mulund Goregaon Link Road,  
Mulund (west), Mumbai - 400080.
2. Asst. M.C., S ward
3. A.E. (W.W.), S ward
4. A. A. & C., S ward
5. Secretary (SRA) / I-Card section
6. Sahajeevan SRA CHS Ltd.

  
Executive Engineer-3  
Slum Rehabilitation Authority

Meter Room Area Calculation

M	3.075	x	2.75	x	1.00	=	8.52	SQ.MT.
M1	2.30	x	3.25	x	1.00	=	7.48	
M2	5.25	x	2.25	x	1.00	=	11.16	
TOTAL PROPOSED						=	27.16	SQ.MT.
METER ROOM REQUIRED TO FN. UNITS = 2002' x 40 SQ.MTS								

LINE DIAGRAM OF METER ROOM  
AT GROUND FLM  
SCALE 1:100



LINE DIAGRAM AT ELECTRIC SUBSTATION  
SCALE 1:100

ELECTRIC SUBSTATION AREA

S	4.95	x	1.375	x	1.00	=	6.77	SQ.MT.
S1	4.90	x	4.235	x	1.00	=	20.28	
TOTAL PROPOSED						=	27.05	SQ.MT.

REHAB BUILDING NO. 1  
B.U.A. CALCULATION REHAB SHOP GROUND FLOOR

ADDITION								
R	4.80	x	7.525	x	1.00	=	36.12	SQ.MT.
R1	5.90	x	4.50	x	1.00	=	26.55	
R2	2.825	x	6.70	x	1.00	=	18.99	
R3	9.250	x	5.26	x	1.00	=	48.66	
R4	1.80	x	2.54	x	1.00	=	4.57	
R5	1.30	x	4.80	x	1.00	=	6.24	
TOTAL REHAB SHOP AREA (A)						=	122.14	SQ.MT.

REHAB BUILDING NO. 1  
B.U.A. CALCULATION SALE SHOP GROUND FLOOR

ADDITION								
S1	2.15	x	6.70	x	1.00	=	14.41	SQ.MT.
S2	0.125	x	1.44	x	1.00	=	0.18	
TOTAL REHAB SHOP AREA (B)						=	14.59	SQ.MT.

SANITARY REQUIRED STATEMENT  
REHAB BUILDING NO. 1

FLOOR	B.U.P. AREA	RQ.	PROP.
G.R. FLR. (SHOP) AREA	136.73	100	
FOR GEN'S	22.77	7/5	
FOR LADIES			2
TOTAL	22.77	7/5	2

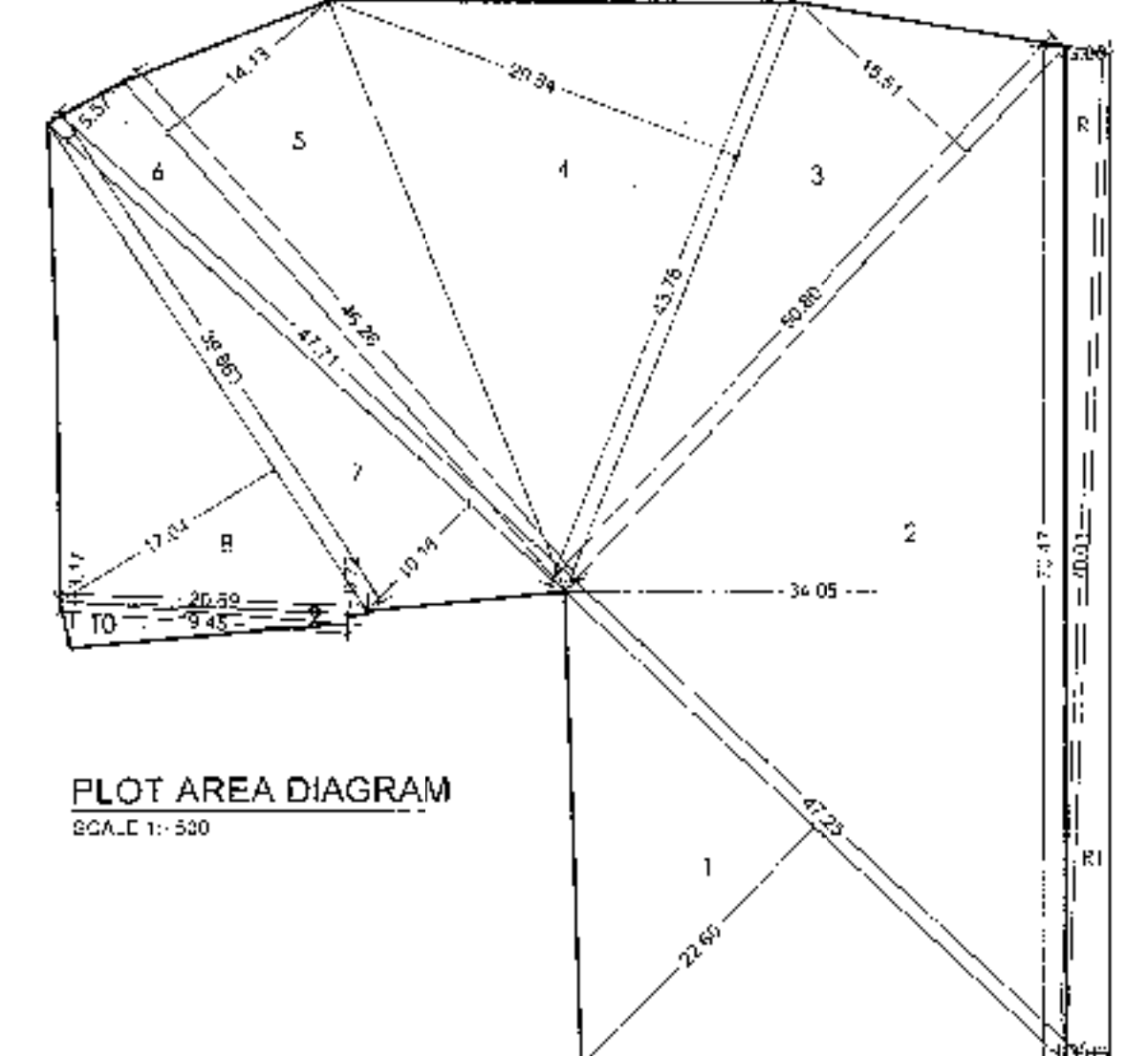
R.G. AREA CALCULATION

G1	31.05	x	4.21	x	0.50	=	65.26	Sq.mts.
G2	11.05	x	4.18	x	0.50	=	23.24	
G3	6.98	x	2.95	x	0.50	=	10.34	
G4	4.56	x	3.21	x	0.50	=	7.34	
G5	20.23	x	4.94	x	0.50	=	50.89	
G6	30.32	x	5.47	x	0.50	=	82.93	
G7	9.49	x	4.16	x	0.30	=	11.74	
G8	5.29	x	4.24	x	0.30	=	6.71	
G9	16.98	x	2.45	x	0.30	=	12.49	
G10	16.08	x	7.47	x	0.30	=	35.97	
TOTAL REQUIRED R.G.						=	386.12	Sq.mts.

SALE PLOT AREA

REHAB BUILT-UP AREA SUMMARY (TABLE NO. A)

FLOOR	CROSS	STAIR	COMMON	BAL	WELFARE	SOCIETY	ANGAN	COMMUNIT	REHAB	REHAB B.U.A.	SALE
	AREA	LIFT AREA	PASSAGE	WASH	CENTER	OFFICE	WADI	Y CENTER	COMPONENT	RESI	B.U.A.
										10-11	12-14
G.R. FLR. SHOP	143.18									143.18	122.14
1ST FLR.	471.09	55.62	97.95	29.85	29.90		31.42	30.09		415.47	196.26
2ND FLR.	457.13	55.62	108.21							401.51	293.31
3RD FLR.	457.13	55.62	108.21							401.51	293.31
4TH FLR.	457.13	55.62	108.21							401.51	293.31
5TH FLR.	457.13	55.62	108.21							401.51	293.31
6TH FLR.	457.13	55.62	108.21							401.51	293.31
7TH FLR.	457.13	55.62	108.21							401.51	293.31
8TH FLR. REFUGE	393.91	55.62	108.21							338.29	230.08
9TH FLR.	457.13	55.62	108.21							401.51	293.31
10TH FLR.	457.13	55.62	108.21							401.51	293.31
11TH FLR.	457.13	55.62	108.21							401.51	293.31
12TH FLR.	457.13	55.62	108.21							401.51	293.31
13TH FLR.	457.13	55.62	108.21							401.51	293.31
14TH FLR.	457.13	55.62	108.21							401.51	293.31
15TH FLR. REFUGE	393.91	55.62	108.21							338.29	230.08
16TH FLR.	457.13	55.62	108.21							401.51	293.31
17TH FLR.	457.13	55.62	108.21							401.51	293.31
18TH FLR.	457.13	55.62	108.21							401.51	293.31
19TH FLR.	457.13	55.62	108.21							401.51	293.31
20TH FLR.	323.28	55.62	72.12							267.68	156.56
21ST FLR.	457.13	55.62	108.21							401.51	293.31
22nd FLR.	457.13	55.62	108.21							401.51	293.31
TOTAL	9953.76	1223.80	2334.26	29.85	29.90	21.04	31.42	30.09	8730.17	6121.66	122.14



PLOT AREA CALCULATION  
C.T.S. NO. 15 (PT)

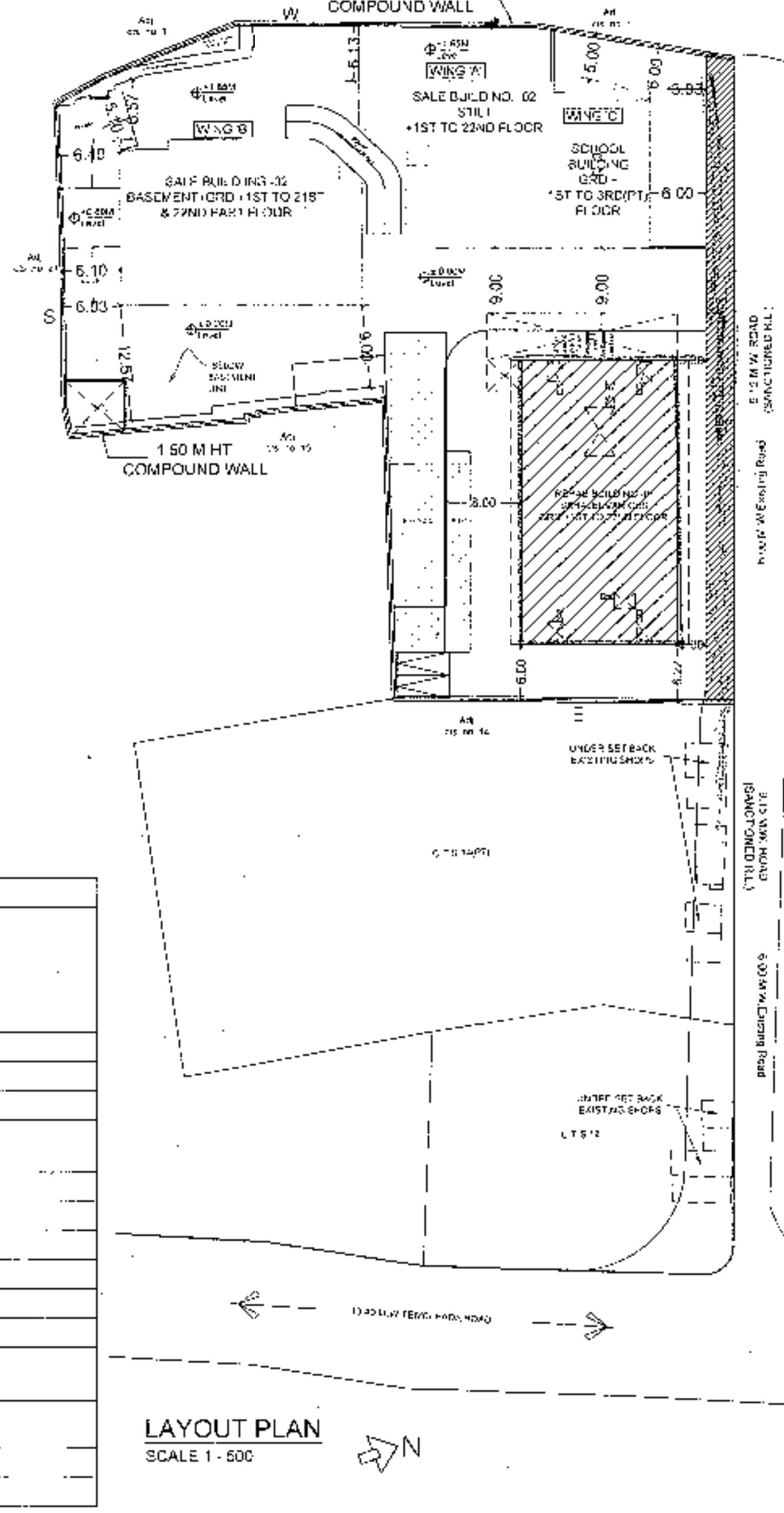
1	42.21	x	22.60	x	0.50	=	473.03	Sq.mts.
2	70.07	x	34.05	x	0.50	=	1198.75	
3	50.20	x	25.51	x	0.50	=	639.95	
4	43.78	x	49.81	x	0.50	=	1083.20	
5	46.26	x	4.13	x	0.50	=	96.83	
6	47.71	x	5.57	x	0.50	=	132.87	
7	47.71	x	33.18	x	0.50	=	792.42	
8	18.803	x	17.04	x	0.50	=	802.63	
9	20.69	x	0.72	x	0.50	=	7.45	
10	19.45	x	3.27	x	0.50	=	31.46	
TOTAL						=	3861.38	Sq.mts.

REHAB SHOP ANNEXURE AREA STATEMENT

PROP. SHOP NO.	ANNEXURE NO.	TENANT NAME	CARPET AREA AS PER ANNEXURE	PROPOSED CARPET AREA	EXCESS CARPET AREA
5	4	Jayesh Shyamji Bharushal	16.82	16.82	
8	9	Baby Manjunath Pojar	17.69	17.69	
	7	Nandani Ramsh Sawant	34.02	20.90	13.12
	1	Yashwanth Ramsh Sawant (Flour mill)	12.22	12.22	
TOTAL			80.75	67.63	13.12

MCGM ANNEXURE AREA STATEMENT

NO.	ANNEXURE NO.	TENANT NAME	CARPET AREA	PROPOSED CARPET AREA	EXCESS CARPET AREA
2	5	Shubhangi Rajay Nagvekar	13.57	13.57	
3	10	Vijay Ashok Kocharkar	10.34	10.34	
7	7	Kalpna Yashwanth Sawant	8.27	8.27	
	4	Sanjay Dhanraj Nagvekar	8.58	8.58	
9	1	Suresh Punashottam Marge	22.80	20.90	1.90
10	12	Sitvanand Nagappa Desai	10.50	10.50	
TOTAL			74.06	72.16	1.90



LAYOUT PLAN SCALE 1:500

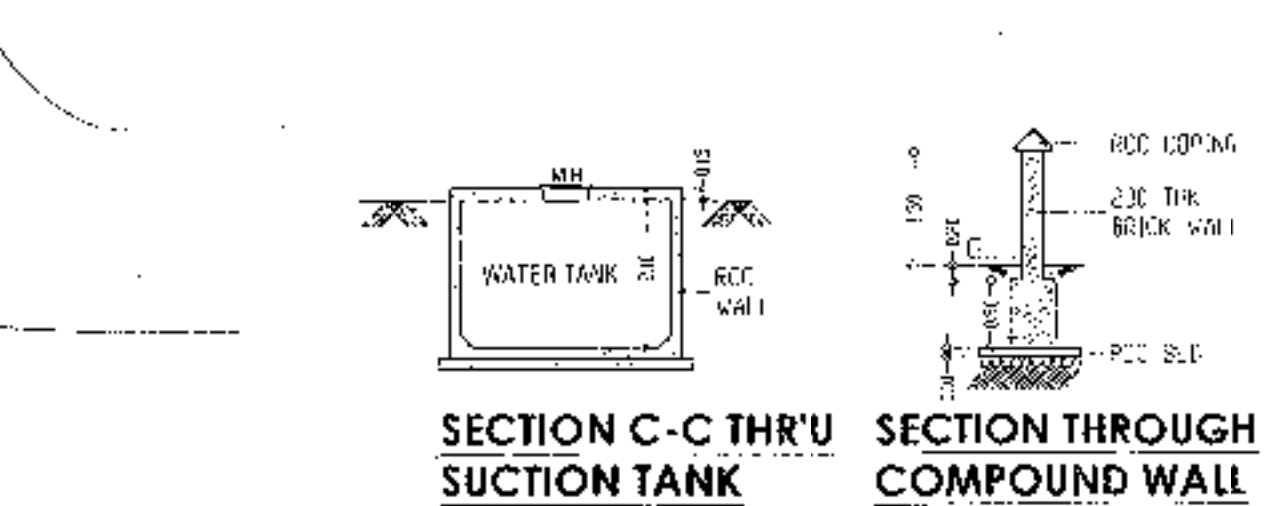
LAYOUT PLAN SCALE 1:500

TENANTS UNIT SUMMARY REHAB BLDG. NO. 1

FLOOR	REHAB UNIT	P.P.A.P. UNIT	P.P.P. UNIT	SHOP	BAL. WASH	WELFARE	SOCIETY	ANGAN	COMMUNIT	REHAB	REHAB B.U.A.	SALE B.U.A.
GROUND FLR.	6				1	1	1				6	10
1ST FLR.	9										9	9
2ND FLR.	9										9	9
3RD FLR.	9										9	9
4TH FLR.	9										9	9
5TH FLR.	9										9	9
6TH FLR.	9										9	9
7TH FLR.	9										9	9
8TH FLR. REFUG.	7										7	7
9TH FLR.	9										9	9
10TH FLR.	9										9	9
11TH FLR.	9										9	9
12TH FLR.	9										9	9
13TH FLR.	9										9	9
14TH FLR.	9										9	9
15TH FLR. REFUG.	7										7	7
16TH FLR.	9										9	9
17TH FLR.	9										9	9
18TH FLR.	9										9	9
19TH FLR.	9										9	9
20TH FLR.	6										6	9
21ST FLR.	7	2									7	9
22nd FLR.	7	4	5								7	9
TOTAL	177	4	7	9	0	1	1	1	1	1	197	3

PARKING STATEMENT REHAB BLDG. NO. 1

CARPET AREA	AS PER C.O.R.	NO. OF HAIS	NO. OF PARKING SPACES
UP TO 45 SQ.MT.	ONE PARKING FOR 8 FLATS	191	23.88
45 TO 60 SQ.MT.	ONE PARKING FOR 4 FLATS	NIL	
60 TO 90 SQ.MT.	ONE PARKING FOR 2 FLATS	NIL	
90 SQ.MT. & ABOVE	ONE PARKING FOR EACH	NIL	
TOTAL FOR RESIDENTIAL		191	23.88
10% FOR VISITORS			2.39
TOTAL REQUIRED PARKING FOR RESI.		26.26	26.26
TOTAL PARKING REQUIRED REHAB SHOP			
1 CAR/40 SQ.MT UP TO 800 SQ.MT. = 136.73 / 150.00		0.91	
THERE AFTER 1 CAR / NO SQ.MT. = 80.00		0.00	
TOTAL PARKING SHOP		0.91	
10% FOR VISITORS			0.09
TOTAL PARKING REQUIRED (SHOP)		1.00	
TOTAL PARKING REQUIRED (SHOP+RESI)		27.26	
TOTAL PARKING PROPOSED		27.26	

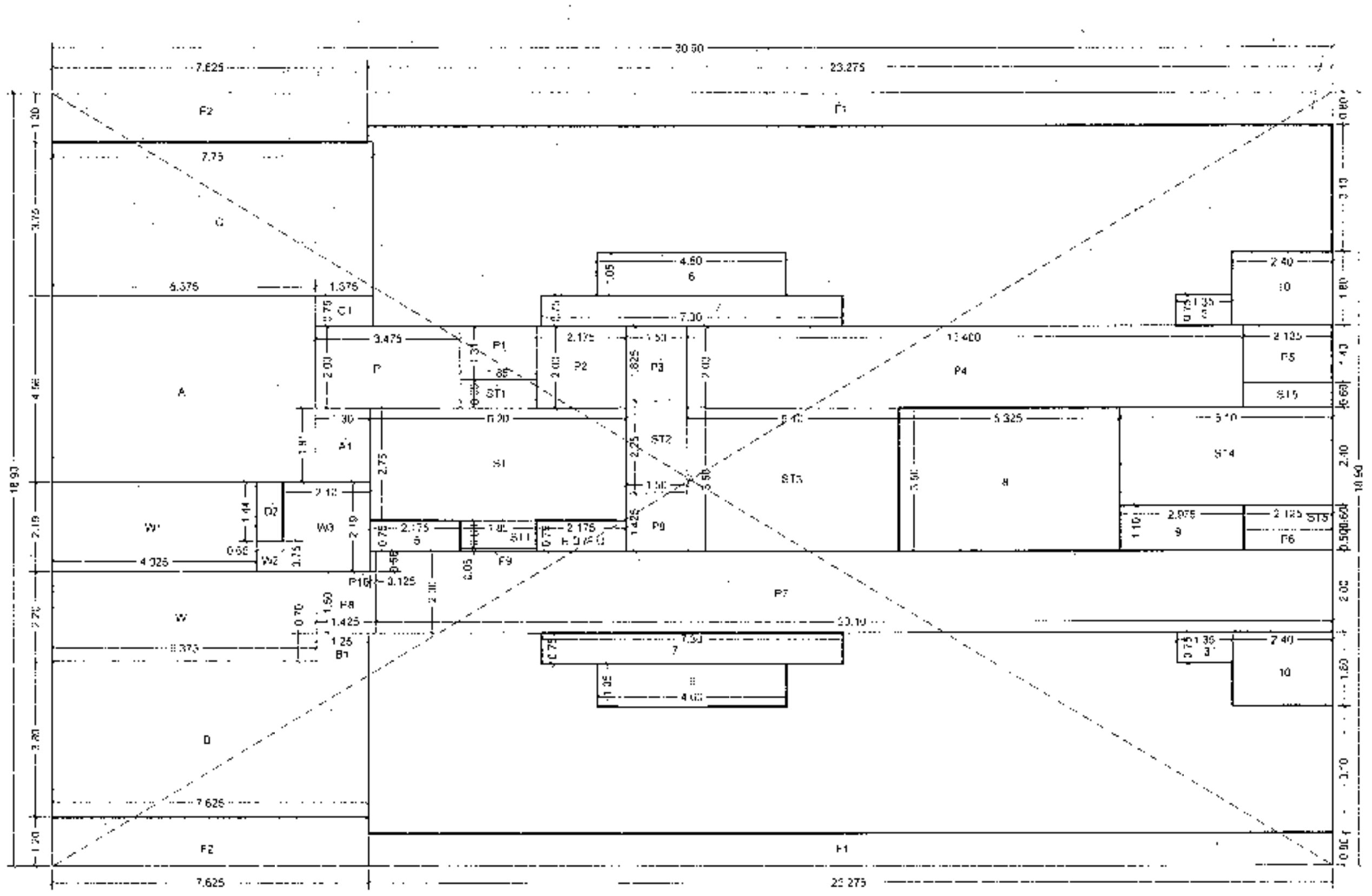


SECTION C-C THRU SUCTION TANK SCALE 1:100  
SECTION THROUGH COMPOUND WALL SCALE 1:100

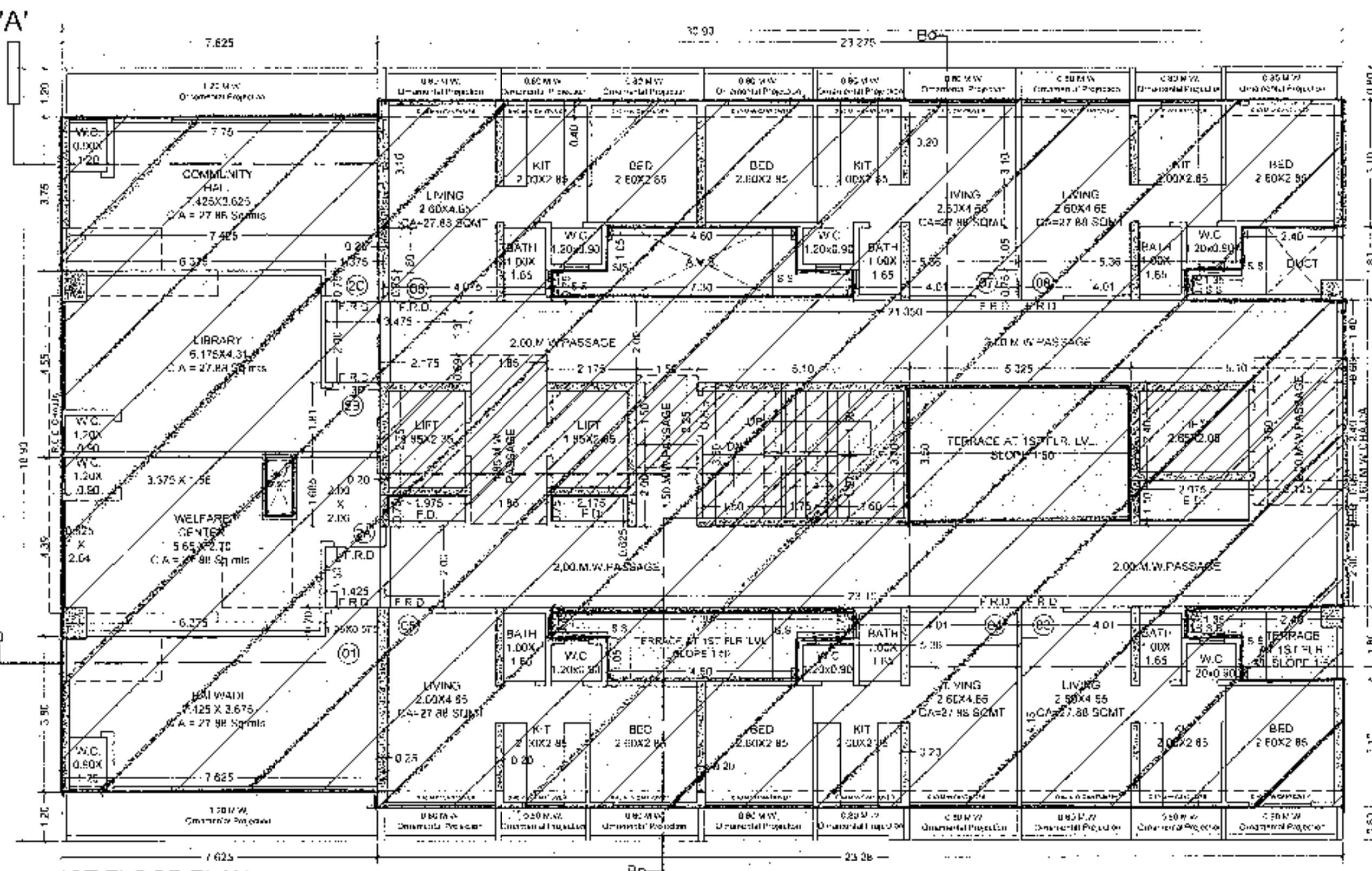
AREA STATEMENT

1	AREA OF PLOT	101.41
2	AREA OF RESERVATION	17.28
3	AREA OF ROAD SET BACK	2.71
4	AREA OF ROAD	3.87
5	AREA OF ROAD	3.87
6	AREA OF ROAD	3.87
7	AREA OF ROAD	3.87
8	AREA OF ROAD	3.87
9	AREA OF ROAD	3.87
10	AREA OF ROAD	3.87
11	AREA OF ROAD	3.87
12	AREA OF ROAD	3.87
13	AREA OF ROAD	3.87
14	AREA OF ROAD	3.87
15	AREA OF ROAD	3.87
16	AREA OF ROAD	3.87
17	AREA OF ROAD	3.87
18	AREA OF ROAD	3.87
19	AREA OF ROAD	3.87
20	AREA OF ROAD	3.87
21	AREA OF ROAD	3.87
22	AREA OF ROAD	3.87
23	AREA OF ROAD	3.87
24	AREA OF ROAD	3.87
25	AREA OF ROAD	3.87
26	AREA OF ROAD	3.87
27	AREA OF ROAD	3.87
28	AREA OF ROAD	3.87
29	AREA OF ROAD	3.87
30	AREA OF ROAD	3.87
31	AREA OF ROAD	3.87
32	AREA OF ROAD	3.87

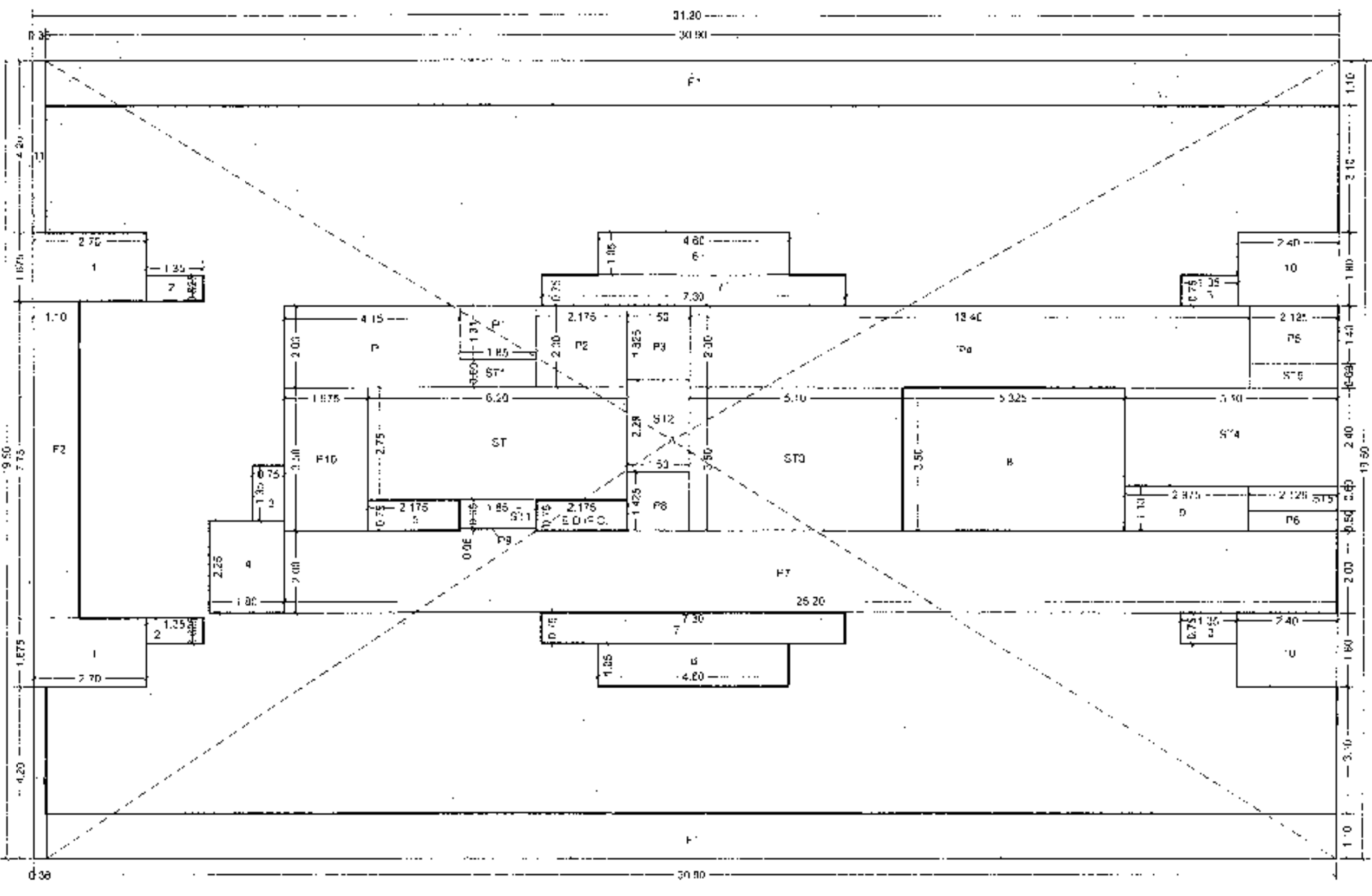




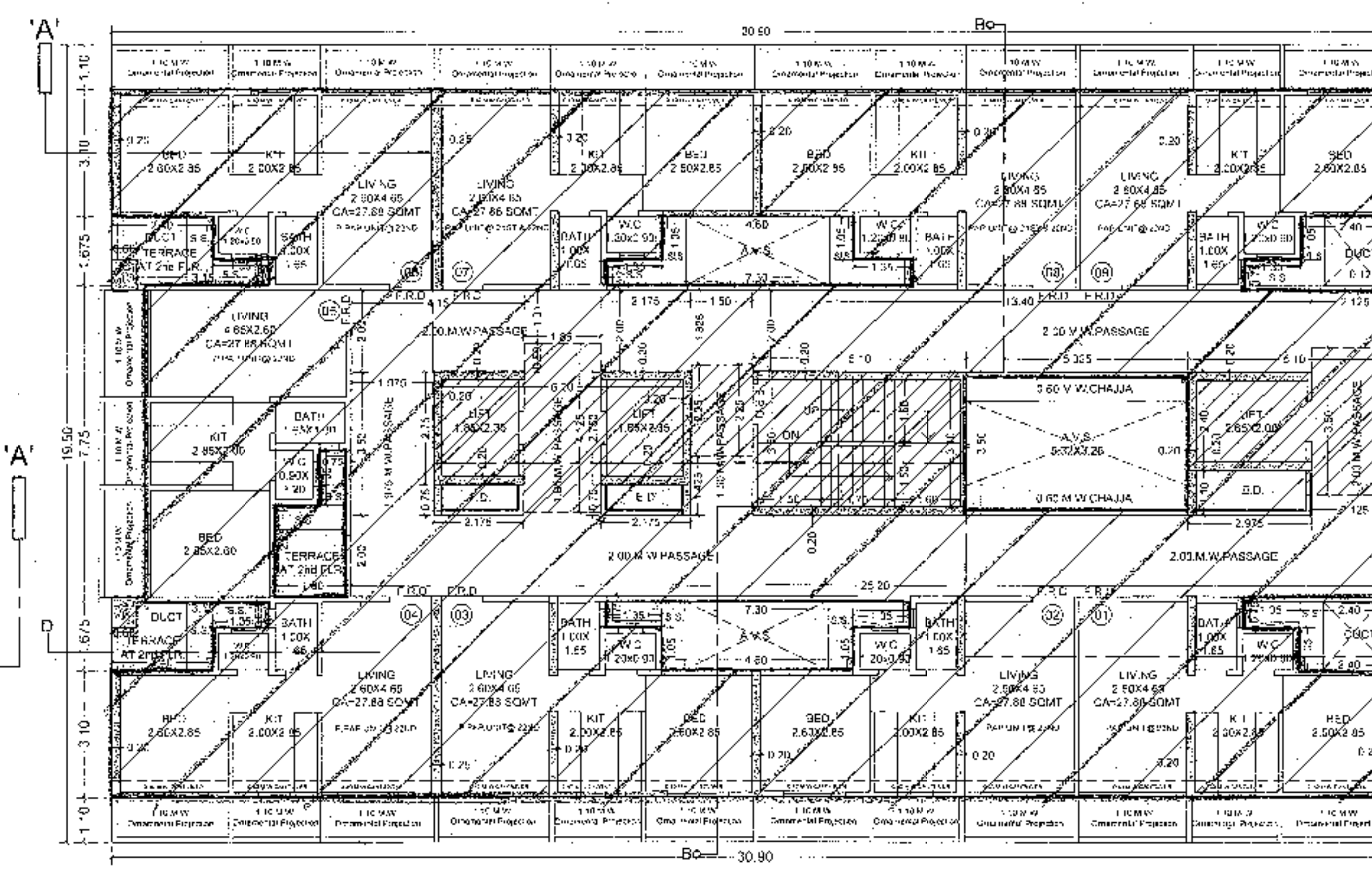
LINE DIAGRAM OF 1ST FLR  
SCALE 1:100



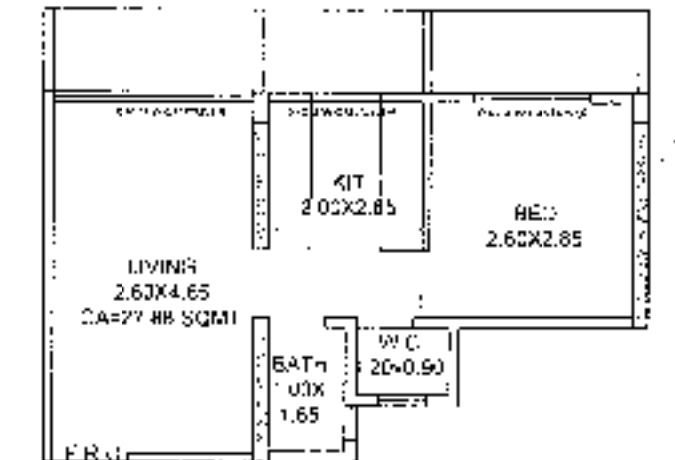
1ST FLOOR PLAN  
SCALE 1:100



LINE DIAGRAM OF 2ND TO 7TH, 9TH TO 14TH, 16TH TO 19TH & 21 TO 22ND FLR  
SCALE 1:100



2ND TO 7TH, 9TH TO 14TH, 16TH TO 19TH FLOOR PLAN  
SCALE 1:100



TYPICAL UNITS  
SCALE 1:100

TYPICAL FLOOR CARPET AREA STATEMENT

LIVING	2.60 x 4.65 x 1.00	= 12.05	SQ.MT.
KITCHEN	2.00 x 2.85 x 1.00	= 5.70	
BED	7.60 x 2.85 x 1.00	= 7.41	
BATH	1.00 x 1.65 x 1.00	= 1.65	
W.C.	1.20 x 0.60 x 1.00	= 1.08	
TOTAL		27.89	SQ.MT.

RHHAB BUILDING NO.1  
B.U.A. CALCULATION 1ST FLR, AMENITIES FLOOR

A	30.90	x	18.90	x	1.00	=	584.01	SQ.MT.
TOTAL							584.01	SQ.MT.
<b>DEDUCTION :-</b>								
1	1.300	x	0.75	x	2.00	=	2.03	SQ.MT.
2	2.275	x	0.75	x	1.00	=	1.69	
3	4.50	x	0.95	x	2.00	=	8.55	
4	7.30	x	0.75	x	2.00	=	10.95	
5	5.25	x	1.50	x	1.00	=	15.75	
6	2.975	x	1.10	x	1.00	=	3.27	
7	7.40	x	1.80	x	2.00	=	26.64	
8	0.65	x	1.44	x	1.00	=	0.94	
9	2.175	x	0.75	x	1.00	=	1.63	
10	23.225	x	0.60	x	2.00	=	27.87	
11	7.625	x	1.50	x	2.00	=	22.88	
TOTAL							112.92	SQ.MT.
TOTAL REHAB GROSS B.U.A. = (584.01 - 112.92)							471.09	SQ.MT.

RHHAB BUILDING NO.1  
B.U.A. CALCULATION 2ND TO 7TH, 9TH TO 14TH, 16TH TO 19TH & 21 TO 22ND FLR

A	30.90	x	18.90	x	1.00	=	584.01	SQ.MT.
TOTAL							584.01	SQ.MT.
<b>DEDUCTION :-</b>								
1	1.300	x	0.75	x	2.00	=	2.03	SQ.MT.
2	2.275	x	0.75	x	1.00	=	1.69	
3	4.50	x	0.95	x	2.00	=	8.55	
4	7.30	x	0.75	x	2.00	=	10.95	
5	5.25	x	1.50	x	1.00	=	15.75	
6	2.975	x	1.10	x	1.00	=	3.27	
7	7.40	x	1.80	x	2.00	=	26.64	
8	0.65	x	1.44	x	1.00	=	0.94	
9	2.175	x	0.75	x	1.00	=	1.63	
10	23.225	x	0.60	x	2.00	=	27.87	
11	7.625	x	1.50	x	2.00	=	22.88	
TOTAL							112.92	SQ.MT.
TOTAL REHAB GROSS B.U.A. = (584.01 - 112.92)							471.09	SQ.MT.

RHHAB BUILDING NO.1  
B.U.A. CALCULATION 1ST FLR, AMENITIES FLOOR

A	30.90	x	18.90	x	1.00	=	584.01	SQ.MT.
TOTAL							584.01	SQ.MT.
<b>DEDUCTION :-</b>								
1	1.300	x	0.75	x	2.00	=	2.03	SQ.MT.
2	2.275	x	0.75	x	1.00	=	1.69	
3	4.50	x	0.95	x	2.00	=	8.55	
4	7.30	x	0.75	x	2.00	=	10.95	
5	5.25	x	1.50	x	1.00	=	15.75	
6	2.975	x	1.10	x	1.00	=	3.27	
7	7.40	x	1.80	x	2.00	=	26.64	
8	0.65	x	1.44	x	1.00	=	0.94	
9	2.175	x	0.75	x	1.00	=	1.63	
10	23.225	x	0.60	x	2.00	=	27.87	
11	7.625	x	1.50	x	2.00	=	22.88	
TOTAL							112.92	SQ.MT.
TOTAL REHAB GROSS B.U.A. = (584.01 - 112.92)							471.09	SQ.MT.

RHHAB BUILDING NO.1  
B.U.A. CALCULATION 2ND TO 7TH, 9TH TO 14TH, 16TH TO 19TH & 21 TO 22ND FLR

A	31.20	x	19.50	x	1.00	=	608.40	Sq.mts.
TOTAL							608.40	Sq.mts.
<b>DEDUCTION :-</b>								
1	2.70	x	1.675	x	2.00	=	9.05	Sq.mts.
2	1.25	x	0.625	x	2.00	=	1.63	
3	0.75	x	1.35	x	3.00	=	3.04	
4	2.80	x	2.25	x	1.00	=	4.65	
5	2.175	x	0.75	x	1.00	=	1.63	
6	4.60	x	1.05	x	2.00	=	9.66	
7	7.70	x	0.75	x	2.00	=	19.95	
8	5.225	x	2.50	x	1.00	=	13.06	
9	2.975	x	1.80	x	2.00	=	10.65	
10	2.40	x	0.30	x	7.00	=	5.04	
11	4.20	x	0.30	x	7.00	=	8.82	
12	2.175	x	0.75	x	1.00	=	1.63	
13	40.90	x	1.10	x	2.00	=	90.38	
14	1.10	x	1.00	x	1.00	=	1.10	
TOTAL							151.27	Sq.mts.
TOTAL REHAB GROSS B.U.A. = (608.40 - 151.27)							457.13	Sq.mts.
<b>STAIR CASE LIFT DEDUCTION :-</b>								
1	6.20	x	2.75	x	1.00	=	17.05	Sq.mts.
2	1.85	x	0.69	x	7.00	=	9.35	
3	1.50	x	2.25	x	1.00	=	3.38	
4	3.30	x	1.90	x	1.00	=	6.27	
5	5.10	x	2.40	x	1.00	=	12.24	
6	2.125	x	0.60	x	2.00	=	2.55	
TOTAL							55.67	Sq.mts.
TOTAL REHAB COMPONENT B.U.A. = (457.13 - 55.67)							401.46	Sq.mts.
<b>PASSAGE AREA DEDUCTION :-</b>								
1	4.15	x	2.00	x	1.00	=	8.30	Sq.mts.
2	2.85	x	2.31	x	1.00	=	6.57	
3	2.175	x	2.00	x	1.00	=	4.35	
4	1.30	x	1.25	x	1.00	=	1.63	
5	2.30	x	1.00	x	1.00	=	2.30	
6	2.125	x	1.50	x	1.00	=	3.19	
7	2.125	x	1.50	x	1.00	=	3.19	
8	1.50	x	1.425	x	1.00	=	2.14	
9	1.85	x	0.95	x	1.00	=	1.76	
10	1.925	x	3.50	x	1.00	=	6.74	
TOTAL							108.21	Sq.mts.
TOTAL REHAB NET B.U.A. = (401.46 - 108.21)							293.25	Sq.mts.

PROFORMA 'B'  
CONTENT OF SHEET

1ST FLR, PLAN, 2ND TO 7TH, 9TH TO 14TH, 16TH TO 19TH & 21 TO 22ND FLR  
PLAN, LINE DIAGRAM & AREA CALCULATION

STAMP OF APPROVAL OF PLANS

STAMP OF DATE OF RECEIPT OF PLANS

Accepted as completion Plans  
Accordingly with Acceptance  
of C.C. by the Letter under  
No. SHA/ENG/2311/2022, Dtd  
17 FEB 2022  
Executive Engineer  
Sham Rehabilitation Authority

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REHAB BLDG. NO. 01 ON PLOT BEARING C.T.S NO 15 (PT).  
OF KANJUR VILLAGF KRANTI NAGAR BHANDUP (M).  
MUMBAI: 400078

FOR SAHAJEEVAN CHS LTD.

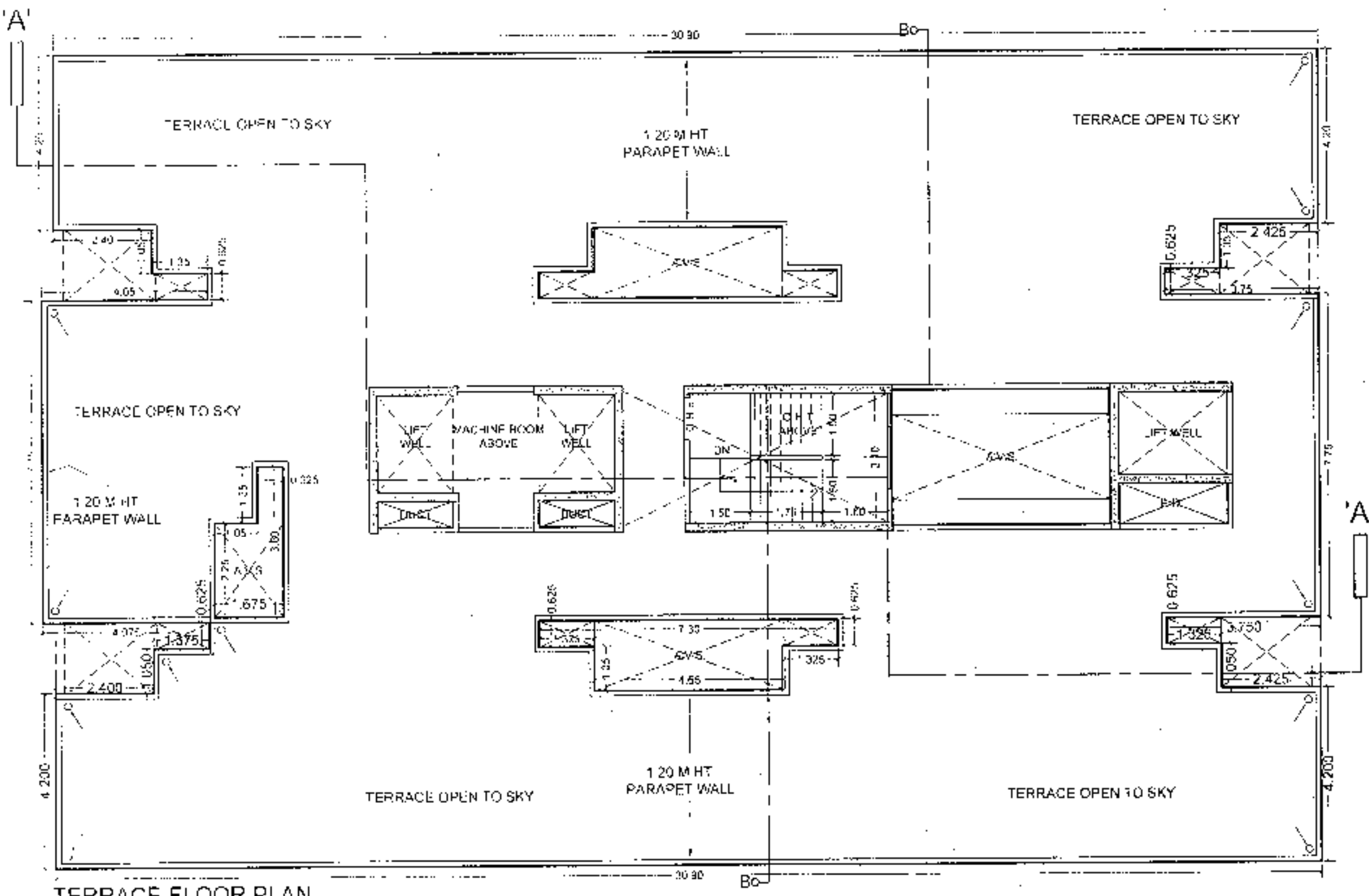
NAME OF OWNER  
M/s. NEXZONE FISCAL SERVICES PVT. LTD

SIGN, NAME & ADDRESS OF ARCHITECT

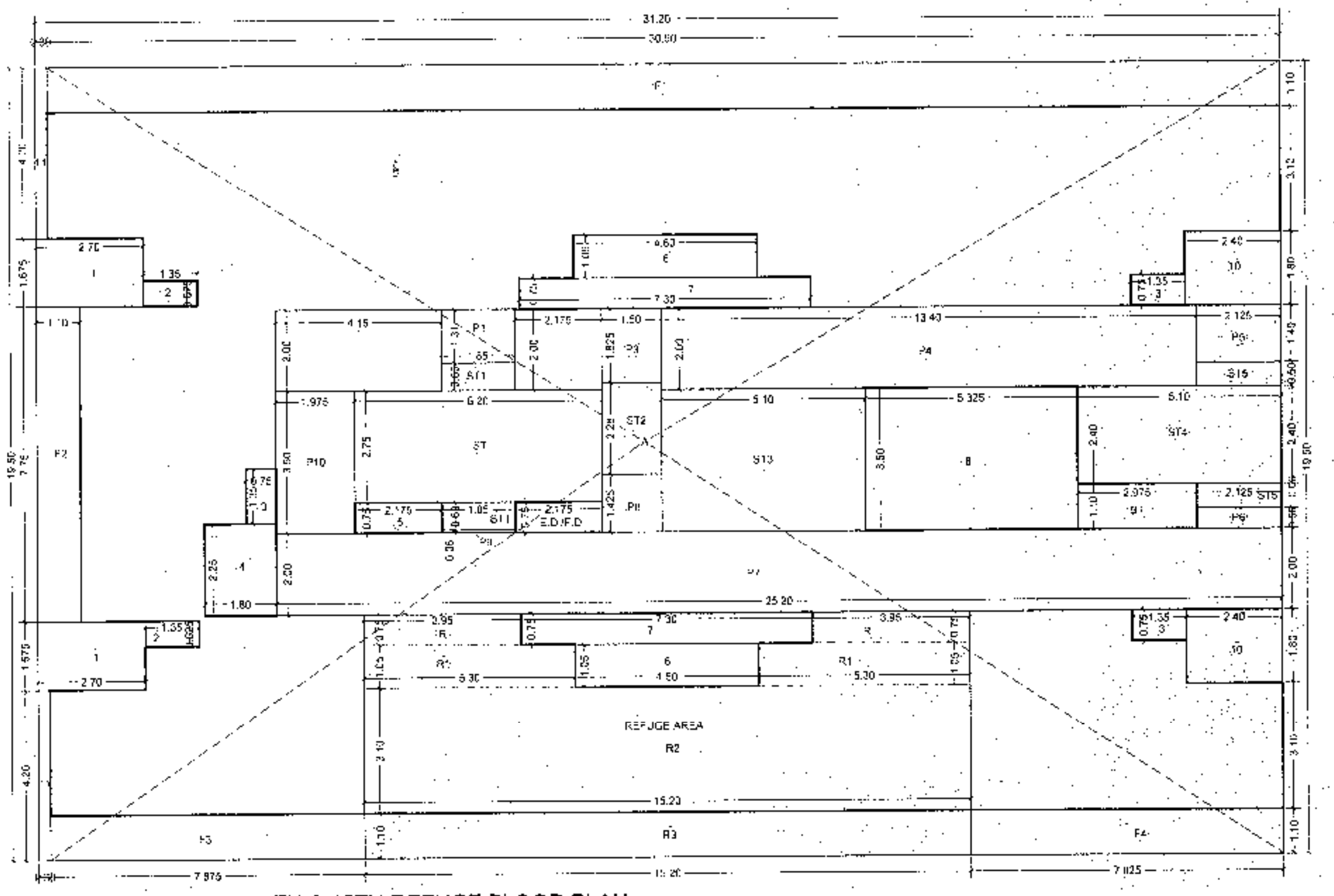
**MATRIX**  
ARCHITECTS & ENGINEERS  
762 MARATHON ROAD,  
MULUND (W),  
MUMBAI: 400080

SCALE - as stated  
DATE - 03/08/2022  
CHKD BY - makarand

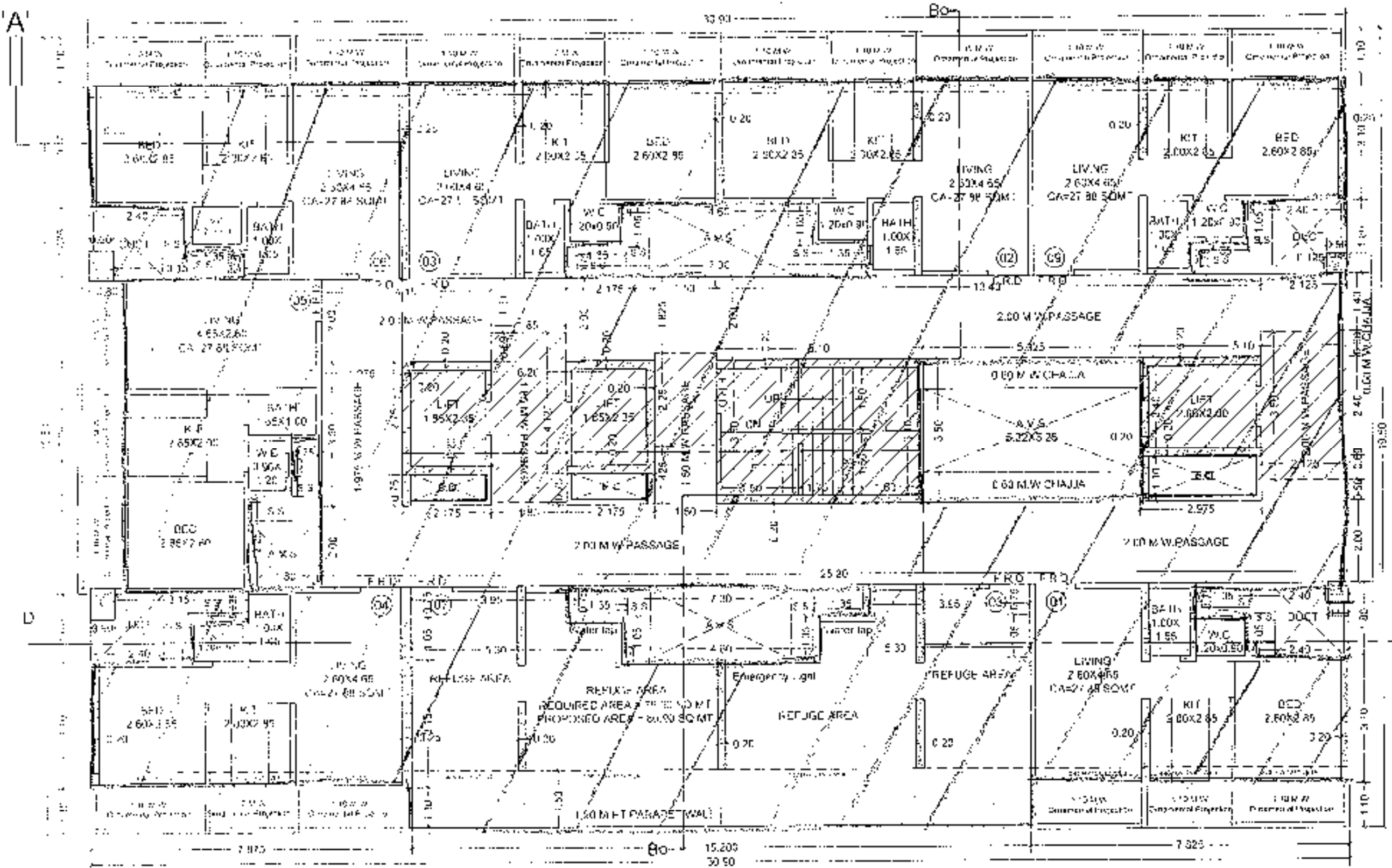




TERRACE FLOOR PLAN  
SCALE: 1:100  
REHAB BLDG NO.1



LINE DIAGRAM AT 8TH & 15TH REFUGE FLOOR PLAN  
SCALE: 1:100  
REHAB BLDG NO.1



8TH & 15TH REFUGE FLOOR PLAN  
SCALE: 1:100  
REHAB BLDG NO.1

REHAB BUILDING NO.1  
B.U.A. CALCULATION 8TH & 15TH REFUGE FLOOR

ADDITION	NO.	AREA	UNIT	TOTAL	UNIT			
1	31.20	x	19.95	x	1.00	=	628.40	SQ.MT.
TOTAL						=	628.40	SQ.MT.
DEDUCTION						=		
2	7.40	x	1.05	x	2.00	=	30.84	SQ.MT.
3	2.35	x	0.45	x	2.91	=	1.59	
4	0.77	x	1.32	x	1.91	=	2.04	
5	0.99	x	2.25	x	1.32	=	4.05	
6	2.175	x	0.75	x	1.20	=	3.23	
7	4.50	x	1.05	x	2.15	=	10.85	
8	7.40	x	0.75	x	1.20	=	13.64	
9	5.325	x	1.20	x	1.20	=	15.94	
10	2.375	x	1.30	x	1.55	=	4.81	
11	2.42	x	1.80	x	1.20	=	5.44	
12	4.20	x	0.75	x	1.20	=	5.04	
13	2.175	x	0.75	x	1.00	=	1.63	
14	30.86	x	1.15	x	1.00	=	35.49	
15	1.10	x	1.10	x	1.00	=	1.21	
16	7.825	x	1.10	x	1.00	=	8.61	
TOTAL						=	133.54	SQ.MT.
TOTAL REHAB GROSS B.U.A. (628.40-133.54)						=	494.86	SQ.MT.
STAR CASE LIST DEDUCTION						=		
17	6.20	x	2.75	x	1.20	=	20.28	SQ.MT.
18	1.85	x	0.60	x	1.70	=	1.89	
19	1.90	x	2.75	x	1.20	=	6.36	
20	5.10	x	1.50	x	1.00	=	7.65	
21	3.10	x	1.40	x	1.00	=	4.34	
22	4.225	x	0.60	x	2.00	=	5.07	
TOTAL						=	55.62	SQ.MT.
TOTAL REHAB COMPONENTS B.U.A. (494.86-55.62)						=	439.24	SQ.MT.
PASSAGE AREA DEDUCTION						=		
23	9.15	x	2.25	x	1.00	=	20.57	SQ.MT.
24	1.85	x	1.41	x	1.00	=	2.61	
25	2.175	x	2.55	x	1.00	=	5.55	
26	1.50	x	1.825	x	1.00	=	2.74	
27	12.40	x	2.55	x	1.00	=	31.62	
28	2.125	x	1.40	x	1.00	=	2.98	
29	2.125	x	2.50	x	1.00	=	5.31	
30	2.125	x	2.50	x	1.00	=	5.31	
31	2.125	x	2.50	x	1.00	=	5.31	
32	2.125	x	2.50	x	1.00	=	5.31	
33	2.125	x	2.50	x	1.00	=	5.31	
34	2.125	x	2.50	x	1.00	=	5.31	
35	2.125	x	2.50	x	1.00	=	5.31	
36	2.125	x	2.50	x	1.00	=	5.31	
37	2.125	x	2.50	x	1.00	=	5.31	
38	2.125	x	2.50	x	1.00	=	5.31	
39	2.125	x	2.50	x	1.00	=	5.31	
40	2.125	x	2.50	x	1.00	=	5.31	
41	2.125	x	2.50	x	1.00	=	5.31	
42	2.125	x	2.50	x	1.00	=	5.31	
43	2.125	x	2.50	x	1.00	=	5.31	
44	2.125	x	2.50	x	1.00	=	5.31	
45	2.125	x	2.50	x	1.00	=	5.31	
46	2.125	x	2.50	x	1.00	=	5.31	
47	2.125	x	2.50	x	1.00	=	5.31	
48	2.125	x	2.50	x	1.00	=	5.31	
49	2.125	x	2.50	x	1.00	=	5.31	
50	2.125	x	2.50	x	1.00	=	5.31	
51	2.125	x	2.50	x	1.00	=	5.31	
52	2.125	x	2.50	x	1.00	=	5.31	
53	2.125	x	2.50	x	1.00	=	5.31	
54	2.125	x	2.50	x	1.00	=	5.31	
55	2.125	x	2.50	x	1.00	=	5.31	
56	2.125	x	2.50	x	1.00	=	5.31	
57	2.125	x	2.50	x	1.00	=	5.31	
58	2.125	x	2.50	x	1.00	=	5.31	
59	2.125	x	2.50	x	1.00	=	5.31	
60	2.125	x	2.50	x	1.00	=	5.31	
61	2.125	x	2.50	x	1.00	=	5.31	
62	2.125	x	2.50	x	1.00	=	5.31	
63	2.125	x	2.50	x	1.00	=	5.31	
64	2.125	x	2.50	x	1.00	=	5.31	
65	2.125	x	2.50	x	1.00	=	5.31	
66	2.125	x	2.50	x	1.00	=	5.31	
67	2.125	x	2.50	x	1.00	=	5.31	
68	2.125	x	2.50	x	1.00	=	5.31	
69	2.125	x	2.50	x	1.00	=	5.31	
70	2.125	x	2.50	x	1.00	=	5.31	
71	2.125	x	2.50	x	1.00	=	5.31	
72	2.125	x	2.50	x	1.00	=	5.31	
73	2.125	x	2.50	x	1.00	=	5.31	
74	2.125	x	2.50	x	1.00	=	5.31	
75	2.125	x	2.50	x	1.00	=	5.31	
76	2.125	x	2.50	x	1.00	=	5.31	
77	2.125	x	2.50	x	1.00	=	5.31	
78	2.125	x	2.50	x	1.00	=	5.31	
79	2.125	x	2.50	x	1.00	=	5.31	
80	2.125	x	2.50	x	1.00	=	5.31	
81	2.125	x	2.50	x	1.00	=	5.31	
82	2.125	x	2.50	x	1.00	=	5.31	
83	2.125	x	2.50	x	1.00	=	5.31	
84	2.125	x	2.50	x	1.00	=	5.31	
85	2.125	x	2.50	x	1.00	=	5.31	
86	2.125	x	2.50	x	1.00	=	5.31	
87	2.125	x	2.50	x	1.00	=	5.31	
88	2.125	x	2.50	x	1.00	=	5.31	
89	2.125	x	2.50	x	1.00	=	5.31	
90	2.125	x	2.50	x	1.00	=	5.31	
91	2.125	x	2.50	x	1.00	=	5.31	
92	2.125	x	2.50	x	1.00	=	5.31	
93	2.125	x	2.50	x	1.00	=	5.31	
94	2.125	x	2.50	x	1.00	=	5.31	
95	2.125	x	2.50	x	1.00	=	5.31	
96	2.125	x	2.50	x	1.00	=	5.31	
97	2.125	x	2.50	x	1.00	=	5.31	
98	2.125	x	2.50	x	1.00	=	5.31	
99	2.125	x	2.50	x	1.00	=	5.31	
100	2.125	x	2.50	x	1.00	=	5.31	
TOTAL						=	311.83	SQ.MT.
TOTAL REHAB NET B.U.A. (439.24-311.83)						=	127.41	SQ.MT.
REFUGEE AREA DEDUCTION						=		
R1	3.35	x	0.75	x	2.00	=	5.03	SQ.MT.
R2	5.32	x	1.35	x	2.00	=	14.13	
R3	15.25	x	1.12	x	1.00	=	17.08	
R4	15.20	x	1.10	x	1.00	=	16.72	
TOTAL						=	43.96	SQ.MT.
TOTAL REHAB NET B.U.A. (127.41-43.96)						=	83.45	SQ.MT.

REHAB BLDG. NO.1  
B.U.A. CALCULATION 8TH & 15TH REFUGE FLOOR

FLOOR	B.U.A.
8th FLR (REFUGE)	230.13
9th FLR	293.31
10th FLR	293.31
11th FLR	293.31
12th FLR	293.31
13th FLR	293.31
14th FLR	293.31
TOTAL	1989.99
4% PERMISSIBLE REFUGEE AREA	79.60
PROPOSED REFUGEE AREA	80.90
EXCESS REFUGEE AREA	1.30
15th FLR (REFUGEE)	230.13
16th FLR	293.31
17th FLR	293.31
18th FLR	293.31
19th FLR	293.31
20th FLR	293.31
21st FLR	293.31
TOTAL AREA	1989.99
4% PERMISSIBLE REFUGEE AREA	79.60
PROPOSED REFUGEE AREA	80.90
EXCESS REFUGEE AREA	1.30
TOTAL EXCESS REFUGEE AREA	2.60

**PROFORMA 'B'**

**CONTENT OF SHEET**  
8TH & 15TH REFUGE FLOOR PLAN, TERRACE FLOOR PLAN, LINE DIAGRAM & AREA CALCULATION.

**STAMP OF APPROVAL OF PLANS**

**STAMP OF DATE OF RECEIPT OF PLANS**

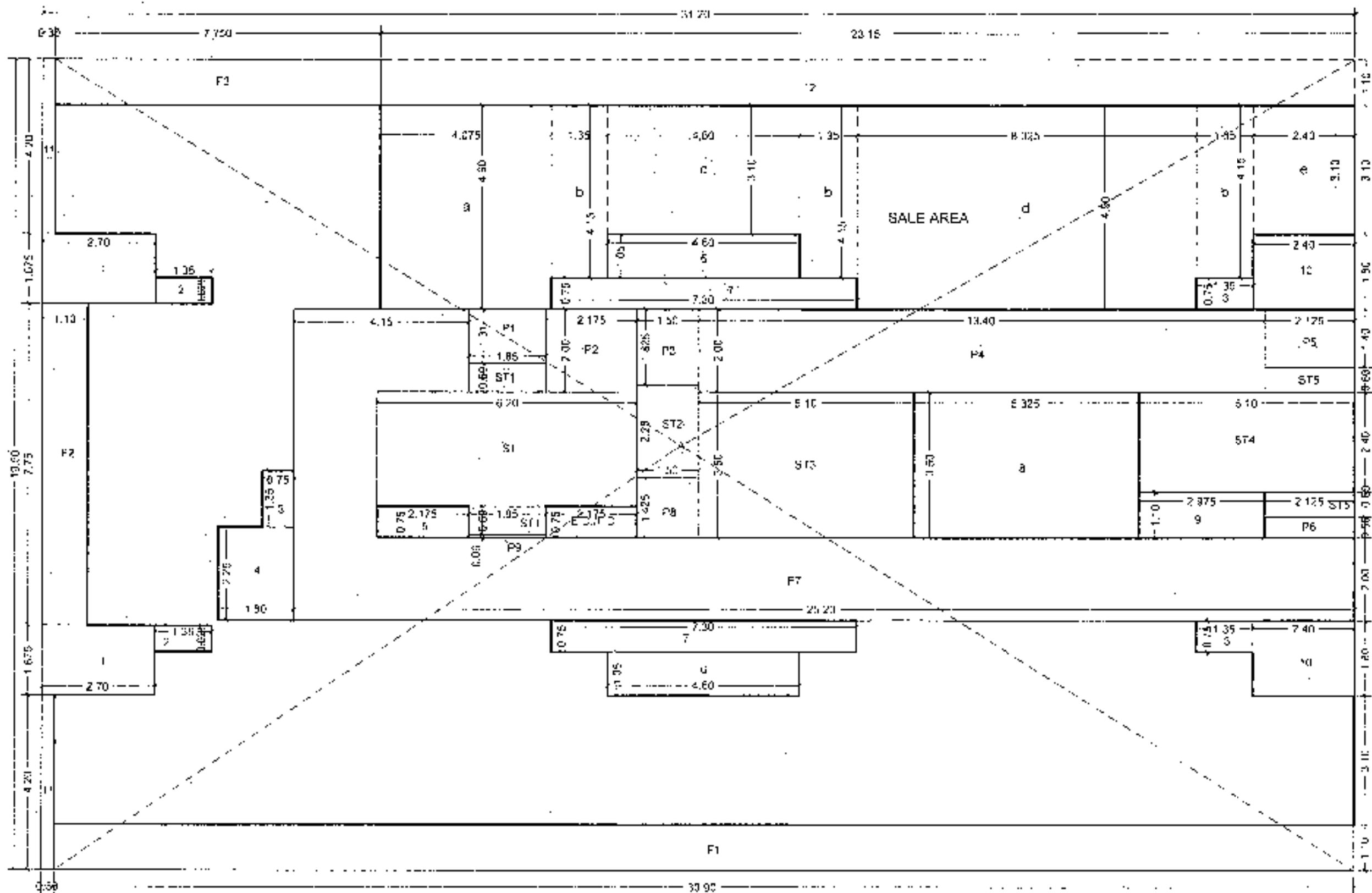
Accepted as complete Plans  
Accompanying with Acceptance  
of D.C.C. by this letter under  
No. SRA/ENG/2311/5/18/1-2  
Dt. 07 FEB 2023  
Executive Engineer  
Slum Rehabilitation Authority

**DESCRIPTION OF PROPOSAL & PROPERTY**  
PROPOSED REHAB BLDG. NO. 01 ON PLOT BEARING C.T.S NO 15 (PT), OF KANJUR VILLAGE, KRANTI NAGAR BHANDUP(W), MUMBAI 400078.

For Sahajvan SRA chs.  
**NAME OF OWNER**  
M/S MEKZONE FISCAL SERVICES PVT LTD

**SIGN. NAME & ADDRESS OF ARCHITECT**  
**MATRIX**  
ARCHITECTS & ENGINEERS,  
702 MARATHON MAX,  
MULUND GOREGOAN LINK ROAD,  
MULUND (W),  
MUMBAI 400080.

NORHT LINE	REMARK	JOB NO.	SCALE
DRG. NO.			as stated
DATE			DRN BY - Ratique
			CHKD BY - makarand



LINE DIAGRAM OF 20TH FLOOR  
SCALE 1:100

FUNGIBLE AREA STATEMENT FOR REHAB BLDG NO 1						
FLOOR	FLOWER BED	EXCESS REFUGE AREA	TOILET AREA	TERRACE	ED/FD	TOTAL AREA
GR. FLR. STLT						
1ST FLR.	65.54		32.03	6.39	93.96	SQ.MT
2ND FLR.	76.51		9.73	6.39	92.63	"
3RD FLR.	76.51			6.39	82.90	"
4TH FLR.	76.51			6.39	82.90	"
5TH FLR.	76.51			6.39	82.90	"
6TH FLR.	76.51			6.39	82.90	"
7TH FLR.	76.51			6.39	82.90	"
8TH FLR. REFUGE	59.79	1.30		6.39	67.48	"
9TH FLR.	76.51			6.39	82.90	"
10TH FLR.	76.51			6.39	82.90	"
11TH FLR.	76.51			6.39	82.90	"
12TH FLR.	76.51			6.39	82.90	"
13TH FLR.	76.51			6.39	82.90	"
14TH FLR.	76.51			6.39	82.90	"
15TH FLR. REFUGE	59.79	1.30		6.39	67.48	"
16TH FLR.	76.51			6.39	82.90	"
17TH FLR.	76.51			6.39	82.90	"
18TH FLR.	76.51			6.39	82.90	"
19TH FLR.	76.51			6.39	82.90	"
20TH FLR.	50.99			6.39	57.38	"
21ST FLR.	76.51			6.39	82.90	"
22ND FLR.	76.51			6.39	82.90	"
TOTAL	1603.29	2.60	0.00	41.76	40.58	1788.23
FUNGIBLE REQUIRED = TOTAL B.U.A	6272.24					35%
TOTAL FUNGIBLE PROPOSED						1788.23

FLOWER BED AREA	
TYPICAL FLR. (2nd-7th, 9th-14th, 16th-19th & 22nd)	
REHAB BUILDING-1	
ADDITIONS:	
F1 30.90 x 1.10 x 1 = 67.98	SQ.MT.
F2 1.10 x 7.75 x 1 = 8.53	SQ.MT.
TOTAL AREA	76.51

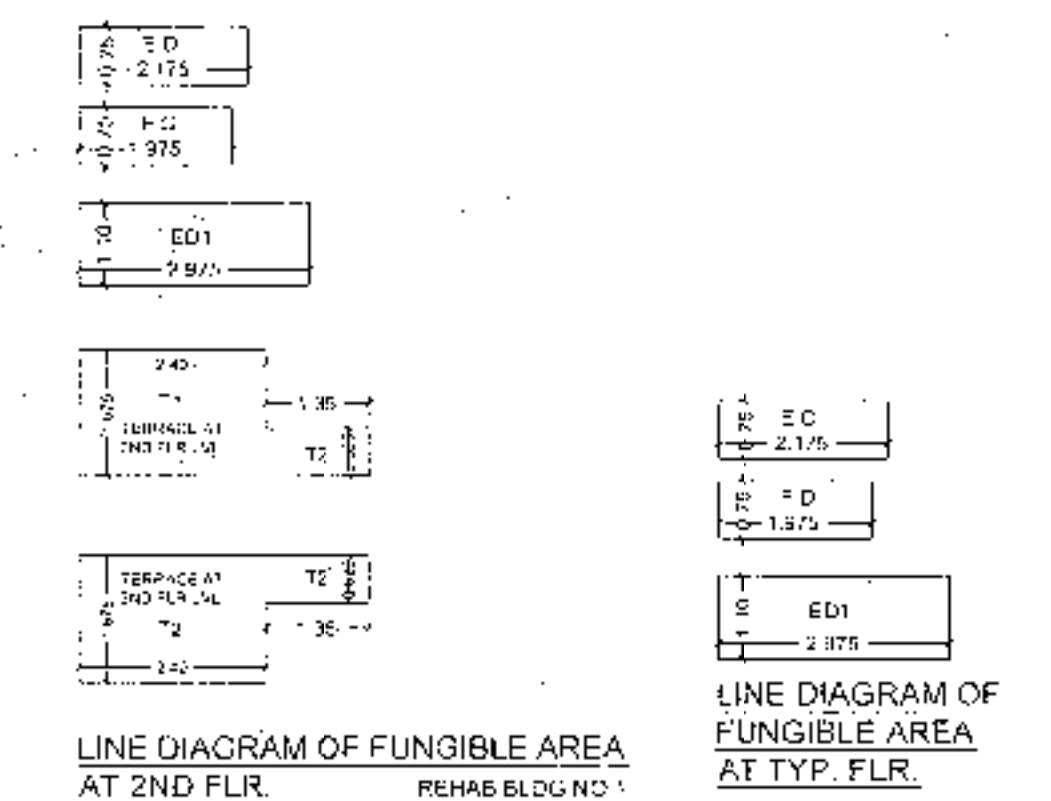
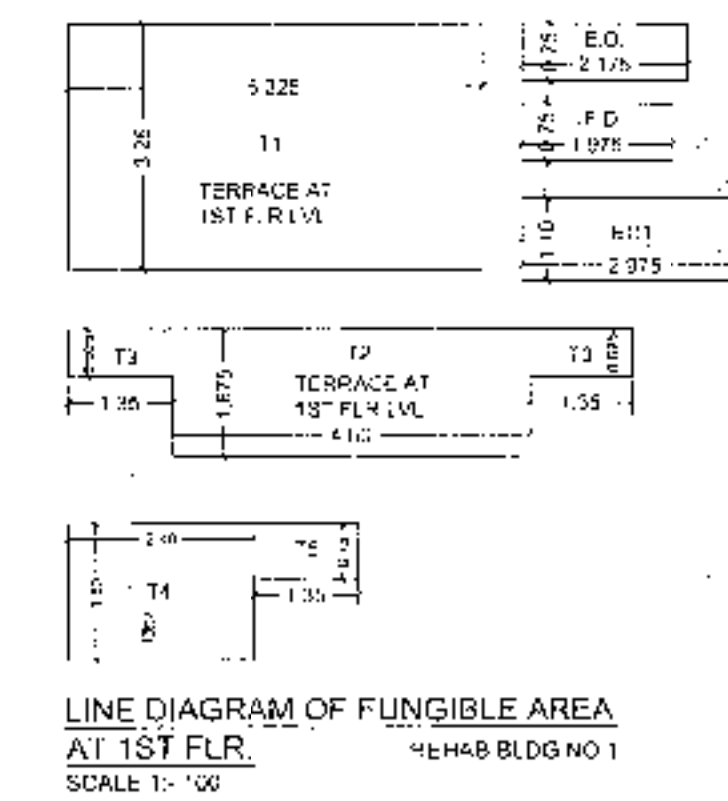
1ST FLR.	
REHAB BUILDING-1	
ADDITIONS:	
F1 33.275 x 0.80 x 2 = 37.24	SQ.MT.
F2 7.625 x 1.20 x 2 = 18.30	SQ.MT.
TOTAL AREA	55.54

8TH & 15TH REFUGE FLR.	
REHAB BUILDING-1	
ADDITIONS:	
F1 30.90 x 1.10 x 1 = 33.99	SQ.MT.
F2 1.10 x 7.75 x 1 = 8.53	SQ.MT.
F3 7.875 x 1.10 x 1 = 8.66	SQ.MT.
F4 7.825 x 1.10 x 1 = 8.61	SQ.MT.
TOTAL AREA	59.79

20TH FLR.	
REHAB BUILDING-1	
ADDITIONS:	
F1 30.90 x 1.10 x 1 = 33.99	SQ.MT.
F2 1.10 x 7.75 x 1 = 8.53	SQ.MT.
F5 7.70 x 1.10 x 1 = 8.47	SQ.MT.
TOTAL AREA	50.99



FUNGIBLE B.U.A. 1ST FLOOR								
F1	3.175	x	0.75	x	1.00	=	1.63	SQ.MT.
ED1	2.975	x	1.10	x	1.00	=	3.27	SQ.MT.
F2	1.975	x	0.75	x	1.00	=	1.48	SQ.MT.
TOTAL ED/FD AREA						=	6.39	SQ.MT.

TERRACE AREA								
F1	5.325	x	1.25	x	1.00	=	17.33	SQ.MT.
F2	4.00	x	1.675	x	1.00	=	7.71	SQ.MT.
F3	1.35	x	0.625	x	1.00	=	1.80	SQ.MT.
F4	2.400	x	1.00	x	1.00	=	4.32	SQ.MT.
F5	1.35	x	0.75	x	1.00	=	1.01	SQ.MT.
TOTAL TERRACE AREA						=	32.03	SQ.MT.

FUNGIBLE B.U.A. 2ND FLOOR								
ED	2.175	x	0.75	x	1.00	=	1.63	SQ.MT.
ED1	2.975	x	1.10	x	1.00	=	3.27	SQ.MT.
F2	1.975	x	0.75	x	1.00	=	1.48	SQ.MT.
TOTAL ED/FD AREA						=	6.39	SQ.MT.

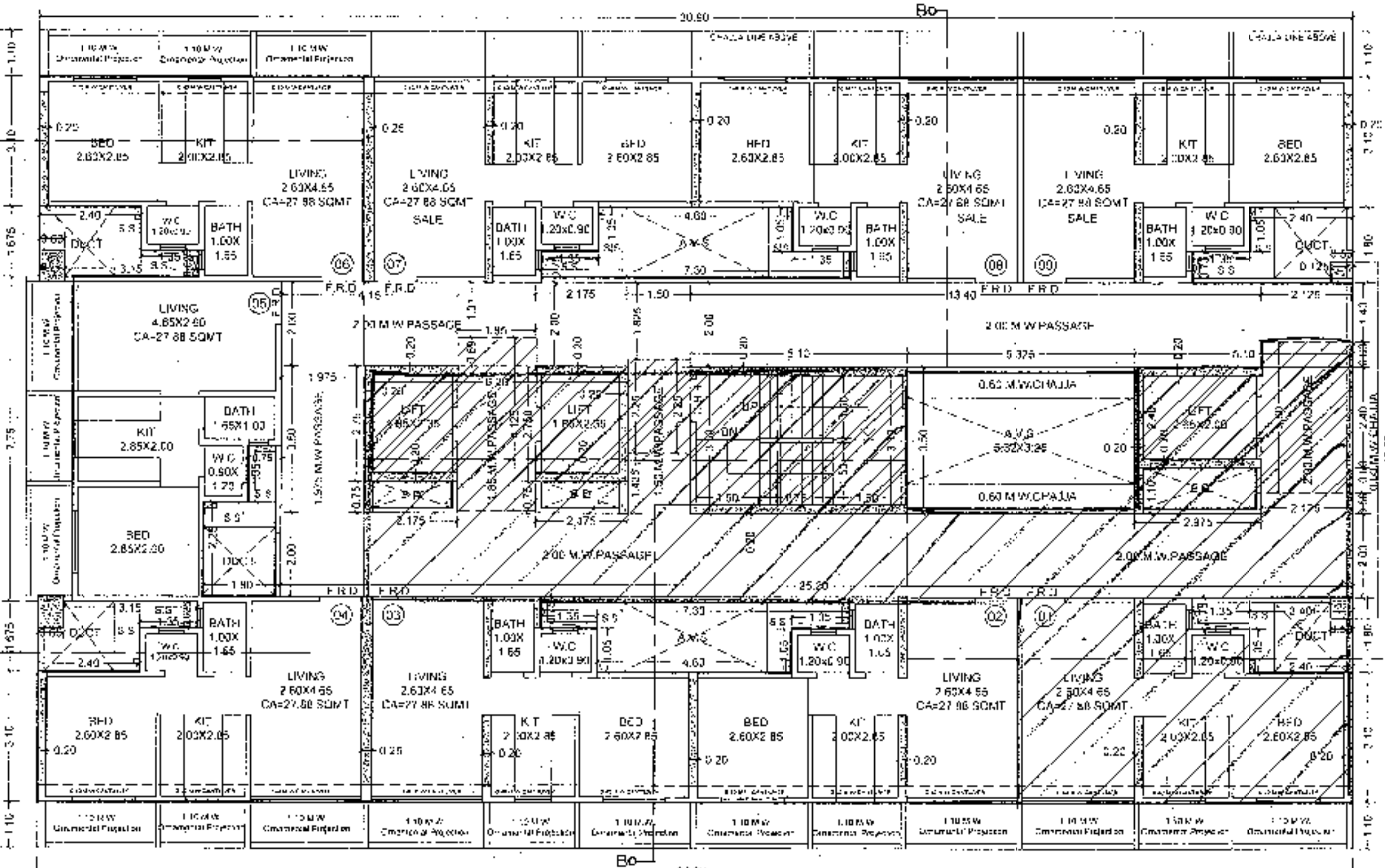
TERRACE AREA								
F1	2.40	x	1.075	x	1.00	=	8.04	SQ.MT.
F2	1.35	x	0.625	x	1.00	=	1.80	SQ.MT.
TOTAL TERRACE AREA						=	9.73	SQ.MT.

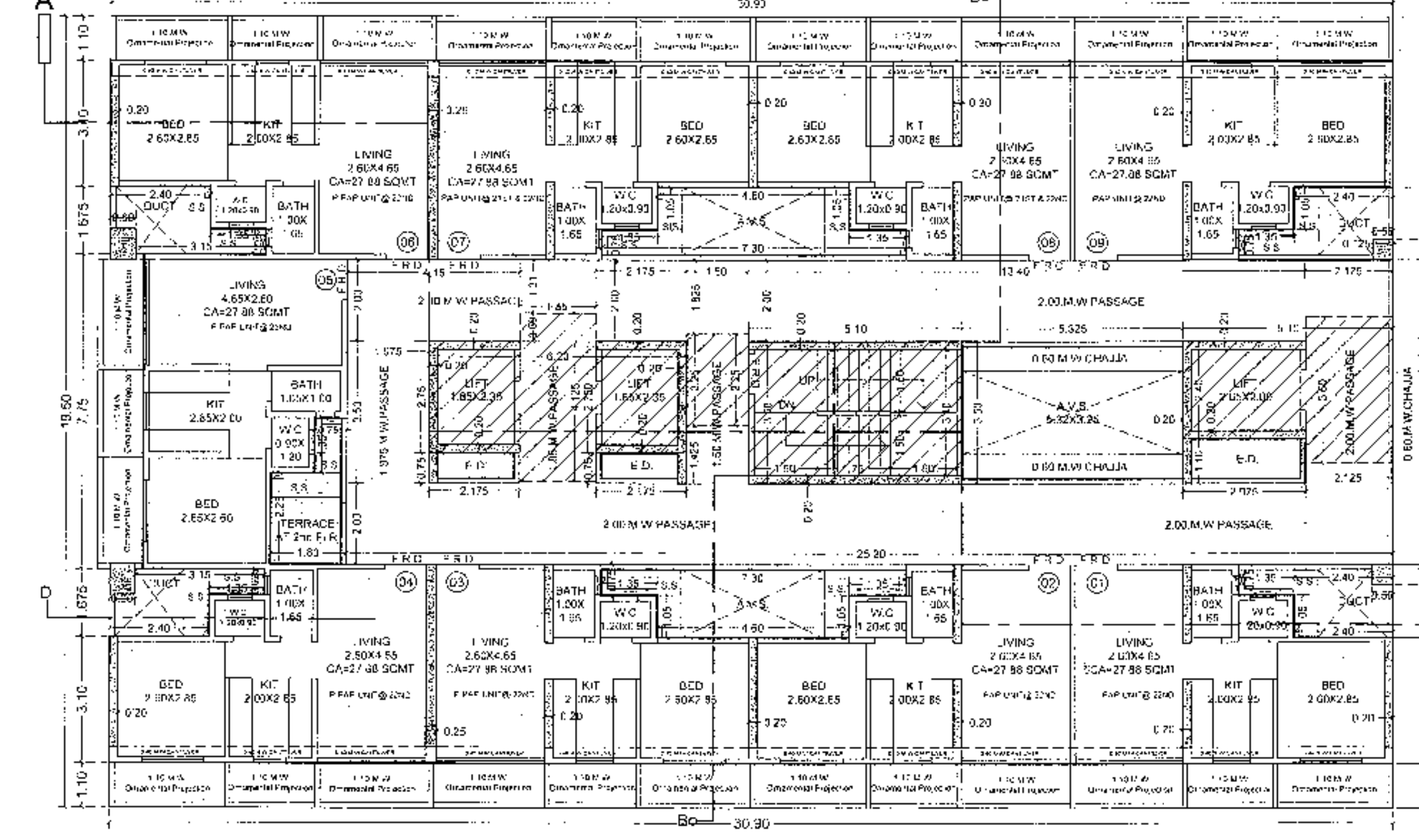
FUNGIBLE B.U.A. TYP FLOOR								
F1	2.175	x	0.75	x	1.00	=	1.63	SQ.MT.
ED1	2.975	x	1.10	x	1.00	=	3.27	SQ.MT.
F2	1.975	x	0.75	x	1.00	=	1.48	SQ.MT.
TOTAL ED/FD AREA						=	6.39	SQ.MT.

REHAB BUILDING NO.1								
B.U.A. CALCULATION 20TH FLOOR								
ADDITION:								
F1	31.20	x	19.50	x	1.00	=	608.40	SQ.MT.
TOTAL						=	608.40	SQ.MT.
DEDUCTION:								
1	2.70	x	1.75	x	2.00	=	9.05	SQ.MT.
2	1.45	x	0.625	x	2.00	=	1.82	SQ.MT.
3	0.75	x	1.35	x	3.00	=	3.04	SQ.MT.
4	1.80	x	1.25	x	1.00	=	4.02	SQ.MT.
5	2.175	x	0.75	x	1.00	=	1.63	SQ.MT.
6	4.00	x	1.05	x	2.00	=	9.66	SQ.MT.
7	7.40	x	0.75	x	4.00	=	10.95	SQ.MT.
8	5.325	x	3.50	x	1.00	=	18.64	SQ.MT.
9	2.975	x	1.10	x	1.00	=	3.27	SQ.MT.
10	7.40	x	1.80	x	2.00	=	8.64	SQ.MT.
11	4.20	x	0.30	x	2.00	=	2.52	SQ.MT.
12	23.15	x	1.10	x	1.00	=	25.47	SQ.MT.
ED&FD	2.175	x	0.75	x	1.00	=	1.63	SQ.MT.
F1	30.90	x	1.10	x	1.00	=	33.99	SQ.MT.
F2	1.10	x	7.75	x	1.00	=	8.53	SQ.MT.
F3	7.75	x	1.10	x	1.00	=	8.53	SQ.MT.
F4	4.075	x	4.90	x	1.00	=	16.97	SQ.MT.
F5	1.35	x	4.35	x	3.00	=	14.76	SQ.MT.
F6	8.025	x	4.00	x	1.00	=	30.32	SQ.MT.
F7	2.40	x	3.10	x	3.00	=	21.44	SQ.MT.
TOTAL						=	249.02	SQ.MT.
TOTAL REHAB GROSS B.U.A. = (608.40 - 249.02)						=	359.33	SQ.MT.

**PROFORMA 'B'**  
CONTENT OF SHEET  
TERRACE FLOOR PLAN, FUNGIBLE AREA STATEMENT  
LINE DIAGRAM & AREA CALCULATION FUNGIBLE AREA STATEMENT  
STAMP OF APPROVAL OF PLANS



20TH FLOOR PLAN  
SCALE 1:150



21 TO 22ND FLOOR PLAN  
SCALE 1:150

STAIR CASE LIFT DEDUCTION								
ST	5.70	x	2.75	x	1.00	=	17.05	SQ.MT.
ST1	1.85	x	0.99	x	2.00	=	2.53	SQ.MT.
ST2	1.50	x	2.75	x	1.00	=	3.38	SQ.MT.
ST3	5.10	x	4.50	x	1.00	=	17.85	SQ.MT.
ST4	5.10	x	2.40	x	1.00	=	12.24	SQ.MT.
ST5	2.175	x	0.60	x	2.00	=	2.35	SQ.MT.
TOTAL						=	55.62	SQ.MT.

PASSAGE AREA DEDUCTION								
P1	6.15	x	2.00	x	1.00	=	8.30	SQ.MT.
P2	1.85	x	1.91	x	1.00	=	2.47	SQ.MT.
P3	2.75	x	2.00	x	1.00	=	4.35	SQ.MT.
P4	1.50	x	1.85	x	1.00	=	2.74	SQ.MT.
P5	13.40	x	1.00	x	1.00	=	26.80	SQ.MT.
P6	2.15	x	1.40	x	1.00	=	2.98	SQ.MT.
P7	2.15	x	0.50	x	1.00	=	1.05	SQ.MT.
P8	25.20	x	3.00	x	1.00	=	50.40	SQ.MT.
P9	1.30	x	1.425	x	1.00	=	2.11	SQ.MT.
P10	1.85	x	0.95	x	1.00	=	0.11	SQ.MT.
P11	1.975	x	3.50	x	1.00	=	6.91	SQ.MT.
TOTAL						=	108.21	SQ.MT.

TOTAL REHAB COMPONENT B.U.A. = (359.33 - 55.62)								
						=	303.71	SQ.MT.

TOTAL REHAB B.U.A. = (303.71 - 108.21)								
						=	195.51	SQ.MT.

SALE AREA:								
a	6.075	x	4.90	x	1.00	=	19.47	SQ.MT.
b	1.35	x	4.35	x	3.00	=	16.81	SQ.MT.
c	4.00	x	3.10	x	1.00	=	14.26	SQ.MT.
d	8.025	x	3.90	x	1.00	=	49.34	SQ.MT.
e	2.40	x	3.10	x	1.00	=	7.44	SQ.MT.
TOTAL SALE B.U.A.						=	97.80	SQ.MT.

PROPORTIONATE SALE PASS:								
						=	36.08	SQ.MT.
PROPORTIONATE REHAB PASS: = (195.51 x 308.21 / 293.31)								
						=	72.19	SQ.MT.
NET REHAB GROSS B.U.A.								
						=	328.75	SQ.MT.
NET REHAB COMPONENT AREA								
						=	227.63	SQ.MT.
NET SALE BUILT UP AREA								
						=	133.88	SQ.MT.
NET REHAB MULTIP. AREA								
						=	195.51	SQ.MT.

STAMP OF DATE OF RECEIPT OF PLANS

Accepted in completion Plans  
According to the Acceptance  
of O.C. by this letter No. SRA/ENG/2211/ST/11/P  
19-7-FEB-2020  
Executive Engineer  
Slum Rehabilitation Authority

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED REHAB BLDG. NO. 31 ON PLOT BEARING C.T.S NO 15 (PT.)  
OF KANJUR VILLAGE, KRANTI NAGAR BHANDUPW, MUMBAI 400078

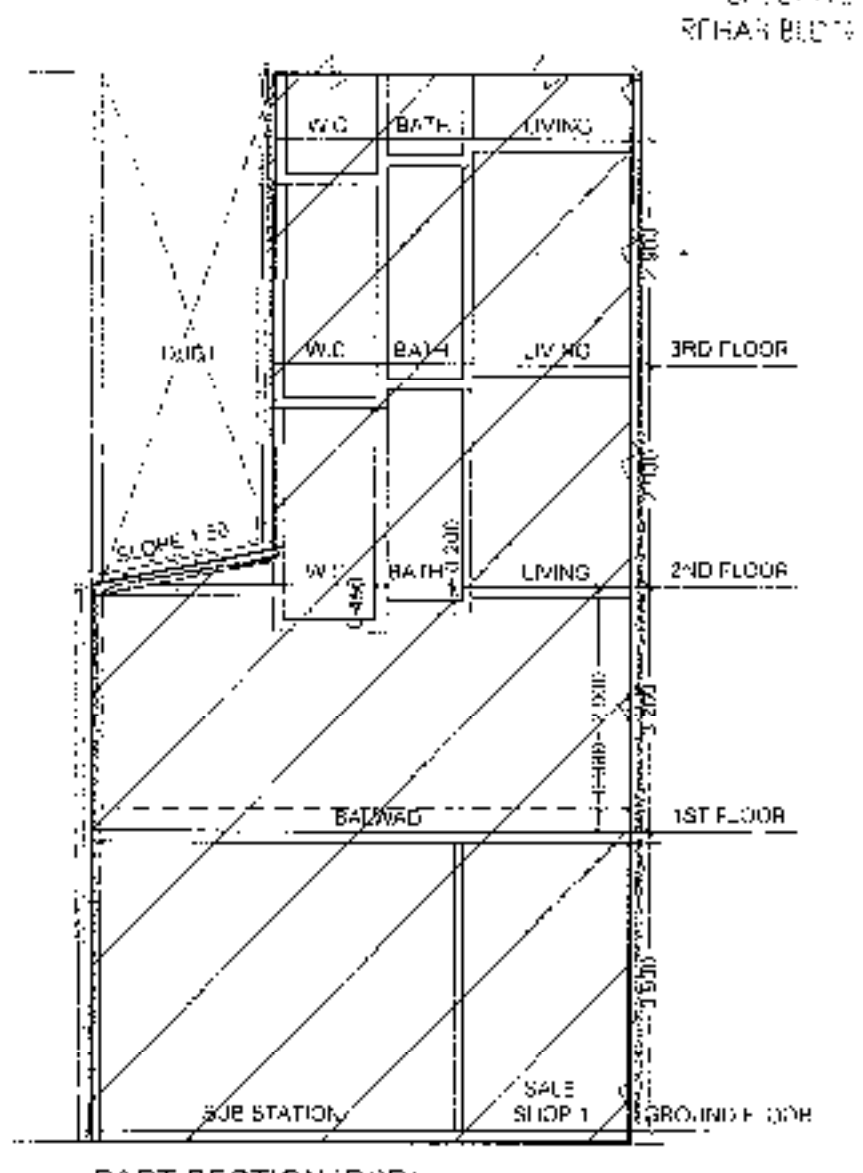
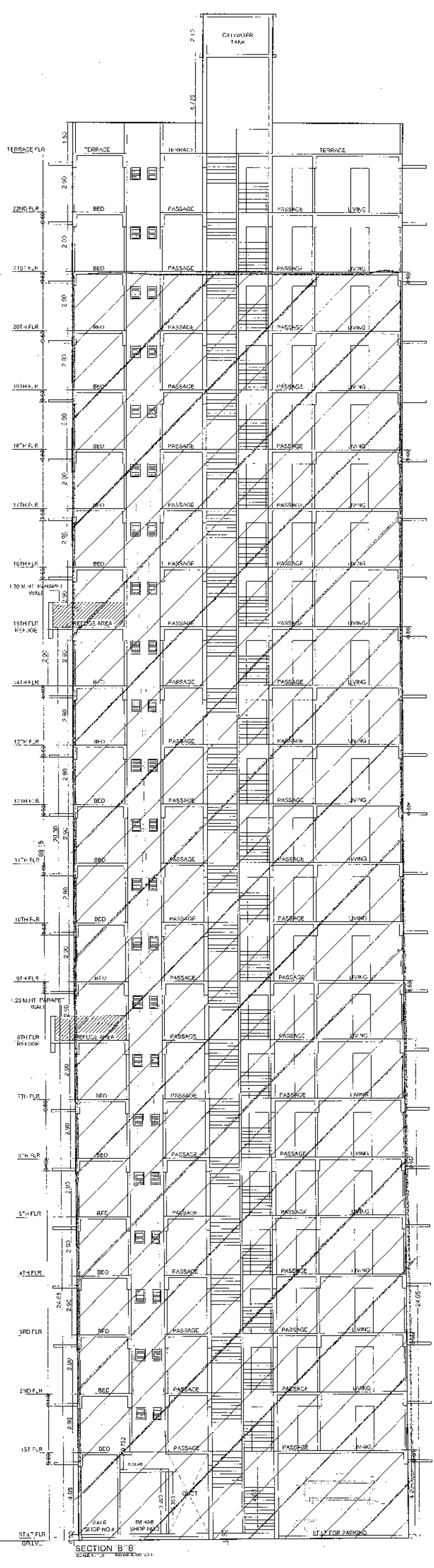
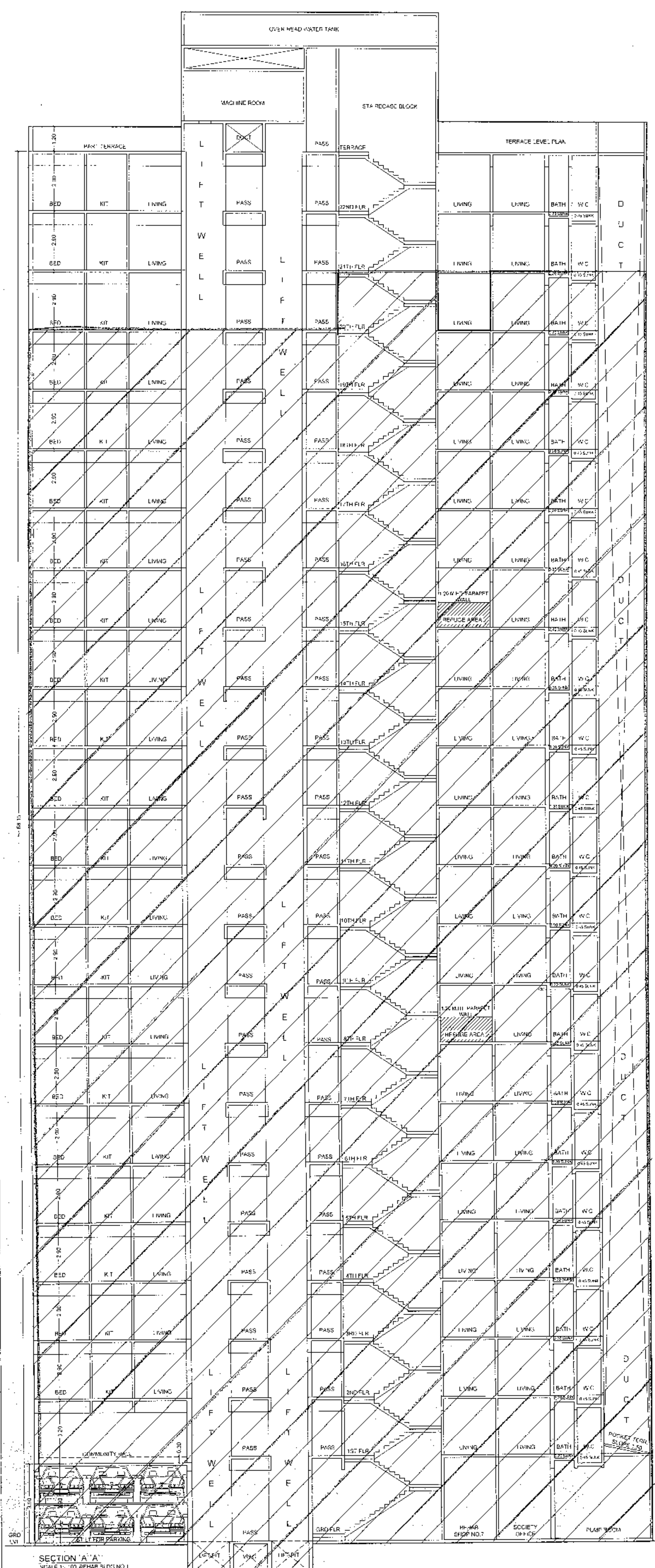
For Sahajvan SRA chs  
NAME OF OWNER  
MRS. NEKZENE FISCAL SERVICES PVT. LTD.

SIGN. NAME & ADDRESS OF ARCHITECT  
MATRIX

ARCHITECTS & ENGINEERS,  
302 MARATHON ROAD,  
MULLUND (W),  
MUMBAI 400050.

NORTH LINE	REMARK	JOB No	SCALE
		DRN NO -	DRN BY - Rotique
		DATE - 03/08/2020	CHKD BY - mskarand





**PROFORMA 'B'**  
CONTENT OF SHEET  
SECTION 'A' A' & SECTION 'B' B'

STAMP OF APPROVAL OF PLANS

STAMP OF DATE OF RECEIPT OF PLANS

Accepted as complete Plans  
Accompanying with Acceptance  
of U.C.C. by this letter under  
No. SRA/ENG/2311/17/18/19  
Dt. 19-7-2023  
*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

**DESCRIPTION OF PROPOSAL & PROPERTY**  
PROPOSED REHAB BLDG NO. 01 ON PLOT BEARING C T NO 15 (PT.)  
OF KALJUR VILLAGE, KVAANTI NAGAR BHANDUPUR,  
MUMBAI 400078  
FOR SAHAJEEVAN CHS LTD.  
NAME OF OWNER  
M/s. NEXZONE FISCAL SERVICES PVT LTD

**SIGN NAME & ADDRESS OF ARCHITECT**  
**MATRIX**  
ARCHITECTS & ENGINEERS,  
702 BARA HON MAX,  
BRISLING GOREGAN LINK ROAD,  
MUMBAI (W),  
MUMBAI 400080.

NORTH LINE	REMARK	JOB NO. :-	SCALE :- as stated
N		DRG NO. :-	DRG BY :- Ratiluc
		DATE :- 02/08/2023	CHKD BY :- mukundant



# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24044532/4024068/4023516  
Website: <http://mpcb.gov.in>  
Email: [jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000149482/CE/2212002332

Date: 29/12/2022

To,  
M/s.Nexzone Fiscal Services Pvt.Ltd., Slum  
Rehabilitation Scheme., C.T.S No. 15(pt.)  
of Village Kanjur, Kranti Nagar, Bhandup  
(W), Mumbai.



Your Service is Our Duty

**Sub: Consent to Establish for Proposed Residential Buildings Under SRA Scheme.**

**Ref:** Application Submitted by SRO-Mumbai-III

Your application NO. MPCB-CONSENT-0000149482

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

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.40.73 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for Proposed Residential Buildings Under SRA Scheme named as M/s.Nexzone Fiscal Services Pvt.Ltd., Slum Rehabilitation Scheme., C.T.S No. 15(pt.) of Village Kanjur, Kranti Nagar, Bhandup (W), Mumbai. on Total Plot Area of 4072.00 Sq.Mtrs for construction BUA of 31537.39 Sq.mtrs as per EC granted dated-07.08.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-07.08.2022	4072.00	31537.39

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

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

<b>Sr No</b>	<b>Description</b>	<b>Permitted</b>	<b>Standards to</b>	<b>Disposal</b>
2.	Domestic effluent	409	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S-1	DG Set- 320 KVA	1	As per Schedule -II
S-2	DG Set- 660 KVA	1	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	DRY GARBAGE	854 Kg/Day	Segregation	sent to authorized vendor
2	WET GARBAGE	569 Kg/Day	OWC	use as manure
3	STP SLUDGE	38 Kg/Day	drying	use as manure

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	50	Ltr/A	Collection	sent to Authorized Vendor

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
11. PP shall submit BG of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
12. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
14. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
15. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

17. The Project Proponent shall comply with the Environmental Clearance obtained dtd-07.08.2022 for construction project having tTotal Plot area 4072.00 Sq.mtrs & Construction BUA 31537.39 Sq.mtrs as per specific condition of EC.
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



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Signed by: **Dr. Y.B.Sontakke**  
Joint Director (WPC)  
For and on behalf of  
**Maharashtra Pollution Control Board**  
jdwaters@mpcb.gov.in  
2022-12-29 16:29:29 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	MPCB-DR-14735	17/11/2022	NEFT

**Copy to:**

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



## SCHEDULE-I

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

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **430 CMD for treatment of domestic effluent of 409 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	425.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



## SCHEDULE-II

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-320 KVA	Acoustic Enclosure	5.00	DIESEL/HSD 81 Ltr/Hr	1	SO2	38.88 Kg/Day
S-2	DG Set-660 KVA	Acoustic Enclosure	5.00	DIESEL /HSD 158 Ltr/Hr	1	SO2	75.84 Kg/Day

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

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

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

## SCHEDULE-III

### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of consent condition	upto commissioning of unit or five years	upto commissioning of unit or five years

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

### BG Forfeiture History

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

### BG Return details

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

### SCHEDULE-IV

#### Conditions during construction phase

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

#### General Conditions:

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

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

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This certificate is digitally & electronically signed.

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

To,

The Senior V.P. (Projects)  
NEXZONE FISCAL SERVICES PRIVATE LIMITED  
702, Marathon Max , Mulund-Goregaon Link Road, Mulund (West) Mumbai  
-400080

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/MIS/267933/2022 dated 12 May 2022. The particulars of the environmental  
clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC22B038MH187130   |
| 2. File No.                                   | SIA/MH/MIS/267933/2022   |
| 3. Project Type                               | New  |
| 4. Category                                   | B2   |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                            | Proposed Slum Rehabilitation Scheme on<br>plot bearing C.T.S No. 15(pt.) of Village<br>Kanjur, Kranti Nagar, Bhandup (W),<br>Mumbai 400 078. |
| 7. Name of Company/Organization               | NEXZONE FISCAL SERVICES<br>PRIVATE LIMITED   |
| 8. Location of Project                        | Maharashtra  |
| 9. TOR Date                                   | N/A  |

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

Date: 07/08/2022

(e-signed)  
Manisha Patankar Mhaiskar  
Member Secretary  
SEIAA - (Maharashtra)

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

*This is a computer generated cover page.*

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and Virtuous Environmental Single-Window Hub)





**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/267933/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s.Nexzone Fiscal Services Pvt Ltd.,  
C.T.S. No. 15(pt) of Village: Kanjur,  
Kranti Nagar, Bhandup (W), Mumbai.

**Subject** : Environmental clearance for Proposed Slum Rehabilitation Scheme on plot bearing C.T.S. No. 15(pt) of Village: Kanjur, Kranti Nagar, Bhandup (W), Mumbai by M/s.Nexzone Fiscal Services Pvt Ltd.

**Reference** : Application no. SIA/MH/MIS/267933/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 178<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 246<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/267933/2022	
2	Name of Project	Proposed Slum Rehabilitation Scheme at Village: Kanjur, Kranti Nagar, Bhandup (W), Mumbai	
3	Project category	8 (a)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Urvesh V. Mehta (Sr. V. P. (Projects)) M/s. Nexzone Fiscal Services Pvt. Ltd.
		Regd. Office address	702, Marathon Max, Mulund Goregann Link Road, Mulund (west), Mumbai
		Contact number e-mail	9322888432 aniket.kulkarni@marathonrealty.com
6	Consultant	ULTRA TECH Certificate No: NABET/LIA/2023/RA 0194 Validity: 9 <sup>th</sup> March 2023	
7	Applied for	New	
8	Location of the project	C.T.S No. 15(pt.) of Village Kanjur, Kranti Nagar, Bhandup (W), Mumbai 400 078.	
9	Latitude and Longitude	Latitude: 19°9'01.28"N Longitude: 72°55'35.20"E	

10	Plot Area (sq.m.)	4,072.00 Sq.mt.					
11	Deductions (sq.m.)	210.72 Sq.mt.					
12	Net Plot area (sq.m.)	3,861.28 Sq.mt.					
13	Ground coverage (m <sup>2</sup> ) & %	1236.64 Sq. mt. (32 %)					
14	FSI Area (sq.m.)	18,938.87 Sq. mt.					
15	Non-FSI (sq.m.)	12,598.52 Sq. mt.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	31,537.39 Sq. mt.					
17	IBUA (m <sup>2</sup> ) approved by Planning Authority till date	31,537.39 Sq. mt.					
18	Earlier EC details with Total Construction area, if any.	Not applicable					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Not applicable					
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
	--	--	--	<b>Rehabilitation Building 1</b>	Stilt (Part Shop) + 1 <sup>st</sup> to 22 <sup>nd</sup> Upper Floors	68.15 sq.mt	--
	--	--	--	<b>Sale Building 2 (Wing A &amp; B):</b>	Stilt + 1 <sup>st</sup> to 22 <sup>nd</sup> Upper Floors	69.95 sq.mt	--
	--	--	--	<b>Wing C: School</b>	Stilt + 1 <sup>st</sup> to 2 <sup>nd</sup> Upper Floors	11.70 sq.mt	--
21	Nu. of Tenements & Shops			<b>Rehabilitation:</b> Total Flats: 191 Nos. Retail shops Rehab units: 164 Nos. Provisional PAP: 5 Residential + 1 Commercial Regular PAP: 22 Nos. Commercial: 3 Nos. Balwadi: 1 No. Society Office: 1 No. Community Hall: 1 No. Library: 1 No. Welfare center: 1 No. <b>Sale:</b> Total Flats: 562 Nos. Retail Shops			
22	Total Population			3366 numbers of person			
23	Total Water Requirements CMD			425 CMD			
24	Under Ground Tank (UGT) location			Underground			

25	Source of water	Municipal Corporation of Greater Mumbai		
26	STP Capacity & Technology	<ul style="list-style-type: none"> <li>• STP Capacity with 120 KL (Rehab Building)</li> <li>• STP Capacity with 310 KL (Sale Building)</li> </ul> <b>Technology: MBBR (Moving Bed Bio Reactor)</b>		
27	STP Location	Underground		
28	Sewage Generation CMD & % of sewage discharge in sewer line	• Sewage Generation: 409 CMD • % of treated sewage discharge in sewer line 62 %		
29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	9	Segregation of waste into biodegradable and non-biodegradable and disposal through Authorized recyclers
Wet waste	6			
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Construction waste	<b>Demolition Debris:</b> Brick/Blocks - Disposal to authorized landfill site MS scrap - Shall be sold to authorized recycler <b>Excavation Material:</b> 448 cum disposed to authorized landfill site with permission from M.C.G.M 5647 shall be disposed to the authorized landfill site	
		<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	854	Handover to authorized recyclers
		Wet waste	569	Treatment by Organic Waste Converter (OWC)
		E-Waste	--	--
STP Sludge (dry)	--	Use as manure		
31	R.G. Area in sq. m.	RG required: 208.90 Sq. mt.		
		RG provided on mother earth: 145.41 Sq.mt.		
		RG provided on ground: 163.50 Sq.mt.		
		<b>Total: 308.91 Sq.mt.</b>		
Existing trees on plot: 1 No.				
Number of trees to be planted:				
In RG area: 47 nos.				
Miyawaki plantation: --				
Number of trees to be cut: No cutting of trees involved				

		Number of trees to be transplanted: 1 No.
33	Power requirement	During Operation Phase: Connected Load (KW): 2512 KW Maximum Demand (KW): 1364 KW
34	Energy Efficiency	a) Total Energy saving (%): 26.33 % b) Solar energy (%): 5.20 %
35	D.G. set capacity	2 D.G. Sets of capacity 320 kVA and 660 kVA
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 105 Nos. 2-Wheeler: 26 Nos. Provision of E-charging facilities- 25 % of 4-Wheeler and 2-Wheeler parking
37	No. & capacity of Rain water harvesting tanks /Pits	RWH Tank of capacity 126 Kl.
38	Project Cost in (Cr.)	Rs. 40.73 Cr
39	EMP Cost	<b>Construction Phase:</b> Rs. 79.13 Lacs <b>Operation Phase:</b> Capital cost: Rs. 229.42 Lacs Operational and Maintenance cost: Rs. 39.91 Lacs/annum
40	CER Details with justification if any, as per MoEF & CC circular dated 01/05/2018	--
41	Details of Court Cases/Litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 246<sup>th</sup> (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs& remarks:  
a) Water Supply for Sale building; b) Sewer Connection; c) SWD remarks; d) Nalla remarks.
3. PP to obtain revised Civil Aviation NOC as its validity is expiring in September, 2022.
4. PP to submit revised architect certificate with CC wise construction done till date.
5. PP to increase capacity of STP of Sale building 10% more than actual sewage generation. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.



6. PP to explore to provide natural ventilation to STP of Rehab building; PP to provide adequate mechanical ventilation to Rehab STP & include cost of same in EMP.
7. PP to relocate STP of Sale building proposed in driveway.
8. PP to provide adequate 2-wheeler parking and ensure that minimum 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility.
9. PP to relocate parking proposed adjacent to Sale STP.
10. PP to maintain 1.5 Mtr. distance between OWC of Sale building & plot boundary.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MuEP & CC vide F.No.22-34/2018-JA-III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI -18,918.87 m<sup>2</sup>, Non FSI-12598.52 m<sup>2</sup>, Total BUA-31,537.39 m<sup>2</sup>. (Plan approval No. S/PVT/0118/20140630/AP/S, Date-30.12.2022).

**General Conditions:**

**a) Construction Phase :-**

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

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

#### **B) Operation phase:-**

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

- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water. Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same

periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

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




Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

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

  
Manisha Patankar-Mhatre  
(Member Secretary, SIAA)  
6/8/2022

Copy to:

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

**Signature Not Verified**

Digitally signed by Manisha  
Patankar Mhaiska  
Member Secretary

Date: 8/7/2022 6:48:15 AM

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**MUMBAI FIRE BRIGADE**

FB/HR/R-VI/45  
14/08/19

Office of  
The Dy. Chief Fire Officer  
Mumbai Fire Brigade,  
Vikhroli Regional Command Centre  
Vikhroli Park Site, L.B.S. Road,  
Vikhroli (W), Mumbai - 400 079

**Sub:** Fire protection and fire-fighting requirements for the proposed construction of High Rise Rehab residential building No.1 under S.R. Scheme on plot bearing C.T.S. No. 15 (part) of village Kanjur Marg at Tembi Pada Road, Bhandup (W), Mumbai.

**Ref:** i) Letter from M/s. Matrix, Architects dated-16.07.2019.  
ii) M.F.B. No. HR /R-VI/45, dated 16.07.2019

**E.E. (S.R.A.)**

This is a proposal for the construction of High Rise Rehab residential building No.1 comprising Ground floor part on stilt + 1<sup>st</sup> floor to 22<sup>nd</sup> upper residential floors with a total height of 68.15 mtrs. measured from ground level up to terrace level.

**The floor-wise user of the building is as under.**

Floors	Users
Ground floor	07 nos. of shops + Inos. of meter room, Fire panel + 01 Electric Sub Station + Pump Room+ lobby + 2no w.c.
1 <sup>st</sup> floor	06nos of Residential flat + 01of Balwadi + 01 of Welfar center + 01of Anganwadi + 01of Community hall.
2 <sup>nd</sup> to 7 <sup>th</sup> , 9 <sup>th</sup> to 14 <sup>th</sup> , 16 <sup>th</sup> to 22 <sup>nd</sup> floor	09nos. of Residential flat on each floor
8 <sup>th</sup> & 15 <sup>th</sup> floor	07nos. of Residential flat + refuge area on each floor.
Terrace	Open to sky (Treated as refuge area)

**THE DETAILS OF STAIRCASE & LIFTS ARE AS FOLLOWS:**

Staircase description	Width of staircase	Nos. of staircase	Type
Leading from ground to terrace level	1.50 mtrs	01nos.	Enclosed

The proposed staircases of rehab building are externally located & adequately ventilated to outside air as shown on plans.

**LIFTS PROVIDED ARE AS UNDER;**

Lifts Type	Profile	No. of lifts
Passenger lifts	Leading from ground to top floor	03 nos.

One lifts shall be converted into fire lift as per norms. The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.

Mital  
14/08/19

14/08/19

**REFUGE AREA:**  
**REFUGE AREAS PROVIDED ARE AS FOLLOWS:**

Refuge floor	Refuge area (required)	Refuge area (proposed)	At the height of refuge floor from ground level.
8 <sup>th</sup> floor	79.60 sq.mtrs.	80.90sq.mtrs.	24.65mtrs.
15 <sup>th</sup> floor	79.60 sq.mtrs.	80.90sq.mtrs.	44.95mtrs.
In addition to above, terrace of the building will be treated as refuge area			
Refuge area calculation shall be verified by E.E. (S.R.A.) as per rules & excess refuge area, shall be counted in F.S.I. as per amended D.C.P.R.-2034			

**OPEN SPACE:**

As per the proposed plans submitted by Architect the building abuts on 9.15 mtrs. wide Road (Sanctioned R L ) on North side as shown on the plan.

Open spaces all around the building are as under;

Sides	From building line to plot boundary
North	3.00 mtrs + 9.15mtrs wide road
South	8.00 mtrs (including horizontal car parking & R.G.)
West	12.00mtrs. (Joint open space between Building no.1& 2)
East	6.00mtrs. to 6.22mtrs(Including horizontal car parking )

**The proposal has been considered favorably in view of the facts that:**

- i) This is a proposal is under S.R. Scheme 33(10) of DCPR 2034.
- ii) The building will be protected with advance in built fire fighting system such as wet riser, hydrant system, fire alarm system & sprinkler system etc.
- iii) Automatic smoke detection system shall be provided in community hall, electric meter room & lift machine room & in electric shaft at every floor level with response indicator.
- iv) During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any in future.

In view of above, as far as this department is concerned; there is no objection from fire safety point of view for the proposed construction of High Rise Rehab residential building No.1 comprising Ground floor part on stilt + 1<sup>st</sup> floor to 22<sup>nd</sup> upper residential floors with a total height of 68.15 mtrs. measured from ground level up to terrace level, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following requirements;



**1. ACCESS:**

- i) All access & fire tender access should be free of encumbrances.
- ii) There shall be no compound wall on 9.15 mtrs. wide on North side and the courtyards shall be flushed with the road level. However, removable bollard chain link may be permitted.
- iii) There shall be no compound wall in between proposed building no.1& 2.

**2. COURTYARDS :**

- i) The available courtyards/ open space, paved R.G. on all the sides of the building shall be paved, suitably to bear the load of fire engines with point load of 10 kgs./sq. cms.
- ii) All the courtyards shall be in one plane and mandatory open space shall be clear of any obstructions including tree.
- iii) The courtyards shall be kept free from obstruction at all times.

**3. STAIRCASE:**

- a. The flight width of staircase (01.50 mtrs.) shall be maintained as shown in the enclosed plans.
- b. The layout of staircases shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level at least two hours fire resistant self closing door placed in the enclosed wall of the staircase
- c. Permanent vent at the top equal to 5% of the cross sectional area of the staircase shall be provided.
- d. Open able sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
- e. No combustible material shall be kept or stored in staircase / passage and shall be kept unobstructed all time.

**The terrace door shall be provided in the following manner.**

- a. The top of portion of the door shall be provided with louvers.
- b. The single latch lock shall be installed from the terrace side at the height of not more than one meter.
- c. The glass front of 6 inch dia. with the breakable glass shall be provided just above the single latch lock, as to open the latch in emergency by breaking glass.

**4. CORRIDOR / LIFT LOBBY :**

- i) Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan.
- ii) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- iii) Self glowing/fluorescent exit signs in green color shall be provided showing the means of escape for entire building.

**5. STAIRCASE AND CORRIDOR LIGHTINGS:**

- i) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor at easily accessible to fire fighting staff at any time.

*Milind  
20/10/17*

*[Signature]  
14/11/17*



- ii) Staircase and corridor lighting shall also be connected to alternate supply.

**6. FLAT ENTRANCE, BALWADI, WELFARE CENTER, ANGANWADI COMMUNITY HALL & EXIT, ENTRANCE STAIRCASE:**

- i) Balwadi, Welfare center, Anganwadi, Community hall and flat entrance doors if any shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.)

**7. ELECTRIC CABLE SHAFTS , SERVICES & METER ROOM:**

- i) Electric cable shafts shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii) Inspection doors for shafts at the each floor level shall have two hours fire resistance.
- iii) Electric shafts shall be sealed at each floor level with non combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- iv) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for each building with provision of ELCB/MCB.
- v) Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables; use of bus bar/solid rising mains instead of cables is preferred.
- vi) Separate circuits for fire fighting pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
- vii) Automatic smoke detector system shall be provided in electric shaft on each floor along with response indicator which shall be connected to main control panel board on ground floor level and each floor level.

**8. FALSE CEILING (if provided):**

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

**9. MATERIALS FOR INTERIOR DECORATION/FURNISHING:**

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

**10. LIFTS:**

**A. PASSENGER LIFT :**

- i) Walls enclosing lift shaft shall have a fire resistance of not less than two hour.
- ii) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
- iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.







- v) The drive way shall be properly marked & maintained unobstructed

**12. STACK CAR PARKING :-**

- i) Structural design shall be constructed of structural steel construction.
- ii) Vertical deck separation having multi-car parking level, vertical separation between the upper & lower decks by using the non-perforated and non combustible materials. (structural steel plate) shall be provided. This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
- iii) Elements of the stacked car parking structure shall have 1 hr. fire resistance.
- iv) Each car parking deck shall have 1 hr. fire resistance.
- v) Parking area shall be accessible by trained staff when carrying out the maintenance work.
- vi) The parking system is to be ceased during the maintenance operation.
- vii) Stack car parking shall be protected with automatic sprinkler system.

**13. FIRE FIGHTING REQUIREMENTS :**

**A) UNDERGROUND WATER STORAGE TANKS :**

Underground water storage tanks of 2,00,000 liters capacity for the Building shall be as per the design specified in the rules with baffle wall and fire brigade collecting breaching. The layout of which shall be got approved from H.E.'s department prior to erection.

**B) OVERHEAD WATER STORAGE TANK :**

A tank of 30,000 liters capacity shall be provided on staircase shaft at the terrace level. The design shall be got approved form H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non return valve and gate valve.

**C) WET RISER CUM DOWN COMER:**

Wet riser cum down comer of internal dia. of 15 cms. of G.I. 'C' Class pipe shall be provided with double hydrant outlet & hose reel at each floor as shown on the plan . Pressure reducing discs or orifices shall be provided at lower level, so as not to exceed the pressure of 5.5 kgs. per sq. cms.

**D) FIRE SERVICE INLET:**

- i) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provide to connect the mobile pump of the fire service to (a) The wet riser (b) Sprinkler system.
- ii) Breaching connection inlet shall be provided to refill U.G. tank.
- iii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

**E) AUTOMATIC SPRINKLERS SYSTEM:**

Automatic sprinkler system shall be provided in entire building including lift lobby, common corridor at each floor level, each flat on each floor level, each shop, balwadi, weelfare center, anganwadi,



community hall and stack car parking area. As per the standards lay down by TAC or relevant IS specification.

**F) AUTOMATIC SMOKE DETECTION SYSTEM:**

Automatic smoke detection system shall be provided in each shops, electric meter room & each lift machine room, each shop in electric shaft at every floor level with response indicator; same should be connected to main consol panel on ground floor level as per IS specification.

**G) FIRE PUMP, BOOSTER PUMP, SPRINKLER PUMP AND JOCKEY PUMP:**

- (i) Wet-riser cum down comer shall be connected to a fire pump at ground level of capacity of not less than 2400 liters/min. capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant.
- (ii) Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs./ sq. cms. at the top most hydrant out let of the wet-riser shall be provided at the terrace level.
- (iii) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- (iv) Electric supply (normal) to these pumps shall be independent circuit.
- (v) Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies on top three floors, terrace level & ground floor at easily accessible place.
- (vi) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
- (vii) Only surface mounted pump or vertical turbine pumps shall be installed for fire- fighting installation with adequate size pump room. Operating switches for all pumps shall be also provided in glass fronted boxes in ground floor.

**H) EXTERNAL HYDRANTS.**

Courtyard hydrants shall be provided at distance of 30.00 mtrs each within the confines of the site of the wet riser-cum-down comer on ground floor. Hose box with two non percolating ISI marked hoses (length not less than 15 mtrs) & branch shall be equally distributed at ground floor and each floor of the building.

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

An alternate source of LV/HV supply from a separate substation OR from a diesel generator with Auto/Manual changeover over switch shall be provided for fire pumps, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system, detection system, public address system, voice evacuation system etc. It shall be housed in separate cabin.

**J) PORTABLE FIRE EXTINGUISHERS :**

- (i) One dry chemical powder type fire extinguisher of 09 kgs. capacity having BIS certification mark and two sand buckets filled with dry cleaned sand shall be kept at the entrance of electric meter room as well as in each lift machine room.
- (ii) Two dry chemical powder type fire extinguisher of 09 kgs capacity having

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BIS certification mark and two sand buckets filled with dry cleaned sand shall be kept in the car parking area on stilt.

- (iii) One dry chemical powder type fire extinguisher of 06 kgs. capacity having BIS certification mark shall be kept on each floor level at prominent place & refuge area.

**K) PUBLIC ADDRESS SYSTEM:**

The entire building shall be provided with the public address system in common areas with main control panel at ground floor area.

**L) FIRE ALARM SYSTEM:**

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

**M) FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING:**

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

- a) Dry riser of minimum 15 cm diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
- b) Drums of 2000 liters capacity filled with water & two fire buckets shall be kept of each floor for every 100 sq. mtrs area.
- c) Water storage tank of minimum 20,000 liters capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.

**O) FIRE DRILLS / EVACUATION DRILLS:**

Fire Drills and evacuation drills shall be conducted regularly in accordance with fire safety plan of building at least once in a three month in consultation with Mumbai Fire Brigade and log of the same shall be maintained.

**P) SIGNAGES:**

Self-glowing/fluorescent exit signs shall be provided showing the means of escape for the building.

**14. SERVICE DUCT:**

- a) All service ducts shall have 2 hr. fire resistance.
- b) Inspection door of the service ducts shall have 2 hr. fire resistance.
- c) Duct for water service, drainage line, shall be separate from that of electrical cable duct.

**15. TRAINED OCCUPIERS/ SECURITY GUARDS:**

Occupiers/ Security of the building shall be trained Fire prevention and to extinguish fire in initial stage, supervision on Maintenance of fix fire fighting system & portable extinguishers, Mock evacuation drills ect.



**16. ELECTRIC SUB-STATION (DRY TYPE) :**

- a) Only dry type substation/transformers shall be installed.
- b) Entire installation of substation including switchgear room, capacitors, transformer etc. shall be confirmed to the Indian Electric Act/Rules in practice.
- c) Cables in the cable trenches shall be coated with fire retardant material.
- d) Automatic built-in circuit breakers shall be provided in the substation/transformer.
- e) The door of the sub-station shall be of two hours fire resistance.
- f) The capacity of the sub-station shall be as per service provider's requirement.
- g) All parts of switch gear and transformer are to be examined frequently and carefully for signs of overheating, tracking etc.
- h) The substation/transformer area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
- i) Ventilation shall be provided at the ceiling level.
- j) H.V./L.V. cable ducts shall be as per Indian Electricity Rules.
- k) The danger signage on the substation with the electric voltage load.
- l) Two dry chemical power type (Class ABC type) fire extinguishers of 09 kgs. Capacity each with BIS certification mark coupled with four buckets filled with dry clean sand and shall be kept on the sub-station.

**17. REFUGE AREA:**

Refuge area provided on 8<sup>th</sup> and 15<sup>th</sup> floor of the building as shown in plan & shall be conforming to the following requirements:

- i) **Manner of refuge area**
  - a) The refuge area shall be so located that it shall preferably face the wider open space on the side of the building perpendicular to the main access road.
  - b) The refuge area shall be provided with railing/ fire rated glass / parapet of 1.20 mt.
  - c) The refuge area shall have a door which 'shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA"
  - d) The lift/s shall not be permitted to open into the refuge areas.
  - e) The refuge area provided within building line shall be accessible from common passage/ staircase.
- ii) **Use of refuge area:**
  - a. The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
  - b. The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
  - c. Adequate emergency lighting facility shall be provided.
- ii) **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".
- v) **Excess refuge area as per DCPR - 2034 shall be counted in FSI.**

The party has paid the Scrutiny fee of Rs. 6,57,465/- vide Sap. Receipt No. 3914053/54/55, Sap. Doc. No. 1003643036 dated- 01.08.2019 on the total built up area of 12405.00 sq.mtrs. as certified by the Architect.

However, E.E.(S.R.A.) is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional Scrutiny fees, if required.


**Note for E.E.(S.R.A.) & Architect**

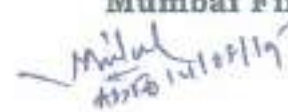
- i) The firefighting installation shall be carried out by licensed approved agency.
- ii) The area calculation shown in the enclosed plan shall be checked by the E.E. (S.R.A.).
- iii) There shall be no tree located in compulsory open spaces.
- iv) E.E.(S.R.A.) requested to scrutinize the plans as per DCPR - 2034 & verified work and all other requirements pertaining to civil Engineering side work, Road, open spaces, corridors, staircase, ventilation, height, refuge area, floor occupancy of the building. If any changes in the plans otherwise mentioned above, then E.E.(SRA) shall refer back the proposal to the this department for revised NOC till then further process shall not be permitted.
- v) The area size to consult with MEP Consultant for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, electrical duct, etc. to be verified & examine.
- vi) The plans approved along with this N.O.C. are approved from Fire Risk / Fire Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect / Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- vii) This N.O.C. is issued from the fire risk point of view only without prejudice to legal matters pending in Court of Law, if any.

— sd —

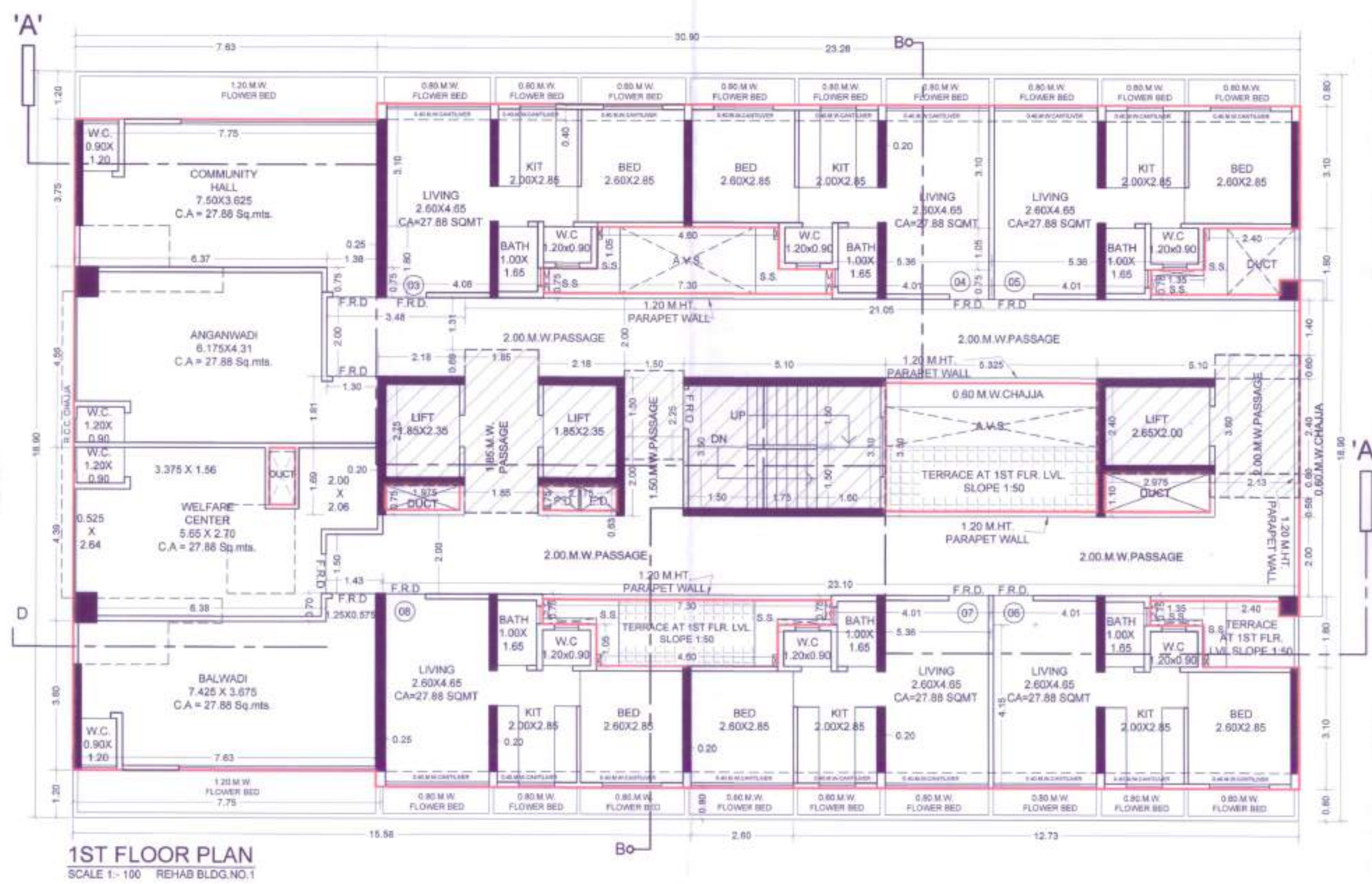
**Dy. Chief Fire Officer  
Mumbai Fire Brigade**

**Copy to:** M/s. Matrix Architects, Mumbai

  
**Dy. Chief Fire Officer  
Mumbai Fire Brigade**

  
**Milal**  
12/08/19





**REHAB SHOP ANNEXTURE AREA STATEMENT**

SHOP NO.	ANNEXTURE NO.	CARPET AREA AS PER ANNEXTURE	PROPOSED CARPET AREA	EXCESS CARPET AREA
3	4	16.82	16.82	0.00
6	9	17.69	17.69	0.00
7	2	20.90	20.90	0.00
	1	12.22	12.22	0.00
<b>TOTAL</b>		<b>67.63</b>	<b>67.63</b>	<b>0.00</b>
<b>SHOP DENSITY</b>		<b>67.63/27.88 = 2.43</b>		<b>SAY = 2.00 NOS.</b>

**PARKING STATEMENT REHAB BLDG. NO. 1**

CARPET AREA	AS PER D.C.R.	NOS. OF FLATS	NOS. OF PARKING REQUIRED
UP TO 45 SQ.MT.	ONE PARKING FOR 8	190	23.75
45 TO 60 SQ.MT.	ONE PARKING FOR 4 FLATS	NIL	
60 TO 90 SQ.MT.	ONE PARKING FOR 2 FLATS	NIL	
90 SQ.MT. & MORE	ONE PARKING FOR EACH FLATS	NIL	
<b>TOTAL FOR RESIDENTIAL</b>		<b>190</b>	<b>23.75</b>
<b>25% FOR VISITORS</b>			<b>5.94</b>
<b>TOTAL REQUIRED PARKING</b>		<b>29.69</b>	<b>30</b>

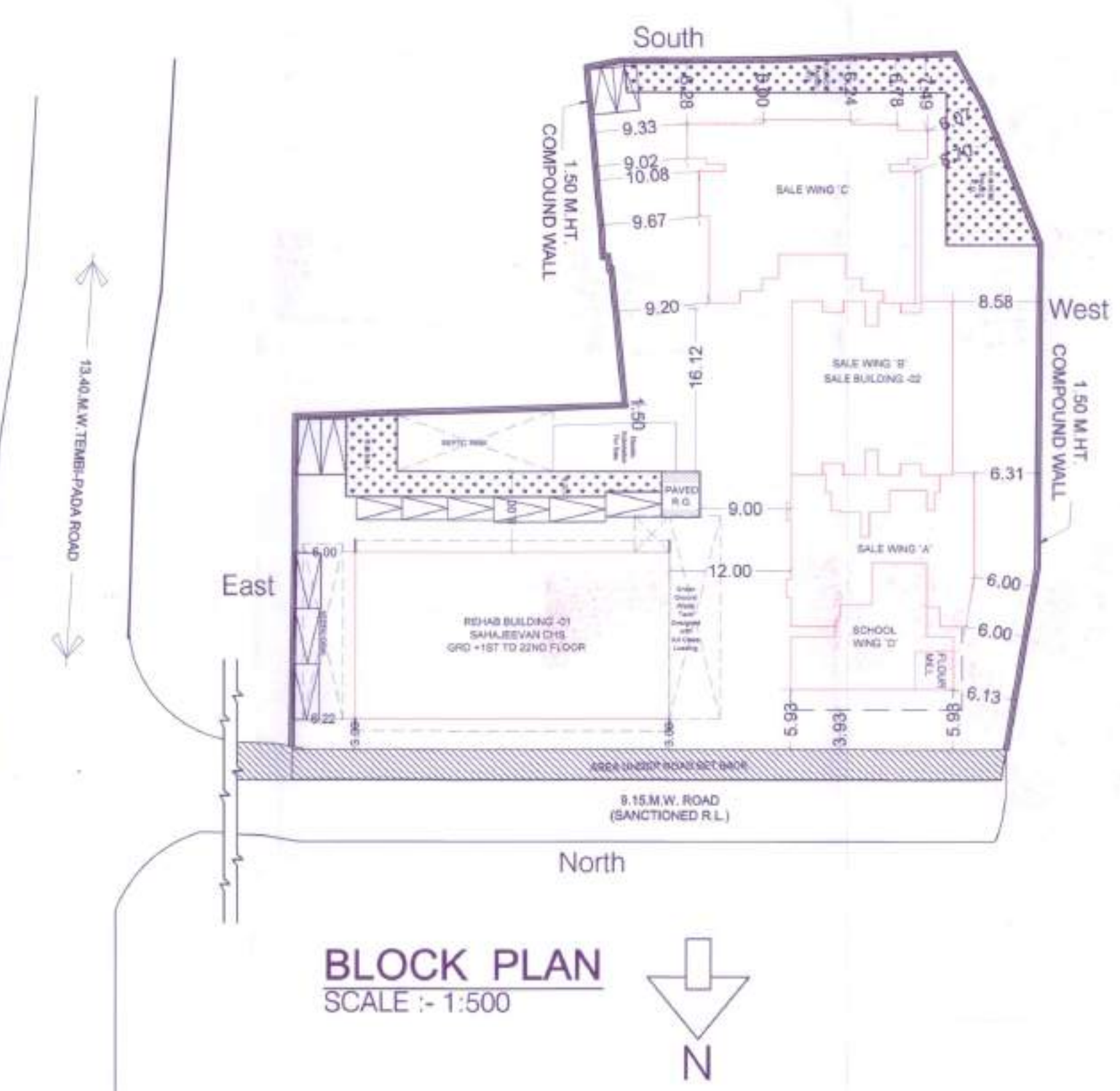
**PARKING STATEMENT REHAB SHOP**

1 CAR/40 SQ.MT. UPTO 800 SQ.MTS.	104.09/40	104.09	2.60
<b>TOTAL PARKING SHOP (3.08)</b>			<b>3</b>
<b>TOTAL PARKING REQUIRED</b>			<b>33</b>

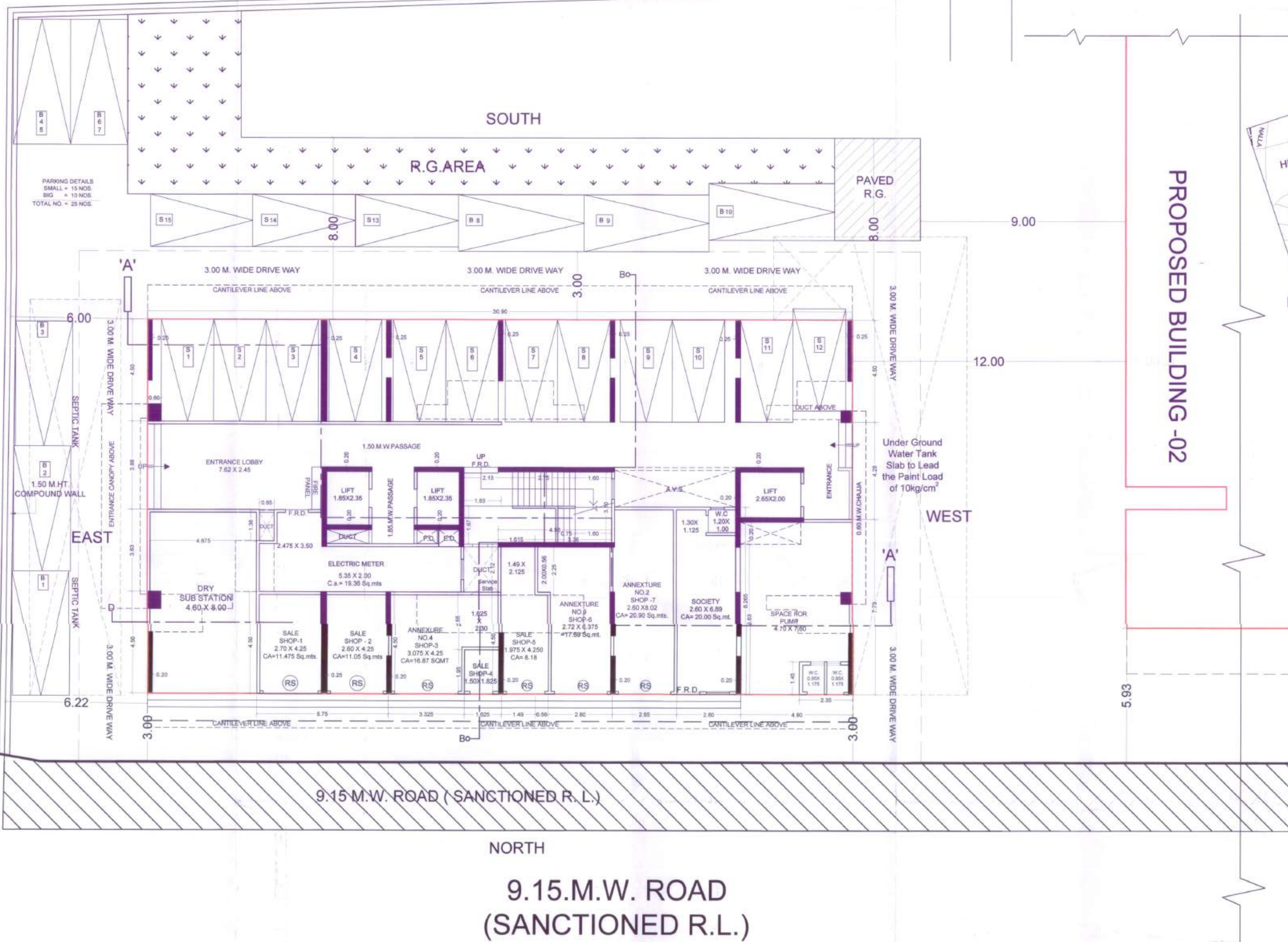
**SANITARY STATEMENT (FOR COMMERCIAL)**

GR. B.U.P AREA = 104.09 X 33.3 / 100 = 34.66  
 FOR GENTS = 17.33 / 25 = 0.69  
 FOR LADIES = 17.33 / 15 = 1.15

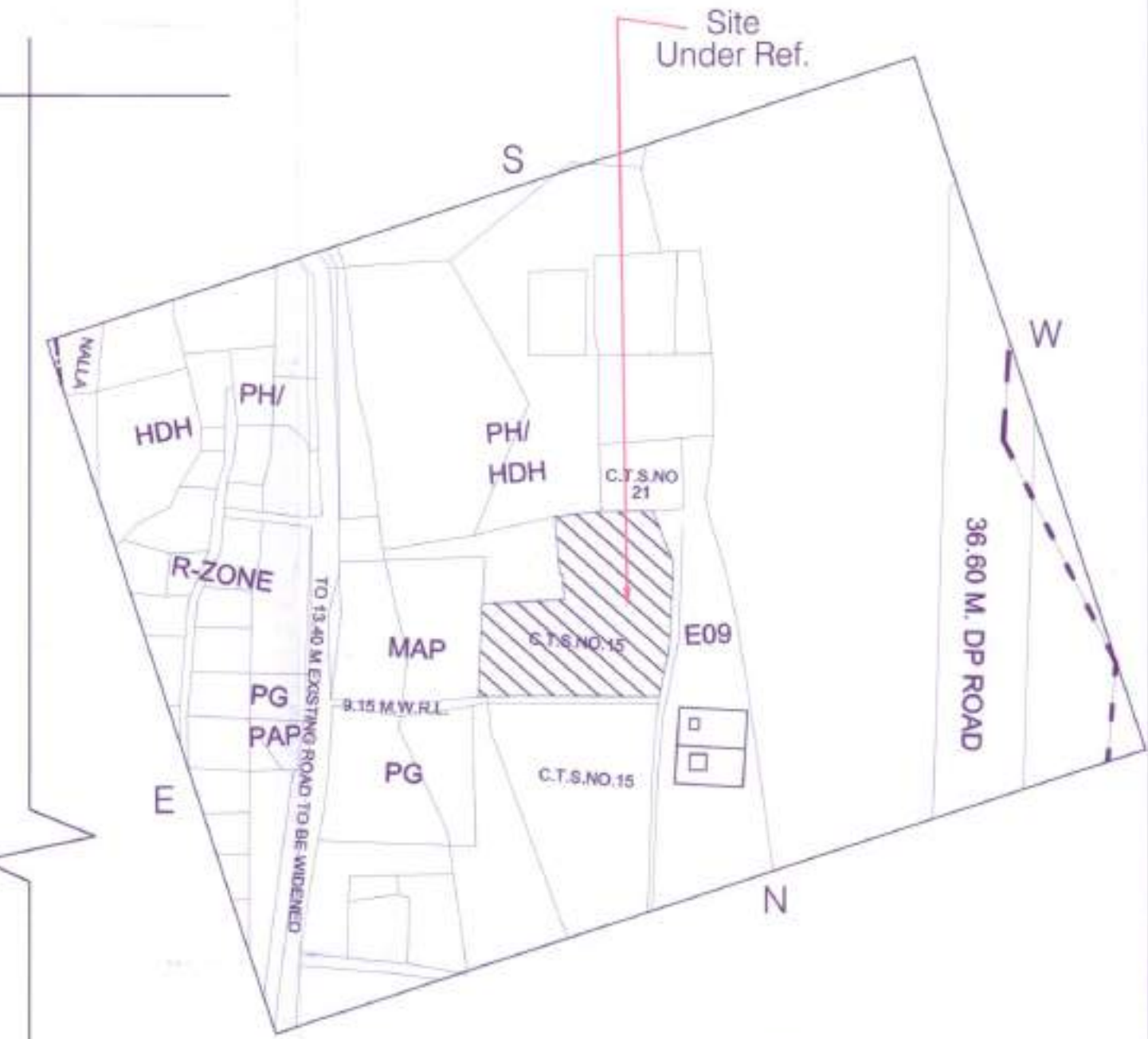
REQUIRED	PROPOSED
GENTS W.C. REQUIRED = 0.69 NOS	1 NOS
LADIES W.C. REQUIRED = 1.15 NOS	1 NOS



**BLOCK PLAN**  
SCALE :- 1:500



**GROUND FLOOR PLAN ( PART STILT )**  
SCALE 1:- 100  
REHAB BLDG.NO.1



**LOCATION PLAN**  
SCALE :- 1:4000

**PROFORMA 'B'**

**CONTENT OF SHEET**  
GROUND FLOOR PLAN, 1ST FLOOR PLAN, AREA LINE DIAGRAM WITH B.U.A. CALCULATION

**STAMP OF APPROVAL OF PLANS**

SIGNED IN THE PRESENCE OF APPROVED ENGINEER TO REQUIREMENT UNDER: *NO. 10/2014/45*  
 14/10/17  
 DY. CHIEF FIRE OFFICER (E.S. 11)  
 MUMBAI FIRE BRIGADE

**STAMP OF DATE OF RECEIPT OF PLANS**

**DESCRIPTION OF PROPOSAL & PROPERTY**  
 PROPOSED REHAB BLDG. NO. 01 ON PLOT BEARING C.T.S NO 15 (PT), OF KANJUR VILAGE, KRANTI NAGAR BHANDURW, MUMBAI-400078.  
 FOR SAHAJEEVAN CHS LTD.  
 NAME OF OWNER  
 M/s. NEXZONE FISCAL SERVICES PVT LTD.

**SIGN. NAME & ADDRESS OF ARCHITECT**  
**MATRIX**  
 ARCHITECTS & ENGINEERS,  
 T/2 MARATHI MAX,  
 MULLUND GOREGOAN LINK ROAD,  
 MUMBAI-400066.

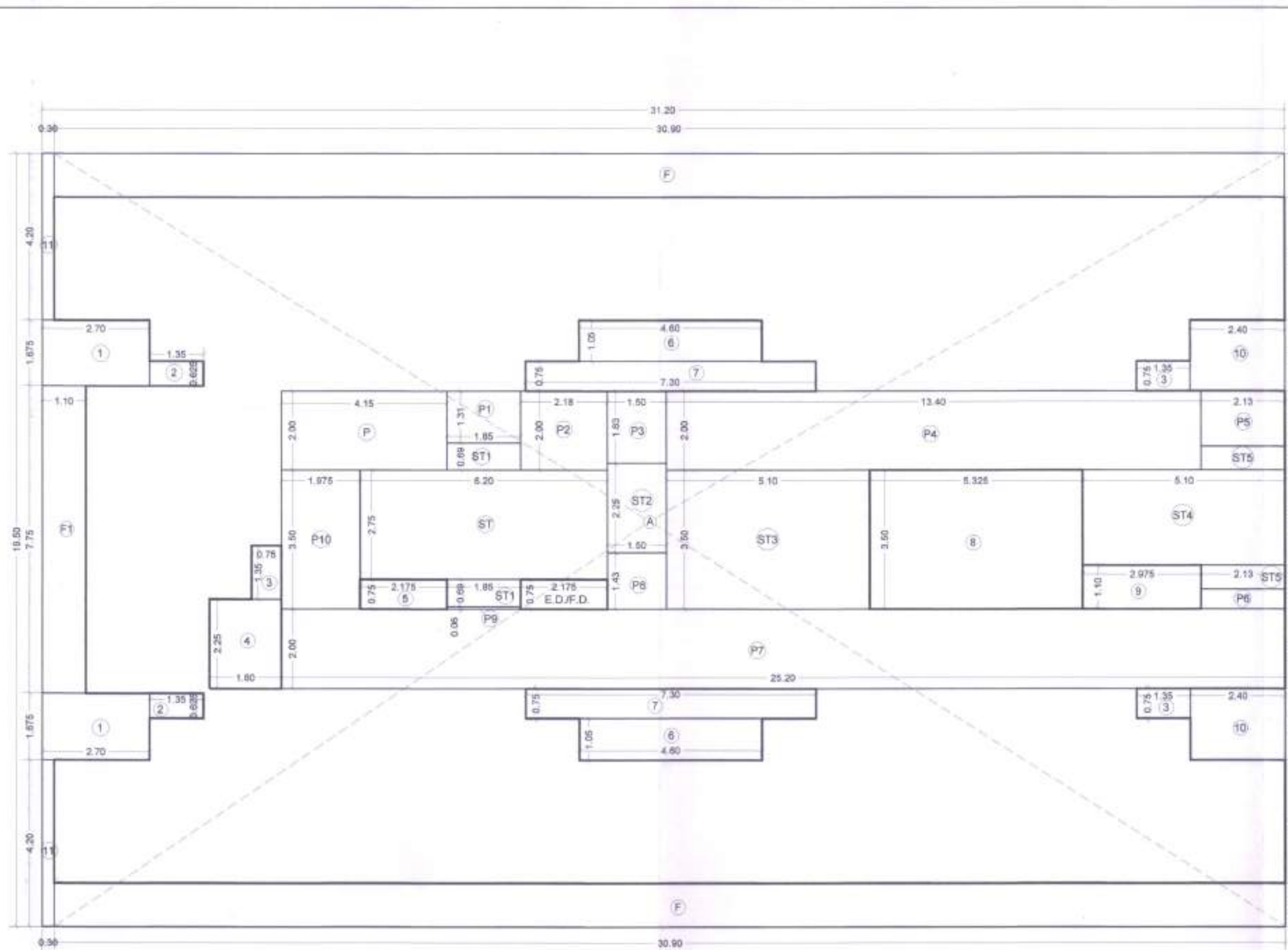
NORTH LINE	REMARK	JOB NO. :-	SCALE :- as stated
		DRG NO. :-	DRN BY :- Rafique
		DATE :-	CHD BY :-

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

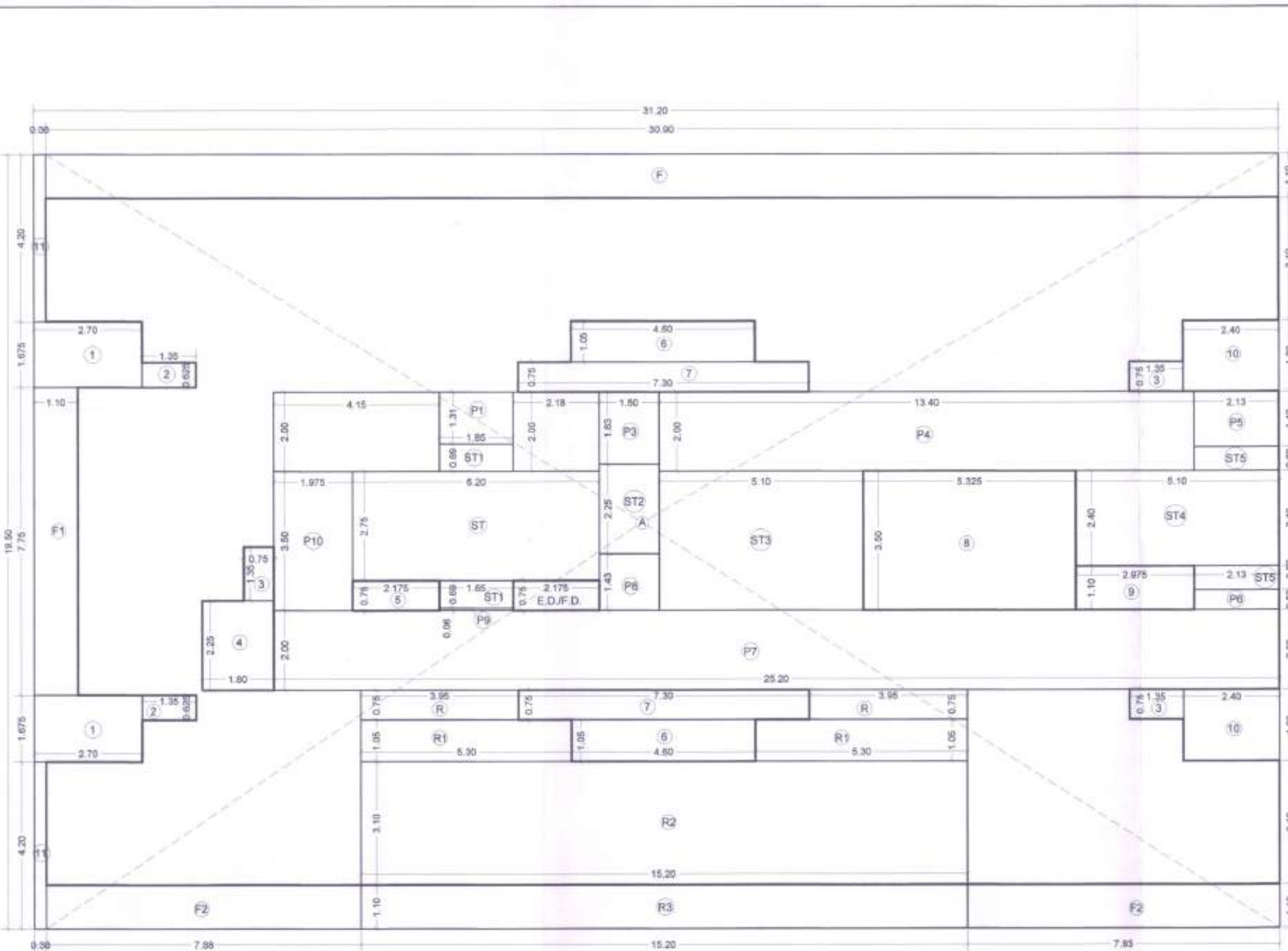
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

13.40 M.W. TEMBI-PADA ROAD

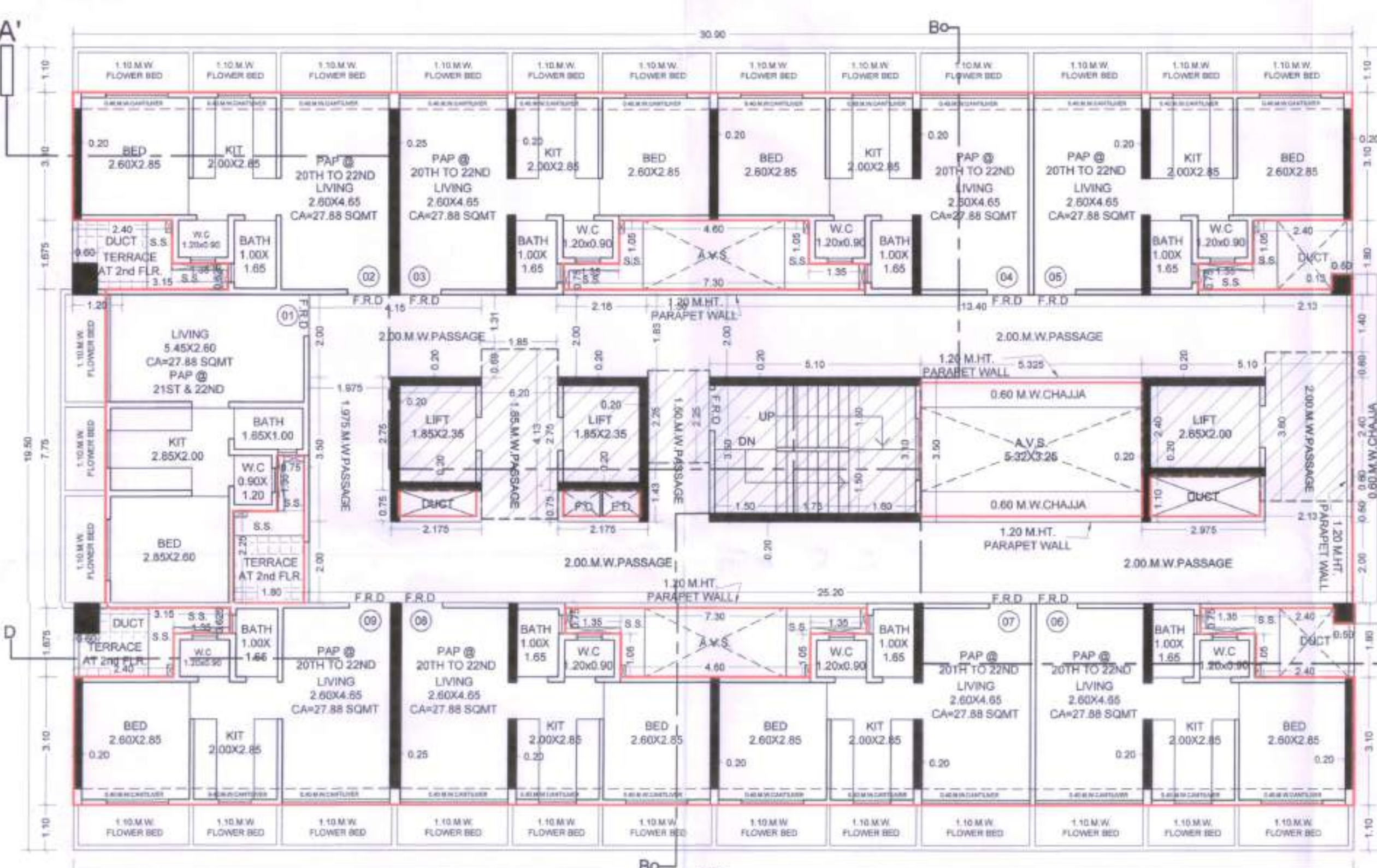




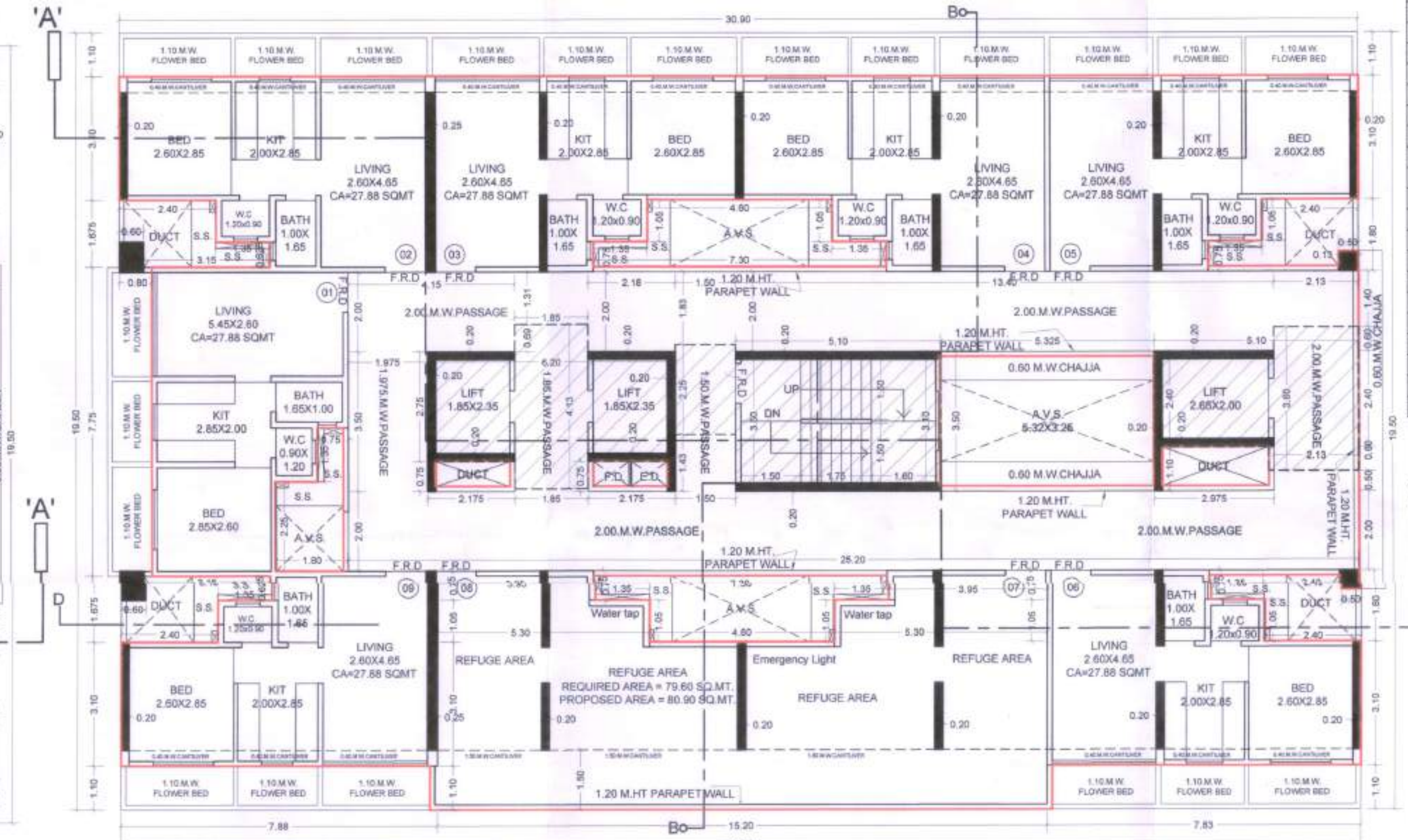
LINE DIAGRAM AT 2ND TO 7TH, 9TH TO 14TH, 16TH TO 22ND FLOOR  
SCALE 1:100  
REHAB BLDG. NO.1



LINE DIAGRAM AT 8TH & 15TH REFUGE FLOOR PLAN  
SCALE 1:100  
REHAB BLDG. NO.1



2ND TO 7TH, 9TH TO 14TH, 16TH TO 22ND FLOOR PLAN  
SCALE 1:100  
REHAB BLDG. NO.1



8TH & 15TH REFUGE FLOOR PLAN  
SCALE 1:100  
REHAB BLDG. NO.1

REHAB BUILDING NO.1 B.U.A. CALCULATION 2ND TO 7TH, 9TH TO 14TH, 16TH TO 22ND FLOOR								
<b>ADDITION &gt;</b>								
A	31.20	x	19.50	=	608.40	Sq.mts.		
<b>DEDUCTION &gt;</b>								
1	2.70	x	1.675	x	2.00	=	9.05	Sq.mts.
2	1.35	x	0.625	x	2.00	=	1.69	Sq.mts.
3	0.75	x	1.35	x	3.00	=	3.04	Sq.mts.
4	1.80	x	2.25	x	1.00	=	4.05	Sq.mts.
5	2.175	x	0.75	x	1.00	=	1.63	Sq.mts.
6	4.50	x	1.05	x	2.00	=	9.45	Sq.mts.
7	7.30	x	0.75	x	2.00	=	10.95	Sq.mts.
8	5.325	x	3.50	x	1.00	=	18.64	Sq.mts.
9	2.975	x	1.30	x	1.00	=	3.87	Sq.mts.
10	2.40	x	1.80	x	2.00	=	8.64	Sq.mts.
11	4.20	x	0.30	x	2.00	=	2.52	Sq.mts.
E.D.B.F.D.	2.175	x	0.75	x	1.00	=	1.63	Sq.mts.
F	30.90	x	1.10	x	2.00	=	67.98	Sq.mts.
F1	1.10	x	7.75	x	1.00	=	8.53	Sq.mts.
<b>TOTAL REHAB GROSS B.U.A. = ( 608.40-191.27 ) = 417.13</b>								
<b>TOTAL REHAB COMPONENTS B.U.A. = ( 417.13-55.62 ) = 361.51</b>								
<b>STAIR CASE LIFT DEDUCTION &gt;</b>								
ST	6.20	x	2.75	x	1.00	=	17.05	Sq.mts.
ST1	1.85	x	0.69	x	2.00	=	2.55	Sq.mts.
ST2	1.50	x	2.25	x	1.00	=	3.38	Sq.mts.
ST3	5.10	x	3.50	x	1.00	=	17.85	Sq.mts.
ST4	5.10	x	2.40	x	1.00	=	12.24	Sq.mts.
ST5	2.125	x	0.60	x	2.00	=	2.55	Sq.mts.
<b>TOTAL REHAB COMPONENTS B.U.A. = ( 417.13-55.62 ) = 361.51</b>								
<b>STAIR CASE LIFT DEDUCTION &gt;</b>								
P	4.15	x	2.00	x	1.00	=	8.30	Sq.mts.
P1	1.85	x	1.31	x	1.00	=	2.42	Sq.mts.
P2	2.175	x	2.00	x	1.00	=	4.35	Sq.mts.
P3	1.50	x	1.825	x	1.00	=	2.74	Sq.mts.
P4	13.40	x	2.00	x	1.00	=	26.80	Sq.mts.
P5	2.125	x	1.40	x	1.00	=	2.98	Sq.mts.
P6	2.125	x	0.50	x	1.00	=	1.06	Sq.mts.
P7	25.20	x	2.00	x	1.00	=	50.40	Sq.mts.
P8	1.50	x	1.425	x	1.00	=	2.14	Sq.mts.
P9	1.85	x	0.06	x	1.00	=	0.11	Sq.mts.
P10	1.975	x	3.50	x	1.00	=	6.91	Sq.mts.
<b>TOTAL REHAB NET B.U.A. = ( 401.53-108.21 ) = 293.31</b>								

REHAB BUILDING NO.1 B.U.A. CALCULATION 8TH & 15TH REFUGE FLOOR								
<b>ADDITION &gt;</b>								
A	31.20	x	19.50	x	1.00	=	608.40	Sq.mts.
<b>DEDUCTION &gt;</b>								
1	2.40	x	1.675	x	2.00	=	8.04	Sq.mts.
2	1.35	x	0.625	x	2.00	=	1.69	Sq.mts.
3	0.75	x	1.35	x	3.00	=	3.04	Sq.mts.
4	1.80	x	2.25	x	1.00	=	4.05	Sq.mts.
5	2.175	x	0.75	x	1.00	=	1.63	Sq.mts.
6	4.60	x	1.05	x	2.00	=	9.66	Sq.mts.
7	7.30	x	0.75	x	2.00	=	10.95	Sq.mts.
8	5.325	x	3.50	x	1.00	=	18.64	Sq.mts.
9	2.975	x	1.10	x	1.00	=	3.27	Sq.mts.
10	2.40	x	1.80	x	2.00	=	8.64	Sq.mts.
11	4.20	x	0.30	x	2.00	=	2.52	Sq.mts.
E.D.B.F.D.	2.175	x	0.75	x	1.00	=	1.63	Sq.mts.
F	30.90	x	1.10	x	2.00	=	67.98	Sq.mts.
F1	1.10	x	7.75	x	1.00	=	8.53	Sq.mts.
<b>TOTAL REHAB GROSS B.U.A. = ( 608.40-193.60 ) = 414.80</b>								
<b>TOTAL REHAB COMPONENTS B.U.A. = ( 414.80-59.62 ) = 355.18</b>								
<b>STAIR CASE LIFT DEDUCTION &gt;</b>								
ST	6.20	x	2.75	x	1.00	=	17.05	Sq.mts.
ST1	1.85	x	0.69	x	2.00	=	2.55	Sq.mts.
ST2	1.50	x	2.25	x	1.00	=	3.38	Sq.mts.
ST3	5.10	x	3.50	x	1.00	=	17.85	Sq.mts.
ST4	5.10	x	2.40	x	1.00	=	12.24	Sq.mts.
ST5	2.125	x	0.60	x	2.00	=	2.55	Sq.mts.
<b>TOTAL REHAB COMPONENTS B.U.A. = ( 414.80-59.62 ) = 355.18</b>								
<b>STAIR CASE LIFT DEDUCTION &gt;</b>								
P	4.15	x	2.00	x	1.00	=	8.30	Sq.mts.
P1	1.85	x	1.31	x	1.00	=	2.42	Sq.mts.
P2	2.175	x	2.00	x	1.00	=	4.35	Sq.mts.
P3	1.50	x	1.825	x	1.00	=	2.74	Sq.mts.
P4	13.40	x	2.00	x	1.00	=	26.80	Sq.mts.
P5	2.125	x	1.40	x	1.00	=	2.98	Sq.mts.
P6	2.125	x	0.50	x	1.00	=	1.06	Sq.mts.
P7	25.20	x	2.00	x	1.00	=	50.40	Sq.mts.
P8	1.50	x	1.425	x	1.00	=	2.14	Sq.mts.
P9	1.85	x	0.06	x	1.00	=	0.11	Sq.mts.
P10	1.975	x	3.50	x	1.00	=	6.91	Sq.mts.
<b>TOTAL REHAB NET B.U.A. = ( 414.80-108.21 ) = 306.59</b>								

REHAB BLDG. NO.1 REFUGE AREA STATEMENT	
FLOOR	B.U.A.
8th FLR.(REFUGE)	230.08
9th FLR.	293.31
10th FLR.	293.31
11th FLR.	293.31
12th FLR.	293.31
13th FLR.	293.31
14th FLR.	293.31
TOTAL	1989.91
4% PERMISSIBLE REFUGE AREA	79.60
PROPOSED REFUGE AREA	80.90
EXCESS REFUGE AREA	1.30
15th FLR.(REFUGE)	230.08
16th FLR.	293.31
17th FLR.	293.31
18th FLR.	293.31
19th FLR.	293.31
20th FLR.	293.31
21st FLR.	293.31
TOTAL AREA	1989.91
4% PERMISSIBLE REFUGE AREA	79.60
PROPOSED REFUGE AREA	80.90
EXCESS REFUGE AREA	1.30
TOTAL EXCESS REFUGE AREA	2.60

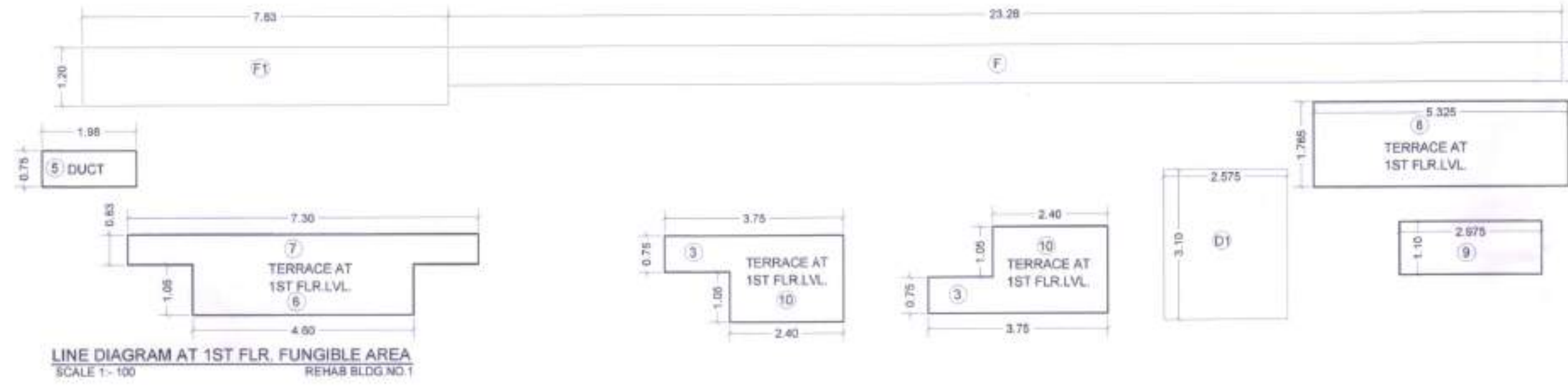
**PROFORMA 'B'**  
CONTENT OF SHEET  
7TH TO 14TH, 16TH TO 22ND FLOOR PLAN, 8TH & 15TH REFUGE FLOOR PLAN  
AREA LINE DIAGRAM WITH B.U.A. CALCULATION  
STAMP OF APPROVAL OF PLANS  
SIGNED IN TOKEN OF APPROVED SUBJECT TO REQUIREMENT UNDER NO. F.A.M.B.A.R.V.I.H.S  
DY. CHIEF FIRE OFFICER (E.S./V) MUMBAI FIRE BRIGADE  
STAMP OF DATE OF RECEIPT OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED REHAB BLDG. NO. 01 ON PLOT BEARING C.T.S NO 15 (PT), OF KANJUR VILLAGE, KRANTI NAGAR BHANDUP(W), MUMBAI 400078.  
FOR SAHAJEEVAN CHS LTD.  
NAME OF OWNER  
M/s. NEXZONE FISCAL SERVICES PVT LTD.  
SIGNATURE OF OWNERS  
SIGN. NAME & ADDRESS OF ARCHITECT  
**MATRIX**  
ARCHITECTS & ENGINEERS,  
702 MARATHON MAX,  
MULLIND GOREGOAN LINK ROAD,  
MUMBAI 400080.  
NORTH LINE  
REMARK  
JOB NO. >  
SCALE > as stated  
DRG NO. >  
DRN BY > Rafique  
DATE >  
CHKD BY >

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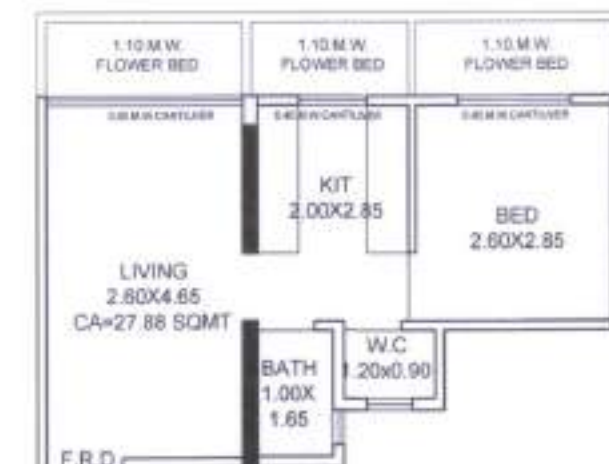




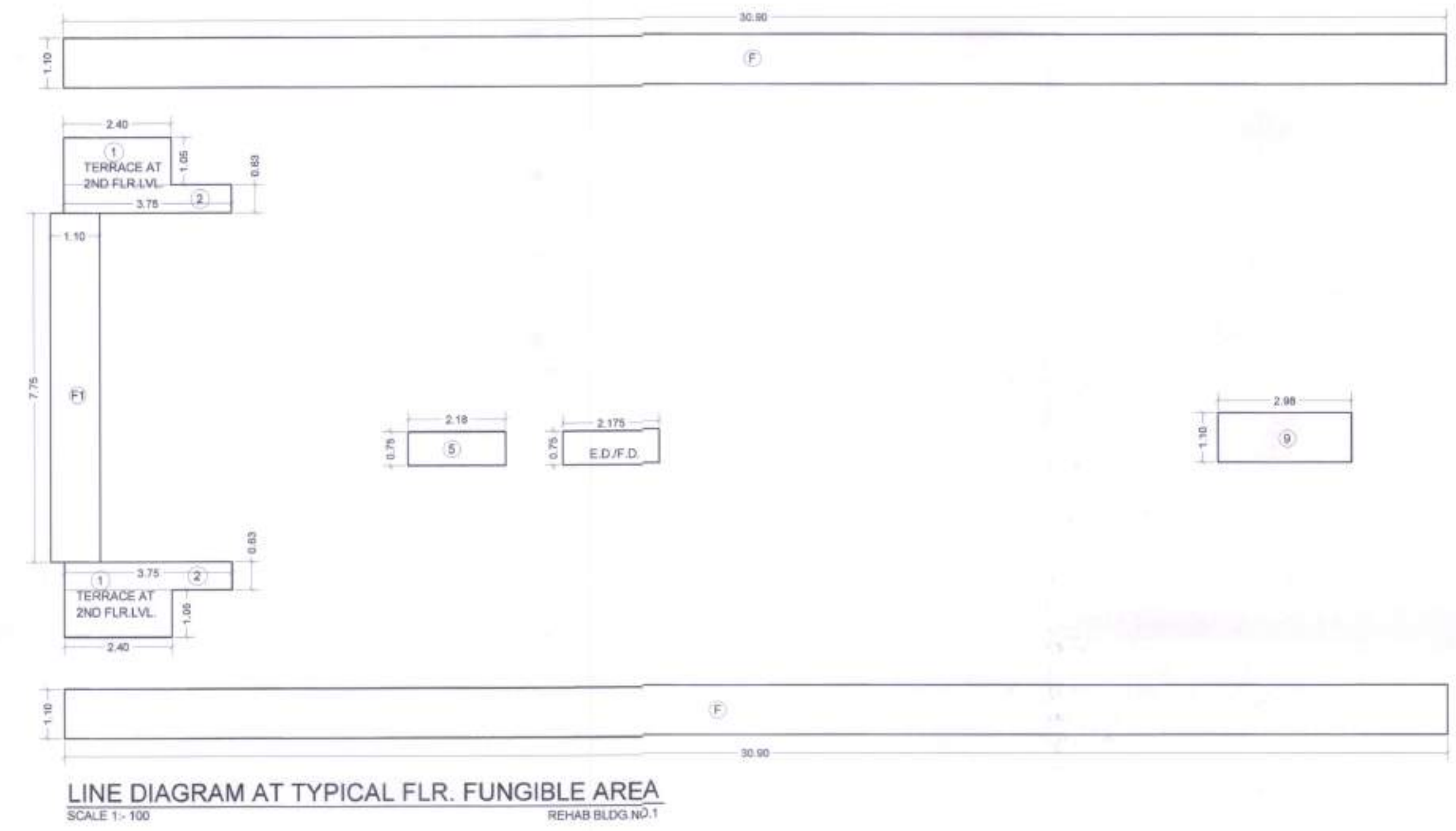
Area	Length	Breadth	Area	Total
F	23.275	x 0.80	= 37.24	Sq.mts.
FT1	7.625	x 1.20	= 18.30	Sq.mts.
E.D./F.D.	2.175	x 0.75	= 1.63	Sq.mts.
3	3.750	x 0.75	= 5.63	Sq.mts.
5	1.975	x 0.75	= 1.48	Sq.mts.
6	4.60	x 1.05	= 4.83	Sq.mts.
7	7.30	x 0.625	= 4.56	Sq.mts.
8	5.325	x 1.765	= 9.40	Sq.mts.
9	2.975	x 1.10	= 3.27	Sq.mts.
<b>TOTAL</b>			<b>= 86.34</b>	<b>Sq.mts.</b>

Room	Length	Breadth	Area	Total
LIVING	2.60	x 4.65	= 12.09	Sq.mts.
KITCHEN	2.00	x 2.85	= 5.70	Sq.mts.
BED	2.60	x 2.85	= 7.41	Sq.mts.
BATH	1.00	x 1.65	= 1.65	Sq.mts.
W.C.	1.20	x 0.90	= 1.08	Sq.mts.
<b>TOTAL</b>			<b>= 27.93</b>	<b>Sq.mts.</b>

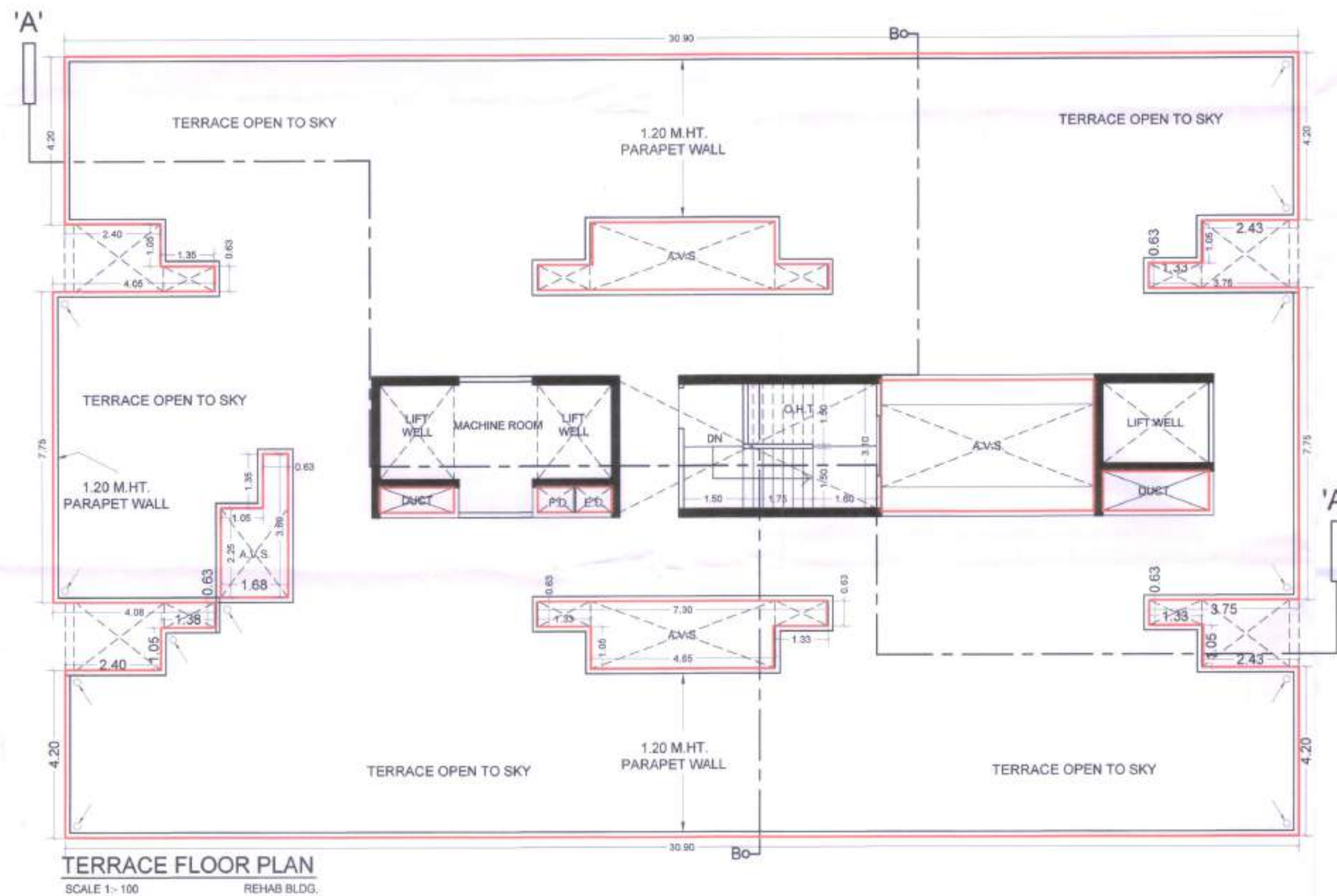
Area	Length	Breadth	Area	Total
F	30.90	x 1.10	= 67.98	Sq.mts.
FT1	1.10	x 7.75	= 8.53	Sq.mts.
E.D./F.D.	2.175	x 0.75	= 1.63	Sq.mts.
1	3.75	x 0.625	= 4.69	Sq.mts.
2	2.40	x 1.05	= 5.04	Sq.mts.
5	1.975	x 0.75	= 1.48	Sq.mts.
9	2.975	x 1.10	= 3.27	Sq.mts.
<b>TOTAL</b>			<b>= 92.62</b>	<b>Sq.mts.</b>



TYPICAL UNITS  
SCALE 1:-100 REHAB BLDG.



Area	Length	Breadth	Area	Total
F	30.90	x 1.10	= 67.98	Sq.mts.
FT1	1.10	x 7.75	= 8.53	Sq.mts.
E.D./F.D.	2.175	x 0.75	= 1.63	Sq.mts.
5	2.175	x 0.75	= 1.63	Sq.mts.
9	2.975	x 1.10	= 3.27	Sq.mts.
<b>TOTAL</b>			<b>= 83.04</b>	<b>Sq.mts.</b>



FLOOR	FLOWER BED	EXCESS REFUGE AREA	TOILET AREA	TERRACE	E.D./F.D.	DUCT	TOTAL AREA	SQ.MTS.
GR. FLR-STLT			3.41				3.41	
1ST FLR.	55.54			24.27	1.63	4.90	86.34	SQ.MTS.
2ND FLR.	76.51			9.58	1.63	4.90	92.62	SQ.MTS.
3RD FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
4TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
5TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
6TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
7TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
8TH FLR. REFUGE	59.76	1.30			1.63	4.90	67.62	SQ.MTS.
9TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
10TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
11TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
12TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
13TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
14TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
15TH FLR. REFUGE	59.76	1.30			1.63	4.90	67.62	SQ.MTS.
16TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
17TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
18TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
19TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
20TH FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
21ST FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
22ND FLR.	76.51				1.63	4.90	83.04	SQ.MTS.
<b>TOTAL</b>	1628.72	2.60	3.41	33.85	35.86	107.80	1812.24	SQ.MTS.
<b>TOTAL B.U.P AREA = 6306.93 X36% FUNGIBLE REQUIRED</b>							<b>2207.06</b>	<b>SQ.MTS.</b>
<b>TOTAL FUNGIBLE PROPOSED</b>							<b>1812.24</b>	<b>SQ.MTS.</b>

PROFORMA 'B'

CONTENT OF SHEET

TERRACE FLOOR PLAN, FUNGIBLE AREA STATEMENT  
AREA LINE DIAGRAM FUNGIBLE B.U.A.

STAMP OF APPROVAL OF PLANS

SIGNED IN TOKEN OF APPROVED SUBJECT  
TO REQUIREMENT UNDER NO. F.B.1.H.R.145

14/08/19  
DY. CHIEF FIRE OFFICER (E.S.)  
MUMBAI FIRE BRIGADE

STAMP OF DATE OF RECEIPT OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REHAB BLDG. NO. 01 ON PLOT BEARING C.T.S NO 15 (PT),  
OF KANJUR VILLAGE, KRANTI NAGAR BHANDUR(W),  
MUMBAI 400078.

For Sahajevan SRA chs.

NAME OF OWNER

M/s. NEXZONE FISCAL SERVICES PVT LTD.

SIGNATURE OF OWNERS

SIGN. NAME & ADDRESS OF ARCHITECT

MATRIX

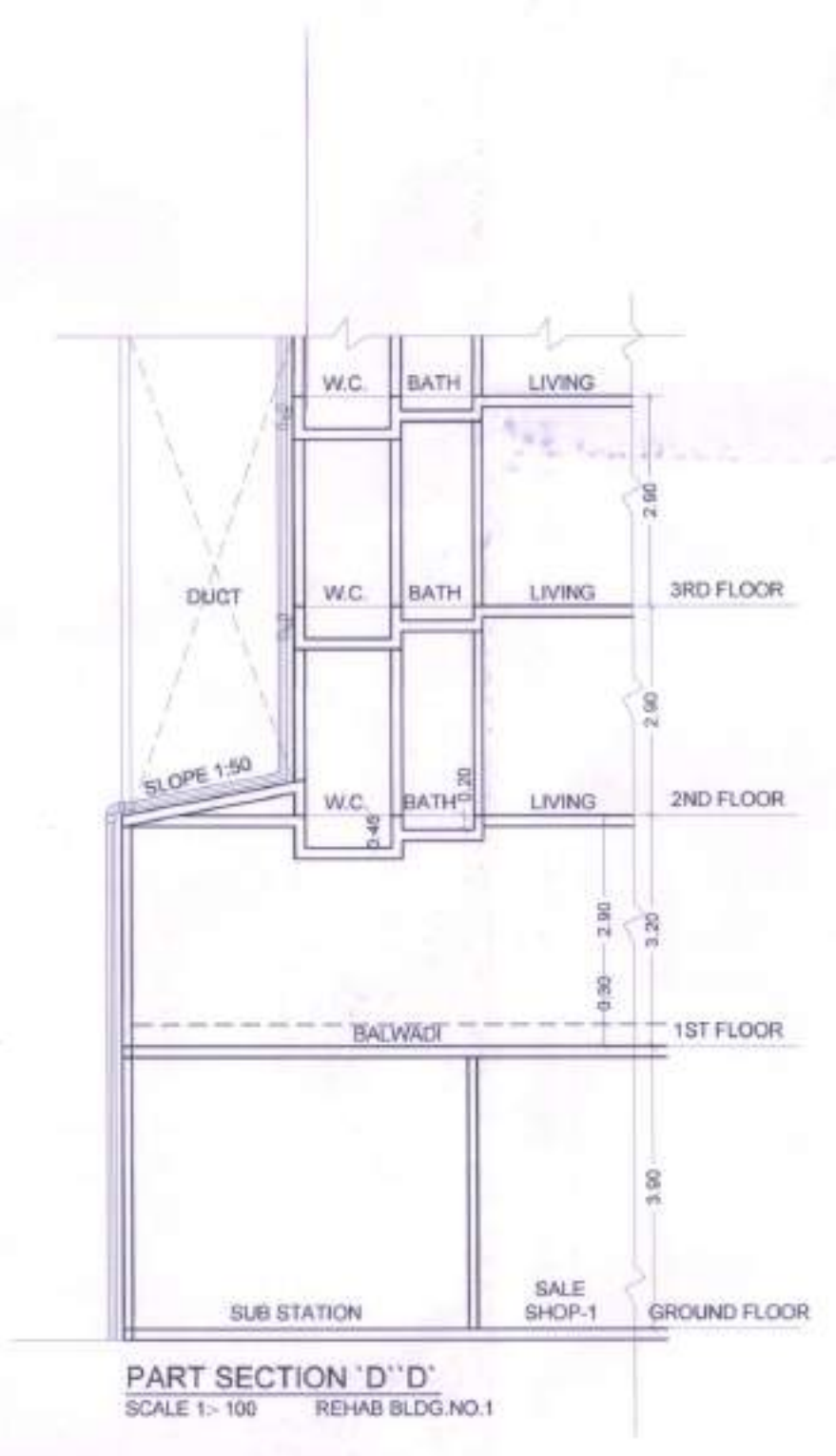
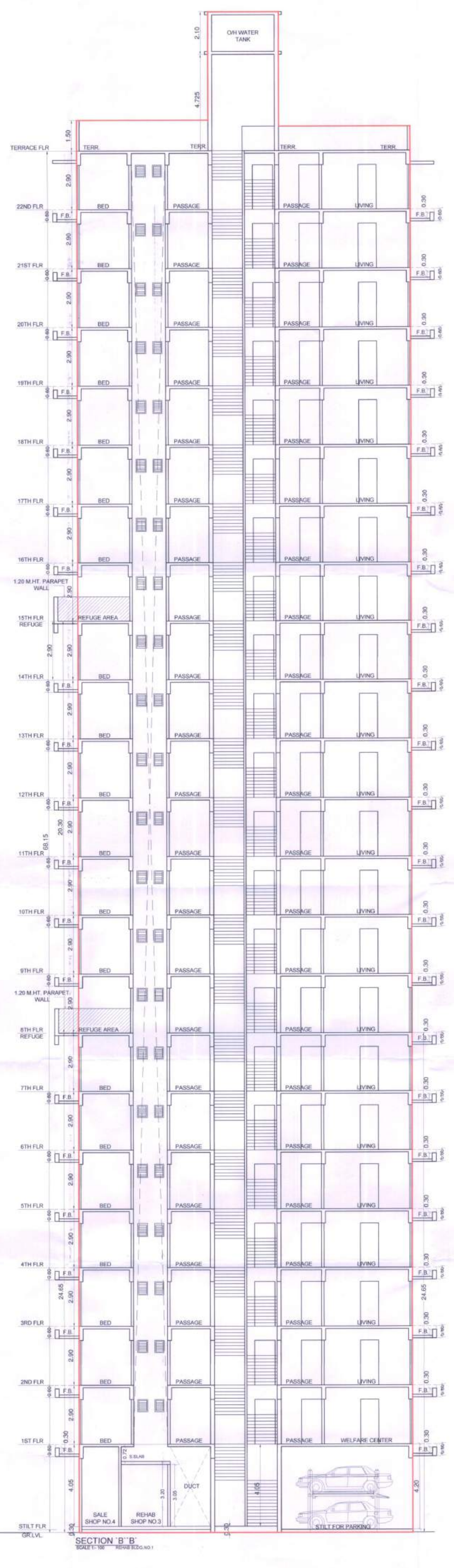
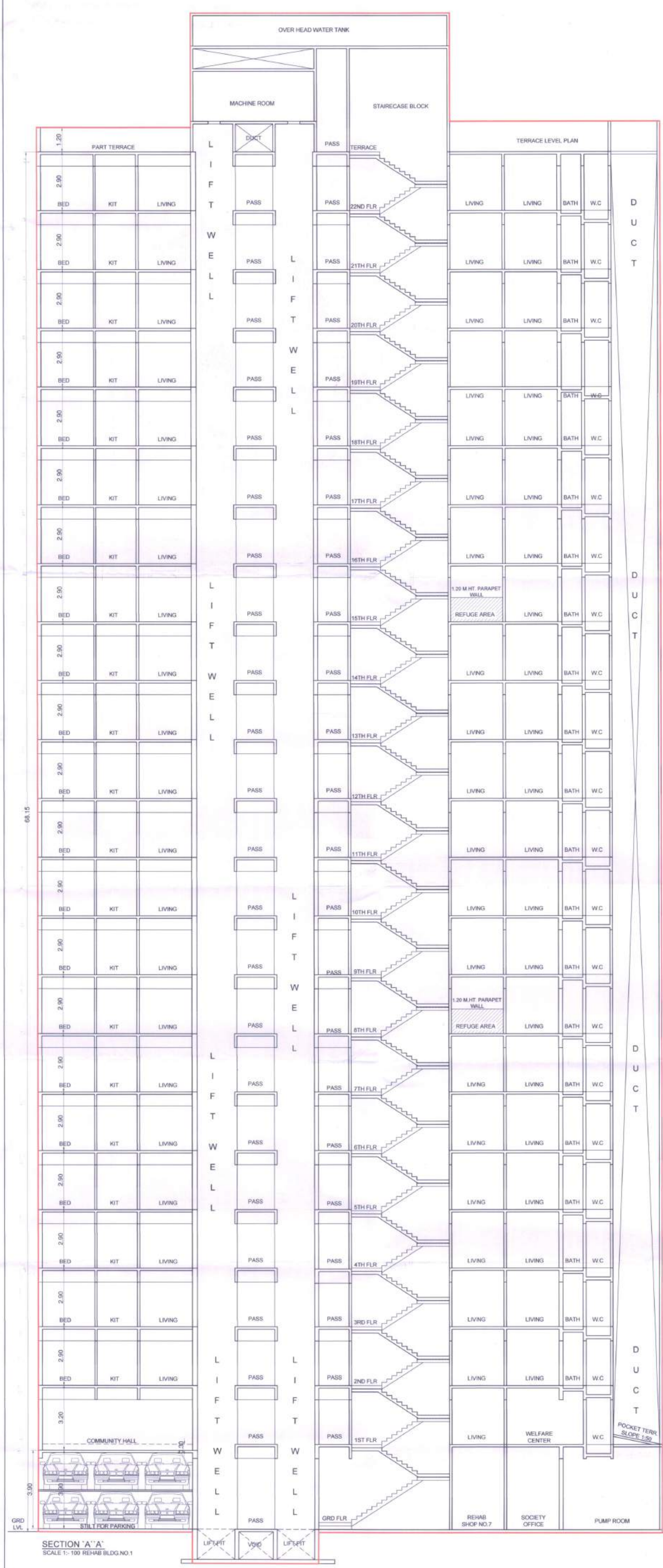
ARCHITECTS & ENGINEERS,  
702.MARATHON MAX,  
MULUND GOREGOAN LINK ROAD,  
MULUND (W),  
MUMBAI 400060.




signature of architect

NORHT LINE	REMARK	JOB NO. :-	SCALE :- as stated
		DRG.NO.:-	DRN BY :- Rafique
		DATE :-	CHKD BY :- makarand





<b>PROFORMA 'B'</b>			
CONTENT OF SHEET			
SECTION 'A-A' & SECTION 'B-B'			
STAMP OF APPROVAL OF PLANS			
SIGNED IN TOKTEN OF APPROVED SUBJECT TO REQUIREMENT UNDER NO. E.114/18/19/15  DY. CHIEF FIRE OFFICER (E.S./VI) MUMBAI FIRE BRIGADE			
STAMP OF DATE OF RECEIPT OF PLANS			
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED REHAB BLDG. NO. 01 ON PLOT BEARING C.T.S NO 15 (PT), OF KANJUR VILLAGE, KRANTI NAGAR BHANDUP(W), MUMBAI 400078 FOR SAHAJEEVAN CHS LTD. NAME OF OWNER M/s. NEXZONE FISCAL SERVICES PVT LTD.			
SIGN. NAME & ADDRESS OF ARCHITECT			
MATRIX ARCHITECTS & ENGINEERS, 702 MARATHON MAX, MULLUND GOREGOAN LINK ROAD, MULLUND (W), MUMBAI 400080.			
NORTH LINE	REMARK	JOB NO. :-	SCALE :- as stated
↓		DRG. NO. :-	DRN BY :- Rafique
		DATE :-	CHKD BY :-

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**MUMBAI FIRE BRIGADE**

No. FB/HR/R-VI/214  
Date: 31/03/22

**Office of  
The Dy. Chief Fire Officer  
Mumbai Fire Brigade,  
Vikhroli Regional Command Centre,  
Vikhroli Park Site, B.S. Road,  
Vikhroli, Mumbai - 400 079.**

**Sub:** Fire-Protection & Fire-Fighting requirements for the proposed Construction of High Rise Residential building in S. R. Scheme U/s 33 (10) known as sale building no. 2 on plot bearing CTS no. 15 (pt) of village Kanjur, Kranti nagar, Bhandup (W), Mumbai.

**Ref:** i) Letter submitted by Architect M/s. Matrix dated 30/03/2022.  
ii) M.F.B. No. FB/HR/R-VI/214 dated 30/03/2022.

**ARCHITECT MR. SANTOSH KUMAR DUBEY,**  
**OF M/S. MATRIX ARCHITECTS & ENGINEERS,**

This is a proposal for the construction of High-Rise Residential building no. 2 comprising of 03 wings designated as Wing-A, B & C. Wing-A having ground floor part on still + 1<sup>st</sup> to 22<sup>nd</sup> upper Residential floors with a total height of 69.95 mtrs. measured from general ground level to terrace level, Wing-B having part basement (-02.90 mtrs.) + ground floor part on still + 1<sup>st</sup> to 22<sup>nd</sup> upper Residential floors with a total height of 69.95 mtrs. measured from general ground level to terrace level & Low-Rise School Wing-C having ground floor part on still + 1<sup>st</sup> to 2<sup>nd</sup> upper floors with a total height of 11.70 mtrs. measured from general ground level to terrace level, as shown on the plans.

**FLOOR WISE USERS OF THE BUILDING:**

Floors	User		
	WING-A	WING-B	WING-C
Part basement (-02.90 mtrs.)		Pump Room + STP	
Ground floor part on still	Entrance lobby + 03 tier stack car parking + UG Tank + Pump Room	Entrance lobby + Horizontal/02 & 03 tier stack car parking + electric meter room + sub-station + D.G Set	Entrance lobby + Horizontal car parking + security room + electric meter room + flour mill + tiffin room + Fire Panel - UG Tank + Pump Room
1 <sup>st</sup> floor	01 no. Residential flat + 03 no. residential rooms + electric meter room.	04 no. residential rooms + society office + fitness centre.	01 no. of principal cabin + 03 nos. of class room
2 <sup>nd</sup> floor	09 nos. of residential room + 01 no. Residential flat.	14 nos. of residential room.	03 nos. of class room + library

*[Signature]*  
Subscribed

*[Signature]*  
Municipal Fire Officer

*[Signature]*

3 <sup>rd</sup> floor	09 nos. of residential room + 01 no. Residential flat.	14 nos. of residential room.	Terrace (Open to Sky) (Treated as Refuge)
4 <sup>th</sup> to 6 <sup>th</sup> floor	09 nos. of residential room + 01 no. Residential flat	14 nos. of residential room.	-----
7 <sup>th</sup> & 11 <sup>th</sup> floor	09 nos. of residential room + 01 no. Residential flat + refuge area.	13 nos. of residential room + refuge area.	-----
8 <sup>th</sup> to 13 <sup>th</sup> & 15 <sup>th</sup> to 20 <sup>th</sup> & 22 <sup>nd</sup> floor	13 nos. of residential room + 01 no. Residential flat.	14 nos. of residential room.	-----
21 <sup>st</sup> floor	12 nos. of residential room + 01 no. Residential flat + refuge area.	13 nos. of residential room + refuge area.	-----
Terrace	Open to sky (Treated as refuge)	Open to sky (Treated as refuge)	-----

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

No. of staircase	Type of staircase	Width	From - to
One No. in Wing-A	Enclosed type	01.50 meters.	Leading from ground floor to terrace level
One No. in Wing-B	Enclosed type	01.50 meters.	Leading from basement floor to terrace level (Diverter at Ground Floor)
One No. in Wing-C	Enclosed type	01.50 meters.	Leading from ground floor to terrace level

The staircase is externally located & adequately ventilated to outside air. Staircase leading to basement wing smoke check lobby at basement and staircase leading from basement is staggered at ground floor and then diverted to upper floor, as shown on plans.

#### **LIFTS:**

No. of lifts	Type of lifts	Profile
04 Nos. of lift in wing A	Passenger lifts	Leading from Ground to Terrace Level
04 Nos. of lift in wing-B	Passenger lifts	Leading from Ground to Terrace Level

Two passenger lift in wing A and B would be converted into fire lift as per norms. Lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.

#### **THE OPEN SPACES:**

The building abuts on 09.15 mtrs. proposed road (sanction R.L.) on North side of the building as shown on the plan.

Sides	Building line to plot boundary
North	3.93 to 06.00 mtrs. + 09.15 mtrs proposed road (sanction R.L.)
South	06.03 to 06.49 mtrs.
East	09.00 to 13.61 mtrs. (including stack car parking)
West	06.00 to 06.57 mtrs.

**REFUGE AREA:**

Refuge floor	Refuge area in sq. mtrs.		At the height from ground level in mtrs.
	Required	Proposed	
<b>Wing-A</b>			
7 <sup>th</sup> floor	82.67 sq. mtrs.	83.19 sq. mtrs.	23.55 mtrs.
14 <sup>th</sup> floor	82.67 sq. mtrs.	83.19 sq. mtrs.	43.85 mtrs.
21 <sup>st</sup> floor	23.70 sq. mtrs.	23.70 sq. mtrs.	64.15 mtrs.
<b>Wing-B</b>			
7 <sup>th</sup> floor	80.29 sq. mtrs.	83.72 sq. mtrs.	23.55 mtrs.
14 <sup>th</sup> floor	80.29 sq. mtrs.	83.72 sq. mtrs.	43.85 mtrs.
21 <sup>st</sup> floor	23.70 sq. mtrs.	23.70 sq. mtrs.	64.15 mtrs.

In addition to above, terrace of the building will be treated as Refuge area calculation shall be verified by E.E.S.R.A. Excess Refuge area shall be counted in F.S.I. as per DCPR 2034.

- **The proposal has been considered favorably in view of the facts that;**
1. The building abuts on 09.15 mtrs proposed road (sanction R.L.) on North side of the building as shown on the plan, which is well accessible for firefighting in case of emergency.
  2. Refuge area on 7<sup>th</sup>, 14<sup>th</sup> & 21<sup>st</sup> floor in wing A & B are provided facing on East side of the building.
  3. More than 06.00 mtrs wide open space provided on east side of the building.
  4. Recommended to provide automatic sprinkler system in entire wing-C including each class room library, in each habitable room of each flat of each wing, in lift lobby/common corridor at each floor level as well as in entire car parking area covering each car parking level on ground floor of each wing.
  5. Recommended to provide automatic smoke detection system in entire wing-C including each class room library, in electric meter room, in lift machine room & in pump room of the building.
  6. During construction stage and before the final occupation party shall comply additional requirement stipulated by Mumbai Fire Brigade Officer, if any.

In the view of above, as far as this department are concerned, these fire protection & fire safety requirement are issued for the proposed construction of High Rise Residential building no. 2 comprising of 03 wings designated as Wing-A, B & C. Wing-A having ground floor part on still + 1<sup>st</sup>



to 22<sup>nd</sup> upper Residential floors with a total height of 62.90 mtrs. measured from general ground level to terrace level. Wing B having part basement ( - 02.90 mtrs ) + ground floor part on slab + 1<sup>st</sup> to 22<sup>nd</sup> upper Residential floors with a total height of 69.90 mtrs. measured from general ground level to terrace level & Low Risk School Wing C having ground floor part on slab + 1<sup>st</sup> to 2<sup>nd</sup> upper floors with a total height of 11.70 mtrs. measured from general ground level to terrace level, issued in token of approval subject to compliance of the following requirements stipulated by this Department :

**1. ACCESS:**

- i) There shall be no overhanging wall in 05.15 mtrs proposed road (sanction R.L.) on North side. However, cream disk fencing with removable outer disk as shown on plan.
- ii) The roads shall be kept free from obstruction and encroachments.

**2. COURTYARDS:**

- i) The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 58 mt. fences over with a joint load of 10 Kgs. per sq. mts.
- ii) The courtyards shall be kept free from obstruction at all times.
- iii) No structure of any kind shall be permitted in courtyards of the building.

**3. STAIRCASE: (each wing)**

- i) The type of the staircase shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) in each floor level through a least one-hour fire resistant self-closing door (45 mm. thickness) placed in the enclosed wall of the staircase at landing.
- ii) The flight width of the staircase shall not be less than 01.50mtrs. Throughout its height.
- iii) Permanent vent at the top equal to 5% of the cross sectional area of the staircase shall be provided.
- iv) Operable sustains or R.C.C. grills with clear opening of not less than 0.5 sq. mtrs. per landing on the external wall of the staircase shall be provided.
- v) Nothing shall be kept or stored in staircase / corridor / passage.

**The terrace door shall be provided in the following manner.**

- A. The top of portion of the doors shall be provided with louvers.
- B. The single latch lock shall be installed from the terrace side in the height of not more than one meter.
- C. The glass front of a inch diameter with the breakable glass shall be provided just above the single latch lock, so as to open the latch in case of an emergency or break any glass.

**4. CORRIDOR / LIFT LOBBY: (each wing)**

- i) Corridor / lift lobby on each floor level shall be naturally ventilated.
- ii) The common corridor / lift lobby on each floor level shall be kept free from obstructions at all times.
- iii) Proper signage for way to staircase, escape routes, staircase, floor nos. etc. shall be provided at each floor of building.

**5. BASEMENT: (-02.90 mtrs.) (FOR PUMP ROOM)**

- i) Basement shall be used for designated purpose only.
- ii) The staircases of the basement shall be of enclosed type and entry to basement areas shall be through one-hour fire resistance self-closing door provided in the enclosed wall of the staircase and through cut off lobby.
- iii) Suitable signages shall be provided in the basement showing exit direction, way to exits etc.
- iv) One Dry Chemical Powder Extinguisher ABC type of capacity 06kgs. shall be kept for pump room.

**6. ELECTRIC CABLE SHAFT AND ELECTRIC METER PANEL/ROOM:**  
(for each wing)

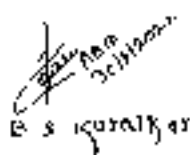
- i) Electric cable shaft if provided shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii) Electric cable shaft shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- iii) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.
- iv) Electric meter panel/room shall be provided as shown on the plan. It shall be adequately ventilated & easily accessible.
- v) Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire bldg., with the provision of ELCB/MCB.
- vi) Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits;
- vii) Water mains, telephone lines, interroom lines, gas pipes or any other service line should not be laid in the duct for electrical cables; use of bus bar/solid rising mains instead of cables is preferred.

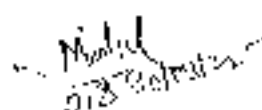
**7. ESCAPE ROUTE LIGHTINGS:** (each wing)

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

**8. ENTRANCE DOORS & EXIT / ENTRANCE STAIRCASE:** (each wing)

- i) Entrance door of each occupancy including flat entrance, kitchen doors (if provided), each class room floor, fitness centre, Library, society office & pump room shall be of solid core having fire resistance of not less than one hour.
- ii) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors shall be as per N.B.C. provisions.

  
B. S. Guralkar

  
M. S. Guralkar



9. **LIFT:**

A **PASSENGER LIFT** (each wing)

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

B. **FIRE LIFT:** (each wing)

- i) To enable fire services personnel to reach the upper floors with the minimum delay, one lift shall be provided, and shall be available for the exclusive use of the Firemen in an emergency.
- ii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Light & fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 volt supply.
- iii) Fire lift should be provided with a ceiling hatch for use in case for emergency. So that when fire or gas stack up, it shall be easily operable.
- iv) In case of failure of normal electric supply, it shall automatically changeover to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down to the ground level and ceases to stand-still with door open.
- v) The operation of fire lift should be by a simple toggle or two - button switch situated in glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on one control only or on a priority control device. When the switch is off, the lift will return to normal working so, this lift can be used by the occupants in normal times.
- vi) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- vii) The speed of the fire lift shall be such that it can reach the top floor from ground level with a one minute.
- viii) Fire lift shall be constructed as per prevailing Indian & International standard.

10. **CAR PARKING:** (each wing)

- i) Car parking shall be permitted in the designated area.
- ii) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & the ramp to intercept conducting the building drainage or Municipal drainage.



- iii) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
- iv) Dwelling / Repairing / servicing of cars, use of naked light shall not be permitted in the car Parking areas.
- v) The drive way shall be properly marked & maintained unobstructed.
- vi) The Automatic Sprinkler System provided to the entire car parking area.

**11. STACK CAR PARKING :-** (each wing)

- i) Structural design shall be of structural steel construction.
- ii) Vertical deck separation multi-car parking level, vertical separation between the upper & lower decks shall be of non-perforated and non-combustible materials. Structural steel plate shall be provided. This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
- iii) Elements of the stacked car parking structure shall have 1 hr. fire resistance.
- iv) Each car parking deck shall have 1 hr. fire resistance.
- v) Parking area shall be accessible by trained staff when carrying out the maintenance work.
- vi) The parking system is to be ceased during the maintenance operation.
- vii) Stack car parking shall be provided with automatic sprinkler system covering each car parking level as per I.S. Specification

**12. D.G. SET:**

- i) D.G. Set with appropriate change over switch shall be provided for fire pumps, sprinkler pump, booster pump, staircase and corridor lighting circuits, manual fire alarm system & fire lift.
- ii) For proposed D.G. Set acoustic enclosure will be provided for safe operation.
- iii) Entire installation of D.G. Set shall be conforming to the Indian Electricity Act/Rules
- iv) A deep tray shall be kept under the fuel tank of the D.G. Set to collect the spillage & same shall be disposed of daily without fail.
- v) Cable in the cable trenches shall be coated with fire retardant material.
- vi) Electrical wiring shall be having copper core having the fire resistant and low smoke hazards for the entire building with the provision of ELCB/MCB.
- vii) In electrical installation of the building shall be provided for vertical electrical shaft with feeder pillar box of a gap of every 24 mtrs. Height of the building.
- viii) Adequate air and ventilation for switchgear room is essential to prevent condensation of moistures.
- ix) The capacity of the D.G. Set shall be as per requirements.
- x) D.G. Set shall be properly grounded.
- xi) Exhaust of D.G. Set shall not be directed in to the exit/entrance of any adjoining structure
- xii) Sand bed of 6 inches thickness shall be provided below D.G. Set.
- xiii) Electrical cable of D.G. Set shall be FRLS type.
- xiv) Adequate quantity of diesel shall be stored in its original container near D.G. Set, away from electrical switches of source of ignition.

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- xv) Automatic built in circuit breaker shall be provided in the D.G. Set.
- xvi) Rubour pad shall be provided in the D.G. Set for absorbed vibrations if any.
- xvii) The D.G. Set area shall be kept prohibited and no un authorized shall be allow to enter the area.
- xviii) Structural stability of the building regarding absorption of the vibration of D.G. Set shall be checked by structure. Engg. Below insulation of the D.G. Set.
- xix) Two foam type fire extinguishers of 9 ltrs Capacity each with ISI certification mark coupled with 4 buckets filled with dry, clean sand shall be kept in the D.G. Set main.

**13. ELECTRIC SUB-STATION (DRY TYPE):**

- a) Only dry type induction/transformers shall be installed.
- b) Entire installation of substation including switchgear room, capacitors, transformer etc. shall be conformed to the Indian Electric Act/Rules in practice.
- c) Cables in the cable trenches shall be coated with fire retardant material.
- d) Automatic built in circuit breakers shall be provided in the substation/transformer.
- e) The door of the sub station should be of two hours fire resistance.
- f) The capacity of the sub station shall be as per service provider's requirement.
- g) All parts of switch gear and accessories are to be examined frequently and carefully for signs of overheating, tracking etc.
- h) The substation/transformer area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
- i) Ventilation shall be provided at the ceiling level.
- j) H.V./L.V. cable trays shall be as per Indian Electricity Rules.
- k) The danger signage on the substation with the electric voltage load.
- l) Two dry chemical powder type (Class ABC type) fire extinguishers of 09 kgs Capacity each with ISI certification mark coupled with four buckets filled with dry clean sand and sand shall be kept on the sub-station.

**14. FALSE CEILING (if provided): (each wing)**

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

**15. MATERIALS FOR INTERIOR DECORATION/FURNISHING: (each wing)**

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

**16. FIRE FIGHTING REQUIREMENTS:**

**A) UNDERGROUND WATER STORAGE TANK (separate for each wing.)**

An underground water storage tank of 2,50,000 liters capacity for wing A & B, 50,000 ltrs capacity for wing C shall be provided at location marked in the plan as per design specified in the rules with bafile wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection.

**B) OVERHEAD WATER STORAGE TANK: (each staircase)**

A tank of 30,000 liters capacity shall be provided on the staircase shaft of the building as shown on the plan. The design shall be got approved from H.E.s department prior to erection. The tank shall be connected to the wet riser through booster pump through a non-return valve and gate valve.

**C) WET RISER CUM DOWN COMER: (each staircase)**

Wet riser cum down comer of internal diameter of 15cms. of G.I. 'C' Class pipe shall be provided with double hydrant outlet and hose reel on each floor in lift lobby as shown on the plan. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm.

**D) FIRE SERVICE INLET:**

- i) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provide to connect the mobile pump of the fire service independently to (a) The wet riser, (b) Sprinkler system.
- ii) Breaching connection inlet shall be provided to refill U.G. tank,

**E) AUTOMATIC SPRINKLERS SYSTEM: (each wing)**

Automatic sprinkler system with separate Sprinkler riser of suitable size of G.I. 'C' Class pipe shall be provided in entire wing-C including each class room library, in flour mill, in each habitable room of each flat, in lift lobby/common corridor at each floor level as well as in entire car parking area covering each car parking level on ground floor of each wing. The automatic sprinkler system shall be installed as per the standard laid down by relevant I.S. specifications.

**F) FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP & BOOSTER PUMP (common for wing A & B & separate for wing-C)**

- i) Wet riser shall be connected to a fire pump at ground level of 2400 litres / min capacity giving a pressure of not less than 3.2 kgs / sq.cms. at the topmost hydrant along with jockey pump for wing A & B.
- ii) Wet riser shall be connected to a fire pump at ground level of 1800 litres / min capacity giving a pressure of not less than 3.2 kgs / sq.cms. at the topmost hydrant along with jockey pump of suitable size for wing C.
- iii) Booster pump of capacity of 450 liters / min. having a pressure of not less than 3.2 kgs. / sq.cms. at the hydrant outlets of the wet riser shall be provided at the terrace floor level.
- iv) An independent sprinkler pump of suitable capacity along with jockey pump shall be provided in the pump room for automatic sprinkler system.
- v) Electric supply (normal) to these pumps shall be on independent circuit.
- vi) Only surface mounted pump or vertical turbine pump shall be installed for firefighting system. (Submersible pumps not permitted)
- vii) Switch of booster pump shall be provided at terrace floor, ground floor of the building.

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- vi) Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies on each floor at prominent place
- vii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
- viii) All above pumps should be surface mounted or vertical turbine type (submersible pump not permitted) pump along with adequate size of pump room.

**G) EXTERNAL HYDRANTS:**

Courtyard hydrants shall be provided within the confines of the site of the wet riser at ground floor for every 30.00 mtrs. distance around the building.

**H) FIRE-FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING:**

- i) Following fire protection arrangement shall be provided & same shall be maintained in good working condition at all the times
- ii) Dry riser of minimum 10 cm diameter pipe with hydrant outlets on the floor constructed with fire service tract to boost the water in the dry riser & maintenance schedule be in accordance with good practice.
- iii) Drums of 200 ltrs capacity filled with water & two fire buckets shall be kept at each floor for every 100 sq. mtrs area.
- iv) Water storage tank of minimum 20,000 ltrs capacity shall be kept at site ready to use in case of emergency which may be used for other construction purpose also.

**I) HOSE & HOSE BOXES: (wing)**

Hose Box, with two hoses of 15mts. length of 63mm dia along with branch shall be provided near wet riser landing valve on ground floor as well as alternate floor level.

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

An alternate source of LV/11V supply from a separate substation as well as from a D.G. set with appropriate changeover switch shall be provided for fire lifts, fire pump, booster pump, sprinkler pump, lockup pump, maintenance and corridor lighting circuits, detection and fire alarm system. It shall be housed in separate cabinet.

**K) PORTABLE FIRE EXTINGUISHERS:**

- i) One dry chemical powder (ABC type) fire extinguisher of 9 kgs. capacity having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept in electric meter room, in lift machine room, in pump room.
- ii) One dry chemical powder (ABC type) fire extinguisher of 9 kgs. capacity having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept on ground floor near car parking area for every 100 sq. meters area.
- iii) One dry chemical powder (ABC type) fire extinguisher of 6 kgs capacity having B.I.S. certification mark shall be provided in each class room & library of wing C and alternate floor of Wing A and is.

**L) FIRE ALARM SYSTEM/FIRE DETECTION SYSTEM:**

- i) Building shall be provided with intelligent analog addressable fire alarm system with microprocessor based main control panel at ground floor level and addressable call point and hooters at each floor level. The design of fire alarm system shall be in accordance with I.S. specification and based on NFPA-72 guidelines (as per 2010 edition)
- ii) The addressable fire alarm system shall be equipped with the latest evacuation features such as voice evacuation capabilities fire fighters telephone system, sounders etc.
- iii) All floors shall be provided with intelligent multi sensor detectors connected to the main fire alarm panel. This is to avoid nuisance alarm caused due to smoke emission from the vehicle of the car parking.
- iv) Access control system close circuit cameras shall be installed in the entire building & connected at the control room.

**M) MANUAL FIRE ALARM SYSTEM: (each wing)**

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

**N) AUTOMATIC SMOKE DETECTION SYSTEM:**

Automatic smoke detection system shall be installed in entire wing-C including each class room & library, in lift lobby/common corridor at each floor level, in electric meter room, in lift machine room & in pump room of each wing of the building as per IS specifications with main console panel at ground floor level.

**O) PANEL BOARD OF FIRE-FIGHTING SYSTEM:**

Fire alarm system, public address system, Alternate supply, etc. panels shall be installed on ground floor at the location shown in the plans & which shall be manned 24 hours.

**P) SIGNAGES: (each wing)**

- i. Self-Glowing / Fluorescent exit signs in 'Green' colour shall be provided in passage area of the building showing the direction of Escapes / Staircase / Exits etc.
- ii. All the exit routes shall be marked with fluorescent/radium painted & exits signs at strategic locations.

**Q) PUBLIC ADDRESS SYSTEM: (each wing)**

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

**17. TRAINED FIRE STAFF/SECURITY GUARDS: (each wing)**

The trained fire staff / Security guards having basic knowledge of firefighting & fix firefighting installation shall be posted in the building.

**18. FIRE DRILLS / EVACUATION DRILLS:**

Fire Drills and evacuation drills shall be conducted regularly and log of the same shall be maintained.

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**19. GENERAL REQUIREMENTS FOR SCHOOL BUILDING:**

- A. Entrance/Exit and passage shall be kept free from any obstructions.
- B. The staircases which are leading from the ground floor to the terrace should be kept free from any obstructions.
- C. Electric wiring should be laid in metal conducting pipe which should be continuously bonded to the earth.
- D. Nothing should be stored near the electric wiring or the electrical insulators.
- E. Electric main should be switched off while closing the premises.
- F. The switch board should be installed at the front, at an easily accessible place.
- G. No combustible or flammable material should be kept on the premises.
- H. The compulsory open space around the school building, playground, etc. should be kept free from any obstructions, encroachment.
- I. The word "EXIT" should be written in languages, according to the language medium followed by the school.
- J. All the teaching staff persons and the labor staff should be trained properly in using the fire extinguishers and summoning the fire brigade in case of emergencies.
- K. Mock evacuation drill in case of fire or other emergencies should be conducted periodically on the premises by the concerned staff members to train the school children.
- L. Exit from all parts of the building should be clearly visible with routes reaching floor, clearly marked. There should be signs posted to guide any person to the common exit floor.
- M. The main entrance, exit gate and the classroom doors should not be locked during school hours.
- N. Combustible material like waste papers, broken wooden articles shall not be kept in the premises.

**20. REFUGE AREA: (for wing A & B)**

**(A)** Refuge area provided on 7<sup>th</sup>, 14<sup>th</sup> & 21<sup>st</sup> floor as shown on plan & shall be conforming to the following requirements.

**i) Manner of refuge area**

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

**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 & drinking water 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 "REFUGEAREA".

**19. OTHER NOC / PERMISSIONS:**

Necessary permissions / NOC for licensable trade activity, addition / alteration / interior works, etc / shall be obtained from competent Municipal Authority and CFO's department.

**20. ELEVATION FEATURES:**

- a. Elevation treatment shall be of non-combustible materials and it should not obstruct fire fighting activities.
- b. Elevation features for entire building shall be as per circular issue by Hon. M.C's Under No. CHE/DP/110/GEN/2019-20 Dated 2019-20.

Now, the Party has paid the **Scrutiny fees** of Rs. 12,49,300/-, vide Receipt No. 2379500/01/02 SAP. Doc No.1004271659 dated 18.02.2022 on the gross built-up area of 19220.00 sq. mtrs. as certified by Architect.

However, E.E.S.R.A. is requested to verify the total built-up area & inform this department, if the same is found to be more for the purpose of levying additional Scrutiny fees, if required.

Architect has certified height of the building as 69.95 mtrs. & total built up area 19220.00 sq. mtrs. for the said residential building & as per schedule II of section 11(1) of Maharashtra fire prevention & life safety measure act 2006, has paid **Fire Service Fee** of Rs. 2,88,300/- vide Receipt No. 2379497/98/99 SAP. Doc No.1004271648 dated 18.02.2022.

**Note:**

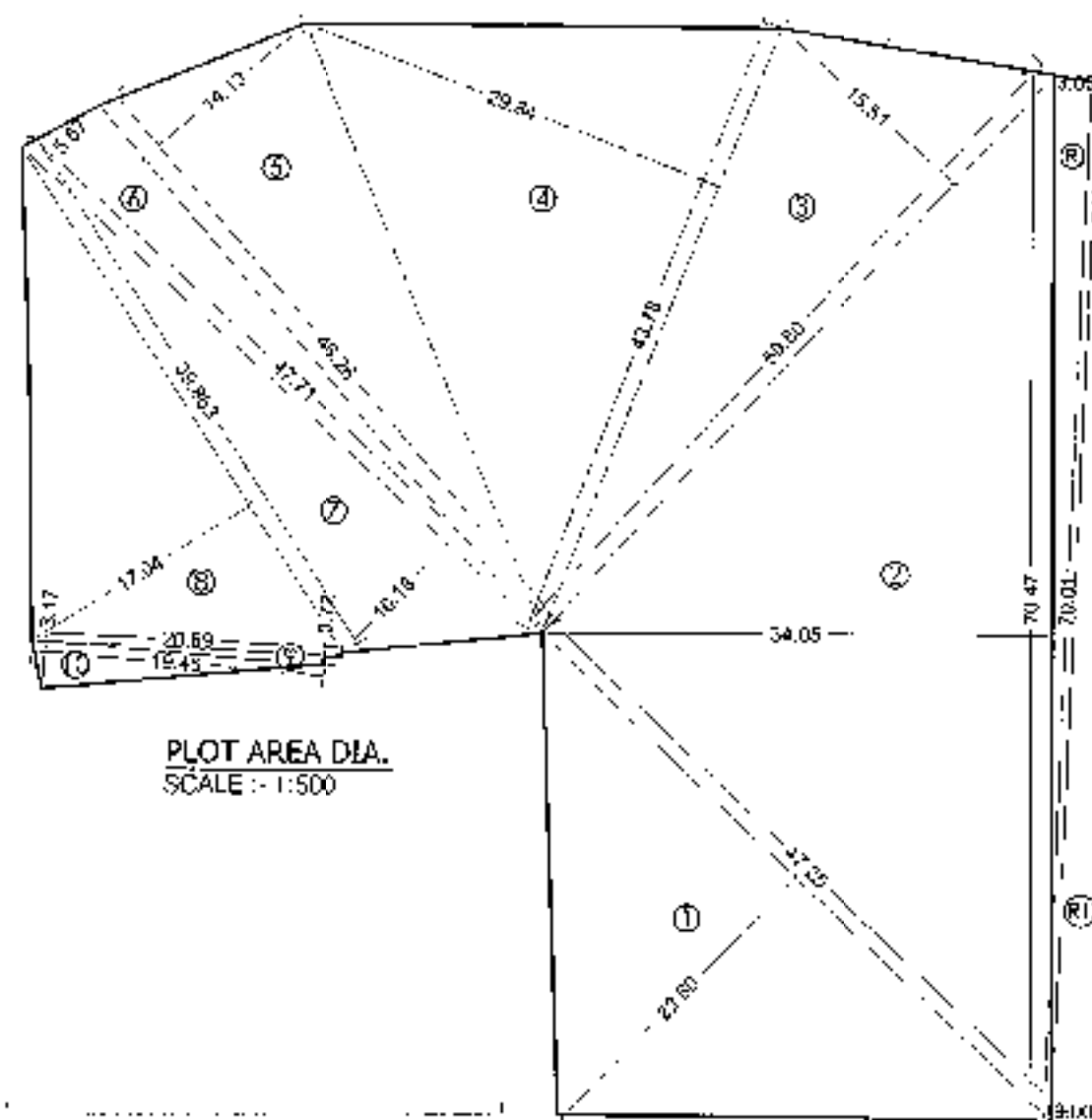
1. The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency
2. The width of shutting road & open spaces is mentioned in plans as submitted by the Architect attached herewith and these parameters shall be certified by the Architect.
3. E.E. (S.R.A.) E.S. shall verify the proposal in context with the relevant Regulations of DCPR-2034.
4. The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address

- system, manual fire alarm system shall be submitted to CDD department.
5. The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, fire duct, electrical duct etc. to be verified & examined by MFC Consultant.
  6. Separate necessary permission for any locatable activity shall be obtained from concerned authorities of MCGM/CDD's department, if then shall not be allowed to use.
  7. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
  8. This re-nomination order is issued only from Fire Protection & Fire-fighting requirements point of view on behalf of the application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/ Architect, etc.
  9. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect/Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
  10. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fire Protection measures & Fixed Fire Fighting Safety system installations and shall be maintained in good working order & in efficient condition till the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or its rules.
  11. This approval is issued without prejudice to legal matters pending in court of law, if any.

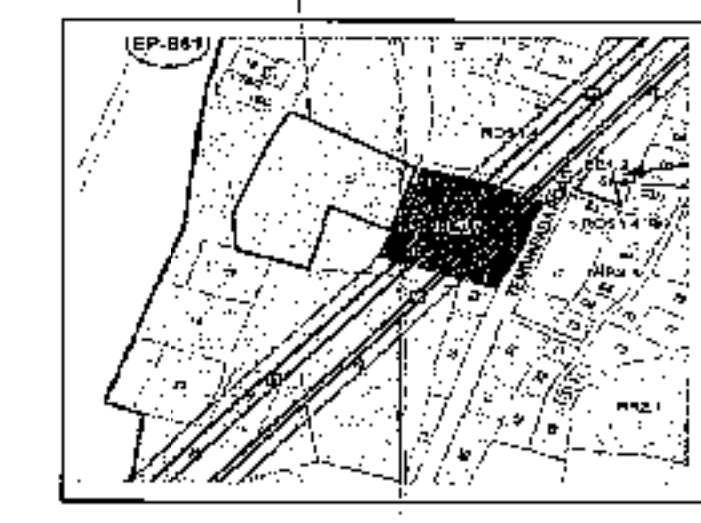
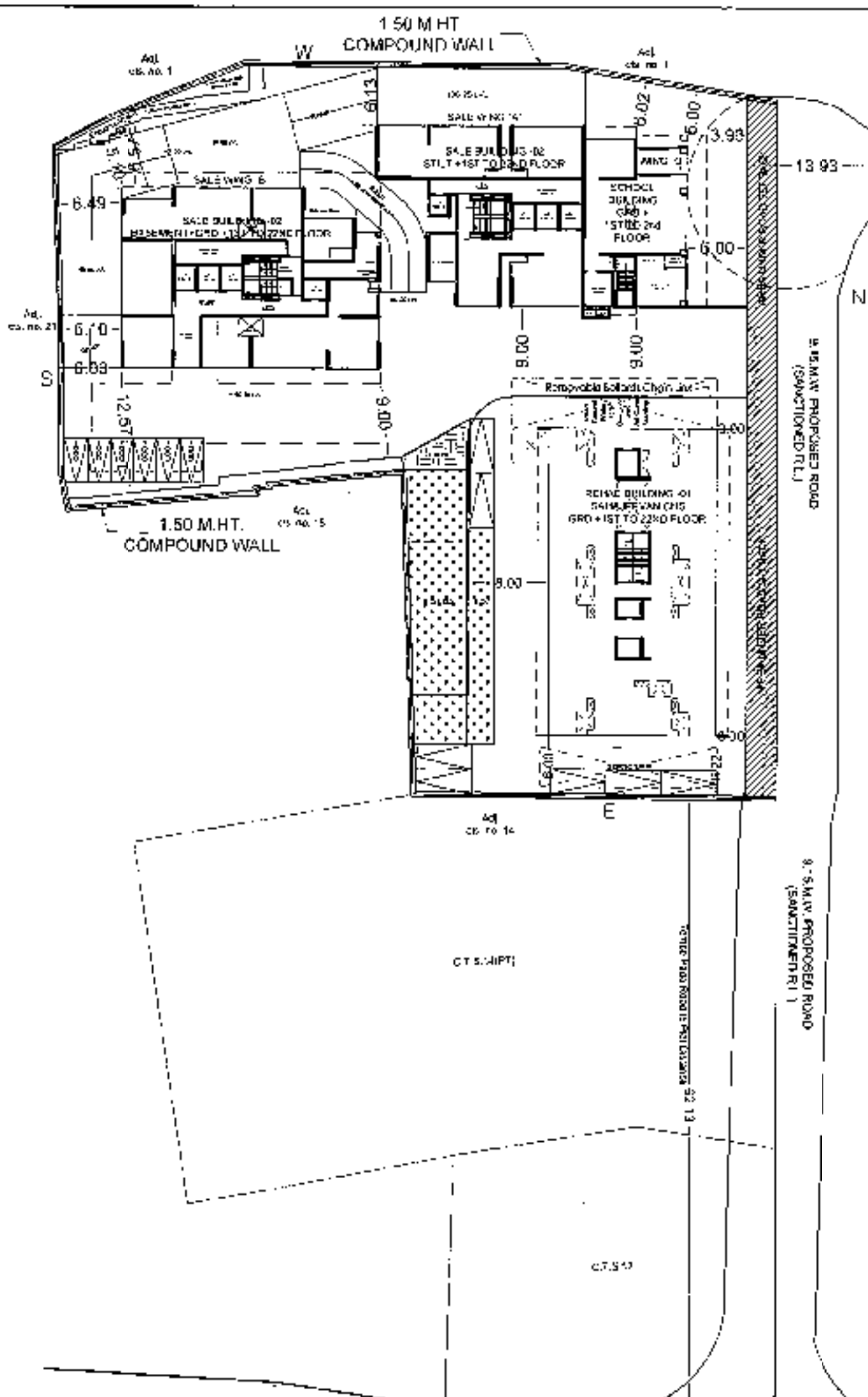
**Dy. Chief Fire Officer  
Mumbai Fire Brigade**

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Dy. Chief Fire Officer

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Dy. Chief Fire Officer

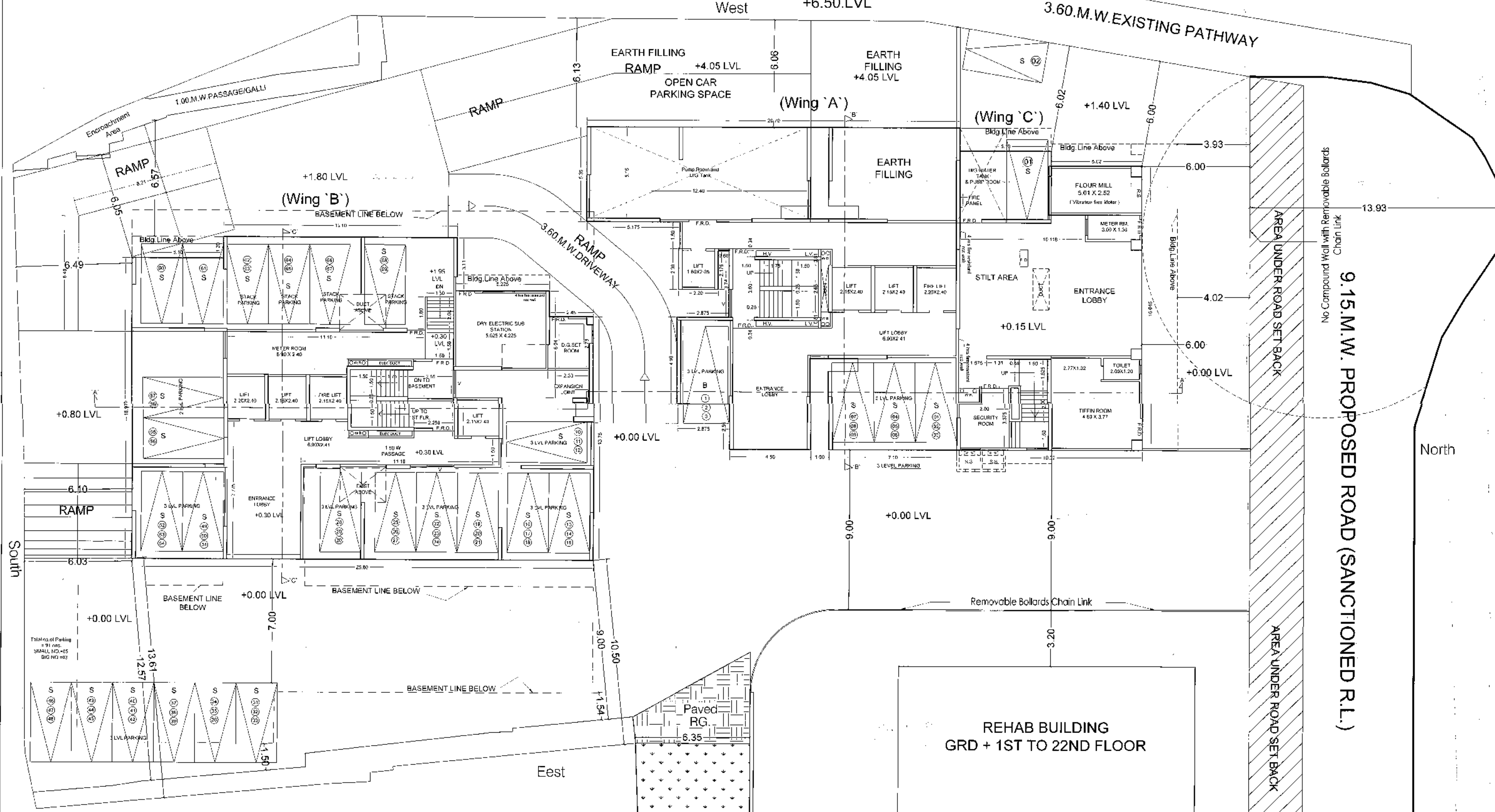


PLOT AREA CALCULATION								
C.T.S. NO. 15 (PT) :-								
1	47.25	x	22.60	x	0.50	=	533.83	Sq. mts.
2	70.47	x	34.05	x	0.50	=	1199.75	Sq. mts.
3	50.80	x	15.51	x	0.50	=	395.95	Sq. mts.
4	43.78	x	29.84	x	0.50	=	653.20	Sq. mts.
5	45.26	x	14.13	x	0.50	=	326.83	Sq. mts.
6	47.71	x	5.57	x	0.50	=	132.87	Sq. mts.
7	47.71	x	10.18	x	0.50	=	242.84	Sq. mts.
8	39.96	x	17.04	x	0.50	=	339.63	Sq. mts.
9	20.69	x	0.72	x	0.50	=	7.45	Sq. mts.
10	19.45	x	9.17	x	0.50	=	89.83	Sq. mts.
TOTAL					=	3861.28	Sq. mts.	
ROAD SET-BACK :-								
R	20.47	x	3.03	x	0.50	=	126.71	Sq. mts.
R1	70.01	x	3.03	x	0.50	=	105.02	Sq. mts.
TOTAL					=	231.72	Sq. mts.	
TOTAL PLOT AREA (3861.28+231.72)					=	4092.00	Sq. mts.	



LOCATION PLAN  
SCALE: 1:4000

LAYOUT PLAN  
SCALE: 1:500



STILT FLOOR PLAN  
SCALE: 1:100 SALE BLDG. NO. 2 (WING A, B & C)

PROFORMA 'A'		AREA IN SQ. MTS
A	AREA STATEMENT	TOTAL PLOT
1	AREA OF PLOT	4092.00
2	Area of reservation in site	---
3	Area of road set back	216.72
4	Area of C.P. ROAD	---
5	REDUCTION FOR :-	---
5.1	Area for 5% STAIRWAY / HALLWAY AREA	---
5.2	Area of reserved area to be handed over to Govt. (Regulation No. 18)	241.77
5.3	Proposed C.P. Road to be handed over (100%) Regulation No. 18	---
5.4	Reservation area (SIT) to be handed over (Regulation No. 17)	---
5.5	Reservation area to be handed over as per PFI (Regulation No. 17)	---
5.6	Area of safety area	---
5.7	Area of safety area to be handed over as per O.C.R. 18(A)	---
5.8	Area of safety area to be handed over as per O.C.R. 18(B)	---
5.9	Area of safety area to be handed over as per O.C.R. 18(C)	---
5.10	Area of safety area to be handed over as per O.C.R. 18(D)	---
5.11	Area of safety area to be handed over as per O.C.R. 18(E)	---
5.12	Area of safety area to be handed over as per O.C.R. 18(F)	---
5.13	Area of safety area to be handed over as per O.C.R. 18(G)	---
5.14	Area of safety area to be handed over as per O.C.R. 18(H)	---
5.15	Area of safety area to be handed over as per O.C.R. 18(I)	---
5.16	Area of safety area to be handed over as per O.C.R. 18(J)	---
5.17	Area of safety area to be handed over as per O.C.R. 18(K)	---
5.18	Area of safety area to be handed over as per O.C.R. 18(L)	---
5.19	Area of safety area to be handed over as per O.C.R. 18(M)	---
5.20	Area of safety area to be handed over as per O.C.R. 18(N)	---
5.21	Area of safety area to be handed over as per O.C.R. 18(O)	---
5.22	Area of safety area to be handed over as per O.C.R. 18(P)	---
5.23	Area of safety area to be handed over as per O.C.R. 18(Q)	---
5.24	Area of safety area to be handed over as per O.C.R. 18(R)	---
5.25	Area of safety area to be handed over as per O.C.R. 18(S)	---
5.26	Area of safety area to be handed over as per O.C.R. 18(T)	---
5.27	Area of safety area to be handed over as per O.C.R. 18(U)	---
5.28	Area of safety area to be handed over as per O.C.R. 18(V)	---
5.29	Area of safety area to be handed over as per O.C.R. 18(W)	---
5.30	Area of safety area to be handed over as per O.C.R. 18(X)	---
5.31	Area of safety area to be handed over as per O.C.R. 18(Y)	---
5.32	Area of safety area to be handed over as per O.C.R. 18(Z)	---
6	BALANCE AREA OF PLOT (2 minus 5)	3061.28
7	Area of area UNDER DEVELOPMENT after areas to be handed over to GOVT.	3061.28
8	Area of area UNDER DEVELOPMENT after areas to be handed over to GOVT.	3061.28
9	Area of area UNDER DEVELOPMENT after areas to be handed over to GOVT.	3061.28
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99	Area of area UNDER DEVELOPMENT after areas to be handed over to GOVT.	3061.28
100	Area of area UNDER DEVELOPMENT after areas to be handed over to GOVT.	3061.28

**PROFORMA 'B'**  
CONTENT OF SHEET

STILT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, BUILTUP AREA SUMMARY, LINE DIAGRAM, PARKING STATEMENT

STAMP OF APPROVAL OF THE MUMBAI FIRE BRIGADE

STAMP OF DATE OF RECEIPT OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SALE BLDG. NO. 02 ON PLOT BEARING C.T.S. NO. 15 (PT), OF KANJUR VILLAGE, KRANTI NAGAR BHANDURVA, MUMBAI 400078.

NAME OF OWNER  
M/s. HEXZONE FISCAL SERVICES PVT. LTD.

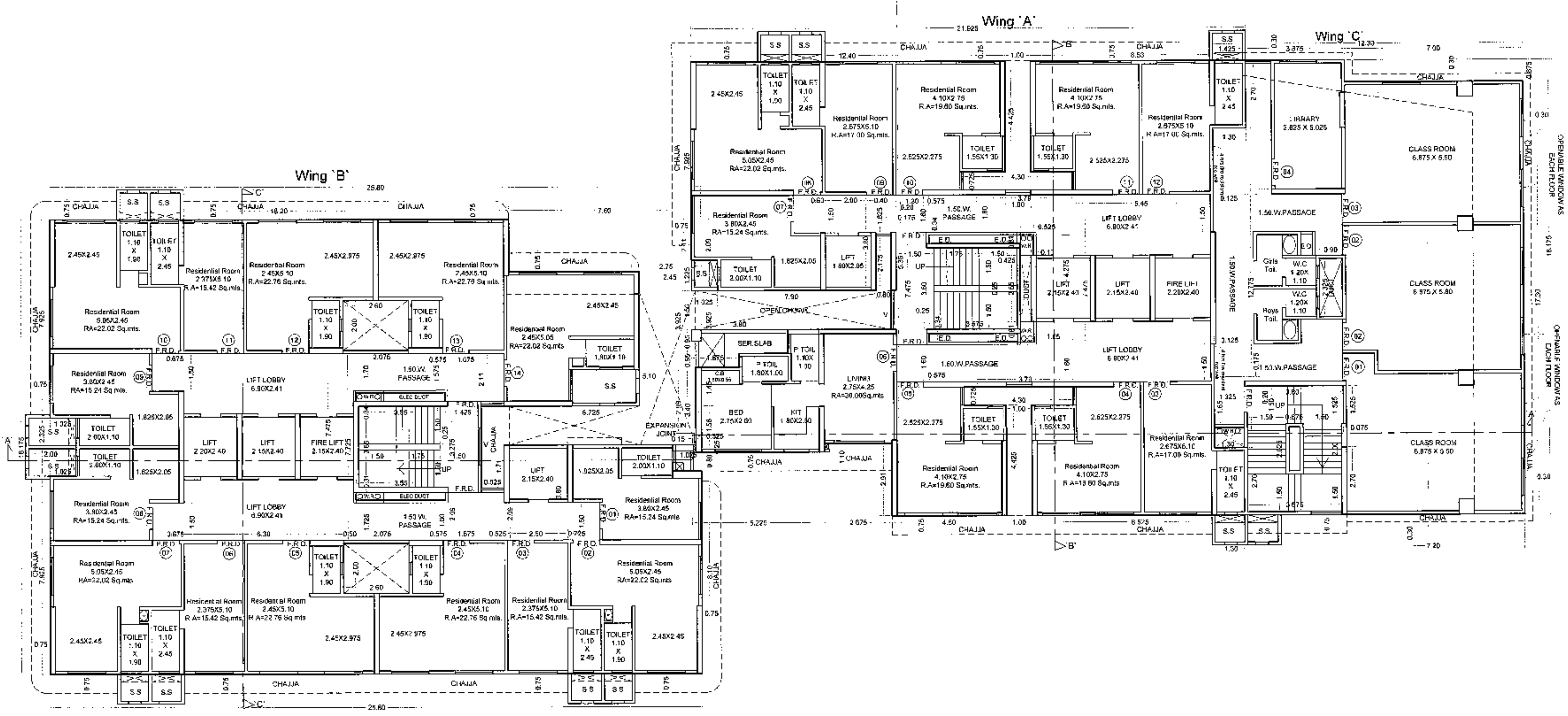
SIGN. NAME & ADDRESS OF ARCHITECT  
MATRIX  
ARCHITECTS & ENGINEERS,  
702/204A HUN MAT,  
BALLYODGAON, CHURCH ROAD,  
MUMBAI (W),  
MUMBAI 400060.

NORTH LINE	REMARK	JOB NO. :-	SCALE
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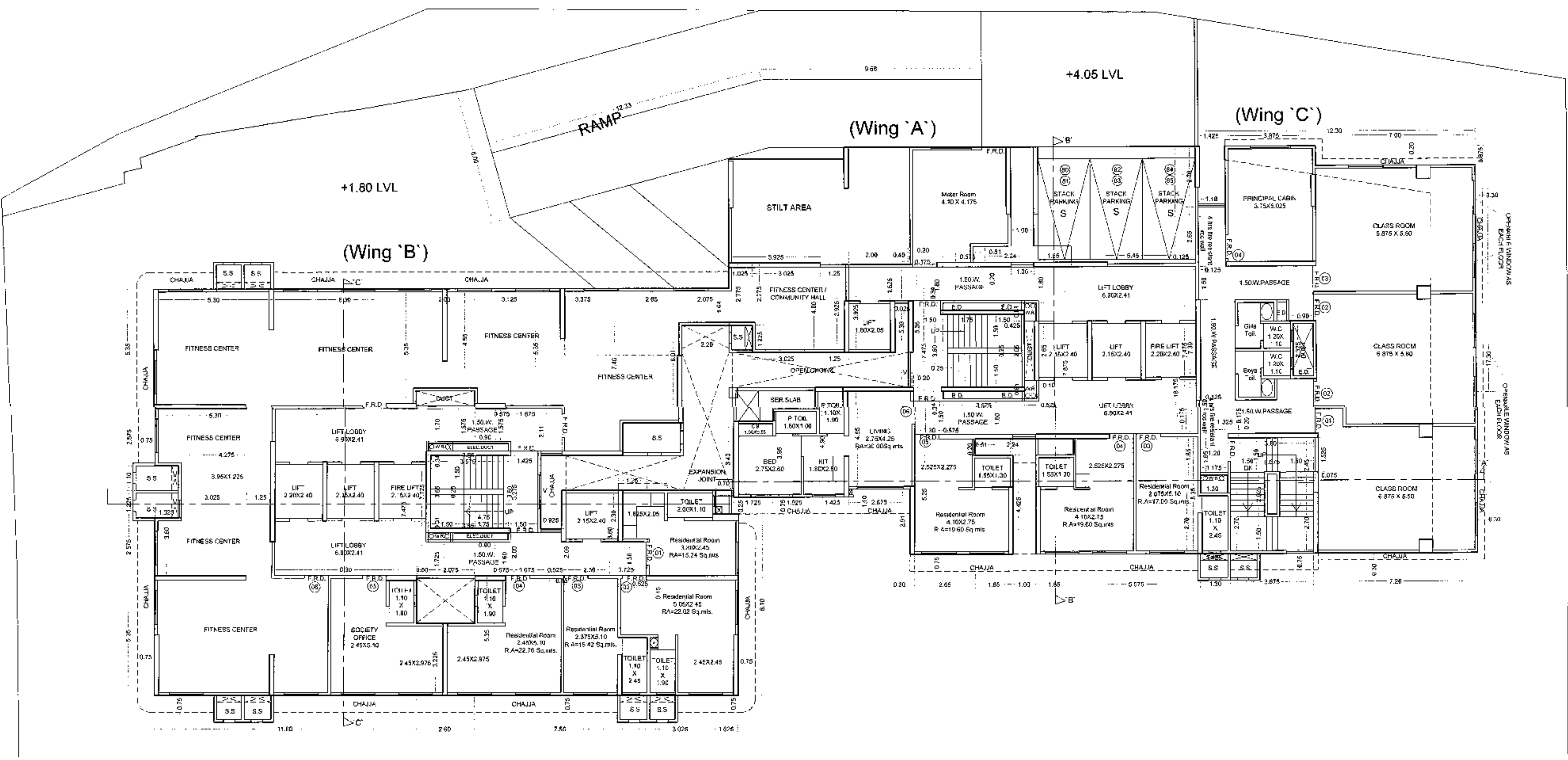
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





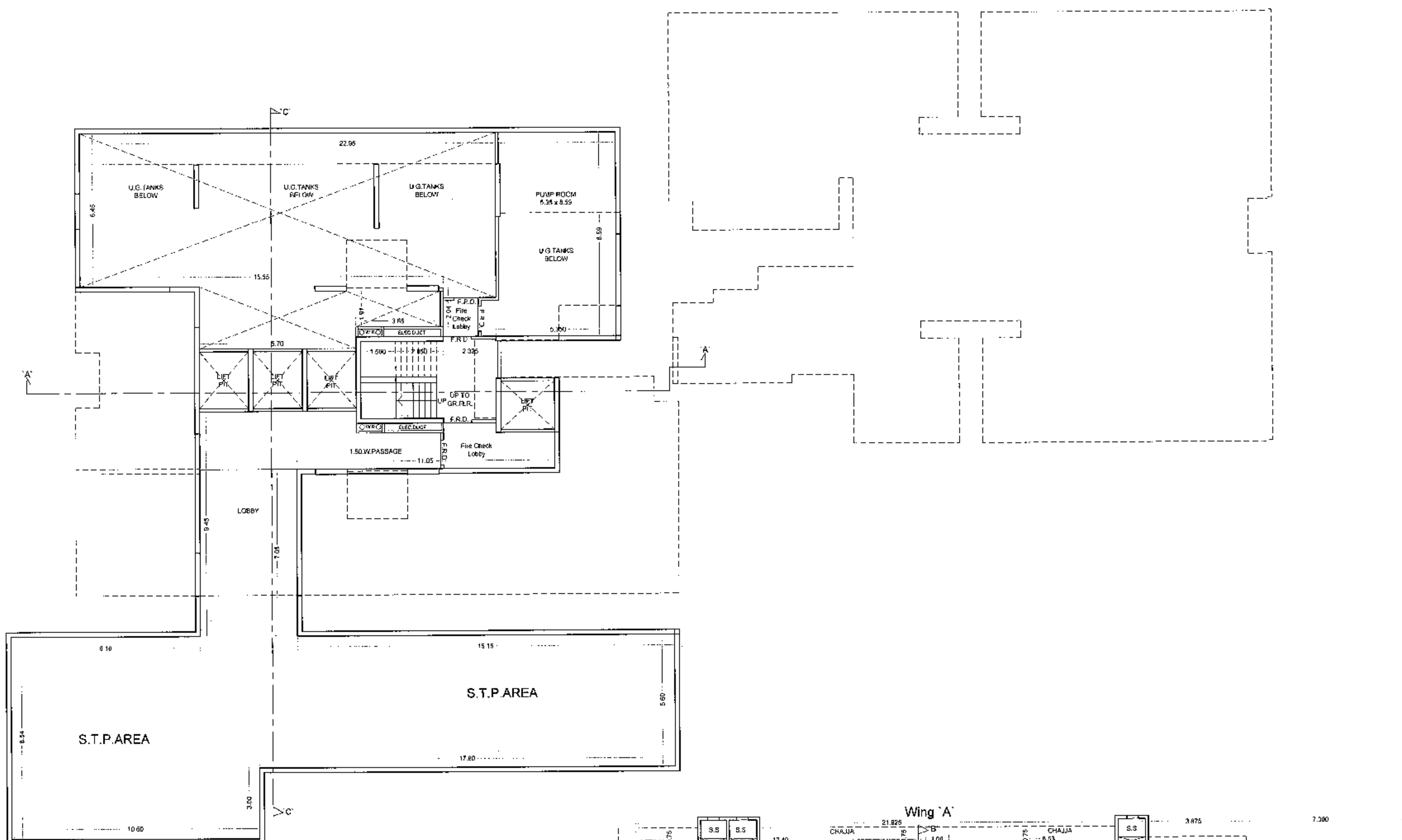


2nd FLOOR PLAN  
SCALE 1:100 SALE BLDG NO 2 (WING 'A' 'B' & 'C')

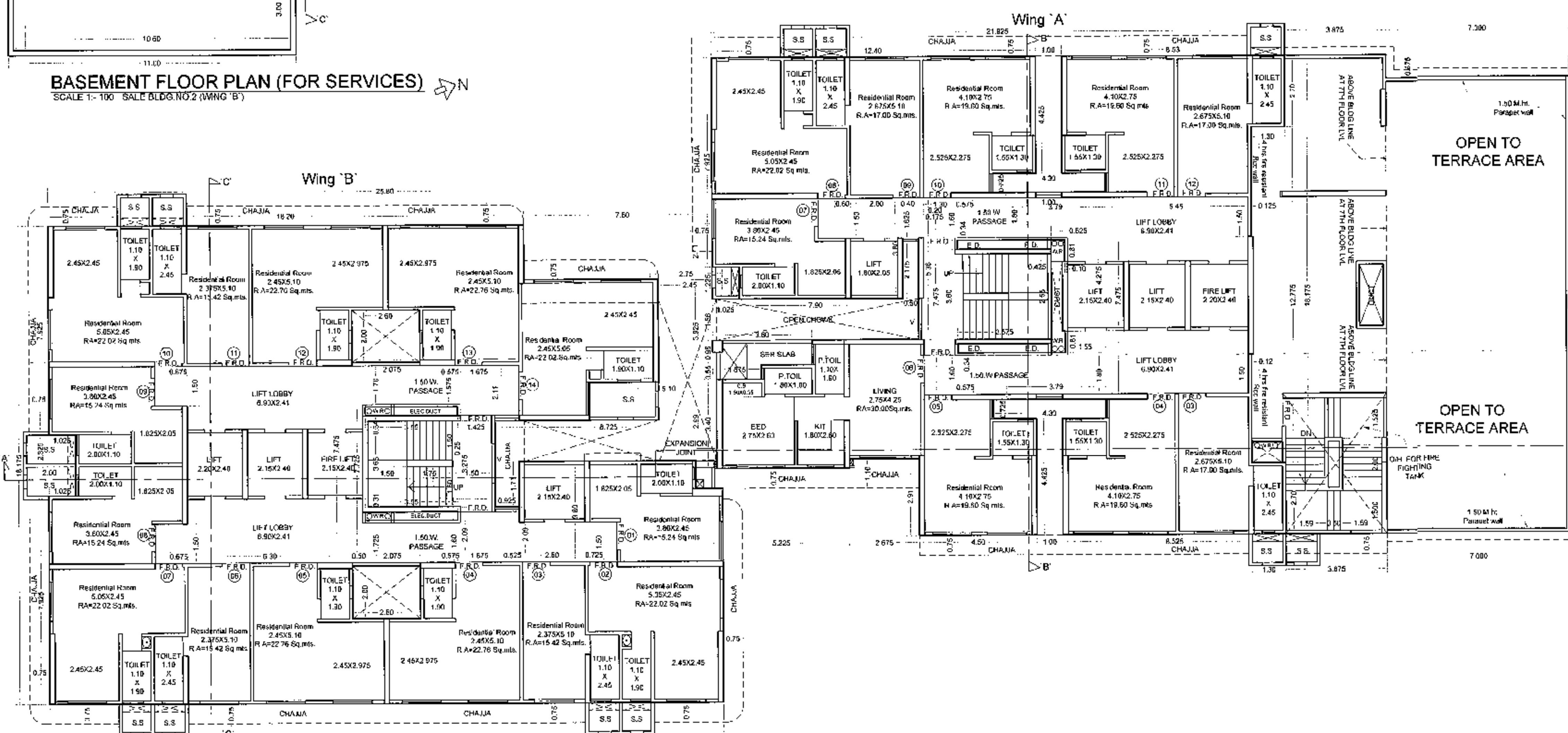


1ST FLOOR PLAN  
SCALE 1:100 SALE BLDG NO 2 (WING 'A' 'B' & 'C')


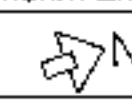
<b>PROFORMA 'B'</b>			
<b>CONTENT OF SHEET</b>			
1ST FLOOR PLAN, SCHOOL B.U.A. SUMMARY BASEMENT PLAN AREA LINE DIAGRAM WITH B.U.A. CALCULATION			
<b>STAMP OF APPROVAL OF PLANS</b>			
SIGNED IN THE PRESENCE OF THE SUBJECT TO REQUIREMENT UNDER NO. 22, 1985 (1) 214			
 Dy. CHIEF FIRE OFFICER (ES/VI) MUMBAI FIRE BRIGADE E. S. Kamgar			
<b>STAMP OF DATE OF RECEIPT OF PLANS</b>			
<b>DESCRIPTION OF PROPOSAL &amp; PROPERTY</b>			
PROPOSED SALE BLDG. NO. 02 ON PLOT BEARING C T S NO 15 (PT), OF KANAJUR VILLAGE, KRANTI NAGAR BHANDUR(W), MUMBAI 400078.			
<b>NAME OF OWNER</b>			
M/s. NEXZONE FISCAL SERVICES PVT LTD			
<b>SIGN. NAME &amp; ADDRESS OF ARCHITECT</b>			
<b>MATRIX</b>			
ARCHITECTS & ENGINEERS, 702 MARATHON MAX, MULUND COREGAND LINK ROAD, MULUND (W), MUMBAI 400030.			
<b>NORTH LINE</b>	<b>REMARK</b>	<b>JOB NO. -</b>	<b>SCALE -</b> as stated
		<b>DRG NO. -</b>	<b>DRN BY -</b> Rafoque
		<b>DATE</b>	<b>CHW BY -</b>



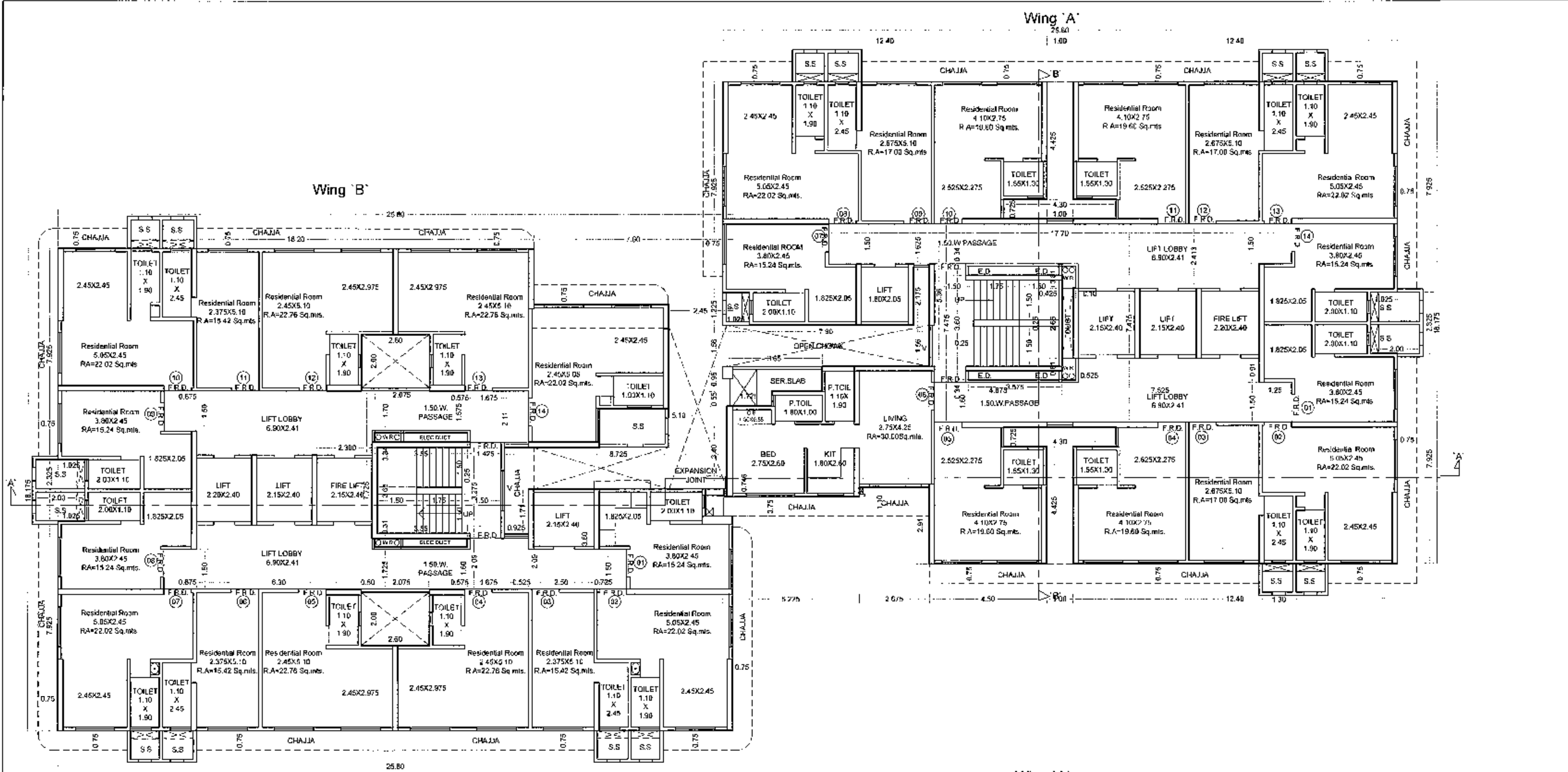
**BASEMENT FLOOR PLAN (FOR SERVICES)**  
SCALE 1:100 SALE BLDG. NO.2 (WING 'B')



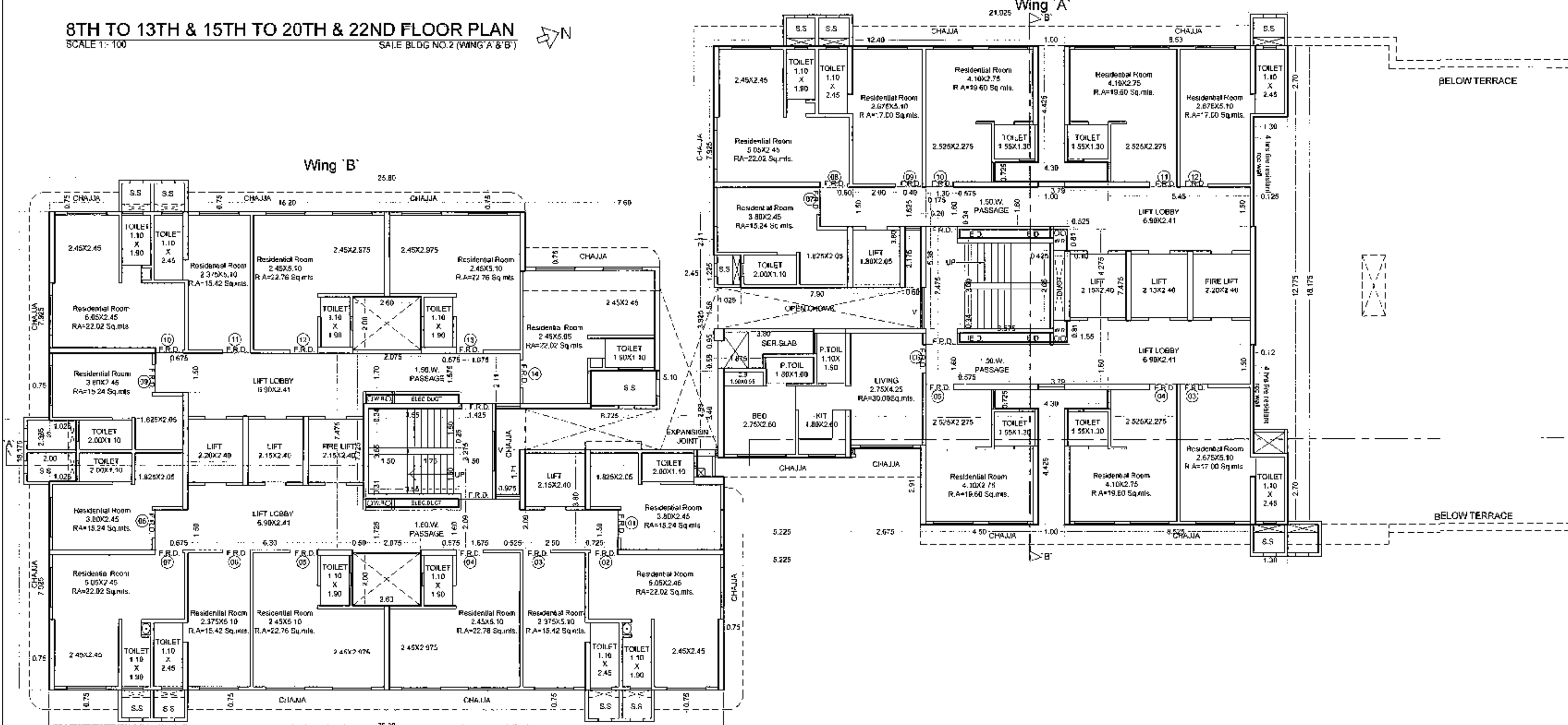
**3RD FLOOR PLAN**  
SCALE 1:100 SALE BLDG. NO.2 (WING 'A' & 'B')

PROFORMA 'B'			
CONTENT OF SHEET			
3RD FLOOR PLAN, TERRACE FLOOR PLAN, BASEMENT FOR SERVICES,			
STAMP OF APPROVAL OF PLANS			
SIGNED IN TOKEN OF APPROVAL SUBJECT TO REQUIREMENT UNDER NO. 173A (1) (b) (ii) PAN			
 CHIEF FIRE OFFICER (ES/VI) MUMBAI FIRE BRIGADE			
STAMP OF DATE OF RECEIPT OF PLANS			
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED SALE BLDG. NO. 02 ON PLOT BEARING C.T.S NO 15 (PT), OF KANJUR VILLAGE, KRANTI NAGAR BHANDUP(W), MUMBAI 400078.			
NAME OF OWNER			
M/s. NEXZONE FISCAL SERVICES PVT LTD.			
SIGN. NAME & ADDRESS OF ARCHITECT			
MATRIX ARCHITECTS & ENGINEERS, 702 MARATHON MAX, MULUND CORREGGAN LINK ROAD, MULUND (W), MUMBAI 400080.			
NORTH LINE	REMARK	JOB NO. :-	SCALE :- as stated
		DRG. NO. :-	DRN BY :- Rafique
		DATE :-	CHKD BY :-





8TH TO 13TH & 15TH TO 20TH FLOOR PLAN  
SCALE 1:100 SALE BLDG NO.2 (WING A & B)



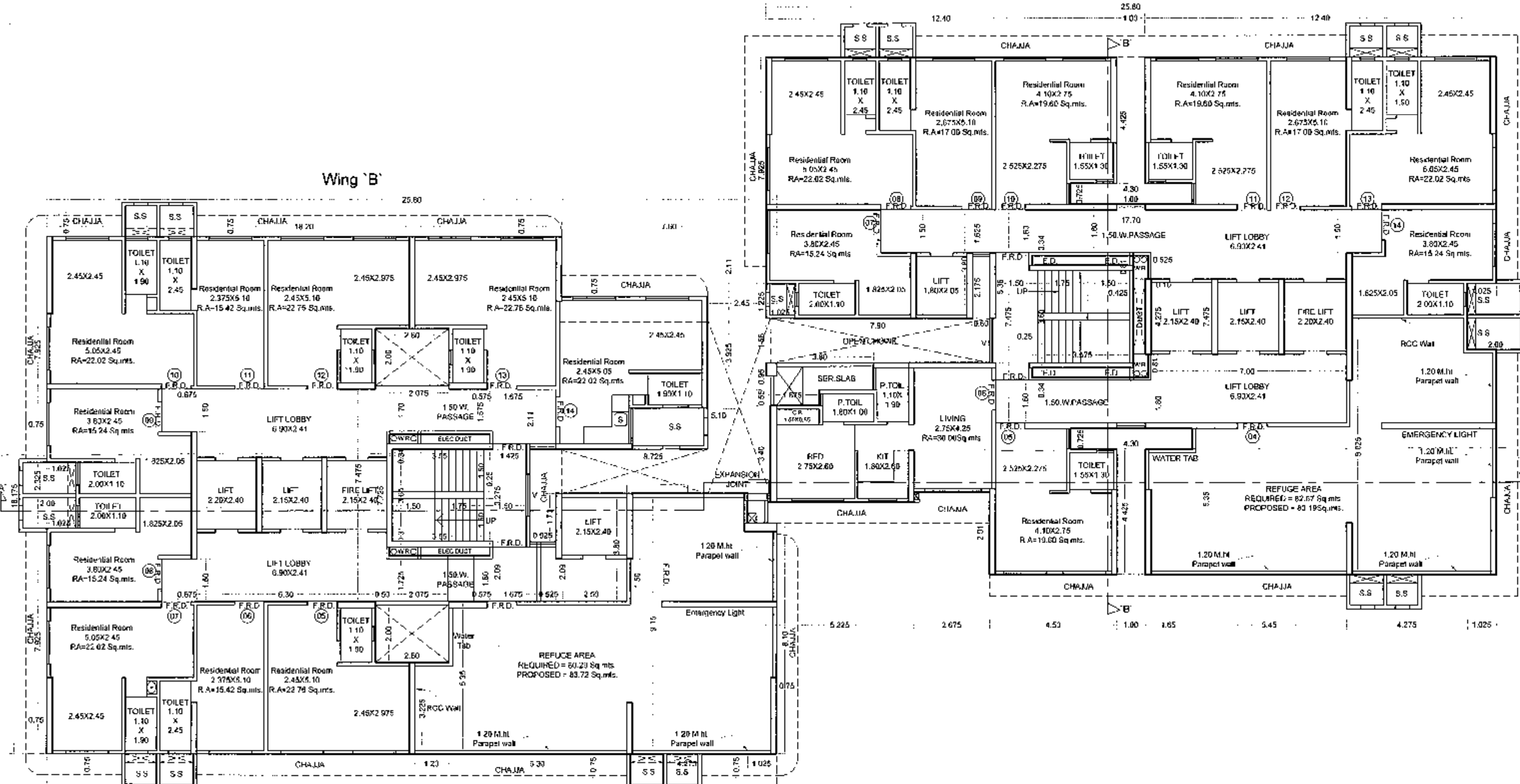
4TH TO 6TH FLOOR PLAN  
SCALE 1:100 SALE BLDG NO.2 (WING A & B)

<b>PROFORMA 'B'</b>			
<b>CONTENT OF SHEET</b>			
4th to 6th FLOOR PLAN AREA LINE DIAGRAM WITH B.U.A. CALCULATION			
<b>STAMP OF APPROVAL OF PLANS</b>			
SIGNED IN FAVOR OF APPROVED SUBJECT TO REQUIREMENT UNDER NO. 2 OF RULE 27(1)(ii)			
 D.Y. CHIEFF FIRE OFFICER (E.S./V) MUMBAI FIRE BRIGADE			
<b>STAMP OF DATE OF RECEIPT OF PLANS</b>			
<b>DESCRIPTION OF PROPOSAL &amp; PROPERTY</b>			
PROPOSED SALE BLDG. NO. 02 ON PLOT BEARING C.T.S NO 15 (PT), OF KANJUR VILLAGE, KRAN (I) NAGAR BHANDUP(W), MUMBAI 400078.			
<b>NAME OF OWNER</b>			
M/s. NEXZONE FISCAL SERVICES PVT LTD.			
<b>SIGN. NAME &amp; ADDRESS OF ARCHITECT</b>			
<b>MATRIX</b> ARCHITECTS & ENGINEERS, 702, MARATHON MAX, MULUND GOREGOAN LINK ROAD, MULUND (W), MUMBAI 400130			
<b>NORTH LINE</b>	<b>REMARK</b>	<b>JOB NO. :-</b>	<b>SCALE :-</b> as stated
		<b>DRG. NO. :-</b>	<b>DRN BY :-</b> Rafique
		<b>DATE :-</b>	<b>CHKD BY :-</b>



REFUGE AREA STATEMENT WING 'A'		REFUGE AREA STATEMENT WING 'B'	
7th FLR.(REFUGE)	224.83	7th FLR.(REFUGE)	227.18
8th FLR.	306.97	8th FLR.	311.10
9th FLR.	306.97	9th FLR.	311.10
10th FLR.	306.97	10th FLR.	311.10
11th FLR.	306.97	11th FLR.	311.10
12th FLR.	306.97	12th FLR.	311.10
13th FLR.	306.97	13th FLR.	311.10
TOTAL	2066.65	TOTAL	2093.78
REFUGE AREA REQUIRED 4%	82.67	REFUGE AREA REQUIRED 4%	83.75
REQUIRED 4.25%	87.83	REQUIRED 4.25%	88.99
REFUGE AREA PROPOSED	83.19	REFUGE AREA PROPOSED	85.01
EXCESS REFUGE AREA	0.00	EXCESS REFUGE AREA	0.00
14th FLR.(REFUGE)	224.83	14th FLR.(REFUGE)	227.18
15th FLR.	306.97	15th FLR.	311.10
16th FLR.	306.97	16th FLR.	311.10
17th FLR.	306.97	17th FLR.	311.10
18th FLR.	306.97	18th FLR.	311.10
19th FLR.	306.97	19th FLR.	311.10
20th FLR.	306.97	20th FLR.	311.10
PROPOSED AREA	2066.65	PROPOSED AREA	2093.78
REFUGE AREA REQUIRED 4%	82.67	REFUGE AREA REQUIRED 4%	83.75
REQUIRED 4.25%	87.83	REQUIRED 4.25%	88.99
REFUGE AREA PROPOSED	83.19	REFUGE AREA PROPOSED	85.01
EXCESS REFUGE AREA	0.00	EXCESS REFUGE AREA	0.00
21st FLR.(REFUGE)	285.45	21st FLR.(REFUGE)	286.10
22nd FLR.	306.97	22nd FLR.	311.10
TOTAL	592.42	TOTAL	597.20
REFUGE AREA REQUIRED 4%	23.70	REFUGE AREA REQUIRED 4%	23.89
REFUGE AREA PROPOSED	23.70	REFUGE AREA PROPOSED	24.70
EXCESS REFUGE AREA	0.00	EXCESS REFUGE AREA	0.00

Wing 'A'



7TH & 14TH REFUGE FLOOR PLAN  
SCALE 1:100  
SALE BLDG. NO.2 (WING 'A' & 'B')

**PROFORMA 'B'**  
CONTENT OF SHEET

7th & 14th REFUGE FLOOR PLAN, AREA LINE DIAGRAM WITH B.U.A. CALCULATION

STAMP OF APPROVAL OF PLANS  
SIGNED IN TOKEN OF APPROVED SUBJECT TO REQUIREMENT UNDER NO. 188/B/2014  
31/09/22

BY: CHIEF FIRE OFFICER (E.S./VI)  
MUMBAI FIRE BRIGADE

STAMP OF DATE OF RECEIPT OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED SALE BLDG. NO. 02 ON PLOT BEARING C.T.S NO 15 (PT), OF KANJUR VILLAGE, KRANTI NAGAR BHANDUP(W), MUMBAI 400078.

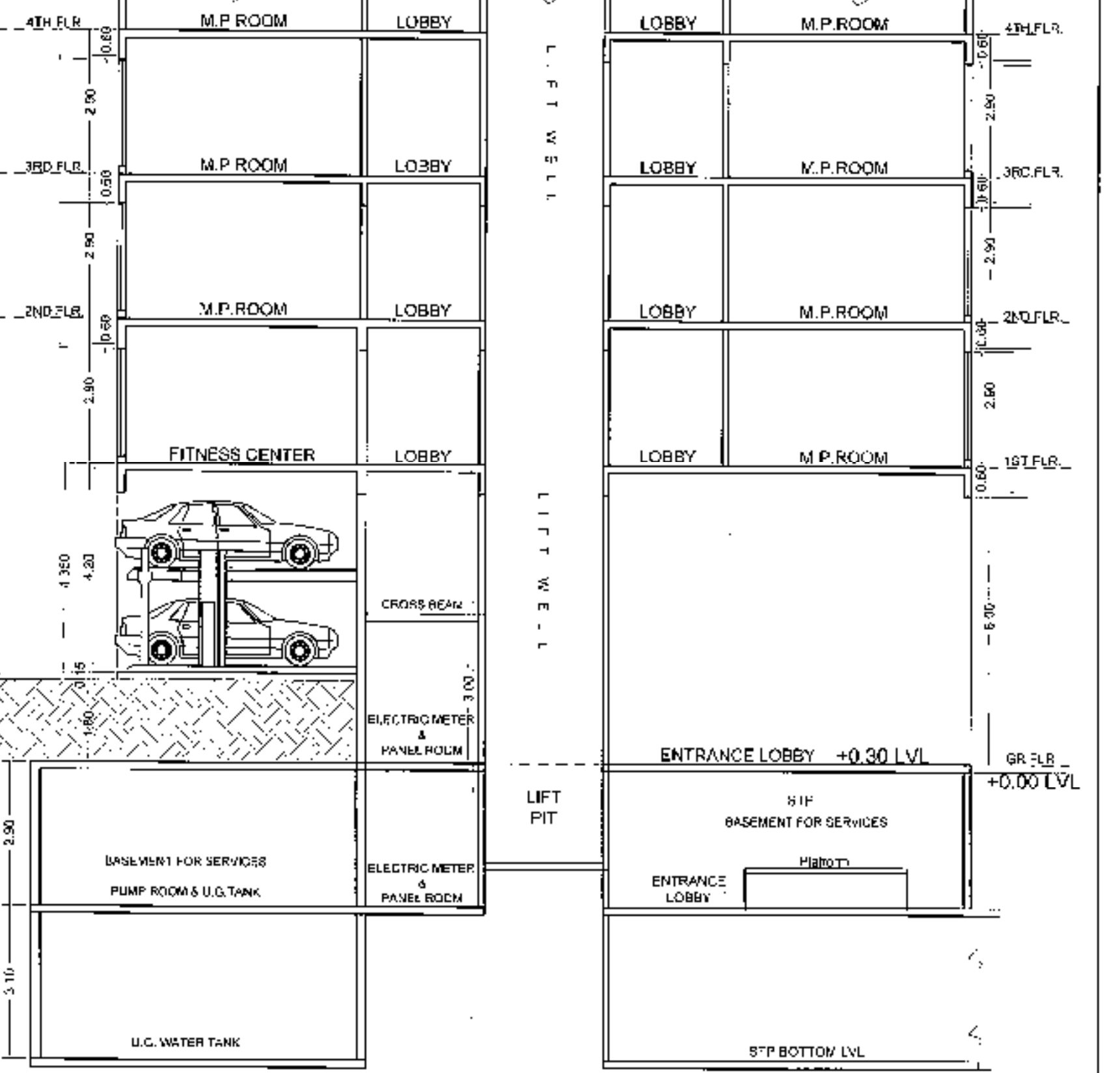
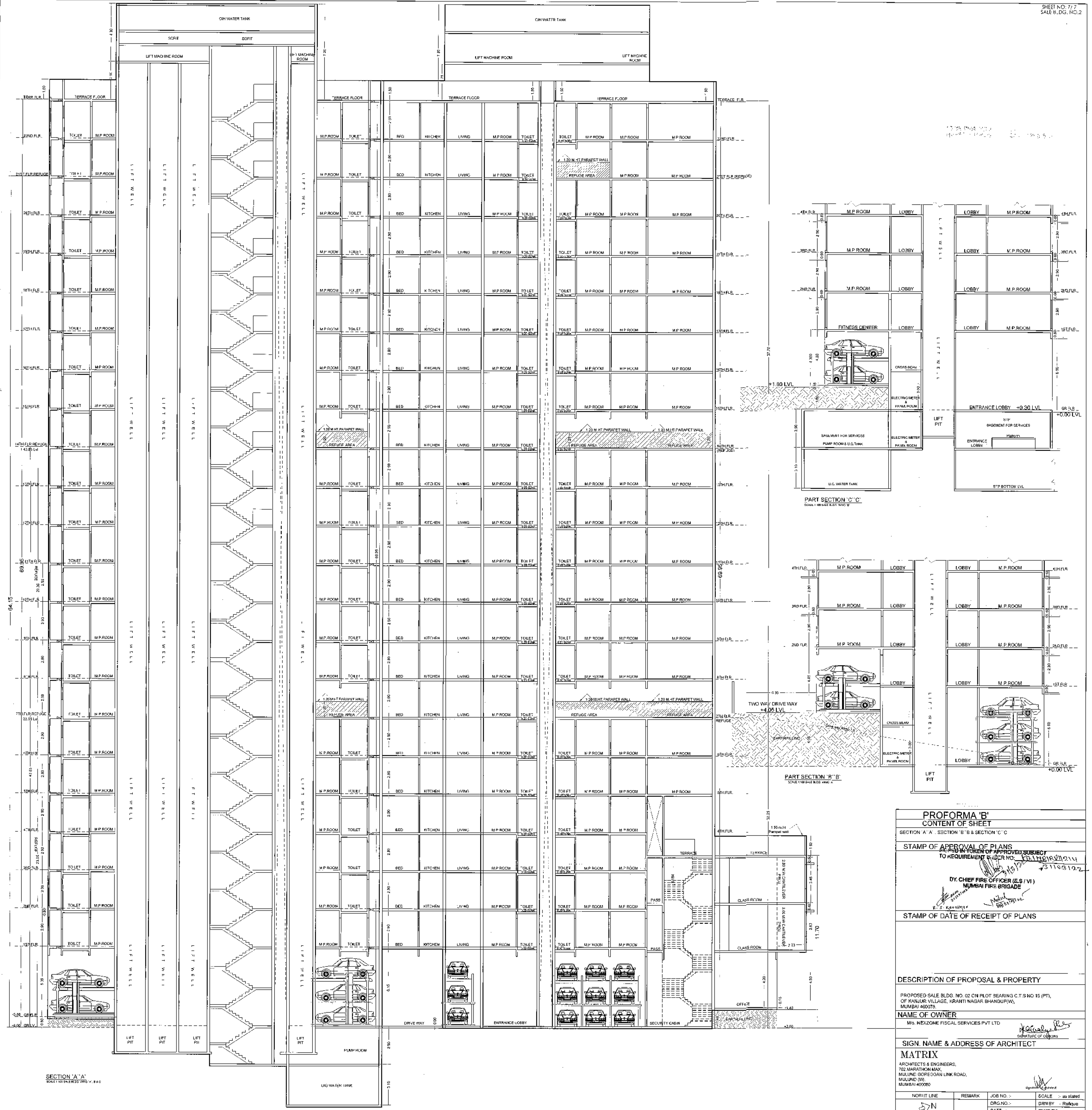
NAME OF OWNER  
Mrs. NEXZONE FISCAL SERVICES PVT LTD.

SIGN. NAME & ADDRESS OF ARCHITECT  
MATRIX  
ARCHITECTS & ENGINEERS,  
702 MARATHON MAX,  
MULUND GOREGOAN LINK ROAD,  
MULUND (W),  
MUMBAI 400080.

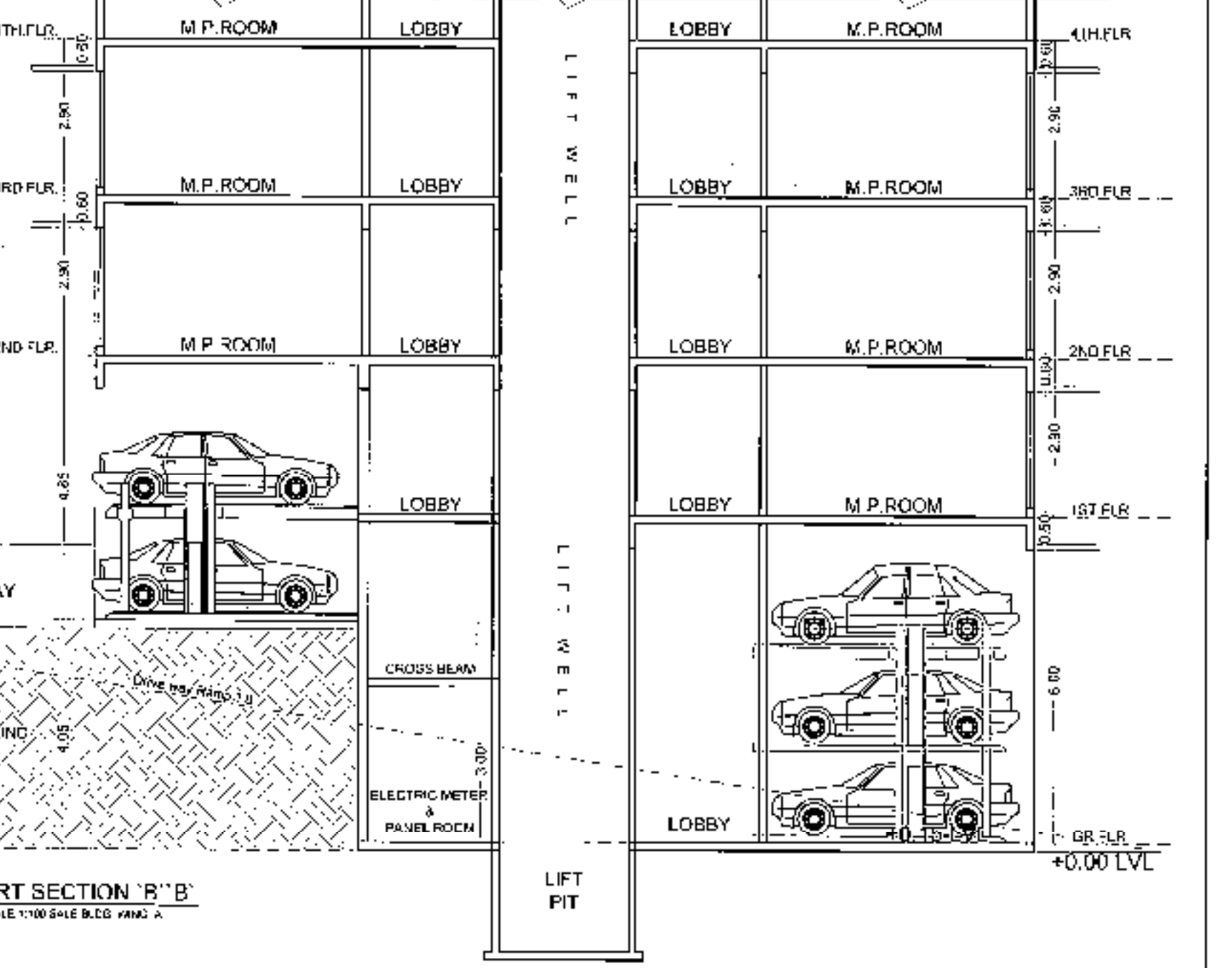
NORTH LINE	REMARK	JOB NO.	SCALE
N			as stated
		DRG.NO.	DRN BY
		DATE	CHKD BY







PART SECTION 'C-C'  
SCALE: 1/8" = 1'-0" (AS SHOWN)



PART SECTION 'B-B'  
SCALE: 1/8" = 1'-0" (AS SHOWN)

PROFORMA 'B'			
CONTENT OF SHEET			
SECTION 'A' 'A', SECTION 'B' 'B' & SECTION 'C' 'C'			
STAMP OF APPROVAL OF PLANS			
AS TAKEN OF APPROVED SUBJECT TO REQUIREMENT UNDER NO. 31103/12			
DY. CHIEF FIRE OFFICER (E.S./VI) MUMBAI FIRE BRIGADE			
STAMP OF DATE OF RECEIPT OF PLANS			
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED SALE BLDG. NO. 02 ON PLOT BEARING C.T.S NO 15 (PT), OF MANUR VILLAGE, KRANTI NAGAR BHANDUR(PW), MUMBAI 400075			
NAME OF OWNER			
M/s. NEXZONE FISCAL SERVICES PVT LTD			
SIGN. NAME & ADDRESS OF ARCHITECT			
MATRIX			
ARCHITECTS & ENGINEERS, 702 MARATHON MAX, MULUND COOPERATIVE LINK ROAD, MULUND (W), MUMBAI 400080			
NORIT LINE	REMARK	JOB NO. :-	SCALE :- as stated
		DRG. NO. :-	DRN BY :- Rajeev
		DATE :-	CHKD BY :-

SECTION 'A' 'A'  
SCALE: 1/8" = 1'-0" (AS SHOWN)