NO: CHE/HRB-797/DPWS

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. CHE/HRB-797/DPWS of 20 DEC 2019

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

To,
M/s.DOT Architects,
Gr.Floor, Sharda Sangeet Vidyalaya Bldg.,
M.K.Marg, Kalanagar, Bandra(E),
Mumbai-400051.

Sub:- Proposed High Rise Residential Building "Siddha Sky Wadala" under S.R.Scheme on plot bearing C.S.Nos.6(Pt), 16(Pt) to 21(Pt) of Salt Pan Division & C.S.Nos.12(Pt) of Sion Division, at Raoli Camp, Kokari Agar, Sardar Nagar No.4, Sion Koliwada, Wadala, Mumbai, in 'F/N' Ward (for Dev.:M/s.Sejal Shakti Realtors & Developers LLP).

Architect: M/s.DOT Architects
Str.Con: M/s.J+W Consultants LLP
Geotech.Con.:M/s.Geocon International Pvt.Ltd.
Developer: M/s.Sejal Shakti Realtors & Developers LLP
Ref:- Your letter dtd.18.5.2018 & letter from Developers M/s.Sejal Shakti Realtors & Developers LLP

Gentleman,

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee constituted by Hon'ble Municipal Commissioner under Regulation 19(3) of Development Control & Promotion Regulation 2034 has accepted your proposal for High Rise Residential Building "Siddha Sky Wadala" under S.R.Scheme on plot bearing C.S.Nos.6(Pt), 16(Pt) to 21(Pt) of Salt Pan Division & C.S.Nos.12(Pt) of Sion Division, at Raoli Camp, Kokari Agar, Sardar Nagar No.4, Sion Koliwada, Wadala, Mumbai, in 'F/N' Ward (for Dev.:M/s.Sejal Shakti Realtors & Developers LLP), as per the High Rise Committee meeting held on 28.9.2019, subject to the terms & conditions as mentioned below:-

The proposal envisages construction of proposed **High Rise Sale Building No.2** comprising of **Towers 1, 2, 3 & 4** with single wing each having 3 basements (Parking) + Ground (Part Parking/ Part Commercial) + 2 Level Podium (Part Parking & Part Commercial) + 3rd and 4th Level Part Fitness + Part Residential + 5th to 40th upper residential floors with total height of **125.00 mt.** from the general ground level to the terrace level.

MANDATORY CONDITIONS:

1. Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road and constructed before construction activities commence. This will help in reducing local dust emissions to a great extent. The road can be

converted to a black top road once the construction activities are completed.

2. As the site is located in an developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impacts on surrounding buildings and sites.

3. Jack hammers and other construction equipments tend to generate a lot of noise, it is therefore essential that noise protective equipments like ear muffs & ear plugs be provided to the operator of the machine. To reduce the noise from the equipment, silencer/ dampers should be attached to the equipment.

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

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

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

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

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

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

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

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

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

13. The approval of High Rise Committee is for the proposed **High Rise Sale Building No.2** comprising of **Towers 1, 2, 3 & 4** having total height of **125.00 mt**. from the general ground level to the terrace level, subject to obtaining sanction from Competent Authority as per various provisions of D.C.P. Regulations 2034 amended up to date, such as deficiency in open spaces, CFO requirement, parking requirement, Civil Aviation NOC, if any, etc.

14. The conditions as stated in the NOC from CFO U/No.FB/HRC/RII/03 dtd.21.5.2019 shall be complied with. If the plans cleared by Committee, differ from the plans of CFO NOC, revised CFO NOC shall be submitted to the concerned Slum Rehabilitation Authority.

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

16. The acceptance of proposal by High Rise Committee is not indicative of admissibility/approval of the proposal regarding D.C.R.1991/ D.C.P.Regulations,2034 other statutory compliances & the necessary proposal shall be submitted to concerned Executive Engineer (S.R.A.) for requisite approval. The aspect such as permissible FSI, applicable DC.P.Regulations & policies in force shall be verified by the concerned Executive Engineer (S.R.A.) before approval of plans.

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

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

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

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

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

Recommendatory Condition

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

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

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

and the area then used to store materials, this will help reduce the dust emissions from these areas and provide a clean surface to store material on.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

31. While approving the proposal for building above 120 mt. the minimum width of access road shall be 18 mt. as per Regulation 19(2) of DCPR 2034.

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

Yours faithfully,

19/12/19

(V.P.Chithore)
Chief Engineer
(Development Plan)

Acc:- A Set of Plan