

## Pooja Mithbavkar

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**From:** Pooja Mithbavkar  
**Sent:** 09 January 2024 12:23  
**To:** ecompliance-mh@gov.in; ec-rdw.cpcb@gov.in  
**Subject:** EC Compliance for April 2023-September 2023 Of [M/s. Macrotech Developers Limited for Proposed Expansion in Residential Development project on plot bearing CTS no. 102A/2 & 102A/4 of Village Tirandaz, Powai, Mumbai, Maharashtra]  
**Attachments:** Six Monthly EC Complaiance Report Apr 23-Sept 23.pdf

Respected Sir/Madam,

As per MoEF & CC notification vide No. SO 5845(E) Dated-26.11.2018 AND as informed by Central Pollution Control Board, Regional Directorate (West), Vadodara regarding digital transaction of EC Compliance report under Government of India initiatives for promoting e-office through digital transaction of activities, we are submitting herewith six-monthly EC compliance status report for period April 2023 - September 2023 of Proposed Expansion in Residential Development project on plot bearing CTS no. 102A/2 & 102A/4 of Village Tirandaz, Powai, Mumbai, Maharashtra by M/s. Macrotech Developers Limited. in pdf format with signed and stamped by authorized signatory of the project.

Documents enclosed herewith are as listed below:

1. Cover letter
2. Datasheet
3. EC compliance status report
4. List of annexures
5. Documents as per list of annexures


Hope above is to your satisfaction.


Regards,

Pooja Mithbavkar



Aditya Environmental  
Services Pvt. Ltd.

 **Head Office** | 107/110, Hiren Light Industrial Estate, Mogul Lane,  
Mahim, Mumbai 400016

 **Laboratory** | Plot P-1, MIDC Commercial Plots, Mohopada,  
P.O. Rasayani, Tal. Khalapur, Dist. Raigad 410222

 022-42127500  [contact@aespl.co.in](mailto:contact@aespl.co.in)

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Date: 2<sup>nd</sup> November 2023

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

Sub: Submission of Environmental Clearance Compliance Status for period of **April 2023 to September 2023**.

Ref: Environmental Clearance vide letter no. EC22B038MH147353 Dated. 30.09.2022.

Dear Sir,

We have received Environmental Clearance from SEIAA for the proposed construction project of residential & commercial development on S. No. 85/1B, 86/2, 85/1/A/2, 85/1/A/3 at village Ghodbunder, Mira Road, District- Thane, Maharashtra.

As per condition Stipulated in Environmental Clearance, we are submitting herewith six-monthly compliance status report for the period of **April 2023 to September 2023** along with the desired information and copies of documents are as under:

1. Data sheet
2. EC Compliance report
3. Post Monitoring Report (April 2023 to September 2023)

We hope the above is to your satisfaction.

Thanking You,  
Yours faithfully,

For M/s. Macrotech Developers Limited,



Authorized Signatory

Encl: a/a

CC to:

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

*Dijay 21-23*  
महाराष्ट्र प्रदूषण नियंत्रण मंडळ  
कल्पतरु पॉइंट, ३ रा मजला, सावन सकल  
सिनिव्हिट समोर, सावन (पूर्व),  
मुंबई - ४०० ०२२.  
फोन :- २४०९०४३७ / २४०२०७८९  
Website [www.mpcb.gov.in](http://www.mpcb.gov.in)

महाराष्ट्र प्रदूषण नियंत्रण मंडळ  
कल्पतरु पॉइंट, ३ रा मजला, सावन सकल  
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Website [www.mpcb.gov.in](http://www.mpcb.gov.in)

Date: 26.12.2023

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

**Sub:** Submission of Environmental Clearance Compliance Status for period of **April 2023 to September 2023**.

**Ref:** Environmental Clearance vide letter no. EC23B038MH183300 Dated. 23.02.2023.

**Dear Sir,**

We have received Environmental Clearance from SEIAA for the proposed expansion in Residential Development project on plot bearing CTS no. 102A/2 & 102A/4 of Village Tirandaz, Powai, Mumbai, Maharashtra.

As per condition Stipulated in Environmental Clearance, we are submitting herewith six-monthly compliance status report for the period of **April 2023 to September 2023** along with the desired information and copies of documents are as under:

1. Data sheet
2. EC Compliance report
3. Post Monitoring Report (April 2023 to September 2023)

We hope the above is to your satisfaction.

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**For M/s. Macrotech Developers Limited,**



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2. **Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara.**

## DATA SHEET

1.	Project type: River-valley/Mining/Industry/Thermal/Nuclear/Other (Specify)	Others: Construction of residential development project									
2.	Name of the Project	Proposed expansion in Residential Development project on Plot bearing CTS No. 102A/2 & 102A/4 of Village Tirandaz, Powai, Mumbai.									
3.	Clearance letter (s)/OM No. And Date	Environmental Clearance vide letter no. EC23B038MH183300 Dated. 23.02.2023.									
4.	Location: a) District (s) b) State (s) c) Location  d) Latitude/Longitude	Mumbai Maharashtra Village Tirandaz, Powai  19°07'20.58" N 72°55'07.16"E									
5.	Address for correspondence a) Address of the Concerned Project Chief Engineer (With Pin Code and telephone/ telex/ fax numbers)	Mr. Rupesh Kadam. M/s. Macrotech Developers Limited. Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai 400011. Phone: 9769872565 Email ID: rupesh.kadam2@lodhagroup.com									
6.	Salient features a) Of the project	Plot area: 22,786.70 sq. m. FSI area: 51,162.02 sq. m. Non-FSI area: 92,225.59 sq. m. Total Built-up area: 1,42,754.69 sq. m.  Building Configuration: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Building Name</th> <th style="text-align: center;">Configuration</th> <th style="text-align: center;">Height (m)</th> </tr> </thead> <tbody> <tr> <td>Wing A &amp; b (Existing buildings)</td> <td>3 Basements + Lower stilt + Upper stilt (1&amp;2) + 1<sup>st</sup> to 30<sup>th</sup> Upper floors along with Clubhouse.</td> <td style="text-align: center;">106.5</td> </tr> <tr> <td>Wing C1 &amp; C2 (Proposed buildings)</td> <td>3 Basements + Lower ground + Ground + Upper ground + 1<sup>st</sup> to 28<sup>th</sup> Upper floors.</td> <td style="text-align: center;">96.85</td> </tr> </tbody> </table>	Building Name	Configuration	Height (m)	Wing A & b (Existing buildings)	3 Basements + Lower stilt + Upper stilt (1&2) + 1 <sup>st</sup> to 30 <sup>th</sup> Upper floors along with Clubhouse.	106.5	Wing C1 & C2 (Proposed buildings)	3 Basements + Lower ground + Ground + Upper ground + 1 <sup>st</sup> to 28 <sup>th</sup> Upper floors.	96.85
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	b) Of the Environmental management plans	<ul style="list-style-type: none"> <li>• <b>Sewage Treatment Plant</b> – 1 Existing STP of capacity 120 KLD and 1 proposed STP of capacity 152 KLD with MBBR technology will be provided at site.</li> </ul>									

		<ul style="list-style-type: none"> <li>• <b>Tree Plantation Details</b> - Tree plantation will be carried out on 5,565.39 sq. m.  Plantation Details- Existing trees on plot: Phase I- 208 nos. Phase II- 06 nos. Number of trees to be planted: a) In RG area: 65 nos. b) In Miyawaki Plantation (with area): 208 nos. in 104 sq. mt (one tree/sq. mt) Number of trees to be cut: Nil. Number of trees to be transplanted: 06 nos. Number of trees to be retained: Nil.</li> <li>• <b>Rainwater Harvesting</b> - 1 no. of rainwater harvesting tank of capacity 69 cum will be provided at site.</li> </ul>																		
7.	Break-up of the project area	Plot area: 22,786.70 sq. m. FSI area: 51,162.02 sq. m. Non-FSI area: 92,225.59 sq. m. Total Built-up area: 1,42,754.69 sq. m.																		
	a) Submergence area forest and non-forest	Not applicable																		
	b) Others	--																		
8.	Break-up of the project affected population with enumeration of those losing house/dwelling units only agricultural land only. Both dwelling units and agricultural land and landless laborers/artisans: SC, ST/Adivasi	Not applicable																		
9.	Financial details: a) Project cost as originally planned and subsequent revised estimates and the year of price reference:  b) Allocation made for environmental management plans with item wise and year wise break-up.:	<p>Rs. 98 Cr. (Expansion)</p> <p>Allocation for EMP: During construction phase-</p> <table border="1"> <thead> <tr> <th>Environment Protection Measure</th> <th>Capital Cost (Rs. In Lakhs)</th> <th>Recurring Cost (Rs. In Lakhs/Yr)</th> </tr> </thead> <tbody> <tr> <td>Debris/Topsoil Management</td> <td>30.00</td> <td>--</td> </tr> <tr> <td>Transplantation of trees</td> <td>0.60</td> <td>0.06</td> </tr> <tr> <td>Sanitation + Drinking Water + First Aid Arrangement</td> <td>5.00</td> <td>1.00</td> </tr> <tr> <td>Portable STP</td> <td>15.00</td> <td>1.50</td> </tr> <tr> <td>Environmental</td> <td>--</td> <td>1.50</td> </tr> </tbody> </table>	Environment Protection Measure	Capital Cost (Rs. In Lakhs)	Recurring Cost (Rs. In Lakhs/Yr)	Debris/Topsoil Management	30.00	--	Transplantation of trees	0.60	0.06	Sanitation + Drinking Water + First Aid Arrangement	5.00	1.00	Portable STP	15.00	1.50	Environmental	--	1.50
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		Monitoring		
		Total	37.00	3.00
		During operational phase-		
		<b>Environment Protection Measure</b>	<b>Capital Cost (Rs. In Lakhs)</b>	<b>Recurring Cost (Rs. In Lakhs/Yr)</b>
		STP	40.00	6.00
		SWM	12.00	2.00
		RWH	30.00	1.00
		Green Belt & Landscaping	25.00	2.50
		Energy Saving Measures	26.25	1.50
		Environmental Monitoring	--	1.50
		Disaster Management Plan	152.65	15.2
		<b>Total</b>	<b>285.9</b>	<b>29.7</b>
	c) Benefit cost ratio/Internal rate of return and the year of assessment:	-		
	d) Whether (c) includes the cost of environmental management as shown in the above	-		
	e) Actual expenditure incurred on the project so far	Rs. 172,781,683/-		
	f) Actual expenditure incurred on the environmental management plans so far	Rs. 2,94,000/-		
10.	Forest land requirement: a) The status of approval for diversion of forest land for non-forestry use b) The status of cleaning felling c) The status of compensatory afforestation, if any d) Comments on the viability and sustainability of compensatory afforestation programme in the light of actual field experience	} Not applicable		
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Not applicable		
12.	Status of construction a) Date of commencement (Actual and/or planned) b) Date of completion (Actual and/or planned)	January 2006 ---		

13.	Reason for the delay of the project is yet to start	NA
14.	Dates of site visits	
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	--
	(b) Date of site visit for this monitoring report	April 2023 to September 2023
15.	Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits. (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently.)	Environmental Clearance vide letter no. EC23B038MH183300 Dated. 23.02.2023.

## Compliance Status Report

<b>Ref</b>	Environmental Clearance vide letter no. EC23B038MH183300 Dated. 23.02.2023. <b>(Annexure - II)</b>
<b>To</b>	M/s. Macrotech Developers Limited.
<b>For</b>	Proposed expansion in Residential Development project on Plot bearing CTS No. 102A/2 & 102A/4 of Village Tirandaz, Powai, Mumbai.
<b>Status</b>	Phase I construction completed & Phase II construction not started.

### Specific Conditions:

#### A. SEAC Conditions-

<b>1.</b>	<b>PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.</b>	The Municipal Corporation of Greater Mumbai has granted approval to the proposed project vide letter no CE/1090/BPES/AS/337/2/AMEND dated 24.12.2021.  Concession approval is enclosed as <b>Annexure - III.</b>
<b>2.</b>	<b>PP to obtain following updated NOCs &amp; remarks as per amended plan: a) Water Supply; b) Sewer connection; c) SWD NOC; d) Civil Aviation NOC for proposed height.</b>	We have made application for obtaining revised SWD NOC and Sewer NOC to the respective authorities. The copy of application is enclosed as <b>Annexure - IV.</b>  The Water supply and Civil Aviation NOC shall be obtained from respective authorities and the same shall be submitted after receipt.
<b>3.</b>	<b>PP to submit certified six-monthly compliance report of earlier EC from Region MOEF&amp;CC, Nagpur.</b>	We wish to inform that the previous development by M/s. Rajesh Estates & Nirman Ltd. Is already completed and MCGM has granted Occupation certificate for the same. Since the construction was carried and completed by the previous owners, we request you not to insist for the certified report of the completed part.
<b>4.</b>	<b>PP to transfer earlier EC as well as all NOCs received to the project in the name of Macrotech Developers Ltd.</b>	As per earlier EC i.e., Phase I, construction has been undertaken on the site by the previous Owner (M/s. Rajesh Estates & Nirman Ltd.) and the project has received OC from MCGM for the completed construction (Phase I). Now the proposed development (Phase II) will be carried out



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		<p>under the JDA agreement between Rajesh Estates &amp; Nirman Ltd. &amp; Macrotech Developers Ltd.</p> <p>In the light of the above, we request you that transfer of earlier EC in the name of Macrotech Developers Ltd. May not be insisted.</p>
5.	<b>PP to submit superimposed layout of earlier &amp; proposed EC.</b>	The superimposed layout of earlier & proposed EC is enclosed as <b>Annexure - V</b>
6.	<b>PP to reduce discharge of treated water upto 35%. PP to submit undertaking from concerned authority / agency / third party regarding use of excess treated water.</b>	We have requested MCGM for utilization of the excess treated water. The request letter is enclosed as <b>Annexure VI</b> .
7.	<b>PP to maintain 1.5 Mtr. distance between Substation &amp; STP.</b>	As directed, we have relocated the substation and maintained the distance between STP & substation. The revised plan showing substation & STP is enclosed as <b>Annexure - VII</b> .
8.	<b>PP to earmark Miyawaki plantation area; PP to submit revise tree list including existing, proposed &amp; nos of trees to be planted in Miyawaki plantation.</b>	We have earmark Miyawaki plantation and the detailed plan with the revised tree list and number of trees to be planted is enclosed as <b>Annexure-VIII</b> .
9.	<b>PP to relocate parking proposed above STP</b>	The parking proposed above STP has been relocated. The revised plan is enclosed as <b>Annexure- IX</b> .
10.	<b>PP to include cost of dewatering, basement ventilation &amp; Mechanical ventilation is EMP; PP to provide portable STP for workers during construction phase. PP to adopt water conservation measures in operation phase by providing low flow devices (LFD) as plumbing fixtures. Accordingly, revise EMP of construction</b>	<p>The revised EMP of Construction &amp; Operation phase has been submitted towards the compliance to 185<sup>th</sup> SEAC II Minutes of Meeting.</p> <p>As directed, we also ensure to provide portable STP for workers during construction phase. The revised EMP is enclosed as <b>Annexure-X</b>.</p>

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B. SEIAA Conditions-		
1.	<b>This EC is restricted up to for height up to 64.81 m as per Civil Aviation NOC dated 08.06.2022</b>	Noted & agreed. Civil Aviation NOC is enclosed as <b>Annexure - IV</b>
2.	<b>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 &amp; strength to increase the water permeable area as well as to allow effective fire tender movement.</b>	Noted.
3.	<b>PP to achieve at least 5% of total energy requirement from solar/other renewable sources.</b>	5 % of the total energy requirement will be met through renewable sources.
4.	<b>PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF&amp;CC vide F. No. 22-34/2018-IA.III dtd. 04.01.2019.</b>	Yes, we will regularly 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.
5.	<b>SEIAA after deliberation decided to grant EC for - FSI area of 38,797.80 m<sup>2</sup>, Non FSI area of 86,149.04 m<sup>2</sup> and total BUA of 1,24,946.84 m<sup>2</sup>. (Plan approval No. CE/1090/BPES/AS/337/6/Amend dated 18.10.2022) (Restricted as per approval).</b>	Yes, we have received the EC for FSI Area- 38,797.80 m <sup>2</sup> , Non FSI area of 86,149.04 m <sup>2</sup> , Total Build Up Area- 1,24,946.84 m <sup>2</sup> .

General Conditions:		
A) Construction Phase-		
I.	<b>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.</b>	The solid waste generated will be segregated and recyclable waste will be disposed of to authorized vendors.  Biodegradable waste will be processed in Organic Waste Converter provided on

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		site.
<b>II.</b>	<b>Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.</b>	All construction waste will be used for backfilling and surplus material will be disposed of as per C&D Waste Management Rules, 2016.
<b>III.</b>	<b>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.</b>	There is no generation of any bituminous material or any hazardous material at the site till date & if generated will be disposed as per the MPCB norms.
<b>IV.</b>	<b>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.</b>	Adequate drinking water facility is provided for the construction workers at the site. Toilets are provided for construction workers. Bins are provided to dispose of the municipal solid waste generated by labour during construction phase.
<b>V.</b>	<b>Arrangement shall be made that wastewater and storm water do not get mixed.</b>	Separate drainage lines will be provided to prevent mixing of wastewater and storm water.
<b>VI.</b>	<b>Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.</b>	Yes. Pre- mixed concrete, curing agents etc. will be used to reduce water demand.
<b>VII.</b>	<b>The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.</b>	Not applicable as there is no source of Ground water.
<b>VIII.</b>	<b>Permission to draw ground water and</b>	There is no Ground water source within

## Compliance Status Report

	<b>construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.</b>	project site. We are using tanker water for construction activity.
<b>IX.</b>	<b>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.</b>	Yes, low flow rate fixtures and low flush cisterns will be used during operation phase.
<b>X.</b>	<b>The Energy Conservation Building code shall be strictly adhered to.</b>	We will be strictly adhered to the Energy Conservation Building code.
<b>XI.</b>	<b>All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.</b>	Yes, all the topsoil and construction debris will be used for filling the plot and maintaining green belt development.
<b>XII.</b>	<b>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.</b>	Additional soil for leveling of the proposed site will be generated within the site to protect natural drainage system of the area.
<b>XIII.</b>	<b>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.</b>	Regular monitoring of soil is carried out at site. There is no ground water source at site.
<b>XIV.</b>	<b>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.</b>	Noted & agreed.
<b>XV.</b>	<b>The diesel generator sets to be used during construction phase should be low sulphur diesel type and should</b>	Power requirement during construction phase will be full filled by power supply provided by Adani Power.

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	conform to Environments (Protection) Rules prescribed for air and noise emission standards.	
XVI.	Vehicles hired for transportation of Raw material shall strictly comply with the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	The vehicles hired for bringing construction material at site are thoroughly checked with a valid PUC certificate.
XVII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Ambient noise levels are maintained well within residential standards. Please refer monitoring report for Noise. Monitoring report is attached as <b>Annexure - I</b> .  Adequate measures are taken to reduce ambient air and noise level to conform to stipulated standards by CPCB/MPCB.
XVIII.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG set of capacity 1010 kVA will be used as power backup during operation phase, care will be taken that adequate acoustic will be provided to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
XIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.

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	separate environment cell /designated person.	
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B) Operation Phase-		
I.	<p><b>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.</b></p>	<p>The solid waste generated will be segregated and recyclable waste will be disposed of to authorized vendors.</p> <p>Wet waste will be processed in Organic Waste Converter provided on site.</p>
II.	<p><b>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</b></p>	<p>Currently, there is no generation of E-Waste on site, if any generated will be disposed as per E- Waste Rules, 2016.</p>
III.	<p><b>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.</b></p>	<p>A sewage treatment plant of capacity 258 CMD with MBBR technology will be provided. Construction and installation of STP will be carried out through an expert consultant. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development.</p> <p>After the satisfactory completion of the work, the installation will get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.</p>

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IV.	<p><b>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.</b></p>	<p>Yes, all the required facilities such as STP, MSW disposal facility, green belt development, etc will be in place prior to occupation of building.</p>						
V.	<p><b>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.</b></p>	<p>Yes, we ensure that all the facilities such as drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms will be in place prior to application for OC.</p>						
VI.	<p><b>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.</b></p>	<p>Parking is planned in such way that there will not be any congestion issue. Parking will be fully internalized.</p> <p>Parking Details: 2-Wheeler: 115 Nos. 4-Wheeler: 450 Nos.</p>						
VII.	<p><b>PP to provide adequate electric charging points for electric vehicles (EVs).</b></p>	<p>Yes, we noted the condition &amp; agreeable to the same. Electrical points for charging electric vehicles will be provided.</p> <p>EV Parking Details:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%;">2-Wheeler (Proposed)</th> <th style="width: 35%;">4-Wheeler (Proposed)</th> </tr> </thead> <tbody> <tr> <td>25% on EV of total parking provided</td> <td style="text-align: center;">29 Nos.</td> <td style="text-align: center;">113 Nos.</td> </tr> </tbody> </table>		2-Wheeler (Proposed)	4-Wheeler (Proposed)	25% on EV of total parking provided	29 Nos.	113 Nos.
	2-Wheeler (Proposed)	4-Wheeler (Proposed)						
25% on EV of total parking provided	29 Nos.	113 Nos.						

## Compliance Status Report

<b>VIII.</b>	<b>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.</b>	<ul style="list-style-type: none"> <li>• The green area proposed is 5,565.39 Sq. mt. Accordingly same will be provided as per the approved plan.</li> <li>• Plantation Details- Existing trees on plot: Phase I- 208 nos. Phase II- 06 nos. Number of trees to be planted: a) In RG area: 106 nos. b) In Miyawaki Plantation (with area): 208 nos. in 104 sq. mt (one tree/sq. mt) Number of trees to be cut Nil. Number of trees to be transplanted: 06 nos.</li> <li>• A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex.</li> <li>• Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.</li> </ul>									
<b>IX.</b>	<b>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</b>	Separate environment management cell with qualified staff is formed for implementing the same.									
<b>X.</b>	<b>Separate funds shall be allocated for implementation of environmental. Protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.</b>	<p>EMP cost has been worked out and allocated for all air pollution devices and other facilities.</p> <p>Allocation for EMP: During construction phase-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Environment Protection Measure</th> <th style="text-align: center;">Capital Cost (Rs. In Lakhs)</th> <th style="text-align: center;">Recurring Cost (Rs. In Lakhs/Yr)</th> </tr> </thead> <tbody> <tr> <td>Debris/Topsoil Management</td> <td style="text-align: center;">30.00</td> <td style="text-align: center;">--</td> </tr> <tr> <td>Transplantation of trees</td> <td style="text-align: center;">0.60</td> <td style="text-align: center;">0.06</td> </tr> </tbody> </table>	Environment Protection Measure	Capital Cost (Rs. In Lakhs)	Recurring Cost (Rs. In Lakhs/Yr)	Debris/Topsoil Management	30.00	--	Transplantation of trees	0.60	0.06
Environment Protection Measure	Capital Cost (Rs. In Lakhs)	Recurring Cost (Rs. In Lakhs/Yr)									
Debris/Topsoil Management	30.00	--									
Transplantation of trees	0.60	0.06									



## Compliance Status Report

		Sanitation + Drinking Water + First Aid Arrangement	5.00	1.00
		Portable STP	15.00	1.50
		Environmental Monitoring	--	1.50
		<b>Total</b>	<b>37.00</b>	<b>3.00</b>
		During operational phase-		
		<b>Environment Protection Measure</b>	<b>Capital Cost (Rs. In Lakhs)</b>	<b>Recurring Cost (Rs. In Lakhs/Yr)</b>
		STP	40.00	6.00
		SWM	12.00	2.00
		RWH	30.00	1.00
		Green Belt & Landscaping	25.00	2.50
		Energy Saving Measures	26.25	1.50
		Environmental Monitoring	--	1.50
		Disaster Management Plan	152.65	15.2
		<b>Total</b>	<b>285.9</b>	<b>29.7</b>
XI.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>	The advertisement is published in Marathi and English language local newspaper.  Copy of the same enclosed as <b>Annexure - XI</b>		
XII.	Project management should submit half yearly compliance reports in	We are submitting six monthly compliance report to MoEF&CC, Nagpur		

## Compliance Status Report

	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.	& MPCB, Sion.
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.	Yes, said condition is complied.
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&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Regular monitoring is being carried out and the results of the same are submitted to concern authority along with the report. Monitoring reports are enclosed as <b>Annexure - I.</b>

C) General EC Conditions-		
I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Yes, we will abide to all 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	Noted & agreed

## Compliance Status Report

	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.	Environment Clearance No. EC23B038MH183300 Dated. 23.02.2023.  Copy of environmental clearance is enclosed as <b>Annexure - II</b> .
IV.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB.	We are submitting six monthly reports to MoEF&CC, Nagpur & MPCB, Sion.
V.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted.
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	Noted.

## Compliance Status Report

	submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for 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.	As the site is not within any radius as defined, hence NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life is not applicable.
1.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted.
2.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Noted.
3.	In case of submission of false document and non-compliance of	Noted & Agreed.

## Compliance Status Report

	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.	
4.	<b>Validity of Environment Clearance:</b> The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Noted & Agreed.
5.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted & Agreed.
6.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted & Agreed.

### **List of Annexures**

Annexure - I	Monitoring reports
Annexure - II	Copy of Environmental Clearance
Annexure - III	Concession Approval
Annexure - IV	NOCs
Annexure - V	Superimposed Site Layout
Annexure - VI	Request letter to MCGM for utilization of excess treated water.
Annexure - VII	Revised plan showing Substation & STP
Annexure -VIII	Landscape existing, proposed & no. of trees to be planted in Miyawaki plantation.
Annexure - IX	Revised Parking plans
Annexure - X	Revised EMP
Annexure - XI	Advertisement Published in Local Newspaper



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**  
 Recognized by **MoEFCC** as "Environmental Laboratory" valid up to 24.04.2024  
**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)  
 Tel:9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

## Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ A-23/07/10

Issue Date: 17/07/2023

<b>Name of Customer &amp; Contact Details</b>	: Macrotech Developers Limited. Mr. Rupesh Kadam, ☎ 9769872565, ✉ <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>				
<b>Name of Site</b>	: CTS no. 102A/2 & 102A/4 of village Tirandaz, Powai, Mumbai				
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution				
<b>Description of Sample</b>	: Ambient Air				
<b>Location of Sampling</b>	: Near Steel Yard				
<b>Date of Sampling</b>	: 03/07/2023				
<b>Sampling Time</b>	: 09:00 to 17:00 hr.	<b>Duration</b>	: 08 Hr.		
<b>Sample Drawn By</b>	: ACD.	<b>Transported By</b>	: ACD.		
<b>Date of Sample Receipt</b>	: 08/07/2023	<b>Sample Identification</b>	: A-23/07/10		
<b>Sample Quantity &amp; Container</b>	: SO <sub>2</sub> :1 Bottle; NO <sub>x</sub> :1 Bottle; PM <sub>10</sub> -1; Bladder:1.				
<b>Date of Sample Analysis</b>	: 08/07/2023 to 14/07/2023				
<b>Sampling Environmental Conditions</b>	: Temperature:29-30°C; Rain fall: No; P <sub>bar</sub> : 750 mmHg.				
<b>Transportation Condition</b>	: Bottles < 5°C	Filter papers in plastic container	Bladders, charcoal tubes at ambient temp.		
<b>Sampling Equipment</b>	: RDS-I-12 & FDS-I-12				
<b>Calibration Status</b>	: Calibration on 25/05/2022 due on 25/05/2024				
<b>Project/ Job number</b>	: SIA/MH/MIS/283850/2022 dated 16 Jul 2022				
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-02				
<b>Method of Sampling &amp; Preservation</b>	: AESPL/LAB/SOP/7.3.1/A-01				
<b>Environmental Condition while Testing</b>	: Temperature: 30°C				
Sr. No.	Parameter	Result	Limits #	Unit	Method of Analysis
1.	Sulphur dioxide as SO <sub>2</sub>	33.80	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2) RA2017
2.	Nitrogen dioxide as NO <sub>2</sub>	41.90	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6) RA2022
3.	PM <sub>10</sub>	67.37	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23) RA2022
4.	PM <sub>2.5</sub>	22.50	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24) 2019
5.	Carbon monoxide as CO	0.65	04 **	mg/m <sup>3</sup>	IS 5182 (part 10) RA2019

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

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

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

**Note:**

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



**Anjan Pramanik**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2024

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

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



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-23/07/13

Issue Date: 12/07/2023

<b>Name of Customer &amp; Contact Details</b>	: Macrotech Developers Limited Mr. Rupesh Kadam, 9769872565, E-Mail: - <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>		
<b>Name of Site</b>	: CTS no. 102A/2 & 102A/4 of village Tirandaz, Powai, Mumbai		
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution		
<b>Description of Sample</b>	: Ambient Noise		
<b>Location Details</b>	: At the periphery of site		
<b>Date of Sampling</b>	: 03/07/2023	<b>Period of Sampling</b>	: Spot
<b>Start Time of Sampling</b>	: 11.20 Hr.	<b>End Time of Sampling</b>	: 12.55 Hr.
<b>Monitored By</b>	: AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division
<b>Date of Data Receipt</b>	: 08/07/2023	<b>Sample Identification</b>	: N-23/07/13
<b>Environmental Condition</b>	: <b>Climate:</b> Clear	<b>Ambient Temp:</b> 28°C	
<b>Transportation Condition</b>	: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.		
<b>Sampling Equipment</b>	: Noise meter - Centre C-390 SL-I-01		
<b>Calibration Status</b>	: Calibrated on 14/11/2022; calibration due on 13/11/2023		
<b>Project/ Job Number</b>	: SIA/MH/MIS/283850/2022 dated 16 Jul 2022		
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-02		
<b>Method of Sampling</b>	: IS 9989 RA:2020		
<b>Sr. No.</b>	<b>Location</b>	<b>Noise Level dB(A)</b>	
1.	Near Main Gate	63.8	
2.	Near Steel Yard	61.2	
3.	Near Labour Colony	64.8	
4.	Near Lodha Bellagio Project Office	62.5	
5.	Near Safety Induction Room	61.7	
<b>Limit as per EP Act for daytime at Commercial area</b>		<b>65.0</b>	

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

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



**Anjan Pramanik.**  
**(Authorized Signatory)**

-End of Test Report-



ENVIRONMENTAL  
CLEARANCE

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

To,

The Development Director  
 MACROTECH DEVELOPERS LIMITED  
 Lodha Excelus, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi,  
 Mumbai 400 011. -400001

**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/283850/2022 dated 16 Jul 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	<b>EC23B038MH183300</b>
2. File No.	SIA/MH/MIS/283850/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Expansion in residential development
7. Name of Company/Organization	MACROTECH DEVELOPERS 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: 23/02/2023

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

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

*This is a computer generated cover page.*

PARIVESH

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 and Virtuous Environmental Single-Window Hub)*



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/283850/2022  
Environment & Climate Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Macrotech Developers Limited.  
CTS No. 102A/2 & 102A/4  
Village Tirandaz, Powai, Mumbai

Subject: Environment Clearance for proposed expansion in Residential Development project on Plot bearing CTS No. 102A/2 & 102A/4 of Village Tirandaz, Powai, Mumbai by M/s. Macrotech Developers Limited

Reference: Application no. SIA/MH/MIS/283850/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 185<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 256<sup>th</sup> meeting (Day-4) 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/283850/2022	
2	Name of Project	Proposed Expansion in residential development at plot bearing CTS No. 102A/2 and 102A/4 of Village Tirandaz, Powai, Mumbai.	
3	Project category	Category 8 (a) 'B'	
4	Type of Institution	Private	
5	Project Proponent	Name	Macrotech Developers Limited
		Regd. Office address	Lodha Excelus, N.M.Joshi Marg, Mahalaxmi, Mumbai 400 011
		Contact number	9769872565
		e-mail	rupesh.kadam2@lodhagroup.com
6	Consultant	Aditya Environmental Services Pvt. Ltd. Accreditation no: NABET/EIA/1922/SA 0129 Date of validity: 19.07.2022	
7	Applied for	Brownfield Project	
8	Location of the project	Plot bearing CTS No. 102A/2 & 102A/4 of Village Tirandaz, Powai, Mumbai.	
9	Latitude and Longitude	Latitude: 19°07'20.58" N Longitude: 72°55'07.16" E	

10	Plot Area (sq.m.)	Total Plot area: 22,786.70 Sq.m					
11	Deductions (sq.m.)	Total deduction: 6,633.97 Sq.m (including Amenity plot 1239.19 Sq.m)					
12	Net Plot area (sq.m.)	16,152.73 sq.m					
13	Ground coverage (m <sup>2</sup> ) & %	9,102.02sq.m (56.35%)					
14	FSI Area (sq.m.)	51,162.02					
15	Non-FSI (sq.m.)	92,225.59					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,43,387.61					
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	FSI - 50,529.10 Sq.m Non FSI - 92,225.59 sq.m Total Construction area - 1,42,754.69 sq.m					
18	Earlier EC details with Total Construction area, if any.	Earlier received EC on 07 <sup>th</sup> January 2008, for plot area 22,194 sq. m and gross construction area 1,05,000 sq. m					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	The construction completed on the site till date					
		<b>Building</b>	<b>FSI Area (sq.m)</b>	<b>Non FSI Area (sq.m)</b>	<b>Total construction area (sq.m)</b>		
		Wing A & B	25572.46	52316.07	77888.53		
		Club house (Part)	131.29	523.37	654.66		
		<b>Total</b>	<b>25,703.75</b>	<b>52,839.44</b>	<b>78,543.19</b>		
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>	
	One residential building	3Basements+lower stilt + 2 podium+ 1 <sup>st</sup> to 34 <sup>th</sup> upper floors along with clubhouse	118.5	Wing A & B (Existing buildings)	3Basements+lower stilt +upper stilt (1 & 2) + 1 <sup>st</sup> to 30 <sup>th</sup> upper floors along with clubhouse	106.5	Nomenclature changes and reduces by 4 floors, construction completed and OC received.
	Two buildings	Lower stilt + 2 upper stilt+ 1 <sup>st</sup> to 34 <sup>th</sup> upper floors	120.5	Wing C1 & C2 (Proposed Buildings)	3 Basements + lower ground +Ground+ upper ground + 1 <sup>st</sup> to	96.85	Change in planning & the land will be

					28 <sup>th</sup> upper floors		developed under JDA
21	No. of Tenements & Shops		Existing Flats: 164 Proposed Flats: nos. 215				
22	Total Population		2215				
23	Total Water Requirements CMD		Existing: 164 cmd Proposed: 215 cmd				
24	Under Ground Tank (UGT) location		Below Ground				
25	Source of water		MCGM + STP recycled water				
26	STP Capacity & Technology		Existing: 1 STP of capacity 120 cmd Proposed: 1 STP of capacity 152 cmd MBBR Technology				
27	STP Location		Basement				
28	Sewage Generation CMD & % of sewage discharge in sewer line		Sewage generation from existing building: 114 cmd Sewage generation from Proposed building: 144 cmd % of sewage discharge in sewer line: 48%				
29	Solid Waste Management during Construction Phase		<b>type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment / disposal</b>	
			Dry waste	12		will be segregated, and recyclable waste will be disposed of to authorized vendors.	
			Wet waste	8			
			Construction waste	28314 MT		500 MT will be used for backfilling and Surplus material 27814 MT will be disposed off as per C&D Waste Management Rules, 2016.	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed		<b>Type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment / disposal</b>	
				<b>Existing Building</b>	<b>Proposed Building</b>	will be segregated, and recyclable waste will be disposed of to authorized vendors.	
			Dry waste	264	335		

				(including 20% inert waste)										
		Wet waste	176	223	Proposed organic waste converters onsite.									
		E-Waste	Nil		Nil									
		STP Sludge	2.2		The dried STP sludge, after appropriate drying, will be used as manure for gardening to the extent possible.									
		Capacity of OWC to be installed:	1 OWC of 300 Kg											
31	R.G. Area in sq.m.	RG required – 4038.18 RG provided on Mother earth- 1211.45 RG provided on ground – 1211.45 Permissible RG on Podium – 1615.27 RG provide on Podium – 3142.49 Total – 5,565.39 Existing trees on plot: Phase I - 208 nos. Phase II- 06 nos. Number of trees to be planted: (Proposed development) a) In RG area: 65 nos. b) In Miyawaki Plantation (with area): 208 (104 sq.m ) Number of trees to be cut: 00nos. Number of trees to be transplanted: 06 nos.												
32	Power requirement	During Operation Phase: (Proposed development) <table border="1"> <thead> <tr> <th>Details</th> <th>Existing</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>3318</td> <td>2706</td> </tr> <tr> <td>Demand load (kW)</td> <td>1122</td> <td>889</td> </tr> </tbody> </table>				Details	Existing	Proposed	Connected load (kW)	3318	2706	Demand load (kW)	1122	889
Details	Existing	Proposed												
Connected load (kW)	3318	2706												
Demand load (kW)	1122	889												
33	Energy Efficiency	a) Total Energy saving (%): 23.07 % b) Solar energy (%): 5.36%												
34	D.G. set capacity		Capacity (kva)	DG Sets (Nos)	Total (kva)									
		Existing	1010	1	1010									
		Proposed	1010	1	1010									
35	No. of 4-W & 2-W Parking with 25% EV		2-Wheeler	4-Wheeler										

		Required (nos.)	Proposed (nos.)	Required (nos.)	Proposed (nos.)																																													
		--	115	409	450																																													
	25% on EV	--	29	--	113																																													
36	No. & capacity of Rain water harvesting tanks /Pits	1 no. of rainwater harvesting tank of capacity 69 cum																																																
37	Project Cost in (Cr.)	Rs. 98 Crs. (Expansion)																																																
38	EMP Cost,	<b>During Construction phase:</b> <table border="1"> <thead> <tr> <th>Environment Protection Measure</th> <th>Capital Cost (Rs. In Lakh)</th> <th>Recurring Cost per annum (Rs. In Lakh)</th> </tr> </thead> <tbody> <tr> <td>Debris / Top-soil management</td> <td>30.00</td> <td>--</td> </tr> <tr> <td>Transplantation of trees</td> <td>0.60</td> <td>0.06</td> </tr> <tr> <td>Sanitation+ Drinking water + first aid arrangement</td> <td>5.00</td> <td>1</td> </tr> <tr> <td>Portable STP</td> <td>15.00</td> <td>1.5</td> </tr> <tr> <td>Environmental monitoring</td> <td>--</td> <td>1.5</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>37.00</b></td> <td><b>3.00</b></td> </tr> </tbody> </table> <b>During Operation Phase: (Proposed development)</b> <table border="1"> <thead> <tr> <th>Environment Protection Measure</th> <th>Capital Cost (Rs. In Lakh)</th> <th>Recurring Cost per annum (Rs. In Lakh)</th> </tr> </thead> <tbody> <tr> <td>Sewage Treatment Plant</td> <td>40</td> <td>6</td> </tr> <tr> <td>Solid Waste Management</td> <td>12</td> <td>2.0</td> </tr> <tr> <td>Rainwater Harvesting</td> <td>30</td> <td>1.0</td> </tr> <tr> <td>Green Belt &amp; Landscaping</td> <td>25</td> <td>2.5</td> </tr> <tr> <td>Energy Saving Measures</td> <td>26.25</td> <td>1.5</td> </tr> <tr> <td>Environmental monitoring</td> <td></td> <td>1.5</td> </tr> <tr> <td>Disaster Management Plan</td> <td>152.65</td> <td>15.2</td> </tr> </tbody> </table>				Environment Protection Measure	Capital Cost (Rs. In Lakh)	Recurring Cost per annum (Rs. In Lakh)	Debris / Top-soil management	30.00	--	Transplantation of trees	0.60	0.06	Sanitation+ Drinking water + first aid arrangement	5.00	1	Portable STP	15.00	1.5	Environmental monitoring	--	1.5	<b>TOTAL</b>	<b>37.00</b>	<b>3.00</b>	Environment Protection Measure	Capital Cost (Rs. In Lakh)	Recurring Cost per annum (Rs. In Lakh)	Sewage Treatment Plant	40	6	Solid Waste Management	12	2.0	Rainwater Harvesting	30	1.0	Green Belt & Landscaping	25	2.5	Energy Saving Measures	26.25	1.5	Environmental monitoring		1.5	Disaster Management Plan	152.65	15.2
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		<b>TOTAL</b>	<b>285.9</b>	<b>29.7</b>
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per EMP		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil		

The comparative statement showing project details approved as per earlier EC and proposed project details as shown below:

Sr.no	Reference of Approved EC	As per Approved EC	As per Expansion Proposal	Remarks
1	Total Plot Area	22,194.00 Sq.m	22,786.70 Sq.m	Net Plot increased
2	Deduction in overall plot area	6461.42 Sq.m	6,633.97 Sq.m (including Amenity plot 1239.19 Sq.m)	Increase by 172.55 Sq.m due to addition of encroachment area
3	Net Plot area	15,732.58 sq.m	16,152.73 sq.m	Increased by 420.15 sq.m
4	FSI Area	49,831.24 sq.m	51,162.02 sq.m.	Increased by 1330.78 sq.m
5	Non-FSI Area	55,168.76 sq.mt	92,225.59 sq.m.	Increased by 37056.83 sq.m
6	Total Gross Construction area	1,05,000 sq.m.	1,43,387.61 sq.m.	Increased by 38387.61 sq.m
7	Tenements	257 nos.	Existing Flats: 164 Proposed Flats: nos. 215	Now the project is developing in JDA so proposal has been revised.
8	Parking	4W- 640 nos.	2W- 1115 nos. 4W- 450 nos.	Decrease in 4-W by 190 nos. and addition of 2-w
9.	Population	1285 nos.	2215 nos.	Increase by 930 nos.
<b>Building configuration</b>				
Component	Existing Configuration	Proposed Configuration	Remarks if Any	
One residential building	3Basements+lower stilt + 2 podium+ 1 <sup>st</sup> to 34 <sup>th</sup> upper floors	3Basements+lower stilt +upper stilt (1 & 2) + + 1 <sup>st</sup> to 30 <sup>th</sup>	Nomenclature Changes to wing A & B and reduces by	

		along with clubhouse	upper floors along with clubhouse	4 floors, construction completed and OC received.
Two buildings		Lower stilt + 2 upper stilt+ 1 <sup>st</sup> to 34 <sup>th</sup> upper floors	3 Basements + lower ground +Ground+ upper ground + 1 <sup>st</sup> to 28 <sup>th</sup> upper floors	Change in planning & the land will be developed under JDA
10	Water Requirement	245 KLD	Existing: 164 cmd Proposed: 215 cmd	Increase in total water requirement by 46 KLD
11	Sewage generation	163 KLD	Existing: 114 cmd Proposed: 144 cmd	Increase by 42 KLD
12	STP capacity	200 KLD	Existing: 1 STP of capacity 120 cmd Proposed: 1 STP of capacity 152 cmd	Increase by 40 KLD
13	Solid waste generation	642.5	Total : 998 Kg/day	Increase by 355.5 Kg/day
	Biodegradable Waste	385.5 Kg/day	Existing: 176 Kg/day Proposed: 223 Kg/day	Increase by 13.5 kg/day
	Non-Biodegradable Waste	257 Kg/day	Existing: 264 Kg/day Proposed: 335 Kg/day	Increase by 413 kg/day

3. Proposal is expansion of existing construction project. Proposal has been considered by SEIAA in its 256<sup>th</sup> meeting (Day-4) 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 updated NOCs & remarks as per amended plan:

a) Water supply; b) Sewer connection; c) SWD NOC; d) Civil Aviation NOC for proposed height.

3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.



4.PP to transfer earlier EC as well as all NOCs received to the project in the name of Macrotech Developers Limited.

5.PP to submit superimposed layout of earlier & proposed EC.

6.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.

7.PP to maintain 1.5 Mtr. distance between Substation & STP.

8.PP to earmark Miyawaki plantation area; PP to submit revise tree list including existing, proposed & nos. of trees to be planted in Miyawaki plantation.

9. PP to relocate parking proposed above STP.

10.PP to include cost of dewatering, basement ventilation & mechanical ventilation in EMP; PP to provide portable STP for workers during construction phase. PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing-fixtures. Accordingly, revise EMP of Construction & Operation phase.

#### **B. SEIAA Conditions-**

1. This EC is restricted up to for height up to 64.81 m as per Civil Aviation NOC dated 08.06.2022.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for – FSI – 38797.80 m<sup>2</sup>, Non FSI- 86149.04 m<sup>2</sup>, Total BUA- 124946.84 m<sup>2</sup>. (Plan approval No. CE/1090/BPES/AS/337/6/Amend dated 18.10.2022) (Restricted as per approval)

#### **General Conditions:**

##### **a) Construction Phase :-**

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

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

**B) Operation phase:-**

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

(Management and Handling) Rules, 2016.

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



Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by Shri Pravin C. Darade, I.A.S.  
Member Secretary

Date: 2/23/2023 4:41:53 PM



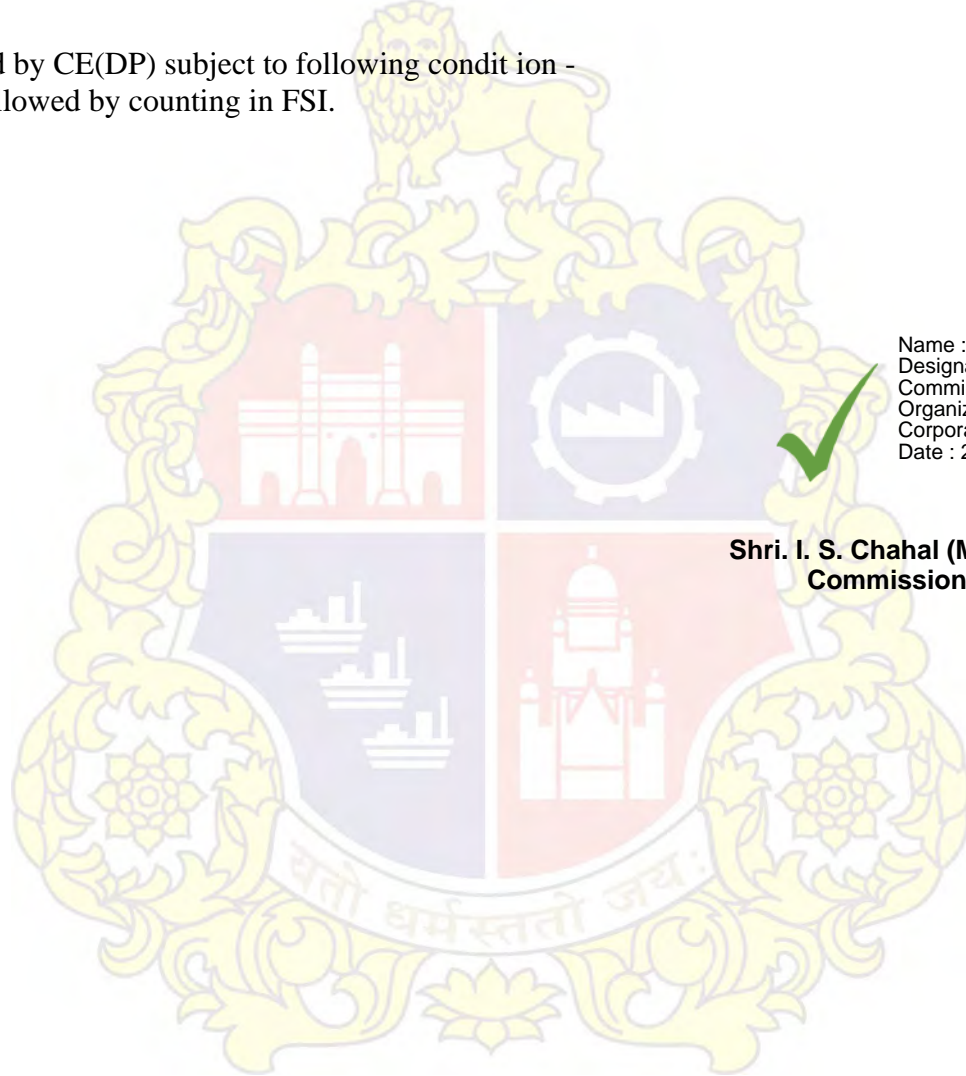
**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**Notesheet**

<b>Application Number :</b>	CE/1090/BPES/AS/337/2/AME ND	<b>Ward Name :</b>	S Ward
<b>Zone Name :</b>	Eastern Suburb	<b>Inward Date :</b>	10 Mar 2017
<b>Architect/LE/SE Name :</b>	SHASHIKANT LAXMAN JADHAV	<b>Issued On :</b>	24 Dec 2021

**Authority Remark:**

Approved as proposed by CE(DP) subject to following condition -  
1. Sr. No. 2 shall be allowed by counting in FSI.



Name : Iqbal Singh Chahal  
Designation : Municipal  
Commissioner  
Organization : Municipal  
Corporation Of Greater Mumbai  
Date : 24-Dec-2021 19: 45:53

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



CONTENTS OF SHEET

Plot area Diagram & its cal.

STAMP AND DATE OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROP. BLDG. NO. 1 ON SUB PLOT BEARING C.T.S. NO. 102 A / 1 TO 102 A / 5 OF VILLAGE - TIRANDAZ, POWAL, KURLA (WEST).

Table with 4 columns: NORTH, JOB. NO., DRG. NO., DRAWN BY. Includes a north arrow and scale information (SCALE 1:100).

NAME OF THE OWNER

CHITRANJAN C. SHARMA. 265/267, KUMUD HOUSE, DR. D.N.ROAD, FORT, MUMBAI - 400 001.

Table for Name, Address of C.A. and Signature. Name: RAJESH ESTATE & NIRMAL LTD. Address: REGD. OFFICE: 139, SEKSARIA CHAMBERS - 2ND FLOOR, NAGINDAS MASTER ROAD, FORT, MUMBAI - 400023. C.A TO OWNER.

Table for Name & Address of Design Architect. Name: HAFEEZ CONTRACTOR. Address: 29 Bank Street, Mumbai - 400 023.

Table for Name and Address of Licensed Surveyor (L.S.) and Signature. Name: Shashikant Laxman jadhav. Address: B-106, Natraj Building, Mulund Goregaon Link Road, Mulund (w), Mumbai : 4000 080.

PLOT AREA CALCULATION FOR SUB PLOT-A. C.T.S.No.100A/11 (PT). Table with columns 1-12, area calculations, and total addition of 3031.57 SQ.MT.

DEDUCTIONS. J 203 x 8.50 x 3.00 x 1NO = 17.00 SQ.MT. TOTAL DEDUCTION = 17.00 SQ.MT. TOTAL ADDITION = 3014.57 SQ.MT. SAY = 3014.50 SQ.MT.

PLOT AREA CALCULATION FOR SUB PLOT-C. C.T.S.No.101A/12. Table with columns A-W, area calculations, and total addition of 2025.03 SQ.MT.

PLOT AREA CALCULATION FOR SUB PLOT-J. C.T.S.No.98 B. Table with columns 1-7, area calculations, and total addition of 3925.60 SQ.MT.

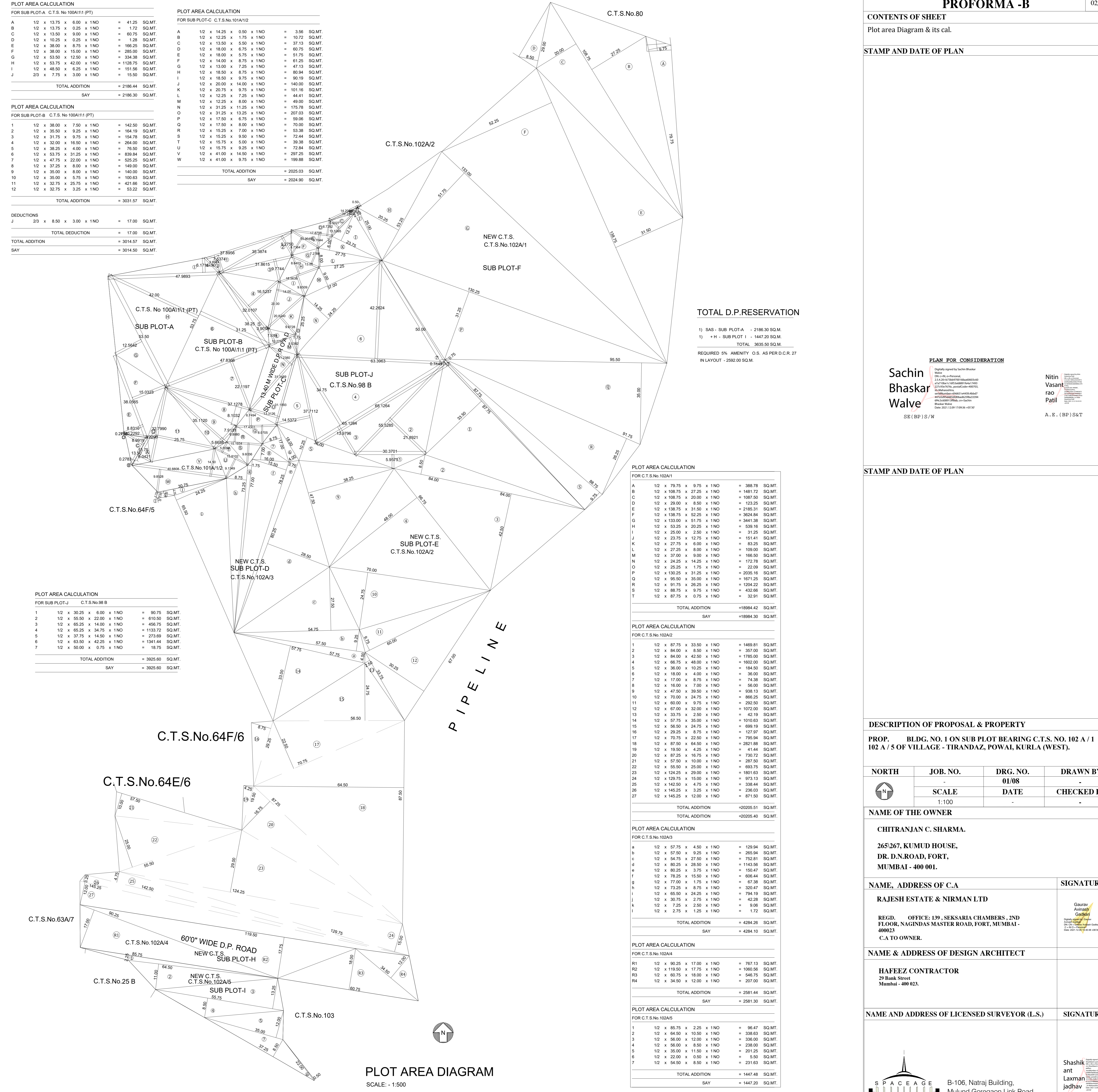
PLOT AREA CALCULATION FOR C.T.S.No.102A/1. Table with columns A-S, area calculations, and total addition of 18984.42 SQ.MT.

PLOT AREA CALCULATION FOR C.T.S.No.102A/2. Table with columns 1-27, area calculations, and total addition of 20205.40 SQ.MT.

PLOT AREA CALCULATION FOR C.T.S.No.102A/3. Table with columns a-l, area calculations, and total addition of 4284.28 SQ.MT.

PLOT AREA CALCULATION FOR C.T.S.No.102A/4. Table with columns R1-R4, area calculations, and total addition of 2581.44 SQ.MT.

PLOT AREA CALCULATION FOR C.T.S.No.102A/5. Table with columns 1-7, area calculations, and total addition of 1447.48 SQ.MT.

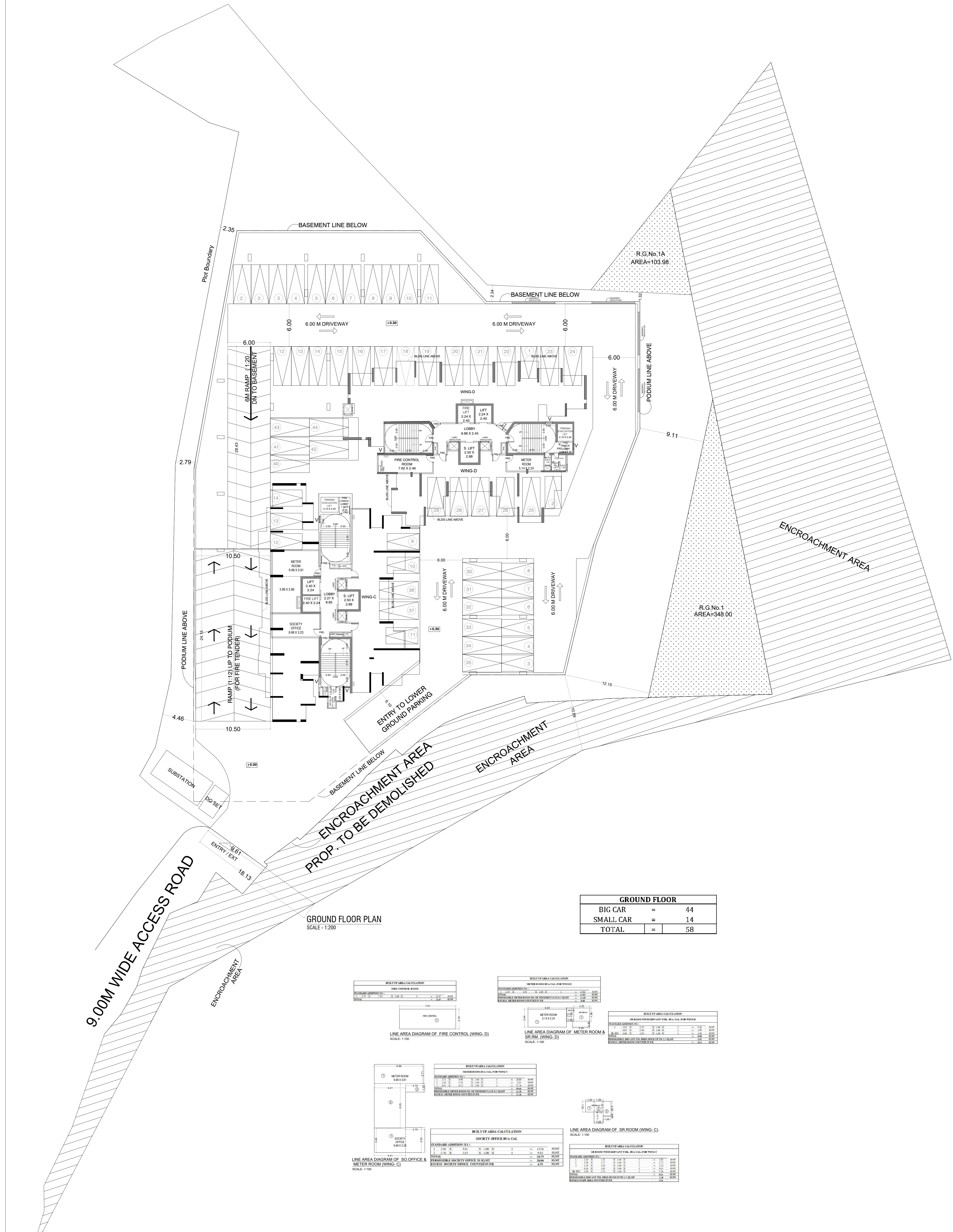


PLOT AREA DIAGRAM SCALE: - 1:500



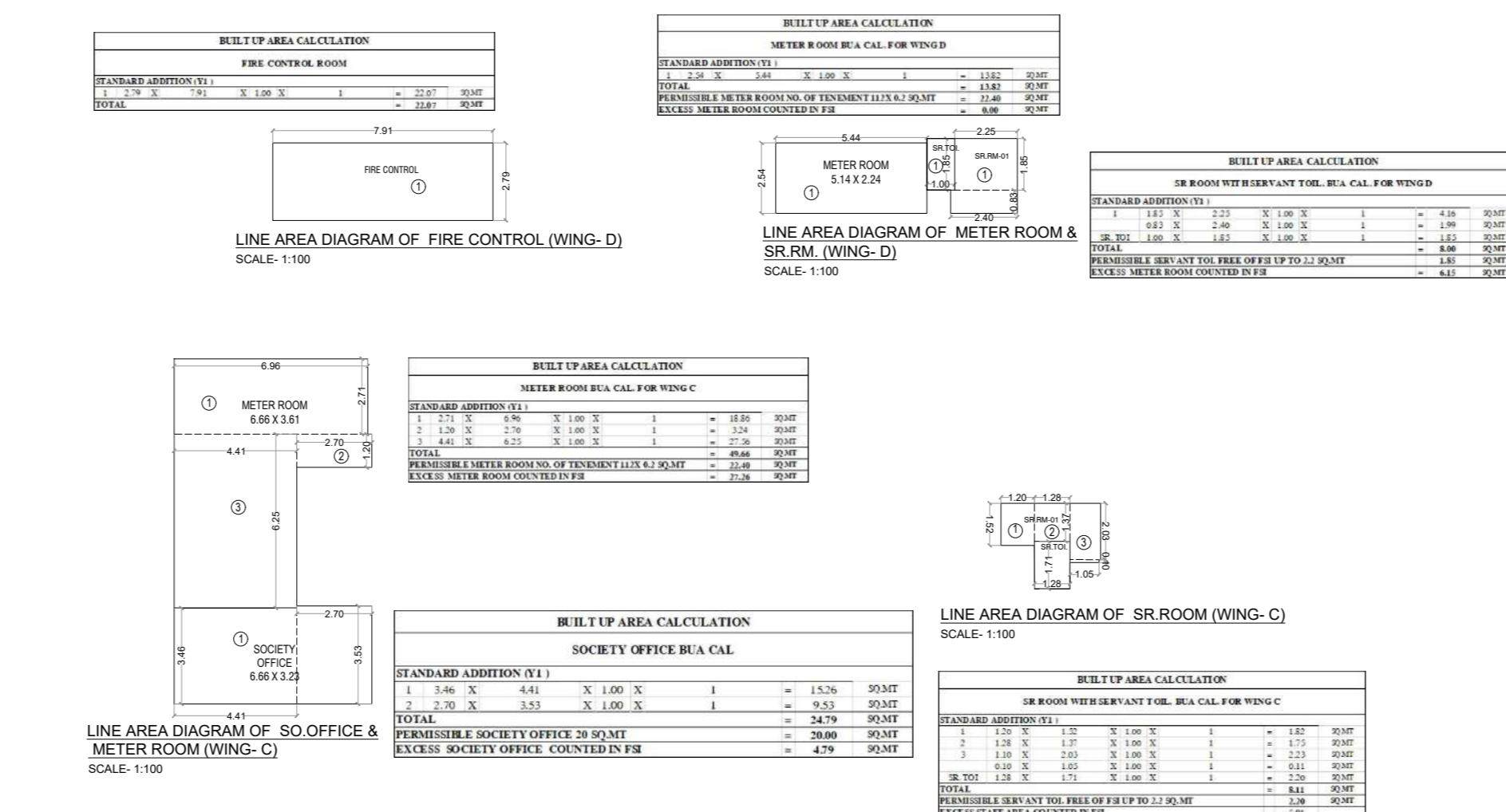
CONTENTS OF SHEET

WING - C & WING D  
GROUND FLOOR PLANS



GROUND FLOOR PLAN  
SCALE - 1:200

GROUND FLOOR	
BIG CAR	= 44
SMALL CAR	= 14
TOTAL	= 58



STAMP AND DATE OF APPROVAL OF PLAN

PLAN FOR CONSIDERATION	
Sachin Bhaskar Walve SE (BP) S/W	Nitin Vasant Rao Patil AE (BP) S&T

STAMP OF DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROP. BLDG. NO. 1 ON SUB PLOT BEARING C.T.S. NO. 102 A / 1 TO 102 A / 5 OF VILLAGE - TIRANDAZ, POWAI, KURLA (WEST).

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
↑	91/08		
	SCALE	DATE	CHECKED BY
	1:100		

NAME OF THE OWNER

CHITRANJAN C. SHARMA.  
265/267, KUMUD HOUSE,  
DR. D.N. ROAD, FORT,  
MUMBAI - 400 001.

NAME, ADDRESS OF C.A

RAJESH ESTATE & NIRMAL LTD  
OFFICE: 19, SERKARIA CHAMBERS, 2ND FLOOR, NAGINDAS MASTER ROAD, FORT, MUMBAI - 400013  
C.A. TO OWNER

NAME & ADDRESS OF DESIGN ARCHITECT

HAFEZ CONTRACTOR  
27 Bhat Street  
Mumbai - 400 023.

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.)

	B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai - 4000 080	Shashik ant Laxman jadhav

CONTENTS OF SHEET  
WING - C & WING D  
LOWER GROUND & UPPER GROUND FLOOR PLANS

STAMP AND DATE OF APPROVAL OF PLAN

PLAN FOR CONSIDERATION

Sachin Bhaskar Walve AB (BP) S/W	Nitin Vasan Patil AE (BP) S&T
-------------------------------------	----------------------------------

STAMP OF DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROP. BLDG. NO. 1 ON SUB PLOT BEARING C.T.S. NO. 102 A / 1 TO 102 A / 5 OF VILLAGE - TIRANDAZ, POWAI, KURLA (WEST).

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	SCALE	DATE	CHECKED BY
	1:100		

NAME OF THE OWNER

CHITRANJAN C. SHARMA.  
265/267, KUMUD HOUSE,  
DR. D.N. ROAD, FORT,  
MUMBAI - 400 001.

NAME, ADDRESS OF C.A

RAJESH ESTATE & NIRMAN LTD  
REGD. OFFICE: 139, SEESARIA CHAMBERS, 2ND FLOOR, NAGINDAS MASTER ROAD, FORT, MUMBAI - 400023  
C.A. TO OWNER.

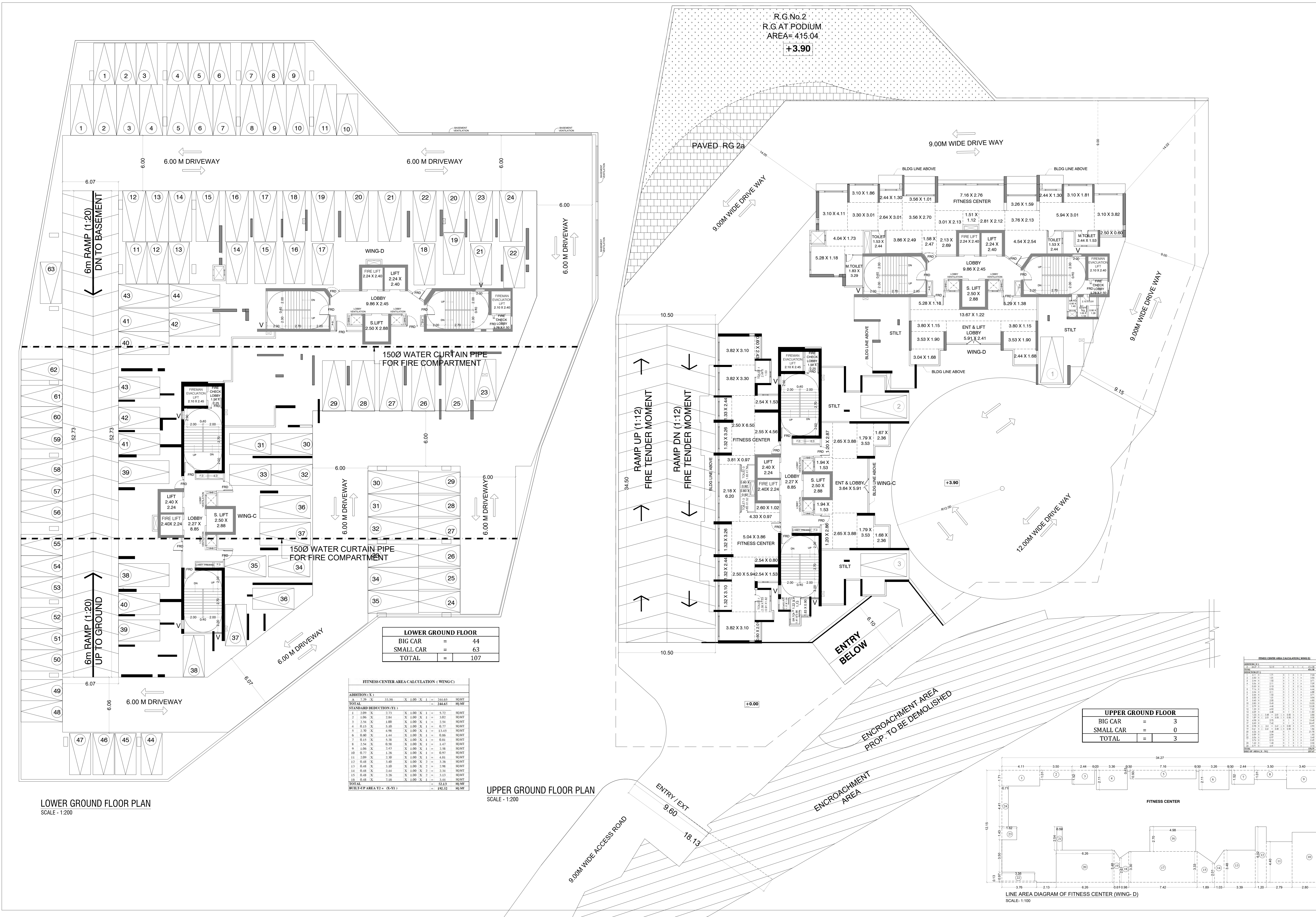
NAME & ADDRESS OF DESIGN ARCHITECT

HAFEEZ CONTRACTOR  
29 Bank Street  
Mumbai - 400 025.

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.)

Shashika  
rt  
Laxman  
jadhav

SPACE AGE CONSULTANTS  
B-106, Natraj Building,  
Mulund Goregaon Link Road  
Mulund (w), Mumbai - 400 080



PROFORMA - B 04/08

CONTENTS OF SHEET

WING - C & WING D  
1ST , 2ND BASEMENT FLOOR & 3RD BASEMENT FLOOR PLANS

STAMP AND DATE OF APPROVAL OF PLAN

PLAN FOR CONSIDERATION

Sachin Bhaskar Walve  
SB (BP) S/W  
Nitin Vasant Patil  
AE (BP) S&T

STAMP OF DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROP. BLDG. NO. 1 ON SUB PLOT BEARING C.T.S. NO. 102 A / 1 TO 102 A / 5 OF VILLAGE - TIRANDAZ, POWAI, KURLA (WEST).

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	1:100	01/08	CHECKED BY

NAME OF THE OWNER

CHITRANJAN C. SHARMA.  
265/267, KUMUD HOUSE,  
DR. D.N.ROAD, FORT,  
MUMBAI - 400 001.

NAME, ADDRESS OF C.A

RAJESH ESTATE & NIRMAL LTD

REGD. OFFICE: 139, SEKSARIA CHAMBERS, 2ND FLOOR, NAGINDAS MASTER ROAD, FORT, MUMBAI - 400023.  
CA TO OWNER.

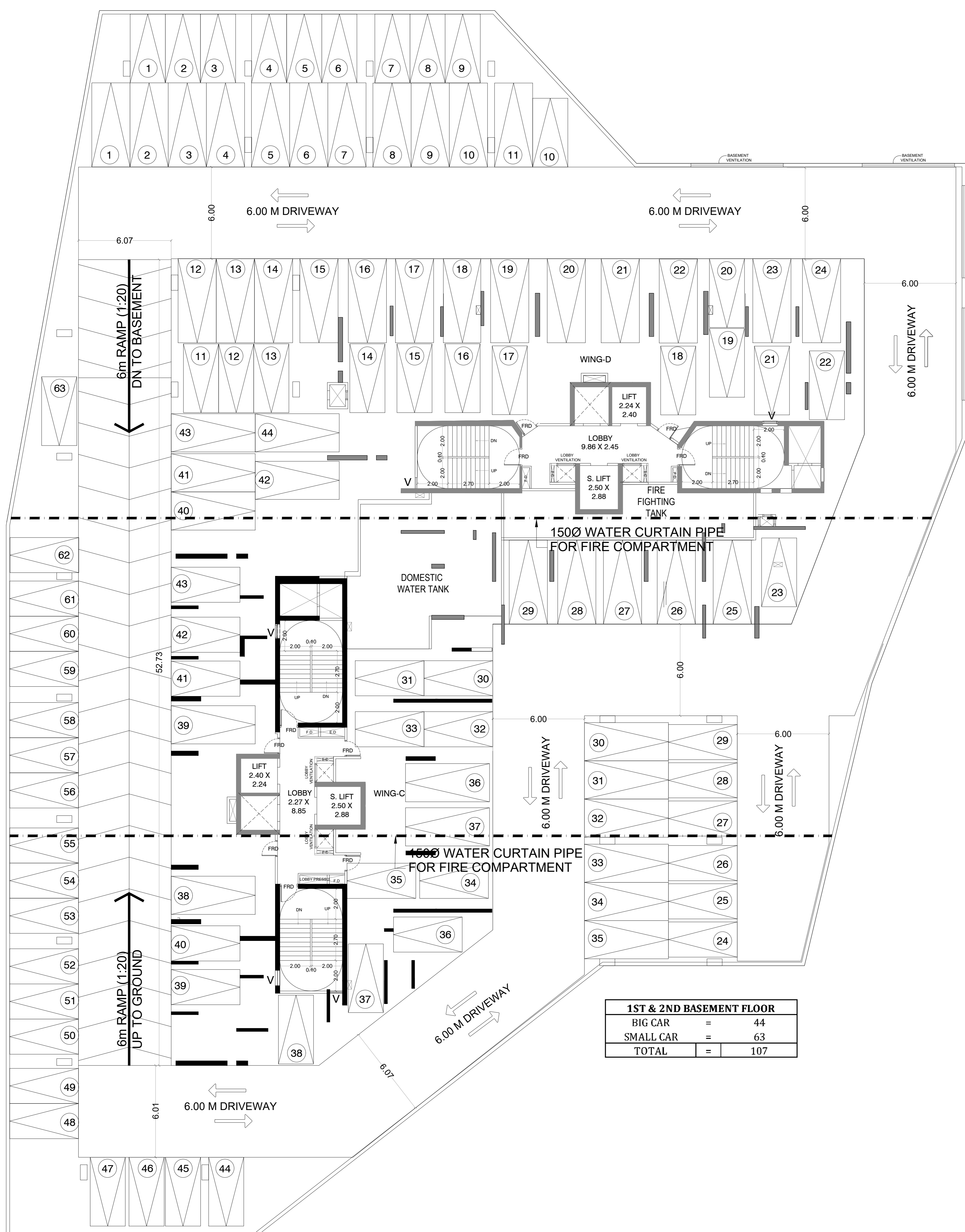
NAME & ADDRESS OF DESIGN ARCHITECT

HAFEZ CONTRACTOR  
29 Bank Street  
Mumbai - 400 023.

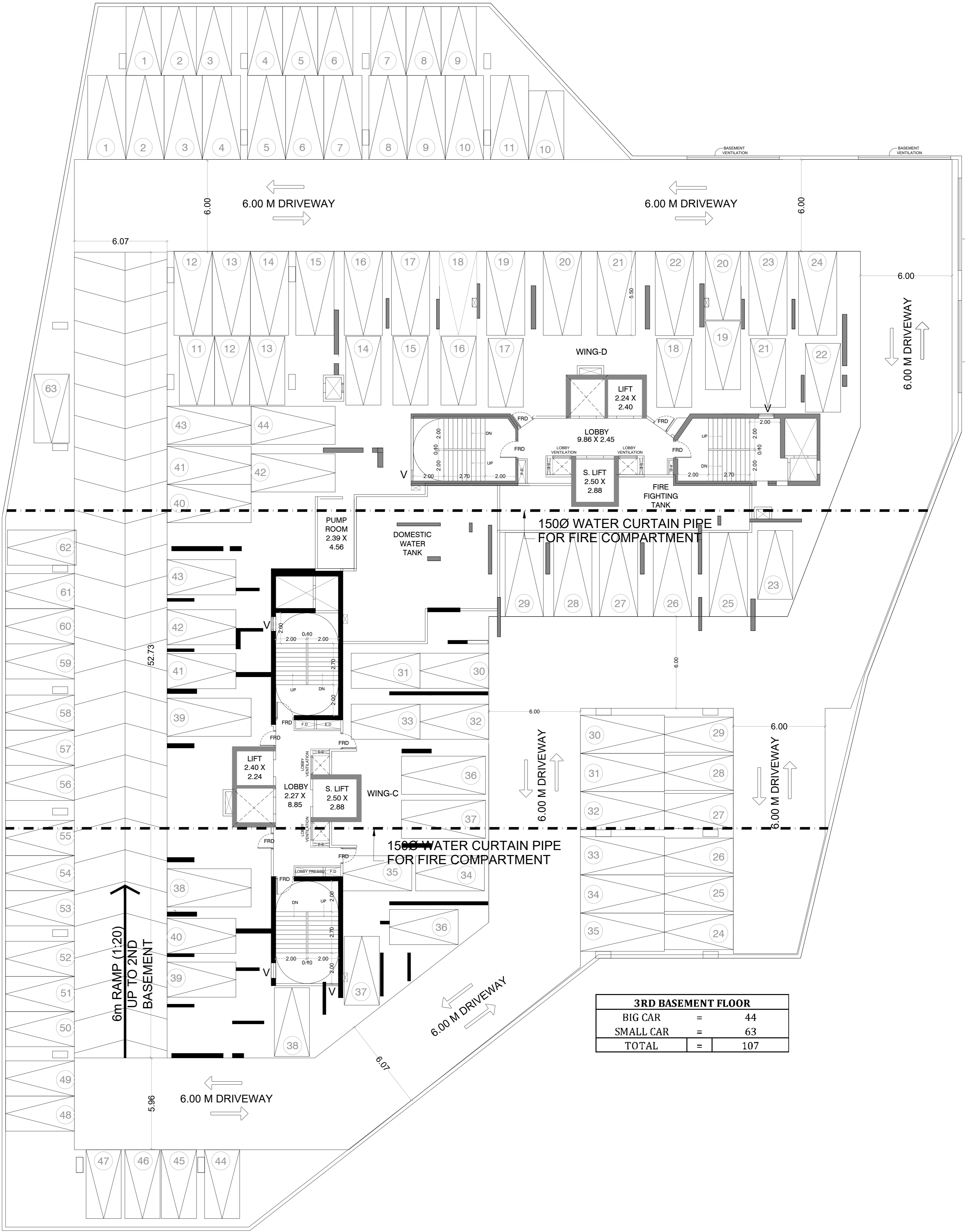
NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.)

Shashika Laaman jadhav

SPACE AGE CONSULTANTS  
B-106, Natraj Building,  
Mulund Goregaon Link Road  
Mulund (w), Mumbai - 400 080



1ST & 2ND BASEMENT FLOOR PLAN  
SCALE - 1:100

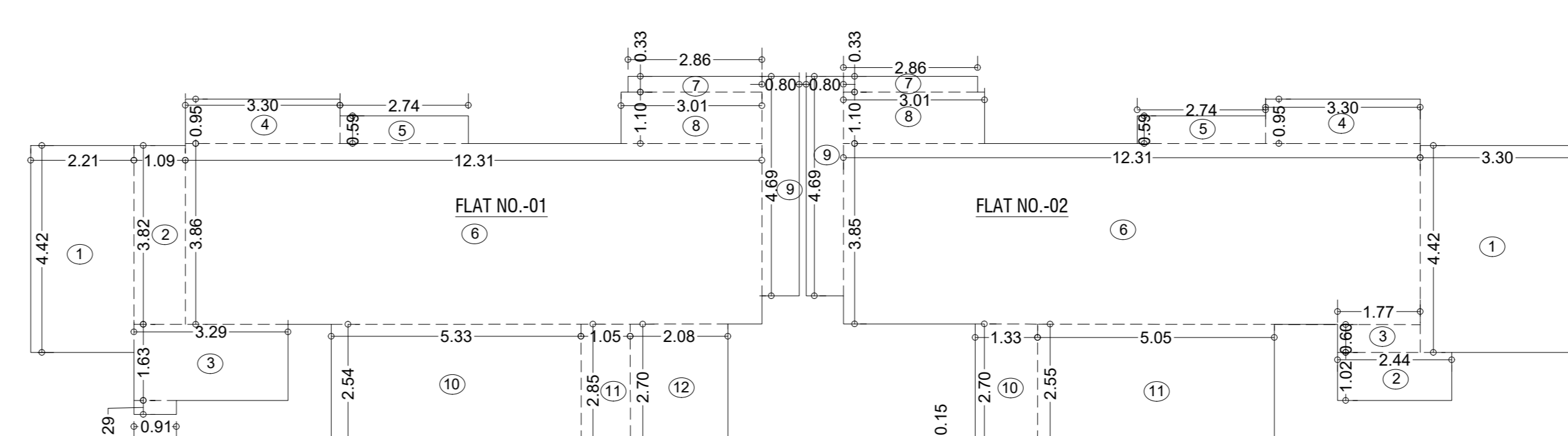
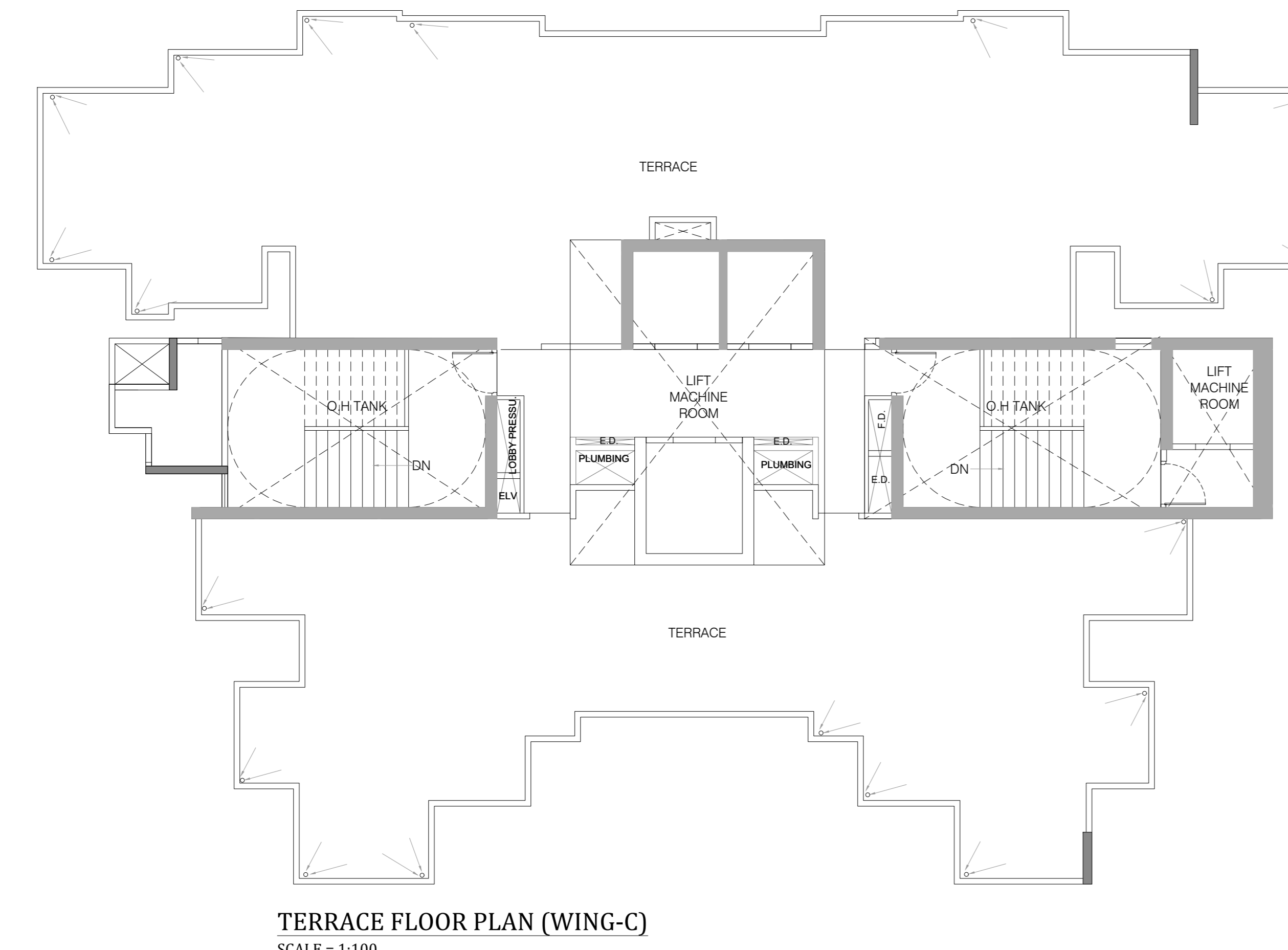


3RD BASEMENT FLOOR PLAN  
SCALE - 1:100

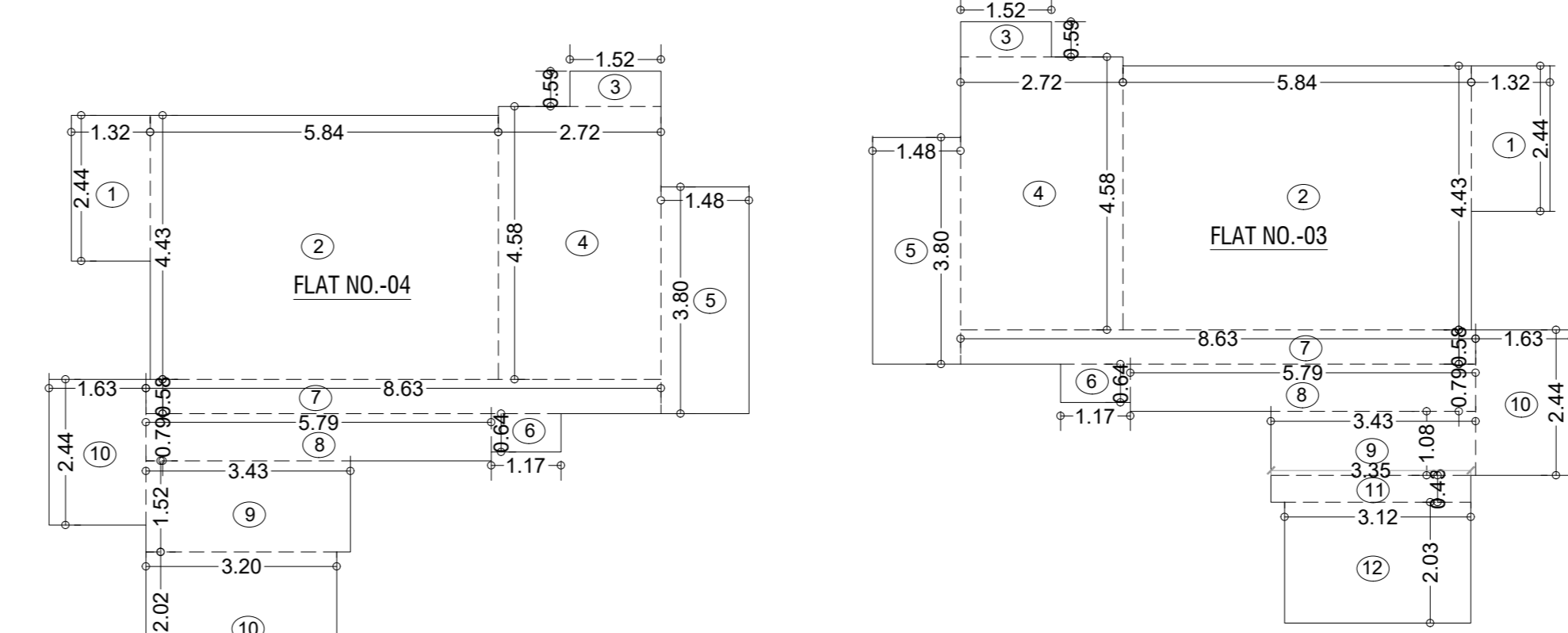
CONTENTS OF SHEET

WING - C  
TYPICAL FLOOR PLAN, REFUGE FLOOR PLAN & LINE AREA  
DIAGRAM, REFUGE STATEMENT

BUILT UP AREA CALCULATION  
1ST TO 5TH, 7TH TO 12TH, 14TH TO 19TH, 21ST TO 26TH, 28TH & 29TH TYPICAL FLOOR PLAN (WING-C)

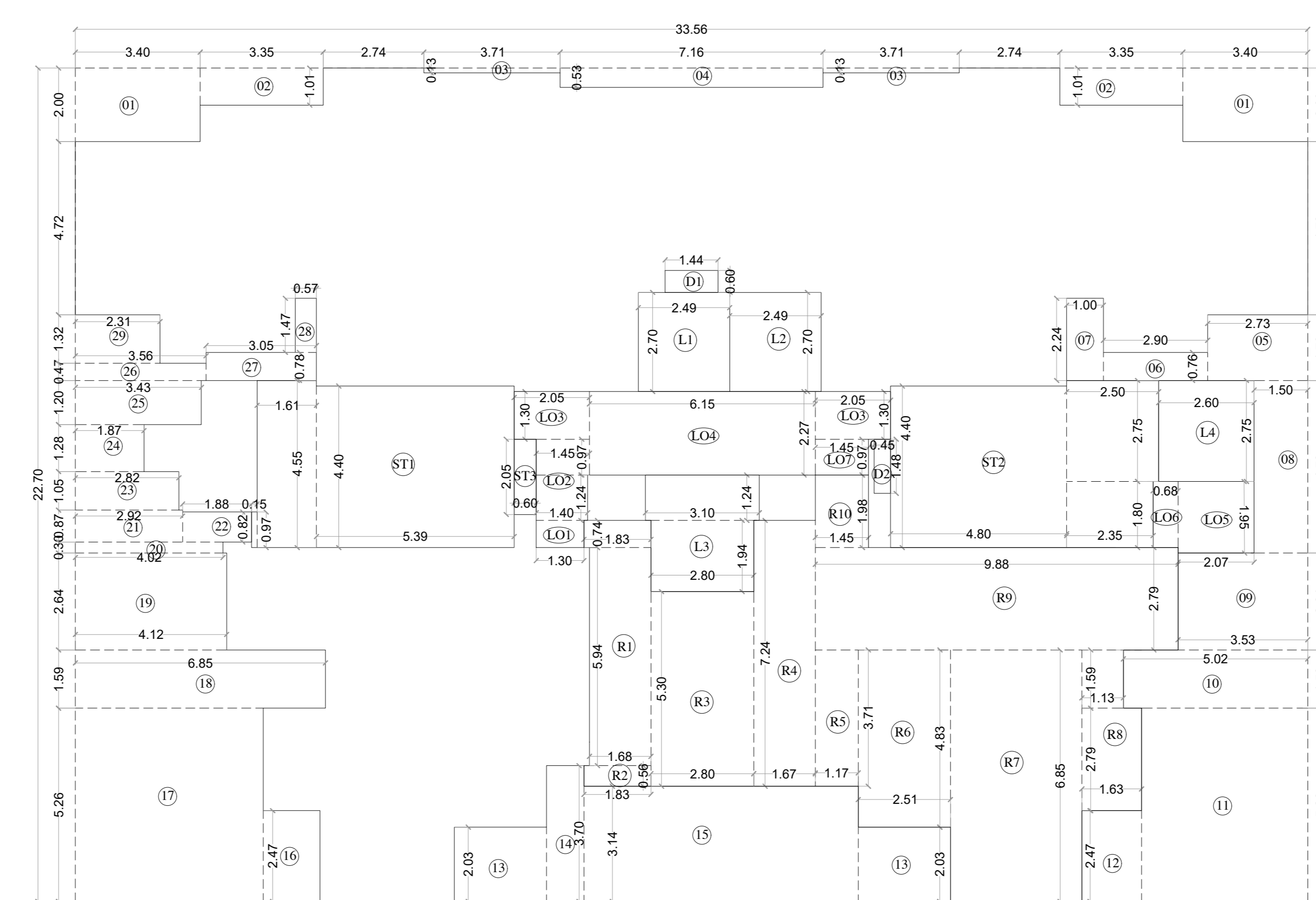
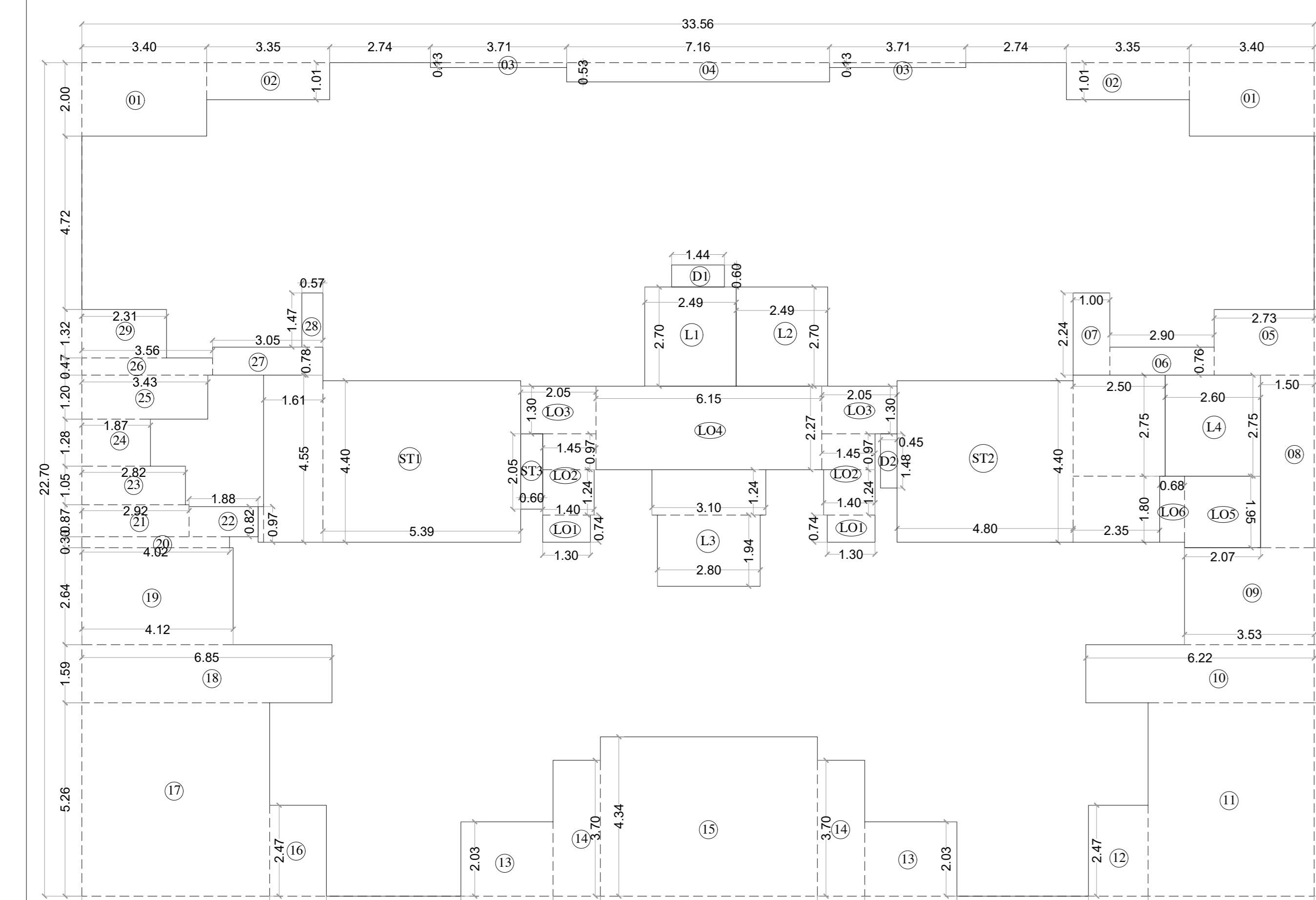


(FLAT NO 1 & 2) CARPET AREA FOR PARKING PURPOSE (UNFINISHED DIMENSION) OF 1ST TO 29TH TYPICAL FLOOR (WING-C) SCALE - 1:100



(FLAT NO 3 & 4) CARPET AREA FOR PARKING PURPOSE (UNFINISHED DIMENSION) OF 1ST TO 5TH, 7TH TO 12TH, 14TH TO 19TH, 21ST TO 26TH, 28TH & 29TH TYPICAL FLOOR SCALE - 1:100 (WING-C)

CARPET AREA CALCULATION FOR PARKING PURPOSE (UNFINISHED DIMENSION) TYPICAL FLOOR (WING-C)



(FLAT NO 4) CARPET AREA FOR PARKING PURPOSE (UNFINISHED DIMENSION) OF 6TH, 13TH, 20ST, 27TH TYPICAL REFUGE FLOOR (WING-C) SCALE - 1:100

REFUGE AREA STATEMENT FOR 6TH, 13TH, 20ST, 27TH TYPICAL REFUGE FLOOR (WING-C)

LINE AREA DIAGRAM OF 1ST TO 5TH, 7TH TO 12TH, 14TH TO 19TH, 21ST TO 26TH, 28TH & 29TH TYPICAL FLOOR PLAN (WING-C) SCALE - 1:100

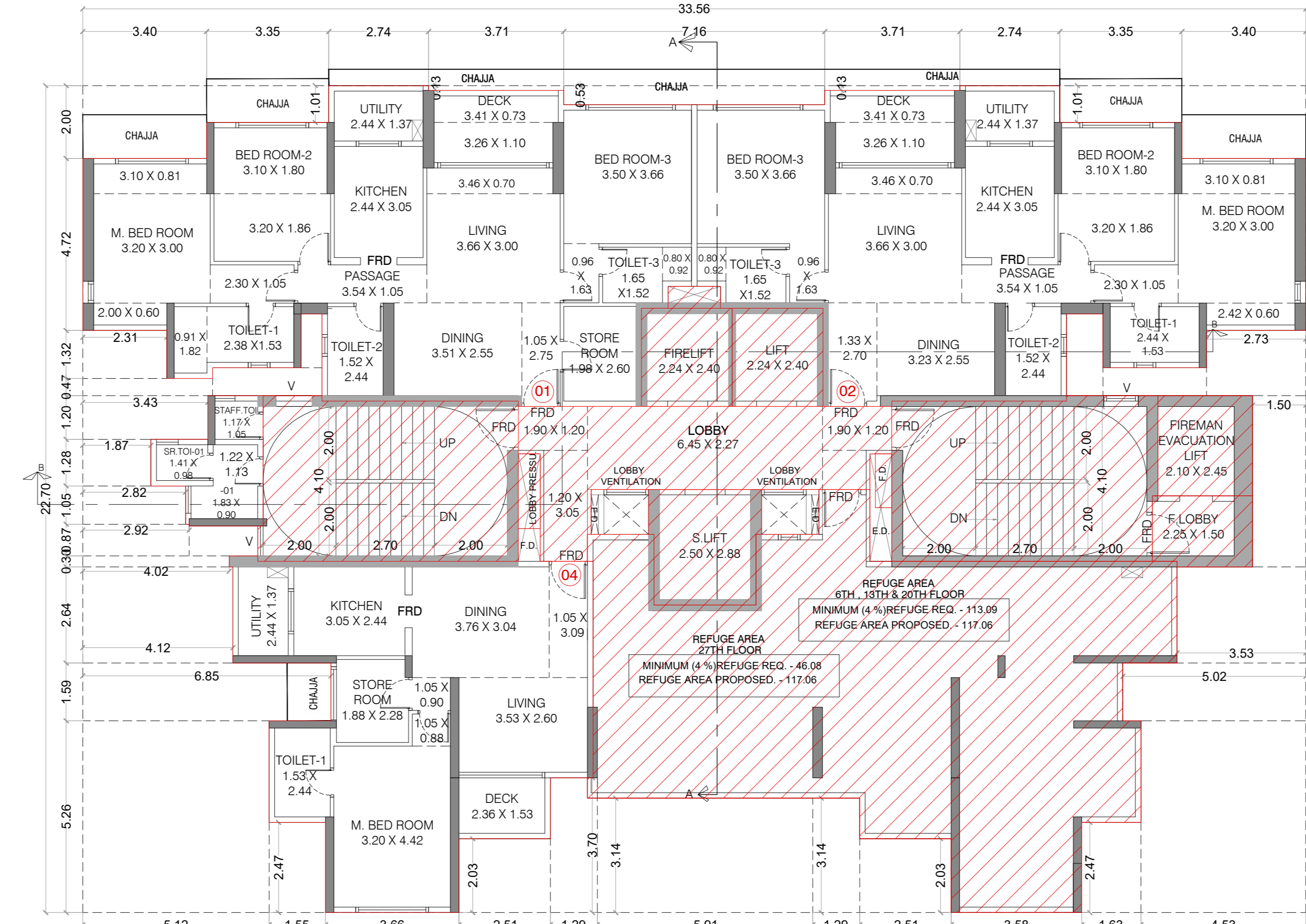
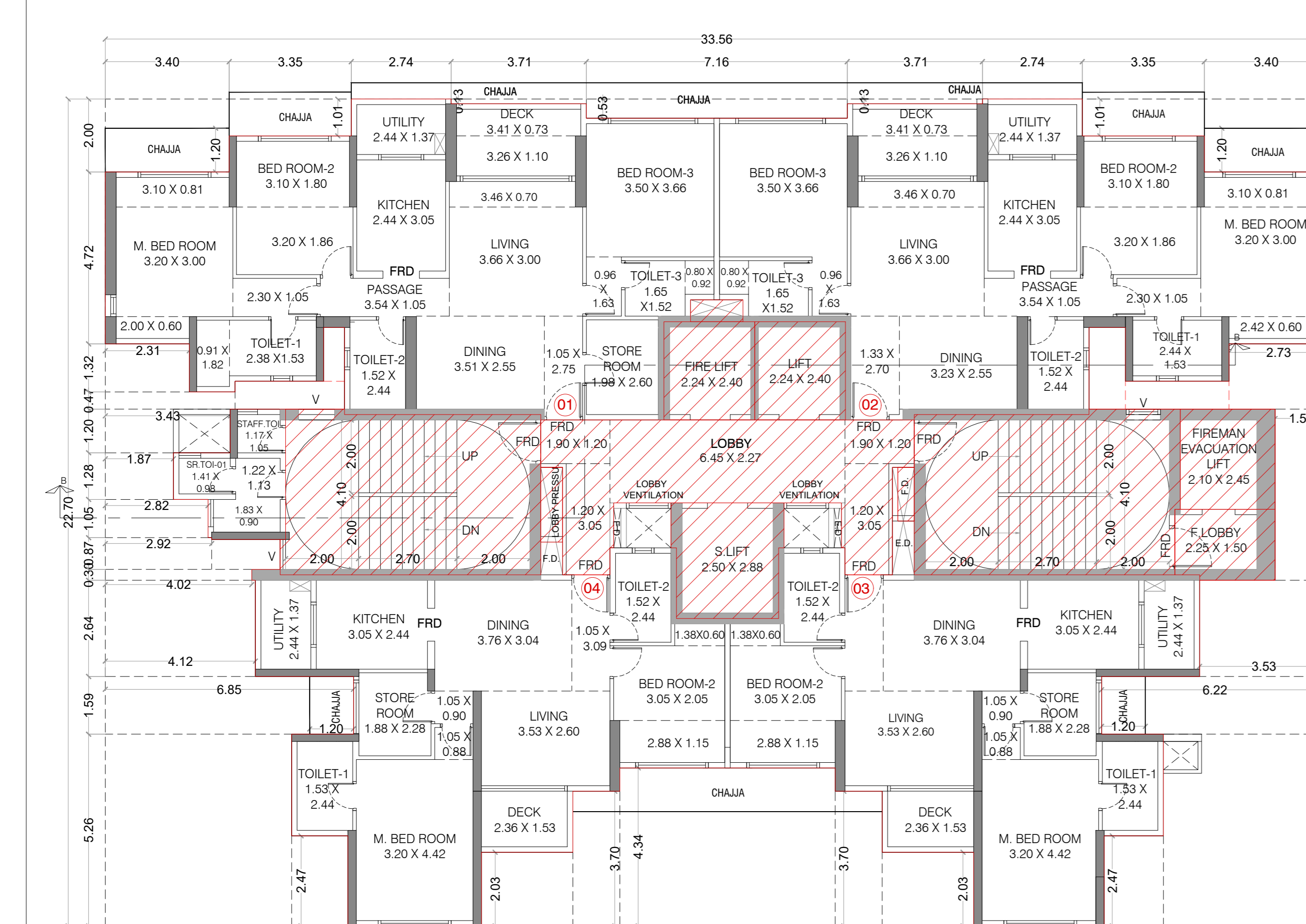
LINE AREA DIAGRAM OF 6TH, 13TH, 20ST, & 27TH TYPICAL REFUGE FLOOR PLAN (WING-C) SCALE - 1:100

BUILT UP AREA CALCULATION 27th REFUGE FLOOR PLAN (WING-C)

Table with columns: ADDITION (X), STANDARD DEDUCTION (Y), TOTAL, STAIRCASE LIFT & LOBBY DEDUCTION (Z), TOTAL, SERVANT TOILET UP TO 30 SQ.MT. FREE OF P&S, DECK DEDUCTION (V), TOTAL, REFUGE AREA (W), TOTAL, BUILT UP AREA (X+Y+Z), EXCESS REFUGE AREA (X-Y+Z), BUILT UP AREA (X+Y+Z)

BUILT UP AREA CALCULATION 6th, 13th & 20th TYPICAL FLOOR PLAN (WING-C)

Table with columns: ADDITION (X), STANDARD DEDUCTION (Y), TOTAL, STAIRCASE LIFT & LOBBY DEDUCTION (Z), TOTAL, SERVANT TOILET UP TO 30 SQ.MT. FREE OF P&S, DECK DEDUCTION (V), TOTAL, REFUGE AREA (W), TOTAL, BUILT UP AREA (X+Y+Z), EXCESS REFUGE AREA (X-Y+Z), BUILT UP AREA (X+Y+Z)



BUILT UP AREA CALCULATION 6th, 13th & 20th TYPICAL FLOOR PLAN (WING-C)

Table with columns: ADDITION (X), STANDARD DEDUCTION (Y), TOTAL, STAIRCASE LIFT & LOBBY DEDUCTION (Z), TOTAL, SERVANT TOILET UP TO 30 SQ.MT. FREE OF P&S, DECK DEDUCTION (V), TOTAL, REFUGE AREA (W), TOTAL, BUILT UP AREA (X+Y+Z), EXCESS REFUGE AREA (X-Y+Z), BUILT UP AREA (X+Y+Z)

BUILT UP AREA CALCULATION 6th, 13th & 20th TYPICAL FLOOR PLAN (WING-C)

Table with columns: ADDITION (X), STANDARD DEDUCTION (Y), TOTAL, STAIRCASE LIFT & LOBBY DEDUCTION (Z), TOTAL, SERVANT TOILET UP TO 30 SQ.MT. FREE OF P&S, DECK DEDUCTION (V), TOTAL, REFUGE AREA (W), TOTAL, BUILT UP AREA (X+Y+Z), EXCESS REFUGE AREA (X-Y+Z), BUILT UP AREA (X+Y+Z)

STAMP AND DATE OF APPROVAL OF PLAN

PLAN FOR CONSIDERATION

Sachin Bhatkar, Nitin Vasant, R. Walve, ao Patil, SE (BP) S/W, AE (BP) S&T

STAMP OF DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY  
PROP. BLDG. NO. 1 ON SUB PLOT BEARING C.T.S. NO. 102 A / 1 TO 102 A / 5 OF VILLAGE - TIRANADAZ, POWAL, KURLA (WEST).

Table with columns: NORTH, JOB NO., DRG. NO., DRAWN BY, SCALE, DATE, CHECKED BY

NAME OF THE OWNER  
CHITRANJAN C. SHARMA.

26S267, KUMUD HOUSE, DR. B.N. ROAD, FORT, MUMBAI - 400 001.

NAME, ADDRESS OF C.A. RAJESH ESTATE & NIRMAL LTD

REGD. OFFICE: 19K, SEKARIA CHAMBERS, 2ND FLOOR, NAGANDAS MASTER ROAD, FORT, MUMBAI - 400 023. C.A TO OWNER.

NAME & ADDRESS OF DESIGN ARCHITECT  
HAFEEZ CONTRACTOR, 27 Bank Street, Mumbai - 400 023.

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.)  
Shashikant Laxman jadhav

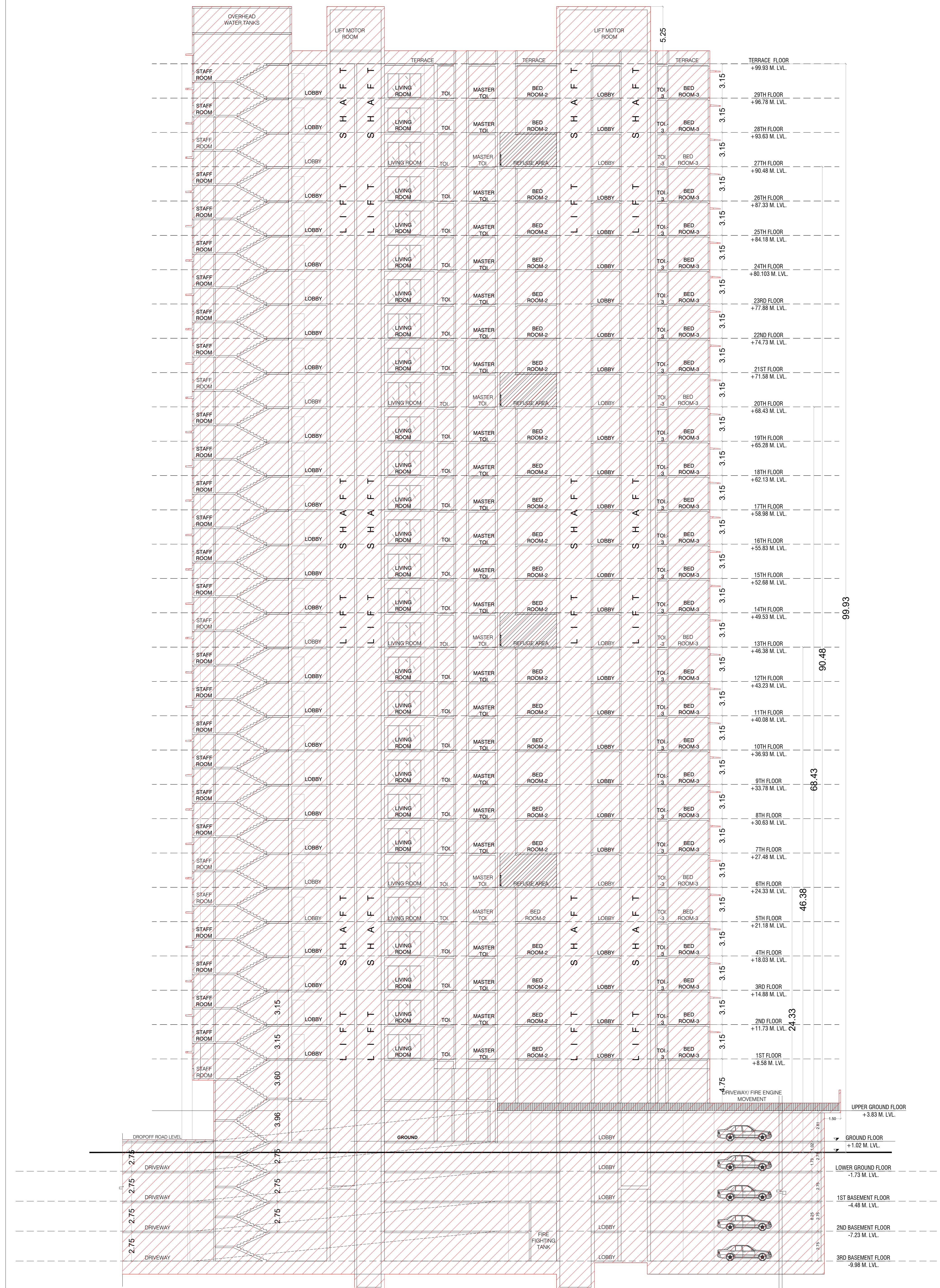
SPACE CONSULTANTS B-106, Nishi Building, Mulund Goregaon Link Road, Mulund (w), Mumbai - 4000 080



CONTENTS OF SHEET

WING - C & WING -D SECTIONS A-A

STAMP AND DATE OF APPROVAL OF PLAN



SECTION A-A  
SCALE 1:100

PLAN FOR CONSIDERATION

**Sachin Bhaskar Walsekar**  
 Digitally signed by Sachin Bhaskar Walsekar  
 DN: cn=Sachin Bhaskar Walsekar, o=Architect, ou=Architect, email=sachin@walsekar.com, c=IN

**Nitin Vasant Patil**  
 Digitally signed by Nitin Vasant Patil  
 DN: cn=Nitin Vasant Patil, o=Architect, ou=Architect, email=patil@nitinvasant.com, c=IN

SE (BP) S/W      AE (BP) S&T

STAMP OF DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROP. BLDG. NO. 1 ON SUB PLOT BEARING C.T.S. NO. 102 A / 1 TO 102 A / 5 OF VILLAGE - TIRANDAZ, POWAI, KURLA (WEST).

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	01/08	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

NAME OF THE OWNER

CHITRANJAN C. SHARMA.  
265/267, KUMUD HOUSE,  
DR. D.N.ROAD, FORT,  
MUMBAI - 400 001.

NAME, ADDRESS OF C.A

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REGD. OFFICE: 138, SEKSARIA CHAMBERS, 2ND FLOOR, NAGINDAS MASTER ROAD, FORT, MUMBAI - 400023  
C.A TO OWNER.

NAME & ADDRESS OF DESIGN ARCHITECT

HAFEEZ CONTRACTOR  
29 Bank Street  
Mumbai - 400 022.

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.)

B-106, Natraj Building,  
 Mulund Goregaon Link Road  
 Mulund (w), Mumbai : 4000 080

Shashika  
Patil  
Laxman  
Jadhav

o/c

To,

Date: 20.06.2022

**Executive Engineer,**

(Storm Water Department)

Planning Cell, Gr. Floor,

Hub Engineering Building,

Dr. E Moses Road, Worli,

Mumbai.

**Sub: Issue of external SWD Remarks for the proposed development on property bearing C.T.S. No.102A/1 to 102A/4 of Village Tirandaz, Powai, Mumbai.**

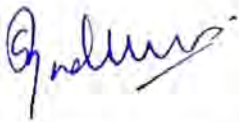
MCGM 'S' WARD

Sir,

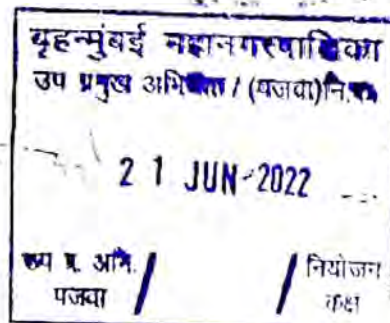
The above referred plot is proposed to be developed by us. We are enclosing herewith 5 copies of Location & Block Plan of the above mentioned property.

Kindly offer your external SWD remarks with invert level and dimensions of the drains for MOEF/IOA submission of said plot at earliest.

Yours faithfully,

**For, M/s. Macrotech Developers Limited**


(Authorized Signatory)



To,

Date:20.06.2022

The Executive Engineer,  
S.P. P & D, 2nd Floor,  
Hub Engineering Building,  
Dr. E Moses Road, Worli,  
Mumbai.

Sub :Issue of Sewer Remarks & Invert Level for the proposed development on  
plot bearing C.T.S. No.102A/1 to 102A/4 of Village Tirandaz, Powai,  
Mumbai. MCGM 'S' WARD

Respected Sir,

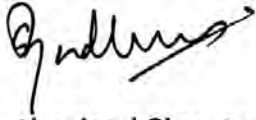
The above referred plot is proposed to be developed by us. We are enclosing  
herewith 5 copies of Location & Block Plan of the above mentioned property.

Kindly offer your Remarks for the said plot for MOEF/IOA submission of said plot at  
earliest.

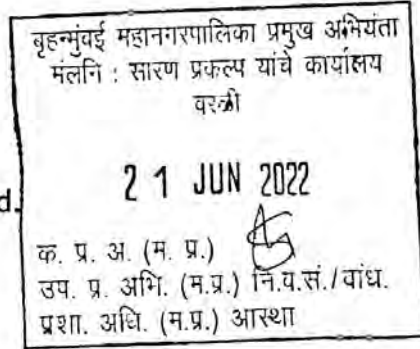
Thanking you,

Yours faithfully,

For, M/s. Macrotech Developers Limited.



(Authorised Signatory)







**SITE PLAN**



COLOUR/HATCH INDICATION LEGEND	
1	PROPOSED BUILDINGS
2	EXISTING BUILDINGS
3	LAWN
4	DRIVEWAY
5	HARDSCAPE/ PAVED AREA
6	GREEN COVER
7	AMENITY PLOT
8	VEHICLE MOVEMENT DIRECTIONAL ARROW
9	DENSE PLANTATION (MIYAWAKI), AREA OF MIYAWAKI PLANTATION = 104 SQ.MT
10	HARDSCAPE/ PAVED AREA 2
11	PAVED RG
12	BUILDING LINE AS PER PREVIOUS EC

Date: 07.11.2022

To,  
The Executive Engineer,  
Water Department,  
M.C.G.M 'S' ward,  
Mumbai.

Sub. Permission for utilization of excess treated surplus water into nearby Municipal garden of project for proposed residential development at plot bearing CTS No. 102A/2 & 102A/4 of Village Tirandaz, Powai, Mumbai.

Ref: Hon'ble MC's Concession Approval u/r. no.  
CE/1090//BPES/AS/337/5/Amend dated 26.07.2022.

Dear Sir,

This has reference to aforesaid project and concession approved by the Municipal Commissioner. After completion of the project there will be the total estimated sewage generation will be 144 KLD from the site which will be treated in STP of MBBR technology 152 KLD respectively. The treated water 130 KL will be reused within the site for landscaping & flushing however, excess treated water (around 64 KLD) will be discharged into nearby drains.

As recommended by SEAC-II committee of Environment Department Govt. of Maharashtra; 'PP to reduce discharge of treated water up to 35%.

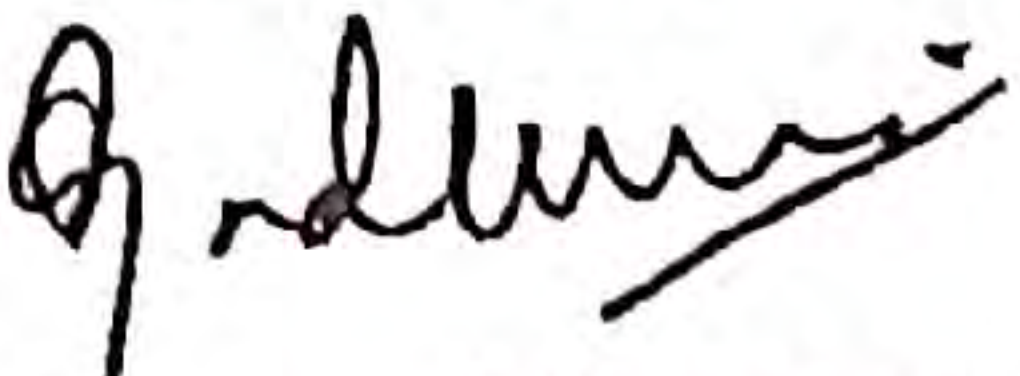
We request you to allow our excess treated (15.5 KL) after water into the nearby Municipal garden for irrigation purpose.

The parameter of treated water quality will be as per Environment (protection) rule, 1986.

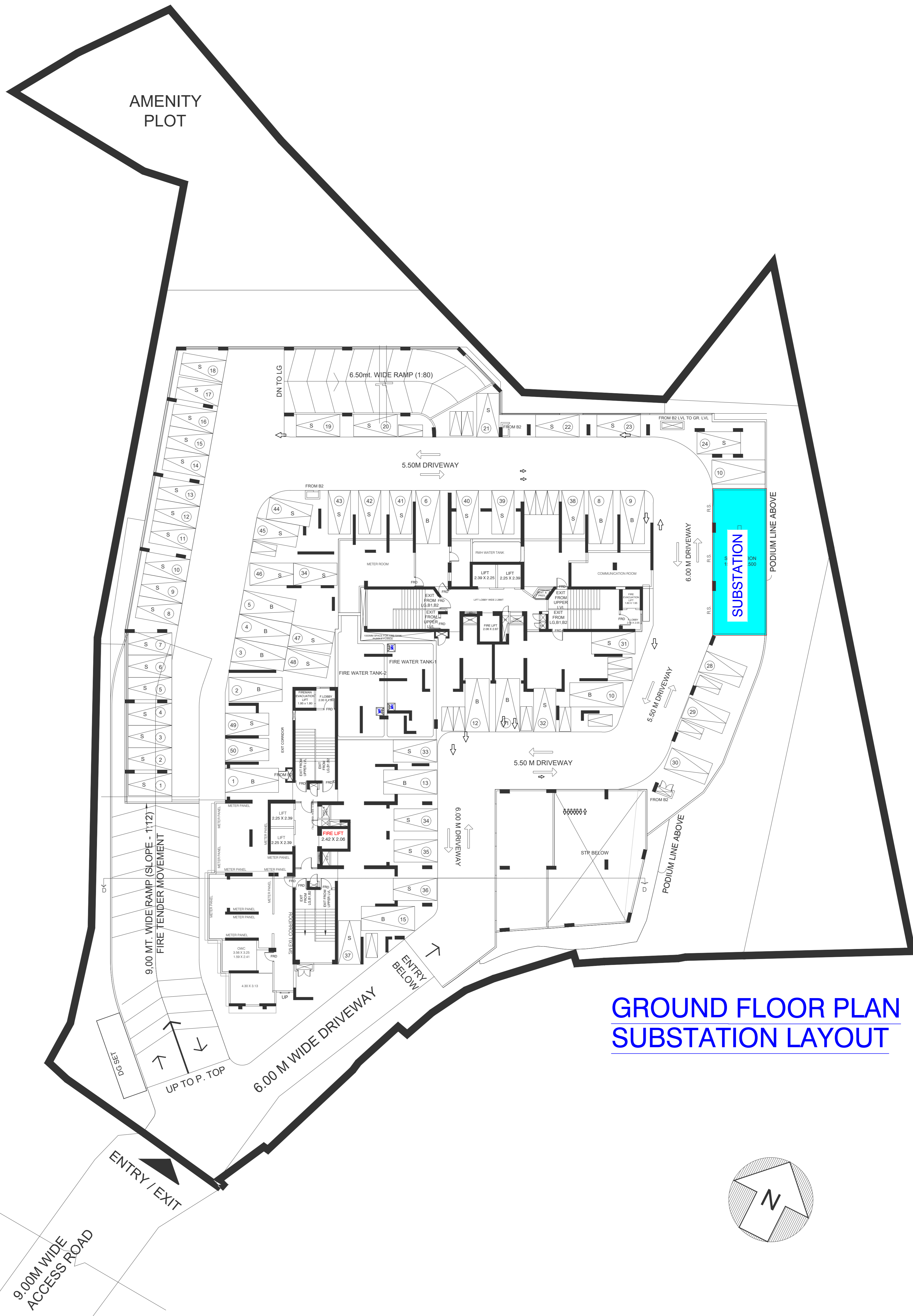
Sr. No.	Parameters	Inlet	After treatment
1.	pH	6.5-8	6.5-7
2.	BOD5@20°C	<250	<10
3.	COD	<250	<10
4.	TSS	<400	<50
5.	O&G	10	NIL

Yours faithfully,

For, M/s. Macrotech Developers Ltd.

  
(Authorized Signatory)

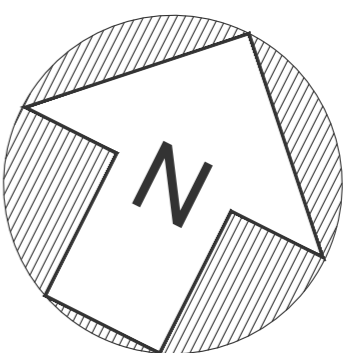
AE/WW/S/.....4074..../IR  
07/11/22



AMENITY PLOT

SUBSTATION

**GROUND FLOOR PLAN  
SUBSTATION LAYOUT**





**PROPOSED NEW TREE PLANTATION LEGEND**

1	Terminalia Arjuna	10 NOS.
2	Samanea Saman	7 NOS.
3	Saraca Asoca	6 NOS.
4	Mangifera indica	6 NOS.
5	Millingtonia hortensis	5 NOS.
6	Plumeria alba	5 NOS.
7	Ficus virens	6 NOS.
8	Kigelia pinnata	6 NOS.
9	Bauhinia purpurea	7 NOS.
10	Parkia biglandulosa	7 NOS.
<b>TOTAL TREES (A)</b>		<b>65 NOS.</b>

**EXISTING TREE PLANTATION LEGEND**

1	Moringa oleifera	35 NOS.
2	Ficus religiosa	25 NOS.
3	Thespesia populnea	30 NOS.
4	Lawsonia inermis	23 NOS.
5	Muntingia calabura	11 NOS.
6	Cocos nucifera	13 NOS.
7	Swietenia mahagoni	10 NOS.
8	Wodyetia bifurcata	18 NOS.
9	Grevillea robusta	13 NOS.
10	Tabebuia rosea	25 NOS.
11	Polylthia longifolia	19 NOS.
<b>TOTAL TREES (B)</b>		<b>208 NOS.</b>

**EXISTING TREE PLANTATION LEGEND**

1		MORINGA OLEIFERA	35 NOS.
2		FICUS RELIGIOSA	25 NOS.
3		THESPESIA POPULNEA	30 NOS.
4		LAWSONIA INERMIS	23 NOS.
5		MUNTINGIA CALABURA	11 NOS.
6		COCOS NUCIFERA	13 NOS.
7		SWIETENIA MAHAGONI	10 NOS.
8		WODYETIA BIFURCATA	18 NOS.
9		GREVILLEA ROBUSTA	13 NOS.
10		TABEBUIA ROSEA	25 NOS.
11		POLYLTHIA LONGIFOLIA	19 NOS.

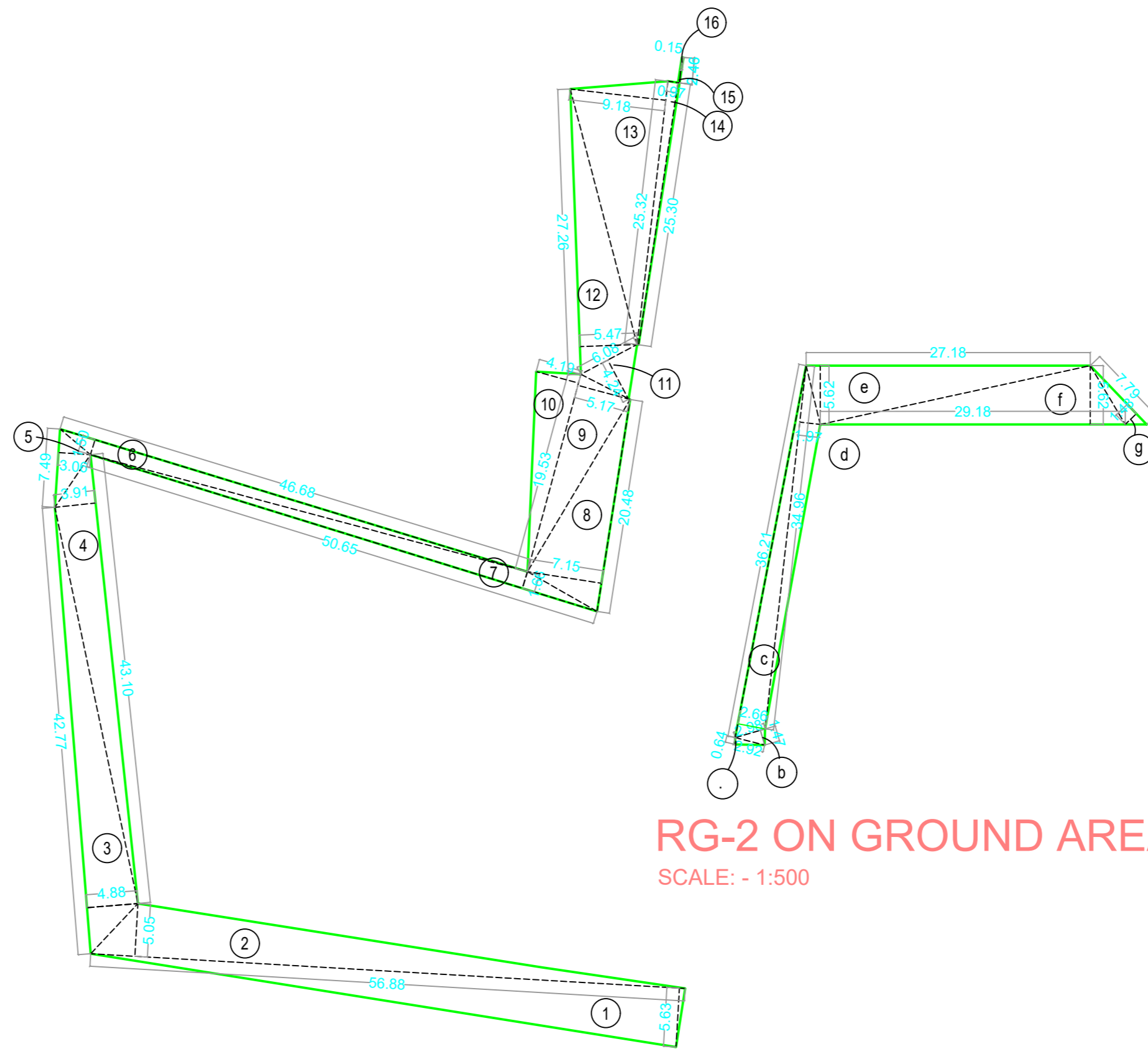
**TOTAL TREES (B) 208 NOS.**

Botanical Name		Nos.
Terminalia Arjuna		10 nos.
Samanea Saman		7 nos.
Saraca Asoca		6 nos.
Mangifera indica		6 nos.
Millingtonia Hortensis		5 nos.
Plumeri alba		5nos.
Ficus Virens		6 nos.
Kigelia Pinnata		6 nos.
Bauhinia purpurea		7 nos.
Parkia Biglandulosa		7 nos.
<b>Total</b>		<b>65</b>

LANDSCAPE PLAN



RG AREA CALCULATION						
RG-1 ON GROUND AREA CALCULATION						
1	1/2	X	56.88	X	5.63	X 1 NO = 160.12 SQ.MT.
2	1/2	X	56.88	X	5.05	X 1 NO = 143.62 SQ.MT.
3	1/2	X	42.77	X	4.88	X 1 NO = 104.36 SQ.MT.
4	1/2	X	43.10	X	3.91	X 1 NO = 84.26 SQ.MT.
5	1/2	X	7.49	X	3.06	X 1 NO = 11.46 SQ.MT.
6	1/2	X	46.68	X	1.50	X 1 NO = 35.01 SQ.MT.
7	1/2	X	50.65	X	1.66	X 1 NO = 42.04 SQ.MT.
8	1/2	X	20.48	X	7.15	X 1 NO = 73.22 SQ.MT.
9	1/2	X	19.53	X	5.17	X 1 NO = 50.49 SQ.MT.
10	1/2	X	19.53	X	4.19	X 1 NO = 40.92 SQ.MT.
11	1/2	X	6.08	X	4.24	X 1 NO = 12.89 SQ.MT.
12	1/2	X	27.26	X	5.47	X 1 NO = 74.56 SQ.MT.
13	1/2	X	25.32	X	9.18	X 1 NO = 116.22 SQ.MT.
14	1/2	X	25.30	X	0.97	X 1 NO = 12.27 SQ.MT.
15	1/2	X	2.46	X	0.15	X 1 NO = 0.18 SQ.MT.
16	1/2	X	2.46	X	0.15	X 1 NO = 0.18 SQ.MT.
TOTAL RG-1 ON GROUND AREA						= 961.59 SQ.MT.



RG-2 ON GROUND AREA DIAGRAM  
SCALE: - 1:500

RG-1 ON GROUND AREA DIAGRAM  
SCALE: - 1:500

RG-2 ON GROUND AREA CALCULATION						
a	1/2	X	2.92	X	0.64	X 1 NO = 0.93 SQ.MT.
b	1/2	X	2.98	X	1.47	X 1 NO = 2.19 SQ.MT.
c	1/2	X	36.21	X	2.66	X 1 NO = 48.16 SQ.MT.
d	1/2	X	34.96	X	1.97	X 1 NO = 34.44 SQ.MT.
e	1/2	X	27.18	X	5.62	X 1 NO = 76.38 SQ.MT.
f	1/2	X	29.18	X	5.62	X 1 NO = 82.00 SQ.MT.
g	1/2	X	7.79	X	1.48	X 1 NO = 5.76 SQ.MT.
TOTAL RG-2 ON GROUND AREA						= 249.86 SQ.MT.



RG-4 ON GROUND AREA DIAGRAM ( MIYAWAKI )  
SCALE: - 1:500

PAVED RG-3 ON GROUND AREA CALCULATION						
1	1/2	X	79.87	X	8.78	X 1 NO = 350.63 SQ.MT.
2	1/2	X	79.87	X	8.94	X 1 NO = 357.02 SQ.MT.
3	1/2	X	9.20	X	1.23	X 1 NO = 5.66 SQ.MT.
4	1/2	X	9.00	X	2.86	X 1 NO = 12.87 SQ.MT.
5	1/2	X	35.81	X	8.71	X 1 NO = 155.95 SQ.MT.
6	1/2	X	36.38	X	9.42	X 1 NO = 171.35 SQ.MT.
7	1/2	X	10.36	X	3.20	X 1 NO = 16.58 SQ.MT.
8	1/2	X	10.36	X	2.66	X 1 NO = 13.78 SQ.MT.
9	1/2	X	9.86	X	6.77	X 1 NO = 33.38 SQ.MT.
TOTAL PAVED RG-3 ON GROUND AREA						= 1117.14 SQ.MT.

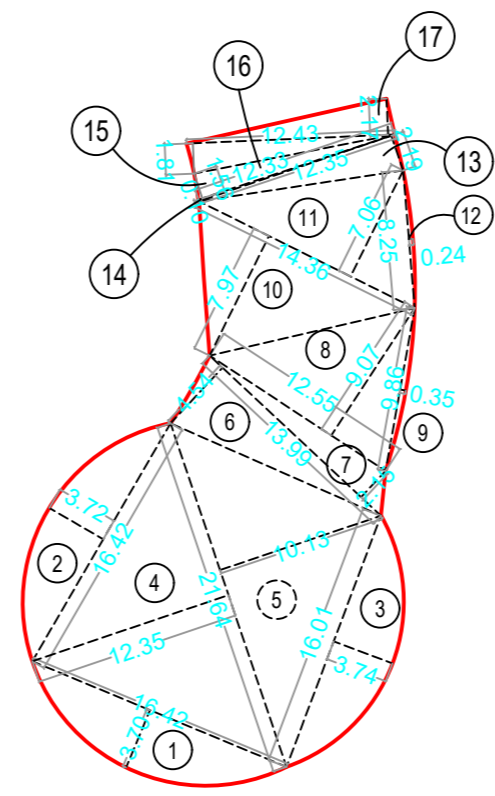
PAVED RG-3 ON GROUND AREA DIAGRAM  
SCALE: - 1:500

RG-4 ON GROUND AREA CALCULATION ( MIYAWAKI )						
1	1/2	X	18.02	X	11.543	X 1 NO = 104.00 SQ.MT.
TOTAL RG-4 ON GROUND AREA ( MIYAWAKI )						= 104.00 SQ.MT.

-D

RG-5 ON PODIUM AREA CALCULATION						
1	1/2	X	52.03	X	38.64	X 1 NO = 1005.22 SQ.MT.
2	1/2	X	56.47	X	18.70	X 1 NO = 527.99 SQ.MT.
3	1/2	X	56.47	X	18.30	X 1 NO = 516.70 SQ.MT.
4	1/2	X	11.16	X	4.85	X 1 NO = 27.06 SQ.MT.
5	1/2	X	33.28	X	6.62	X 1 NO = 110.16 SQ.MT.
6	1/2	X	33.28	X	11.14	X 1 NO = 185.37 SQ.MT.
7	1/2	X	15.22	X	11.99	X 1 NO = 91.24 SQ.MT.
8	1/2	X	27.79	X	4.95	X 1 NO = 68.78 SQ.MT.
9	1/2	X	14.60	X	4.43	X 1 NO = 32.34 SQ.MT.
TOTAL ADDITION						= 2564.86 SQ.MT.

X



RG-6 ON PODIUM AREA DIAGRAM  
SCALE: - 1:500

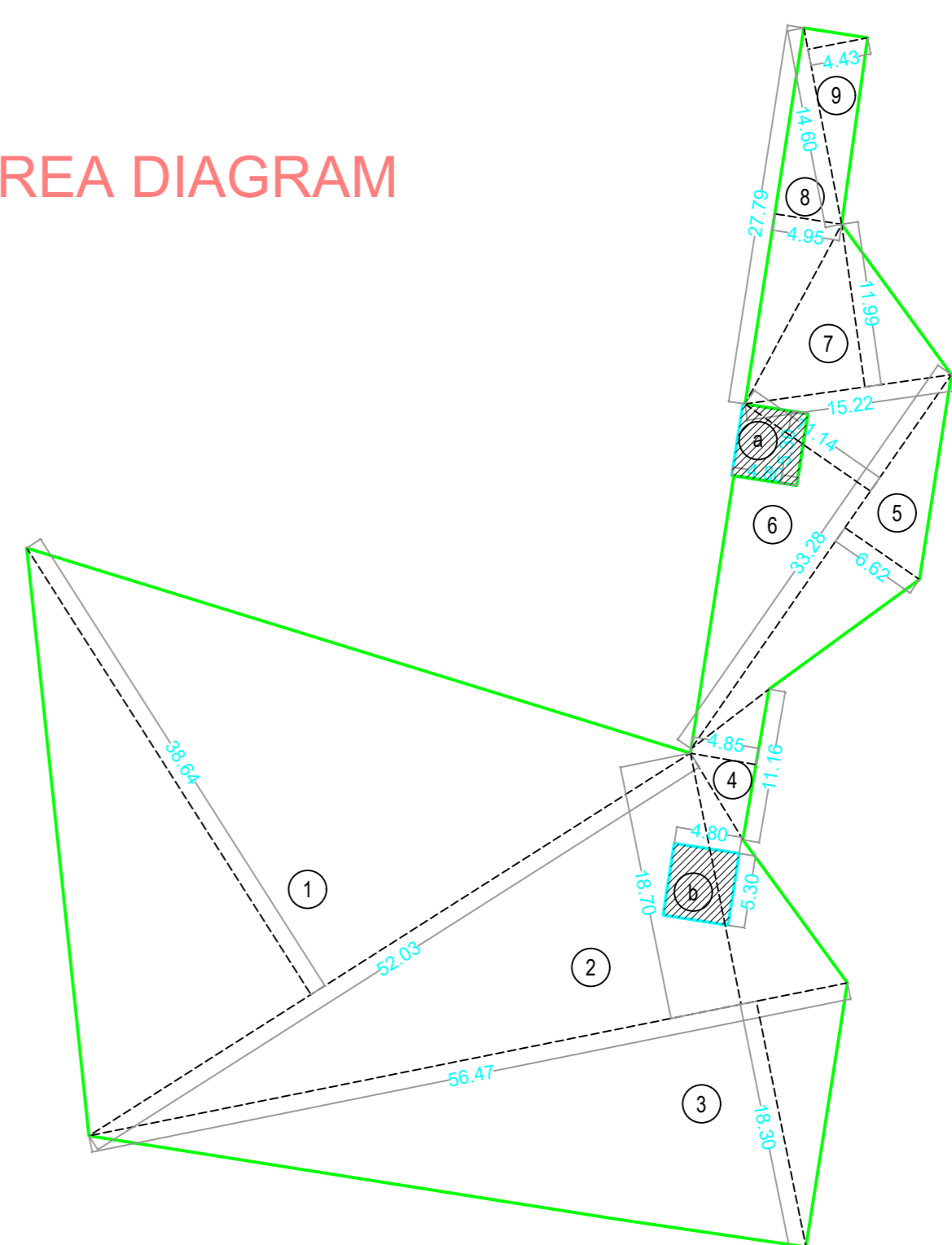
DEDUCTIONS						
a		X	4.85	X	5.30	X 1 NO = 25.71 SQ.MT.
b		X	4.80	X	5.30	X 1 NO = 25.44 SQ.MT.
TOTAL DEDUCTION						= 51.15 SQ.MT.
TOTAL RG-5 ON PODIUM AREA						= 2514.38 SQ.MT.

Y1

-E

RG-6 ON PODIUM AREA CALCULATION						
1	2/3	X	16.36	X	3.69	X 1 NO = 40.25 SQ.MT.
2	2/3	X	16.36	X	3.71	X 1 NO = 40.46 SQ.MT.
3	2/3	X	15.95	X	3.73	X 1 NO = 39.66 SQ.MT.
4	1/2	X	21.56	X	12.31	X 1 NO = 132.70 SQ.MT.
5	1/2	X	21.56	X	10.09	X 1 NO = 108.77 SQ.MT.
6	1/2	X	13.94	X	4.53	X 1 NO = 31.57 SQ.MT.
7	1/2	X	13.94	X	2.14	X 1 NO = 14.92 SQ.MT.
8	1/2	X	12.51	X	9.04	X 1 NO = 56.55 SQ.MT.
9	2/3	X	9.83	X	0.35	X 1 NO = 2.29 SQ.MT.
10	1/2	X	14.31	X	7.94	X 1 NO = 56.81 SQ.MT.
11	1/2	X	14.31	X	7.04	X 1 NO = 50.37 SQ.MT.
12	2/3	X	8.22	X	0.24	X 1 NO = 1.32 SQ.MT.
13	1/2	X	12.29	X	2.18	X 1 NO = 13.40 SQ.MT.
14	1/2	X	12.31	X	0.10	X 1 NO = 0.62 SQ.MT.
15	1/2	X	12.31	X	1.55	X 1 NO = 9.54 SQ.MT.
16	1/2	X	12.39	X	1.81	X 1 NO = 11.21 SQ.MT.
17	1/2	X	12.39	X	2.16	X 1 NO = 13.38 SQ.MT.
TOTAL RG-6 ON PODIUM AREA						= 628.11 SQ.MT.
TOTAL R.G. AREA ( R.G.No= A+B+C+D+E+F)						= 5565.39 SQ.MT.
25% R.G.AREA REQUIRED (16152.73 X 25%)						= 4038.18 SQ.MT.

-F



RG-5 ON PODIUM AREA DIAGRAM  
SCALE: - 1:500



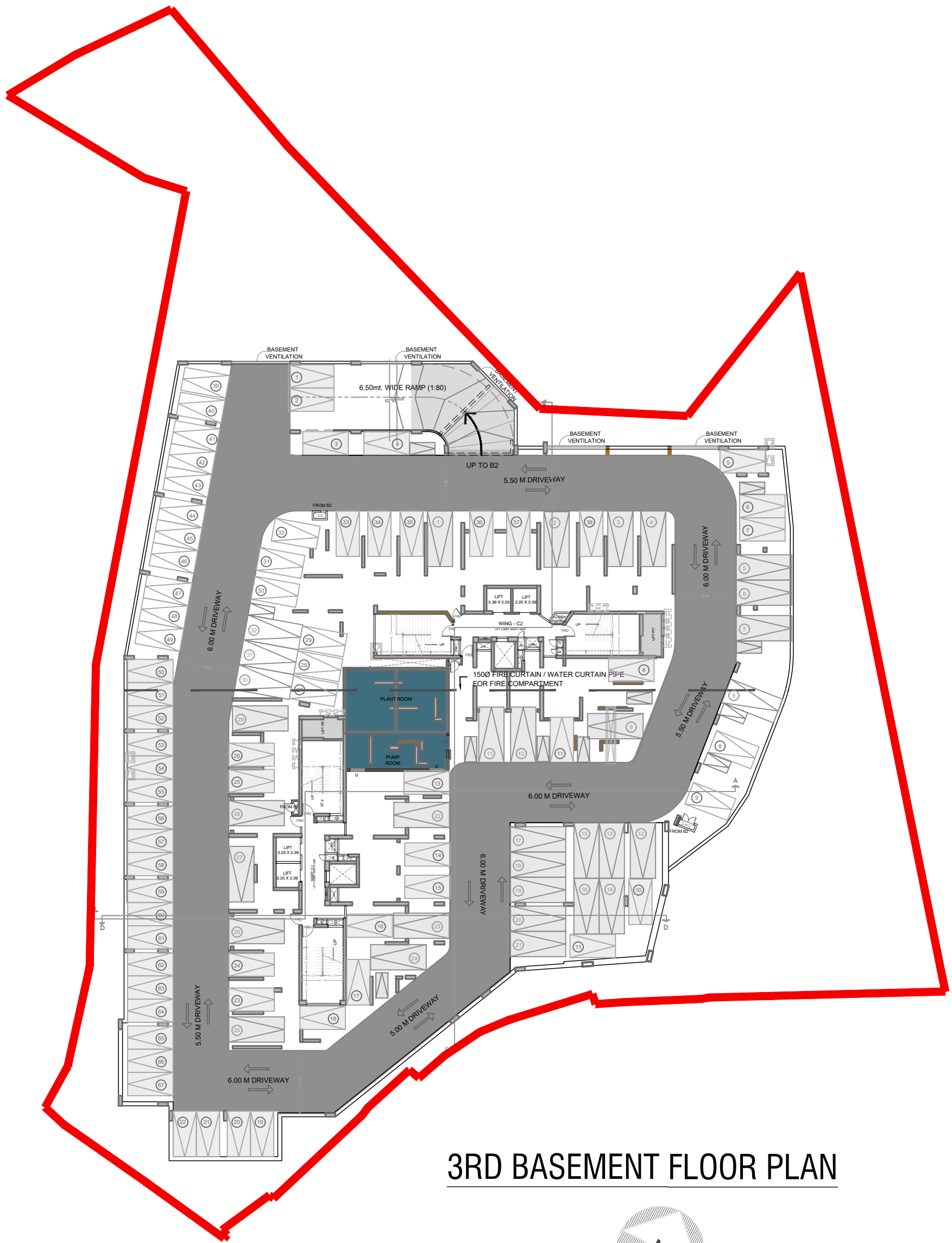
1ST BASEMENT FLOOR PLAN





**2ND BASEMENT FLOOR PLAN**

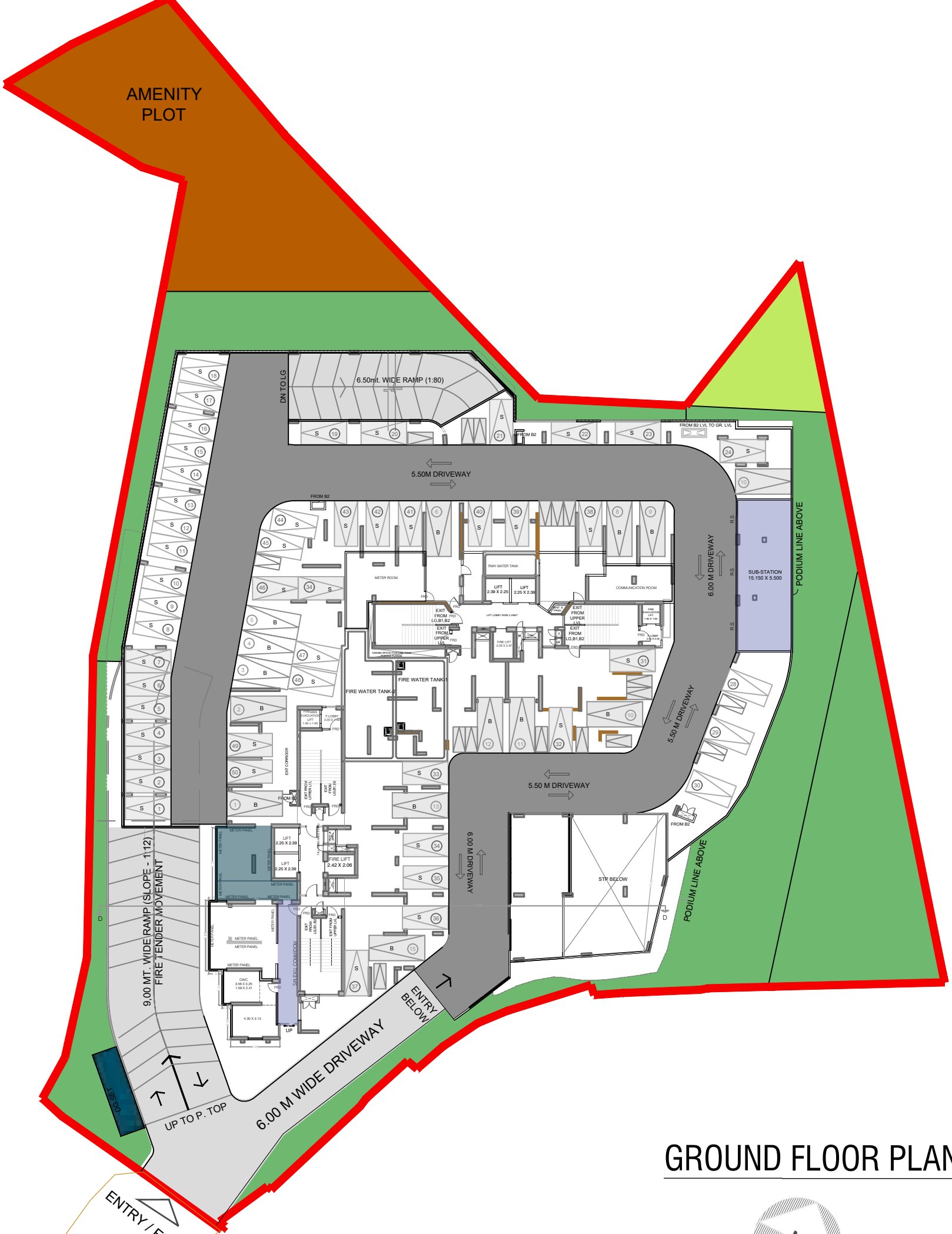




**3RD BASEMENT FLOOR PLAN**







GROUND FLOOR PLAN



9.00M WIDE ACCESS ROAD  
 ENTRY / EXIT  
 UP TO P. TOP



LOWER GROUND FLOOR PLAN





AMENITY PLOT

**UPPER GROUND FLOOR PLAN**



- PLOT BOUNDARY
- RG AREA ON GROUND
- RG AREA ON PODIUM
- PAVED RG
- AMENITY PLOT
- DRIVEWAY

9.00M WIDE ACCESS ROAD

ENTRY / EXIT

9.00M WIDE RAMP UP (1:12) FIRE TENDER MOVEMENT

6.00 M WIDE DRIVEWAY

9.00M WIDE DRIVEWAY

9.00M WIDE DRIVEWAY

1 2 3 4 5 6 7 8 9 10 11 12 13

+4.45 M. LVL.

+4.45 M. LVL.

+4.45 M. LVL.

0.00 M. LVL.

BASEMENT LINE BELOW

BASEMENT LINE BELOW

DROP OFF

SOCIETY OFFICE

SOCIETY OFFICE

METER ROOM

ELEVATOR

LOBBY

LIFT

LIFT

WING C1

FIRE LIFT

FIRE LIFT

FIRE CONTROL ROOM

BLDG LINE ABOVE

BLDG LINE ABOVE

BLDG LINE ABOVE

BLDG LINE ABOVE

BLDG LINE ABOVE

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**EMP : BUDGETARY ALLOCATION****During Construction Phase**

<b>Environment Protection Measure</b>	<b>Capital Cost (Rs. In Lakh)</b>	<b>Recurring Cost per annum (Rs. In Lakh)</b>
Debris / Top-soil management	30.00	--
Transplantation of trees	0.60	0.06
Sanitation+ Drinking water + first aid arrangement	5.00	1
Portable STP	15.00	1.5
Environmental monitoring	--	1.5
<b>TOTAL</b>	<b>37.00</b>	<b>3.00</b>

**During Operation Phase**

<b>Environment Protection Measure</b>	<b>Capital Cost (Rs. In Lakh)</b>	<b>Recurring Cost per annum (Rs. In Lakh)</b>
Dewatering pumps	21	10.5
Sewage Treatment Plant	40	6
Solid Waste Management	12	2.0
Rainwater Harvesting	30	1.0
Green Belt & Landscaping	25	2.5
Energy Saving Measures	26.25	1.5
Environmental monitoring		1.5
Disaster Management Plan	152.65	15.2
<b>TOTAL</b>	<b>306.9</b>	<b>40.2</b>

