

**SECOND SUPPLEMENTAL REPORT ON TITLE**

Re: All that piece and parcels of land admeasuring 65,724.12 sq. metres situate at Senapati Bapat Marg, Parel, Mumbai - 400 013 within the Mumbai Municipal Limits bearing Cadastral Survey No. 464 of Lower Parel Division

- This is Second Supplemental Report on Title to my Report on Title dated 17th September 2014 read with First Supplemental Report dated 16th June 2015 thereto given by me for my client Jawala Real Estate Private Limited ("Company") with respect to their title to the Property more particularly described in Schedule hereunder written and there under written.
- With a view to update my aforesaid Reports on Title to assimilate the financial transactions executed and registered by the said Company with IDBI Trusteeship Services Limited and IL & FS Trust Company Limited in connection with the said Property, this Second Supplemental Report on Title came to be occasioned.
- Under Clause 16 (a) and (b) of my Report on Title dated 17th September 2014, I have inter alia referred to two Deeds of mortgage dated 31st October 2012 and 1st November 2012 for credit facilities availed of by the said Company on the security of the said Property and construction thereon.
- In the course of a time, the mortgages referred under Clause 16 (a) and (b) of my Report on Title dated 17th September 2014 have been redeemed by and under

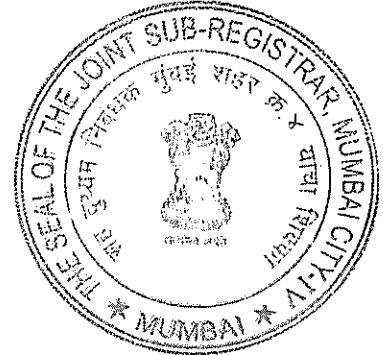
- Release Deed dated 8th July 2015 executed and registered under No.BBE2-6663/2015 on 08/07/2015 by the IL & FS Trust Company Limited as a Security Trustee in favour of Jawala Real Estate Private Limited as a Mortgagor / Borrower where under the said Security Trustee has re-granted, reassured, released and discharged to and unto the said Mortgagor / Borrower (a) All that piece and parcel of land admeasuring 2485.10 sq. mtrs. along with the residential building known as Trump Tower or Building No.4 with a minimum FSI of 61857.17 Sq.Ml. out of total land admeasuring 65,683.80 sq. mtrs. situated at Cadastral Survey No. 464 of Lower Parel Division Senapati Bapat Marg, Lower Parel, Mumbai 400 013 along with its receivables & (b) All that piece and parcel of land admeasuring 1659.86 sq. mtrs. with the residential building known as Parkside Tower No. 2 with a minimum FSI of 55268.02 sq.mtrs. out of total land admeasuring

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65,683.80 sq. mtrs. sq. mtrs. situated at Cadastral Survey No. 464 of Lower Parel, Senapati Bapat Marg, Parel, Mumbai 400013 along with receivables.

- Release Deed dated 16th July 2015 executed and registered under No.BBE3-3744/2015 on 16/07/2015 by the IL & FS Trust Company Limited as a Security Trustee in favour of Jawala Real Estate Private Limited as a Mortgagor / Borrower whereunder the Security Trustee has re-granted, reassured, released and discharged to and unto the said Mortgagor / Borrower, Land being all that piece or parcel of land aggregate 65,683.80 square meters or thereabouts along with four buildings to be constructed thereon with saleable area upto 4,348,521 square Feet, bearing Cadastral Survey No.464 of Lower Parel Division situate at Senapati Bapat Marg & Parel, Mumbai - 400 013, within the Registration District of Mumbai together with receivables and Escrow Account in connection therewith.
5. Thereafter, the said Company once again has availed of credit facilities on the security of the said Property and construction thereon by execution and registration of anew Deeds of Mortgage details whereof as follows:
- By a Deed of Mortgage dated 27th July 2015 executed by Jawala Real Estate Private Limited as Mortgagor/Borrower of the One Part and IDBI Trusteeship Services Limited as Security Trustee of the Other Part registered under No.BBE3-3923-2015 on 27.07.2015 wherein the Mortgagor/Borrower have inter alia created a mortgage on the security of (i) All that place and parcel of land admeasuring 2485.10 sq. mtrs. alongwith the residential building known as Trump Tower or Building No. 4 (excluding the Public Parking Lots and the units sold allotted amounting to 443,718 sq. mtrs. and (ii) All that piece and parcel of undivided interest in land admeasuring 44,675.67 sq. mtrs. out of total land admeasuring 65,683.80 sq. mtrs for credit facilities and on terms, conditions and covenants stated therein.
  - By a Deed of Mortgage dated 27th July 2015 executed by Jawala Real Estate Private Limited as Mortgagor/Borrower of the One Part and IDBI Trusteeship Services Limited as Security Trustee of the Other Part registered under No.BBE3-3922-2015 on 27.07.2015 wherein the Mortgagor/Borrower have inter alia created a mortgage on the security of

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land admeasuring 1659.86 sq. mtrs. out of the larger parcel of land admeasuring 65683.80 sq. mtrs. land and all units, built up area, apartments, and flats comprised therein having approved aggregated FSI (Built up area) of 55268.02 sq. mtrs. along with permissible FSI (both present and future and receivables of Parkside, for credit facilities and on terms, conditions and covenants stated therein.

- By an Amending cum Supplementary Deed of Mortgage dated 4th August 2015 executed amongst Jawala Real Estate Private Limited as Mortgagor of the First Part, IDBI Trusteeship Services Limited as Security Trustee of the Second Part and IL & FS Trust Company Limited as the Confirming Party of the Third Part and registered under No.BBE3-4132-2015 on 27.07.2015 where under parties thereto have amended original Deed of Mortgage dated 01.11.2012 registered under No.BBE-259 of 2012 and further created security on property more particularly described in Second Schedule and Third Schedule there under written i.e. Tower 1 to Tower 6 and Bungalows along with land appurtenant thereto including receivables as well as common amenity areas, on terms, conditions and covenants stated therein.
- Apart from the above, there are no material occurrences or happenings taken place in respect of the said Property which have any contrary impact on title of the Jawala Real Estate Private Limited to the said Property.
  - Subject to what is stated hereinabove, I confirm that Jawala Real Estate Private Limited has clear and marketable title to the said Property and construction thereon as Owners thereof and entitled to carry out development on the said Property.
  - Thus, my Report on Title dated 17th September 2014 and First Supplemental Report on Title dated 16th June 2015 stands modified to the extent as above and be read and construed accordingly.

Dated this 11<sup>th</sup> day of September, 2015

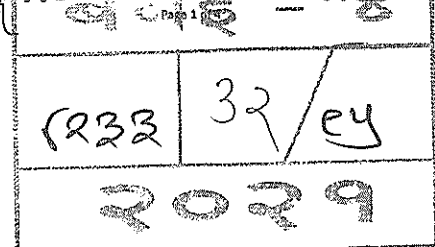
  
(Pradip Garach)  
Advocate High Court, Bombay

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**THIRD SUPPLEMENTAL REPORT ON TITLE**

Re: All that piece and parcels of land admeasuring 65,724.12 sq. metres situate at Senapati Bapat Marg, Parel, Mumbai - 400 013 within the Mumbai Municipal Limits bearing Cadastral Survey No. 464 of Lower Parel Division

- This is Third Supplemental Report on Title to my Report on Title dated 17th September 2014 read with First Supplemental Report dated 16th June 2015 and Second Supplemental dated 11th September 2015 thereto given by me for my client Jawala Real Estate Private Limited (now merged with Lodha Developers Private Limited) ("Company") with respect to their title to the Property more particularly described in Schedule hereunder written and there under written.
- With a view to update my aforesaid Reports on Title to assimilate the financial transactions executed and registered by the said Company in connection with the said Property as well as merger of the Jawala Real Estate Private Limited with Lodha Developers Private Limited, this Third Supplemental Report on Title came to be occasioned.
- Thereafter, the said Company once again has availed of credit facilities on the security of the said Property and construction thereon by execution and registration of anew Deeds of Mortgage details whereof as follows:
  - In my Second Supplemental Report in Clause 5 (c) I have referred to Amending cum Supplemental Deed of Mortgage dated 4th August 2015 where through oversight it is wrongly stated that the Company has taken credit facilities on security of Tower 1 to 6 and Bungalows. However it stands corrected as Tower 1 and 3 as mentioned in the Schedule II Part A and Schedule III Part A. This Amending cum Supplemental Deed of Mortgage is meant to incorporate Bank of Baroda Consortium along with HDFC Limited as well as IDBI Trusteeship Services Limited be referred as Security Trustee and Debenture Trustee.
  - By a Deed of Mortgage dated 23rd November 2015 executed by Jawala Real Estate Private Limited as Mortgagor/Borrower of the One Part and IDBI Trusteeship Services Limited as Security Trustee of the Other Part registered under No.BBE3-6615-2015 on 28.11.2015 wherein the Mortgagor/Borrower have inter alia created a mortgage on the security of



Land admeasuring 1740.50 sq. mtrs and its FSI including Tower 1 viz. Allura and Tower 1 Receivables as described in Part -1 of Schedule 1 together land admeasuring 1769.06 sq. mtrs. and and its FSI including Tower - 3 viz. Marquise and Tower 3 Receivables as described in Part -2 of Schedule 1 and on the Common Amenities Area as described in Part -3 of Schedule - I therein, in favour of the Security Trustee for the benefit of the Lender viz. Kotak Mahindra Prime Limited to be held by Security Trustee for the Lender, for credit facilities availed of the Mortgagor / Borrower and on terms, conditions and covenants stated therein.

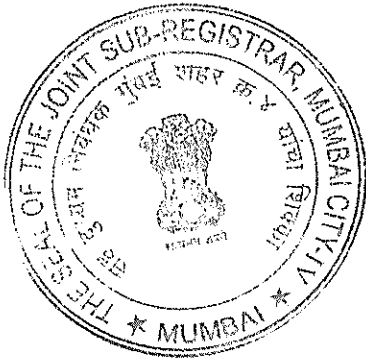
- c) By a Deed of Mortgage dated 20th February 2016 executed by Jawala Real Estate Private Limited as Mortgagor/Borrower of the One Part and IDBI Trusteeship Services Limited as Security Trustee of the Other Part registered under No.BBE3-1602-2016 on 04.03.2016 wherein the Mortgagor/Borrower have inter alia created a mortgage on the security of Tower 1 & 3, Tower 1 & 3 Receivables, Tower 1 & 3 Appurtenant Land, Escrow Account and first pari passu charge in favour of the Security Trustee on behalf of the Term Lenders (BOB and Others) on the Common Amenities Area which shall be shared on a pari passu basis with HDFC Limited, SCB and Existing Debenture Holder 3 as described in Article 2 and Schedule - I therein, to be held by Security Trustee for the Term Lenders for credit facilities availed of the Mortgagor / Borrower and on terms, conditions and covenants stated therein.
- d) By a Deed of Mortgage dated 25th October 2016 executed by Jawala Real Estate Private Limited as Mortgagor/Borrower of the One Part and IDBI Trusteeship Services Limited as Security Trustee of the Other Part registered under No.BBE1-8144/2016 on 25.10.2016 wherein the Mortgagor/Borrower have inter alia created a mortgage on the security of Tower 5, 6 and 7, Tower 5, 6 and 7 Receivables, Tower 5, 6 and 7 Appurtenant Land and first pari passu charge on the common amenities for the benefit of all the Lenders, in favour of the Security Trustee for the benefit of the Lender under the Deed of Mortgage viz. Kotak Mahindra Prime Limited to be held by Security Trustee, for credit facilities availed of the Mortgagor / Borrower and on terms, conditions and covenants stated therein.
- e) Under Letter dated 16th May 2017 by Kotak Mahindra Investments addressed to the Company whereby Kotak Mahindra Investments

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released their charge, mortgage of interest over the properties relating to the Tower - 6 in the Project Park as well as properties relating to 7 Bungalows in Park Project with regard to the financial facility of non-convertible debentures of 40 Crores subscribed by them.

- f) Under an another Letter dated 18th May 2017 by Kotak Mahindra Prime Limited addressed to the Company whereby Kotak Mahindra Prime Limited released their charge, mortgage of interest over the properties relating to the Tower - 6 in the Project Park as well as properties relating to 7 Bungalows in Park Project with regard to the financial facilities of Rs.300 Crores in their sanction letter dated 14th October 2015 and 3rd March 2016 along with non-convertible debentures of 20 Crores subscribed by them.
- g) Under an another Letter dated 16th May 2017 by Kotak Mahindra Prime Limited addressed to the Company whereby Kotak Mahindra Prime Limited released their charge, mortgage of interest over the properties relating to the Tower - 6 in the Project Park as well as properties relating to 7 Bungalows in Park Project with regard to the financial facilities of Rs.200 Crores in their sanction letter dated 14th September 2017.
- h) By a Deed of Mortgage dated 26th May 2017 executed by Jawala Real Estate Private Limited as Mortgagor/Borrower of the One Part and IDBI Trusteeship Services Limited as Security Trustee of the Other Part registered under No.BBE3-3299-2017 on 26.05.2017 wherein the Mortgagor/Borrower have inter alia created a mortgage on the security of Tower 6, Tower 6 Receivables, Tower 6 Appurtenant Land, Escrow Account and first pari passu charge in favour of the Security Trustee on behalf of the BOI Consortium Lenders on the Common Amenities Area which shall be shared on a pari passu basis with BOB Consortium Lenders, HDFC Limited, SCB Consortium Lenders, Kotak Mahindra Prime Limited and Existing Debenture Holder 3 as described in Article 2 and Schedule - I therein, to be held by Security Trustee for the BOI Consortium Lenders for credit facilities availed of the Mortgagor / Borrower and on terms, conditions and covenants stated therein.
- i) By Indenture of Mortgage dated 28th June 2017 executed by Jawala Real Estate Private Limited as Mortgagor/Borrower of the One Part in favour of IDBI Trusteeship Services Limited as Security Trustee of the Other Part

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registered under No.BBE5-4095-2017 on 28.08.2017 wherein the Mortgagor/Borrower have inter alia created a mortgage on the security of Project viz. Parkside - Full moon, Parkside Receivables, Park Side Appurtenant Land and Common Area but excluding sold Units/Flats of the said Project in favour of the Security Trustee on behalf of HDFC Limited, as described in Schedule - II therein, to be held by Security Trustee for the benefit of HDFC Limited, for credit facilities availed of the Mortgagor / Borrower and on terms, conditions and covenants stated therein.

4. By Order dated 18th October 2017 in Company Scheme Petition No.808 of 2017 Jawala Real Estate Private Limited was ordered to be amalgamated with Lodha Developers Private Limited with effect from 8th November 2017. Under the said Order, the entire business and undertaking of Jawala Real Estate Private Limited including but not limited to land, building, investments, loans, advances, approvals, permissions, rights, obligations have been transferred to and vested in Lodha Developers Private Limited. In the premises aforesaid, Lodha Developers Private Limited became entitled to the captioned Property as absolute Owners thereof.
5. Apart from the above, there are no material occurrences or happenings taken place nor any variations in respect of the said Property which will have any contrary impact on title of the Lodha Developers Private Limited (formerly known as Jawala Real Estate Private Limited) to the said Property.
6. Subject to what is stated hereinabove, I confirm that Lodha Developers Private Limited (formerly known as Jawala Real Estate Private Limited) has clear and marketable title to the said Property and construction thereon as Owners thereof and entitled to carry out development on the said Property.
7. Thus, my Report on Title dated 17th September 2014, First Supplemental Report on Title dated 16th June 2015, Second Supplemental Report on Title dated 11th September, 2015, stands modified to the extent as above and be read and construed accordingly.

dated this 22 day of December 2017

(Pradip Garach)  
Advocate High Court, Bombay

**REPORT ON TITLE**

Re: All that piece and parcels of land admeasuring 65,724.12 sq. metres situate at Sanapati Bapat Marg, Parel, Mumbai - 400 013 within the Mumbai Municipal Limits bearing Cadastral Survey No. 464 of Lower Parel Division

1. I have investigated title on the instructions of Jawala Real Estate Private Limited ("Company") having its registered office at C-35, 1st floor, Hauz Khas, Mr. Hauz Khas Police Station, New Delhi - 110 016 in respect of the captioned Property more particularly described in Schedule hereunder written. For the said purpose, I have perused the certified copies or photocopies of the title deeds and documents and Search Report of Mr. Sameer Sawant and Mr. D.K. Patil in respect of Search taken in Sub-Registrars Office and Collector Record as well as online Search Report of Registrar of Companies produced before me for my perusal and have to report as follows:
2. The land and structure thereon at Lower Parel bearing Cadastral Survey Nos. 464 admeasuring 65,724.12 sq.mtrs or thereabouts of Lower Parel Division within Mumbai Municipal limits and falling in G (South) Ward Zone Taluka and District Mumbai particularly described in the SCHEDULE hereunder written and hereinafter referred to as "the said Property") formerly belonging to the SEKSARIA COTTON MILLS LIMITED (then Owner).
3. On enactment of the Sick Textile Undertaking (Nationalization) Act, 1974, the sick textile undertakings were nationalised with a view to re-organise and rehabilitate them to serve interest of general public. In sequel the management of such sick textile undertaking was taken over by Central Government and as such vested in the Central Government under the Sick Textile Undertaking (Taking Over Management) Act, 1972. In terms of the Sick Textile Undertaking (Nationalization) Act, 1974, Sick Textile Undertaking and right title and interest of the then Owner in respect thereof stood transferred to and vested in Central Government and in turn stood transferred to vested in National Textile Corporation. Under entry No.89 of the First Schedule to the Sick Textile Undertaking (Nationalization) Act, 1974 the Seksaria Cotton Mills Limited was declared as a Sick Textile Undertaking.
4. Thus, the land belonging to Seksaria Cotton Mills Limited stood transferred to and vested in National Textile Corporation Limited ("NTC") by means of nationalization free from encumbrances.
5. As provided in the Sick Textile Undertaking (Nationalization) Act, 1974, the said NTC was required to form a subsidiary company to effect transfer of its right, title and interest in the said Property. Accordingly, the NTC formed National Textile Corporation (South Maharashtra) Limited being the wholly owned subsidiary

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Company under Companies Act, 1956 and as such by an Order dated 13<sup>th</sup> March, 1975, NTC Inter alia transferred Seksaria Cotton Mills Limited to National Textile Corporation (South Maharashtra).

6. Consequently, the National Textile Corporation (South Maharashtra) Limited herein Inter alia became the absolute owners of the said Property admeasuring 65,724.12 sq.mtrs or thereabout more particularly described in SCHEDULE hereunder written by operation of the said Acts.
7. Pursuant to the Board Resolution dated 15<sup>th</sup> June, 1976, the said Seksaria Cotton Mills Limited was renamed as Mumbai Textile Mills.
8. As per the Rehabilitation Scheme sanctioned by the DIFR, by its Order dated 25<sup>th</sup> July, 2002, it is Inter alia held that (i) the Mumbai Textile Mills was held to be unviable mill and thereupon approved sale of assets of said Mumbai Textile Mill and directed to utilise the sale proceeds for rehabilitation revival of the viable mill, (ii) that Board of Director of NTC (SM) authorised Asset Sale Committee to decide upon the disposal of the land and building.
9. NTC (SM) had floated Tender Document dated 18<sup>th</sup> May 2005 inviting bid for sale of the said Property from prospective buyers on terms and conditions stated therein.
10. The Company had submitted its bid and was declared to be the highest bidder. The ASC at its meeting held on 15<sup>th</sup> July 2005 accepted the Company's offer. In consequence thereof, by letter No. NTC(SM)/CS/2005/6535 dated July 5, 2005 NTC(SM) accepted the tender of the Company.
11. As per the resolutions dated 27<sup>th</sup> December, 2002 and 5<sup>th</sup> July, 2005 of the Board of Directors of the NTC and Asset Sale Committee respectively, it was inter alia resolved that Highest Bid offered by Jawala Real Estate Private Limited accepted by the National Textile Corporation (South Maharashtra) Limited to sell the said Property on as is where is basis to the said Company.
12. By indenture of Conveyance dated 10/10/2005 and Annexures therewith executed and registered under No. BBE2-09009 of 2005 on 11/10/2005 in Book I of the Sub Registrar of Assurance at Mumbai by The National Textile Corporation (SOUTH MAHARASHTRA) (Unit Mumbai Textile Mills at Senapati Bapat Marg, Mumbai - 400 013) as Vendors of the One Part and in favour of Jawala Real Estate Private Limited as Purchasers viz. Jawala Real Estate Private Limited of the Other Part, the said SOUTH MAHARASHTRA (Unit Mumbai Textile Mills) at Senapati Bapat Marg, Mumbai - 400 013 have Inter alia granted, conveyed, released, assured and assigned by way of absolute sale free from all encumbrances unto the Purchasers all those pieces and parcels of land admeasuring 65,724.12 sq. metres and thereabout with permissible FSI as per the approved plan together with structures standing thereon

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unto Purchaser i.e. the said Property more particularly described in the Schedule thereunder written and hereunder written for valuable consideration and on terms, covenants and conditions stated therein. Under M.A. No.315/2005 the Property Register Card has been mutated in the name of Jawala Real Estate Private Limited by Mumbai City Survey and Land Record for the said Property.

13. By letter of possession dated 14<sup>th</sup> October, 2005, the General Manager, National Textile Corporation SOUTH MAHARASHTRA (Unit Mumbai Textile Mills at Senapati Bapat Marg, Mumbai - 400 013) handed over quiet, peaceful and vacant possession to Jawala Real Estate Private Limited.
14. In the circumstances aforesaid, the Company becomes seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
15. The said Company is taken over and acquired by Proficient Buildwell Private Limited a group Company of Lodha Developers Limited (now known as Lodha Developers Private Limited) and relevant forms and papers under the Companies Act, 1956 have been filed with the Registrar of Companies for effecting the said acquisition in its record.
16. I have perused online Charge Search Report dated 21<sup>st</sup> January 2013 issued by Ms. Jinal Shah, Company Secretary in respect of the said Company Jawala Real Estate Private Limited. Under the said Report the aforesaid mortgages referred hereinafter, are duly registered with the Registrar of Companies, details of which are as follows:

a) By an indenture of Mortgage dated 31<sup>st</sup> October, 2012 executed by Jawala Real Estate Private Limited as Mortgagor/Borrower of the One Part and IL & FS Trust Company Limited as Security Trustee of the Other Part (on behalf of Banking Consortium referred therein as Term Lenders viz. 1) Union Bank of India, 2) Punjab & Sind Bank, 3) Bank of Maharashtra, 4) Oriental Bank of Commerce, 5) Corporation Bank, 6) Central Bank of India, 7) State Bank of Mysore and 8) State Bank of Bikaner and Jaipur, 9) State Bank of Patiala) and registered under No.BBE-5/258-2012 on 2<sup>nd</sup> November, 2012 wherein the Mortgagor/Borrower have Inter alia created a mortgage on the security of the title documents of the said Property including receivables from the prospective flat purchasers/lessees/licensees in favour of or with the Security Trustee for credit facilities i.e. first charge on pari passu basis on terms, covenants and conditions stated therein. Pursuant thereto, Form No. 8 under section 125, 127, 132, 135 of the Companies Act, 1956 has been filed with the Registrar of Companies recording creation of charge on the title document and the said Property.

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- b) By another Mortgage Deed dated 1<sup>st</sup> November, 2012 executed by Jawala Real Estate Private Limited as Mortgagor of the First Part, Proficient Buildwell Private Limited as the Company of the Second Part and IL & FS Trust Company Limited as Security Trustee of the Third Part and registered under No.BBE-5/259-2012 on 2<sup>nd</sup> November, 2012 wherein the Mortgagor have Inter alia created a mortgage on the security of the title documents of the said Property including receivables from the prospective flat purchasers/lessees/licensees in favour of or with the Security Trustee for credit facilities i.e. second pari passu charge on behalf of Mezzanine Financiers on the terms, covenants and conditions stated therein. Pursuant thereto, Form No. 8 under section 125, 127, 132, 135 of the Companies Act, 1956 has been filed with the Registrar of Companies recording creation of charge on the title document and the said Property.

17. Concurrently, the parties to the aforesaid mortgages have Inter se executed several ancillary documents so as to identify and lay down rights, powers, obligations and duties among themselves in connection with the said mortgages to ensure creation of securities in their favour to secure their respective dues.

18. I have perused Search Report dated 3<sup>rd</sup> July, 2012 of Mr. Sameer M. Sawant of the Search conducted in the Office of Sub-Registrar of Assurances at Mumbai for last 51 years. I have further caused Search for the year 2012 by D.K. Patil, in the said Registry Office which reflects that pursuant to the purchase of the said Property by the said Company, save and except the Sale Deed and mortgages referred above, there is no other document of title which is adverse to the title of the Company.

19. In the premises aforesaid, the said Company is constructing several residential buildings by Project name "THE PARK" in accordance with the proposed Building plans, design and specification to be sanctioned by the Municipal Corporation.

20. Subject to what is stated hereinabove and mortgages referred herein, I am of the opinion that the said Company has clear and marketable title to the said Property as Owners thereof and entitled to carry out development on the said Property.

**THE SCHEDULE ABOVE REFERRED TO :**

(Description of the Property)

All that piece and parcels of land and structures thereon admeasuring 65,724.12 sq. metres or thereabout situate at Senapati Bapat Marg, Parel, Mumbai - 400 013 within the Mumbai Municipal Limits bearing Cadastral Survey No. 464 of Lower Parel Division known as Mumbai Textile Mills and bounded as follows :

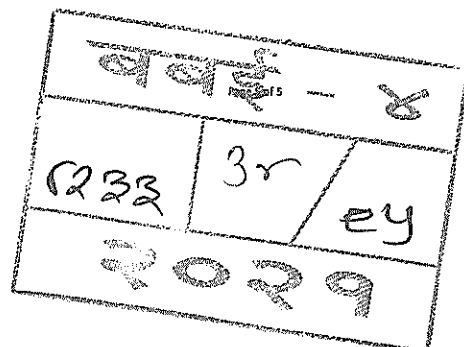
Towards North : Pandurang Budhkar Marg  
Towards South : Boundary wall of Kamala Mills Limited

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Towards East : Senapati Bapat Marg and Parel (CR) Railway Station  
Towards West : Boundaries of Victoria Mills

Dated this 12<sup>th</sup> day of September 2014

*Pradip Garach*  
(Pradip Garach)  
Advocate High Court, Bombay



FOURTH SUPPLEMENTAL REPORT ON TITLE

Re. Project by name "The Park" comprised of Buildings, Town Houses and such other premises being constructed on portion of All that piece and parcels of land bearing Cadastral Survey No. 464 of Lower Parel Division admeasuring 65,724.12 sq. metres situate at Senapati Bapat Marg, Parel, Mumbai - 400 013 within the Mumbai Municipal Limits ("said Property")

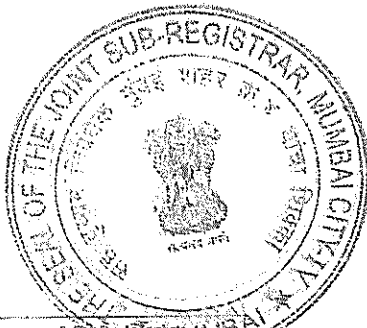
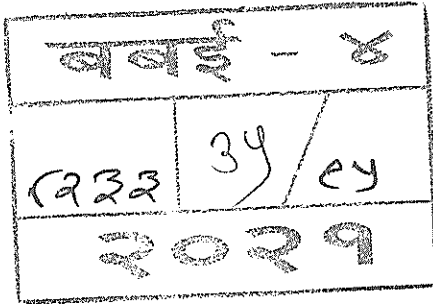
1. This has reference to my earlier Report on Title dated 17th September 2014 and Supplemental thereto ended with Third Supplemental Report dated 22<sup>nd</sup> December 2017 read with Addendum dated 28<sup>th</sup> March 2018 ("Reports") in respect of the captioned Property.
2. Under the said Reports on Title it is inter alia certified that my clients Lodha Developers Limited (formerly known as Jawala Real Estate Private Limited) has marketable title to the said Property and construction thereon as Owners thereof and entitled to carry out development on the said Property, on the basis of the findings stated therein.
3. In intervening period of the said Report and post issuance of the last Report dated 22<sup>nd</sup> December 2017 read with Addendum dated 28<sup>th</sup> March 2018, there are certain material changes taken place with respect to my client's title to the said Property and development thereon. With a view to update my earlier Reports, I hereby issue this Fourth Supplemental Report on Title.
4. I note that Deed of Mortgage dated 23/11/2015 executed and registered under No.BBE3-6515/2015 referred in Clause 3 (ii) of my Third Supplemental Report dated 22/12/2017 has been redeemed and the mortgaged property was released and re-conveyed, Vide Deed of Release and Re-conveyance Deed dated 08/03/2016 registered under Serial No.BBE3-1579/2016
5. By Deed of Release and Re-conveyance dated 25/05/2017 executed and registered under BBES-3296/2017 with the Sub-Registrar of Assurances at Mumbai between IDBI Trusteeship Services Limited and Jawala Real Estate Private Limited, the mortgage created under Deed of Mortgage dated 25/10/2016 registered under No.B144 of 2016 (referred in Clause

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3 (d) of my Report dated 22/12/2017) and Amending cum Supplementary Deed of Mortgage dated 04/08/2015 registered under No.4132 of 2015 (referred in Clause 5 (c) of my Report dated 11/09/2015) read with Supplementary Indenture of Mortgage dated 04/03/2016 registered under No.1575 of 2016 in respect of Tower 6, Tower 6, appurtenant land, Tower 6 Receivables, Seven Bungalows, Seven Bungalows appurtenant land was released by IDBI Trusteeship Services Limited in favour of Jawala Real Estate Private Limited.

6. By Deed of Release dated 20/12/2017 executed and registered under Serial No.BBE3-8805/2017 between IDBI Trusteeship Services Limited and Lodha Developers Private Limited wherein the Parties have recorded that the mortgage money was being repaid by the Mortgagor and thereupon redeemed Deed of Mortgage dated 27/07/2015 registered under No.BBE3-3923 of 2015 (referred in paragraph no.5(a) of my Report on Title dated 11<sup>th</sup> September 2015) and in turn Tower No.4, Trump Tower constructed on the portion of the Property admeasuring 2485.10 sq. mtrs. And undivided interest in land admeasuring 44,675.87 sq. mtrs. Or thereabouts out of total land admeasuring 65683.90 sq. mtrs. (i.e 65,724.12 sq. mtrs. as per Property card) and on terms, conditions and covenants stated therein.
7. By Deed of Mortgage dated 20/12/2017 executed and registered under No.BBE-3-6806 of 2017 between Lodha Developers Private Limited as the Borrower of the First Part and PNB Housing Finance Limited as the Mortgagee of the Second Part and IDBI Trusteeship Services Limited as the Security Trustee of the Third Part wherein the Borrower has mortgaged Tower No.4, Trump Tower constructed on the portion of the Property admeasuring 2485.10 sq. mtrs. and receivables thereto as well common amenity area to and unto IDBI Trusteeship Services Limited to avail of financial facilities on terms, conditions and covenants stated therein.
8. By Deed of Release and Re-conveyance dated 20/02/2018 executed by and between IDBI Trusteeship Services Limited (Release / Security Trustee) and Lodha Developers Private Limited (now Lodha Developers Limited and since merger of Jawala Real Estate Limited) (Releasee) registered under No.BBE3-1749/2018 on 01/03/2018, the Releasee

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therein have paid back/reimbursed the credit facilities availed of by them and redeemed (i) Deed of Mortgage dated 26<sup>th</sup> November 2015 registered under No.6515/2015 (referred in clause 3 (b) of my Report on Title dated 22<sup>nd</sup> December 2017) read along with Supplemental Indenture of Mortgage dated 4<sup>th</sup> March 2016 registered under No.1578/2016), (ii) Deed of Mortgage dated 25<sup>th</sup> October 2016 registered under No.8144/2016 (referred in clause 3 (d) of my Report on Title dated 22<sup>nd</sup> December 2017) and (iii) Amending cum Supplementary Deed of Mortgage dated 4<sup>th</sup> August 2015 (referred in Clause 5 (c) of my Report on Title dated 11<sup>th</sup> September 2015) and thereupon the Releasee have released and re-conveyed the mortgaged property therein to and unto Releasee, on terms, covenants and conditions stated therein

9. By an Indenture of Mortgage dated 29/01/2018 executed by and between Lodha Developers Private Limited (now Lodha Developers Limited) as the Borrower/Mortgagor of the One Part and IDBI Trusteeship Services Limited (Mortgagee / Security Trustee) of the Other Part and registered under No.BBE-3-1750/2018 on 01/03/2018 with Joint Sub-Registrar of Assurances at Mumbai City-3 read with finance documents defined therein, whereby the Mortgagor has created mortgage on its Property mentioned in Part A and B of Schedule thereunder written viz: (i) the demarcated portion admeasuring about 1550.12 square meters and the residential building bearing no. 5 known as Kurla Towers along with the FSI (present and future) built thereon as per approved plans and forming part of project known as The Park (The Project) constructed on the piece and parcel of land bearing Cadastral Survey No. 464 of Lower Parel Division, admeasuring 65,683.90 square meters (as per Architect Certificate and approved plans and 65,724.12 square meters as per property card) situated at Senapati Bapat Marg, Parel, Mumbai 400013 excluding the Public Parking Lots as further described under Part D and the units sold/allotted as more particularly mentioned in Part C thereunder and (ii) along with respect to all common benefits and common amenities out of the land admeasuring 44,675.87 square mts out of the total land admeasuring 65,683.90 sq. mts. along with all the rights, titles, interest receivables present or in future, all trees, hedges, ditches, wells, common ways, access, drains, water sources, liberties, privileges, easement, advantages, club house,

Page 3 of 5

swimming pool, gardens, parking spaces and appurtenances whatsoever arising out of and in relation to the common benefits and amenities for the benefit of LIC Housing Finance Limited and on first pari passu charge basis with other lenders except the said units mentioned in Part C of the Schedule therein, to avail credit facilities on terms, covenants and conditions stated therein.

10. By Deed of Mortgage dated 19/05/2018 executed and registered under Serial No.BBE3-4748 of 2018 by and between Lodha Developers Limited (Borrower/Mortgagor) of the One Part and IDBI Trusteeship Services Limited (Mortgagee) of the Other Part wherein the Mortgagor have mortgaged Town House Structures to be constructed on the portion of the said Property admeasuring 2988.03 sq. mtrs. along with receivables thereto and charge on common amenity area in favour of IDBI Trusteeship Services Limited in order to obtain construction loan from Indus Bank, on terms and conditions stated therein.
11. By Amending and Restating Indenture of Mortgage dated 29/03/2019 executed by and between Lodha Developers Limited (Mortgagor/Borrower) and IDBI Trusteeship Services Limited (Mortgagee / Security Trustee) and registered under No.BBE-4-3783/2019 on 01/04/2019 with Joint Sub-Registrar of Assurances at Mumbai City-4 whereby the Parties thereto have modified, the Deed of Mortgage dated 28<sup>th</sup> September 2017 registered under Serial No.TNNS-11298/2017 amongst Palava Dwellers Private Limited (Mortgagor), Viatra ITCL (India) Limited (Security Trustee) and Canara Bank (Lender) (which relates to other Project to substitute portion of the said Property) in connection with the overdraft facility to the extent of 100 crores, as follows :-

- (i) The Viatra ITCL (India) Limited resigned as a Security Trustee and was substituted by IDBI Trusteeship Services Limited (Security Trustee)
- (ii) Original Facility has been reduced to Rs 50 Crores
- (iii) Released the charge over the immovable properties of Village Waldon, Ghesar and Nilje (Experia Mall) more particularly described in the Schedule I to III of the Deed of Mortgage dated 28<sup>th</sup> September 2017 and created a charge on additional

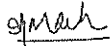
Page 4 of 5

immovable properties set out in Schedule I i.e. "Open Land Admeasuring 6937.03 Sq. Mtrs. (Known as Seven Dungalows Plot) forming part of the captioned Property bearing cadastral survey No.464 (Total Adm.67,293.17 Sq. Mtrs.) of Lower Parel Division, Mumbai City.

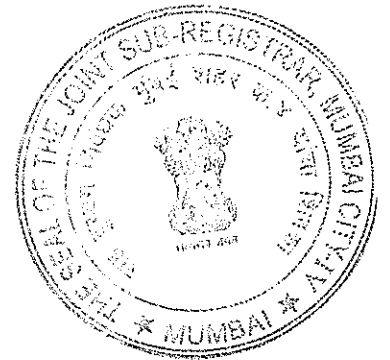
for the benefit of Lenders and on terms, covenants and conditions stated therein.

2. Apart from the above, there are no material occurrences or happenings taken place nor any variations in respect of the said Property which will have any contrary impact on title of the Lodha Developers Private Limited (formerly known as Jawala Real Estate Private Limited) to the said Property.
3. Subject to what is stated hereinabove, I confirm that Lodha Developers Private Limited (formerly known as Jawala Real Estate Private Limited) has clear and marketable title to the said Property and construction thereon as Owners thereof and entitled to carry out further development on the said Property.
4. Thus, the Report on Title dated 17th September 2014, First Supplemental Report on Title dated 16th June 2015, Second Supplemental Report on Title dated 11th September 2015, Third Supplemental dated 22nd December 2017 and Addendum dated 28th March, 2018 stands modified to the extent stated as above and be read and construed accordingly.

Dated this 26<sup>th</sup> day of April 2019

  
(Pradip Garach)  
Advocate High Court, Bombay

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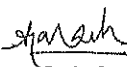


**ADDENDUM**

Re: All that piece and parcels of land admeasuring 65,724.12 sq. metres situate at Senapati Bapat Marg, Parel, Mumbai - 400 013 within the Mumbai Municipal Limits bearing Cadastral Survey No. 464 of Lower Parel Division

1. I have been requested by Lodha Developers Limited (formerly known as Lodha Developers Private Limited / Jawala Real Estate Private Limited) ("Company") to issue this Addendum to place on record the conversion from private company to public company, pursuant to the Certificate of Incorporation dated 14.03.2018
2. I have perused afresh Certificate of Incorporation dated 14.03.2018 issued by Registrar of Companies under section 18 of the Companies Act 2013 for the conversion of Lodha Developers Private Limited company to Lodha Developers Limited. By reason whereof, the name of the Company Lodha Developers Private Limited has changed to Lodha Developers Limited with effect from 14.03.2018.
3. Hence, my Report on Title dated 17th September 2014 and Supplementals thereto dated 16th June 2015, 11th September 2015 and 22nd December 2017 with respect to the Property more particularly described in Schedules thereunder written and development thereon stands modified and be read and construed accordingly.

Dated this 28<sup>th</sup> day of March, 2018

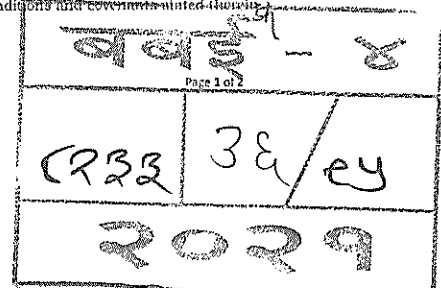
  
(Pradip Garach)  
Advocate High Court, Bombay

Page 1 of 1

**FIFTH SUPPLEMENTAL REPORT ON TITLE**

Re: Project by name "Lodha Park" comprised of Buildings, Town Houses and such other premises being constructed on portion of All that piece and parcels of land bearing Cadastral Survey No. 464 of Lower Parel Division admeasuring 65,724.12 sq. metres situate at Senapati Bapat Marg, Parel, Mumbai - 400 013 within the Mumbai Municipal Limits ("said Property")

1. I have issued, on the instructions of my client Macrotech Developers Limited (hitherto Lodha Developers Limited (formerly known as Jawala Real Estate Private Limited) ("Company"), Report on Title dated 17th September 2014 and Supplemental thereto ended with Third Supplemental Report dated 26th April 2019 read with Addendum dated 28th March 2018 ("Reports on Title") inter alia certifying that the Company has a clear and marketable title to the said Property and construction thereon as absolute Owners thereof and entitled to carry out further development on the said Property on the basis of the findings stated therein.
2. I have been requested by Macrotech Developers Limited to update the above referred Reports on Title so as to incorporate the fact of change of name of Lodha Developers Limited to Macrotech Developers Limited.
3. By a Certificate of Incorporation, pursuant to the change of name under the provision of Rule 29 of Companies (Incorporation) Rules 2014 issued by Registrar of Companies, it is certified that name of the Company changed from Lodha Developers Limited to Macrotech Developers Limited with effect from 24th May 2019.
4. By Indenture of Mortgage dated 28th February 2019 executed and registered under No.BBE-3-1474 of 2019 between Lodha Developers Limited as the Borrower/Mortgagor of the One Part and IDBI Trusteeship Services Limited as the Security Trustee of the Other Part wherein the Borrower has mortgaged to Security Trustee for the benefit of Lender HDFC Limited, the Property more particularly described in Second Schedule thereunder written read with Article - 2 of present Mortgage Deed to avail of financial facilities (as defined therein) on terms, conditions and covenants stated therein.



Pradip Garach  
Advocate  
High Court, Bombay

6, Roz-Rio-Apartments,  
L. B. S. Road, Kamani,  
Kurla (West), Mumbai - 400 070  
Mobila : 9820501547  
Email:pradipgarach@gmail.com

5. In view of the above, I hereby certify that Macrotech Developers Limited is now the Owner of the said Property and development thereon subject to what is stated in aforesaid earlier Report on Title and Supplemental thereto and subsisting mortgages of IDBI Trusteeship Services Limited for financial facilities defined and stated therein.

6. In the premises aforesaid, earlier Report on Title and Supplemental thereto stands modified and be read and construed accordingly.

Dated this 17<sup>th</sup> day of June, 2019

  
(Pradip Garach)  
Advocate High Court, Bombay

**FIRST SUPPLEMENTAL REPORT ON TITLE**

Re: All that piece and parcels of land admeasuring 65,724.12 sq. metres situate at Senapati Bapat Marg, Parel, Mumbai - 400 013 within the Mumbai Municipal Limits bearing Cadastral Survey No. 464 of Lower Parel Division

1. This is First Supplemental to my Report on Title dated 17th September 2014 with respect to the captioned Property more particularly described in Schedule thereunder written. Under the said Report on Title, I have inter alia certified that Jawala Real Estate Private Limited therein referred to as a Company has clear and marketable title to the said Property as Owners thereof and entitled to carry out development on the said Property.
2. In the said Report on Title, reference is made under Clause No 15 about the proposed merger between Jawala Real Estate Private Limited and Proficient Buildwell Private Limited a group Company of Lodha Developers Limited (now known as Lodha Developers Private Limited) and relevant forms and papers under the Companies Act, 1956 have been filed with the Registrar of Companies for effecting the said acquisition in its record.
3. In the course of a time on 7th November 2014 an Order has been passed by his lordship Hon'ble Mr. Justice S.J. Kathawala in Company Scheme Petition No.412 of 2014 whereby Proficient Buildwell Private Limited (Transferor) ordered to be amalgamated with Jawala Real Estate Private Limited (Transferee) as per the scheme of amalgamation of arrangement attached therewith subject to sanction of a scheme in respect of Transferee Company by the High Court of Delhi at New Delhi. Under the said scheme, all the assets (movable or immovable, tangible or intangible) shall be transferred or deemed to have been transferred by Transferor Company to Transferee Company with effect from the filing of the Order sanctioning the scheme are filed with the Registrar of Companies, Mumbai and Delhi read with Clause 11 of the scheme of amalgamation arrangement.
4. Thereafter, on 14th November 2014 an Order has been passed by his Lordship Hon'ble Mr. Justice Sanjeev Sachdeva in Company Petition No.452 of 2014 whereby Transferor Company merged with Transferee Company with all assets and liability under section 394 of Companies Act, 1956 as per the scheme of amalgamation of arrangement attached therewith.

Page 1 of 2



Pradip Garach  
Advocate  
High Court, Bombay

6, Roz-Rio-Apartments,  
L. B. S. Road, Kamani,  
Kurla (West), Mumbai - 400 070  
Mobila : 9820501547  
Email:pradipgarach@gmail.com

5. I have taken online Search on Inspector General of Registration website for the year 2011 to 2015. Save and except Agreement for Sale by Jawala Real Estate Private Limited with various flat purchasers of the flats in the Buildings constructed on the said Property, I have not found any documents which adversely affect title of the Jawala Real Estate Private Limited to the said Property.

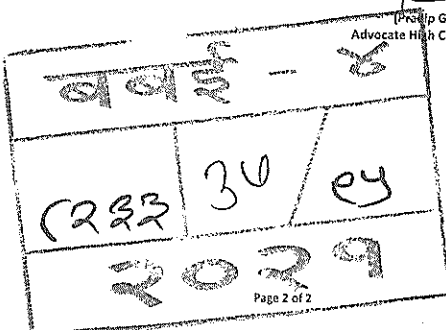
6. Apart from the above, there are no further mortgages or charges created on the said Property for credit facilities from any financial institution / bank other than what is already stated in my Report on Title dated 17th September 2014. Moreover, there are no material occurrences or happenings taken place in respect of the said Property which have any contrary impact on title of the Jawala Real Estate Private Limited to the said Property.

7. Subject to what is stated hereinabove, I confirm that Jawala Real Estate Private Limited has clear and marketable title to the said Property as Owners thereof and entitled to carry out development on the said Property.

8. Thus, my Report on Title dated 17th September 2014 stands modified to the extent as above and be read and construed accordingly.

Dated this 16<sup>th</sup> day of June, 2015

  
(Pradip Garach)  
Advocate High Court, Bombay



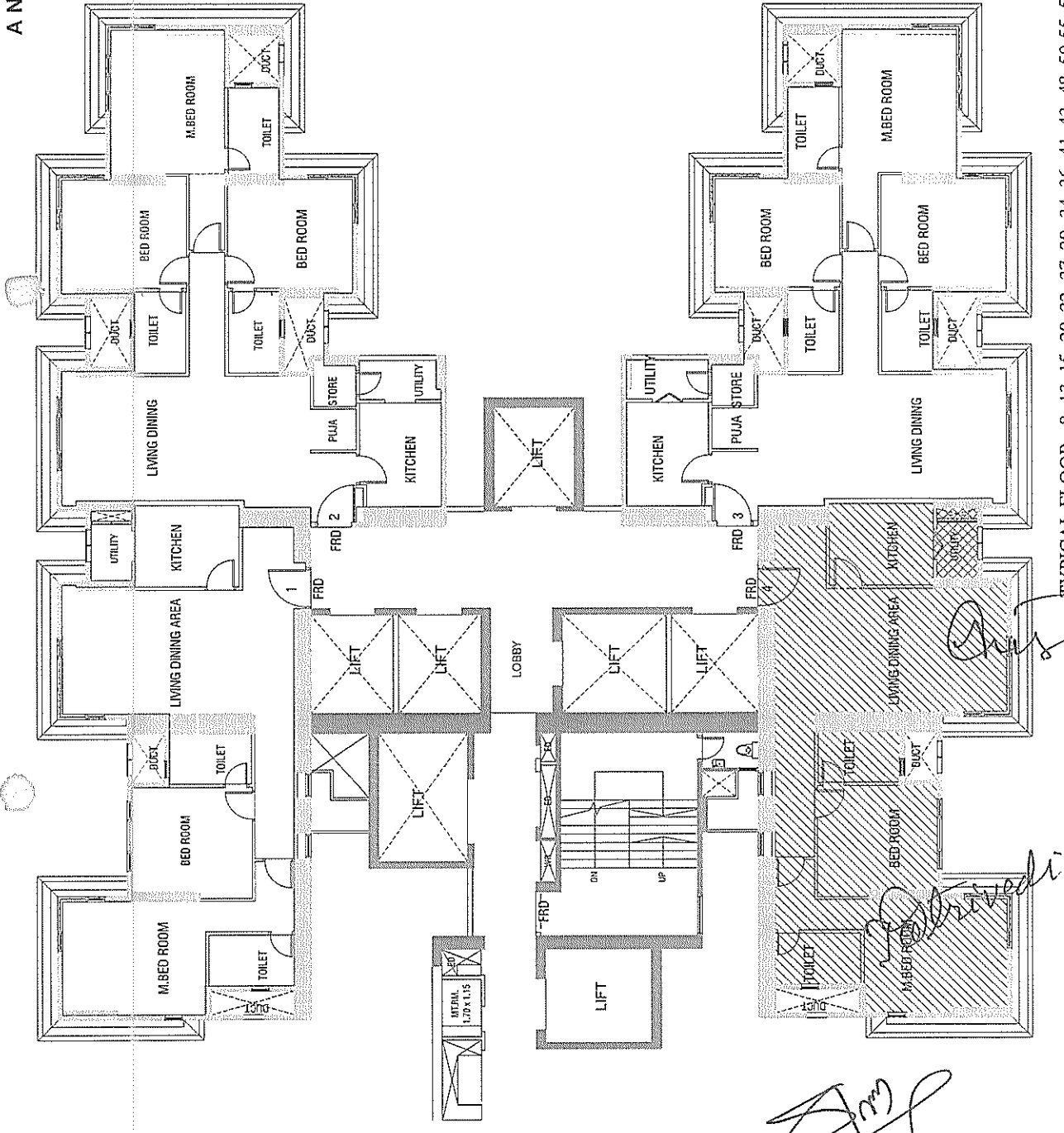
**Annexure 4**  
(Key Approvals)

No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Intimation of Disapproval	24 January 2006	EB/1342/GS/A	Municipal Corporation of Greater Mumbai
2.	Amended approval letter	11 April 2019	EB/1342/GS/A	Municipal Corporation of Greater Mumbai
3.	Environment Clearance	29 April 2013	SEAC 2013/226/TC-1	Environment Department, Government of Maharashtra
4.	Commencement Certificate	17 November 2018	EB/1342/GS/A	Municipal Corporation of Greater Mumbai
5.	Part Occupation Certificate	20 May 2019	EB/1342/GS/A	Municipal Corporation of Greater Mumbai
6.	Part Occupation Certificate	13 June 2019	EB/1342/GS/A	Municipal Corporation of Greater Mumbai

*[Handwritten signature]*  
*[Handwritten signature]*



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TYPICAL FLOOR - 8-13, 15-20, 22-27, 29-34, 36-41, 43-48, 50-55, 57-62, 64-69, 71-78

LODHA PARKSIDE	WING : A	FLOOR : 52 <sup>ND</sup>	FLAT NO. : 04
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NOTE :- NOT TO SCALE. FOR ACCURATE MEASUREMENTS OF CARPET AREA PLEASE FOLLOW POLY LINE METHOD. THE CARPET AREA IS CALCULATED ASSUMING UNFINISHED SURFACES AND ANY FINISHES MAY REDUCE THE PHYSICAL AREA ACCORDINGLY. CARPET AREA MAY VARY BY +1.3 % ON ACCOUNT OF CONSTRUCTION OR DESIGN TOLERANCES.

*[Handwritten signature]*

**LODHA** BUILDING A BETTER LIFE

**DEVELOPERS** MACROTECH DEVELOPERS LTD  
412, FLOOR 4, 170 VARDHAMAN CHAMBER, CAWASJI PATEL RD, HORNIMAN CIRCLE, FORT, MUMBAI 400001

**LEGEND** NORTH ARCHITECT

CARPET

EVBT



2029 / 2223e / 52ND

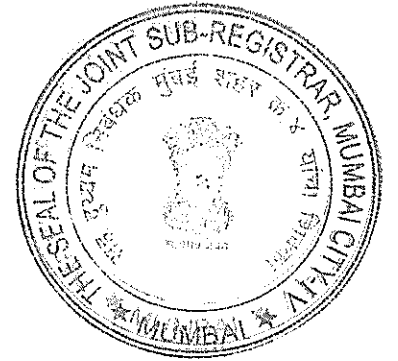


**Annexure 6**

*(Unit and Project Details)*

- (I) **CUSTOMER ID** :2208698
- (II) **Correspondence Address of Purchaser:** A/703, Raj Sundaram, Shiv Vallabh Rd,Opp Shiv Mandir, Ashokvan,Dahisar East Mumbai 400068 Maharashtra India
- (III) **Email ID of Purchaser:** astrivedi@gmail.com
- (IV) **Unit Details:**
- (i) **Development/Project :** LODHA PARK (LODHA ALLURA,MARQUISE,PARKSIDE ,TRUMP,KIARA )
- (ii) **Building Name :** Parkside
- (iii) **Wing :** A
- (iv) **Unit No. :** A-5204
- (v) **Area :**

	Sq. Ft.	Sq. Mtrs.
Carpet Area	866	80.45
EBVT Area	27	2.51
Net Area (Carpet Area +EBVT Area)	893	82.96



- (vi) **Car Parking Space Allotted:** 1

- (V) **Consideration Value (CV):** Rs.400,72,729/- (Rupees Four Crore Seventy-Two Thousand Seven Hundred Twenty-Nine Only)

- (VI) **Payment Schedule for the Consideration Value (CV):**

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	Booking Amount I	9,00,000	11-06-2021
2	Booking Amount II	31,07,273	11-06-2021
3	Within 45 days	300,54,547	20-07-2021
4	Booking Amount III	60,10,909	25-06-2021

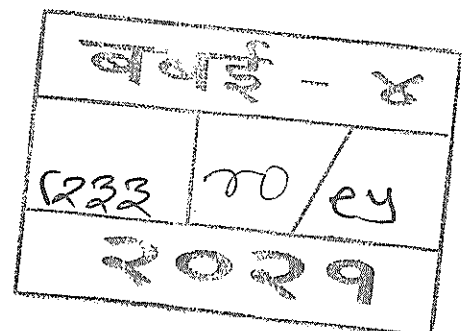
The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

- (VII) **Reimbursements:** Payable on/before the Date of Offer of Possession\*(If Any):

1. Land Under Construction (LUC) Reimbursement: Rs. 2,65,221/- (Rupees Two Lakh Sixty-Five Thousand Two Hundred Twenty-One Only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.

*A. Hemu*

*7*



2. Electricity Deposit Reimbursement: Rs. 5,000/- (Rupees Five Thousand Only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.
3. Connection and related expenses: Rs. 1,38,000/- (Rupees One lakh Thirty-Eight Thousand Only).
4. Pipes Gas connection and related expenses (if applicable): Rs. 89,000/- (Rupees Eighty-Nine Thousand Only).
5. Share Money: Rs.1,050/- (Rupees One Thousand Fifty Only).

(VIII) **Maintenance Related Amounts:** Provisional amounts (subject to actuals) covering period of months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:

1. BCAM Charges: Rs. 2,35,485/- (Rupees Two Lakh Thirty-Five Thousand Four Hundred Eighty-Five Only) covering period of 18 months from DOP.
2. FCAM Charges (if applicable): Rs. 2,23,428/- (Rupees Two Lakh Twenty-Three Thousand Four Hundred Twenty-Eight Only) covering period of 60 months from DOP.
3. Property Tax (Estimated): Rs. 97,086/- (Rupees Ninety-Seven Thousand Eighty-Six Only) covering period of 18 months from DOP.
4. Building Protection Deposit: Undated cheque of Rs. 89,300/- (Rupees Eighty Nine Thousand Three Hundred Only) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

The number of family members eligible for club membership are:

Configuration of Unit	No. of members
1 BHK	4
2 BHK	5
3 BHK	5
4 BHK or larger	6



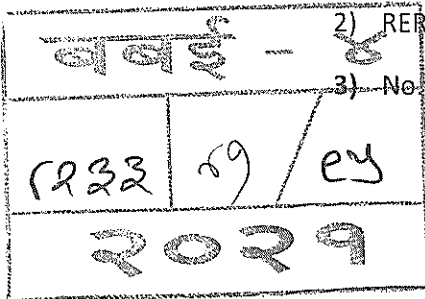
**Date of Offer of Possession:** 31-08-2021, subject to additional grace period of 6 (six) Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(viii) **Project Details:**

1) Project Name: LODHA PARK (LODHA ALLURA, MARQUISE, PARKSIDE, TRUMP, KIARA)

2) RERA Registration Number: P51900001339

3) No. of Buildings: 5



*Q. Komer*



## Annexure 7

(Common Areas and Amenities)

### Inside Homes:

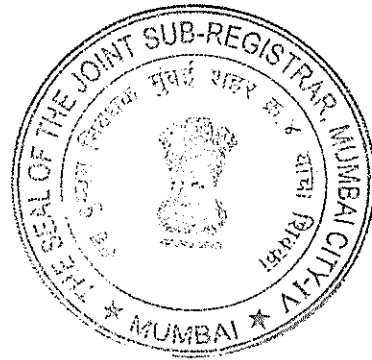
- Air-conditioned\* homes with split units.
- Imported marble flooring entire house (living/dining, puja, passage and Bedrooms).
- Vitrified tiles in kitchen and ceramic tiles in utility, store and service Areas.
- All toilets floors finished in imported marble.
- European bath fittings: Duravit / Laufen sanitary ware and Grohe/Isenberg CP fittings in all toilets.
- Fitted Modular kitchen with hob and hood (no other appliances shall be provided).
- Multi-level security with:
  - o Swipe card access to lobby and lifts
  - o Video door phone
  - o CCTV monitoring of key common areas
  - o Gas detector in kitchen
  - o Emergency alarm in each residence

### Within Building:

- Air-conditioned main entrance lobby
- Designer floor lift lobbies
- Each wing – 5 passenger elevators from Kone/Schindler/Otis or equivalent
- Separate service elevators
- Firefighting systems

### Facilities/Amenities in Larger Development

1. Gym
2. Yoga/Aerobics room
3. Banquet Hall
4. Guest rooms
5. Multipurpose sports court
6. Badminton court
7. Tennis court
8. Squash court
9. Cinema theatre
10. Kids Indoor play area
11. Restaurant/Café
12. Juice Bar
13. Swimming pools:
  - A. Open swimming pool
  - B. Covered heated pool
  - C. Kids pool
  - D. Toddlers pool
  - E. Family pool



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*Dr. Hemu*

- F. Outdoor rain pool
- G. Outdoor hummam

**Facility list:**

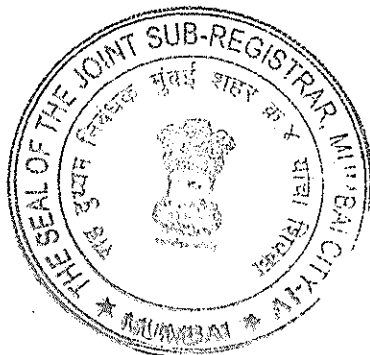
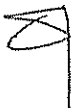
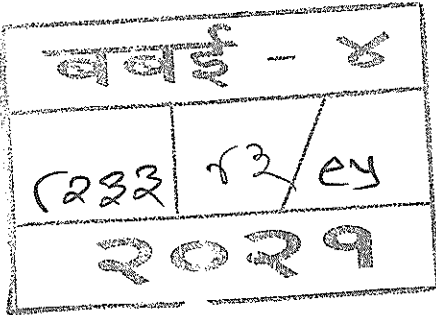
1. Outdoor gym
2. Putting green
3. Cricket Pitch
4. Outdoor chess
5. Outdoor Children's play area
6. Outdoor cinema/Amphitheatre
7. Organic Farm
8. Pet walk area
9. Temple
10. Rock climbing wall
11. Party lawn
12. Picnic / Barbeque area

The aforesaid facilities list may undergo revision in the interest of the betterment of the development, as per the discretion of the Project Designers.

\* Excluding kitchen, toilets and service areas.

All brands stated above are subject to change with equivalent brands, at sole discretion of the Project Architects.

*Ch*  
*rama*



Annexure 8

(Special Conditions)

1. The Purchaser is aware that the Company is constructing a public parking lot on the Larger Property in pursuance of the Approvals obtained and the same shall be handed over to Municipal Corporation for Greater Mumbai after completion thereof.

*Dr  
Kumar*

*✓*



बबई - ४	
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MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII  
PART OCCUPANCY CERTIFICATE  
[EB/1342/GS/A/OCC/9/New of 23 March 2021]

To,  
M/s. Macrotech Developers Ltd.  
464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The Part 12 development work of Residential building comprising of part occupation of P3 podium (pt) + Wing-1 for 67th (pt) floor & Wing-2 for 64th (pt) floor and Town House (6 & 7 No's) for 6th Podium (pt) + Gr floor (7th podium) + 2 upper floors on plot bearing C.S.No./CTS No. 464 of Division Lower Parel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV , Licensed Surveyor , Lic. No. J/167/LS , Shri. Girish Purushottam Dravid , RCC Consultant, Lic. No. STR/D/59 and Shri. Shri. Sandeep T Kakad , Site supervisor, Lic.No. K/452/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. EB/1342/GS/A-CFO dated 19 December 2020.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighbourhood shall be taken while executing the remaining construction works.

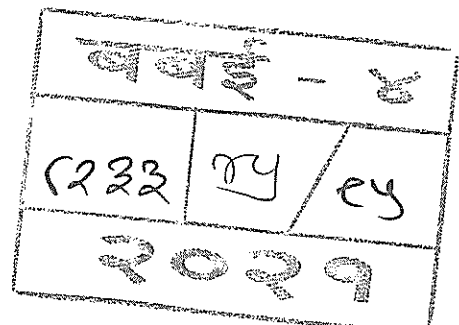
Copy To :

1. Asstt. Commissioner, G/South
  2. A.A. & C. , G/South
  3. EE (V), City
  4. M.I. , G/South
  5. A.E.W.W. , G/South
  6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Name : JADHAV RAJENDRA  
ANANDRAO  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater Mumbai  
Date : 23-Mar-2021 11: 59:14



Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
G/South





MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII  
PART OCCUPANCY CERTIFICATE  
[EB/1342/GS/A/OCC/5/New of 27 December 2019]

To,  
M/s Ldha Developers Ltd.  
464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The Part 8 development work of Residential building comprising of Part Occupation for residential building comprising of P3 podium (pt)+ P4 Podium (pt) + P5 Podium (pt) + Wing-1for 67th (pt.) & 78th (pt.) upper floors + Wing-2 for 63rd & 64th (pt.) & 78th (pt.) floors + Wing-3 for 67th & 75th (pt.) floors + Wing-4 for 72nd & 73rd (pt.) upper floors. on plot bearing C.S.No./CTS No. 464 of Division Lower Parel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV , Licensed Surveyor , Lic. No. J/167/LS , Shri. Girish Purushotam Dravid , RCC Consultant, Lic. No. STR/D/59 and Shri. SANDEEP T. KAKAD , Site supervisor, Lic.No. K/452/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. EB/1342/GS/A-CFO dated 18 July 2019.

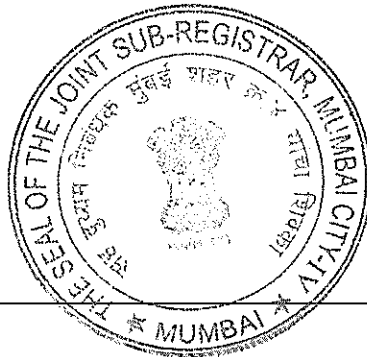
It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

1. Assti. Commissioner, G/South
  2. A.A. & C. , G/South
  3. EE (V), City
  4. M.I. , G/South
  5. A.E.W.W. , G/South
  6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Name : JADHAV RAJENDRA ANANDRAO  
Designation : Executive Engineer  
Organization : Municipal Corporation of Greater Mumbai  
Date : 27-Dec-2019 20: 05:58



Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
G/South

बयवई - ४	
१२३३	४६/६५
२०२१	

To,  
M/s Lodha Developers Ltd.  
464, Senapati Bapat Marg, Lower Panel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The Part B development work of Residential building comprising of Part Occupation for residential building comprising of P3 podium (pt) + P4 Podium (pt) + P5 Podium (pt) + Wing-1 for 67th (pt.) & 78th (pt.) upper floors + Wing-2 for 63rd & 64th (pt.) & 78th (pt.) floors + Wing-3 for 67th & 75th (pt.) floors + Wing-4 for 72nd & 73rd (pt.) upper floors, on plot bearing C.S.No./CTS No. 464 of Division Lower Panel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. 3/167/LS, Shri. Girish Purushotam DRAVID, RCC Consultant, Lic. No. STR/D/59 and Shri. SANDHEEP T. KAKAD, Site supervisor, Lic.No. K/452/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. EB/1342/GS/A-CFO dated 18 July 2019.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

1. Asstt. Commissioner, G/South
  2. A.A. & C., G/South
  3. EE (V), City
  4. M.I., G/South
  5. A.E.W.W., G/South
  6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Name: JADHAV RAJENDRA ANANDRAO  
Designation: Executive Engineer  
Organization: Municipal Corporation of Greater Mumbai  
Date: 27-Dec-2019 20:05:59

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
G/South

To,  
M/S Jawala Real Estate Pvt. Ltd.  
464, Senapati Bapat Marg, Lower Panel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The Part 3 development work of Residential building comprising of Wing 1, Wing 2 & Wing 3 for Basement 4 (pt) + P3 podium (pt) + P4 podium (pt) + P5 podium (pt) + 7th to 42nd upper floors on plot bearing C.S.No./CTS No. 464 of Division Lower Panel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. 3/167/LS, Shri. Girish Purushotam DRAVID, RCC Consultant, Lic. No. STR/D/59 and Shri. Anil Kumar Raman, Site supervisor, Lic.No. R-202/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. EB/1342/GS/A-CFO dated 20 April 2019.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

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1. Asstt. Commissioner, G/South
  2. A.A. & C., G/South
  3. EE (V), City
  4. M.I., G/South
  5. A.E.W.W., G/South
  6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Name: Satish Bhaskar Gao  
Designation: Executive Engineer  
Organization: Municipal Corporation of Greater Mumbai  
Date: 20-May-2019 16:41:30

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
G/South

To,  
M/S Jawala Real Estate Pvt. Ltd.  
464, Senapati Bapat Marg, Lower Panel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The Part 3 development work of Residential building comprising of Wing 1, Wing 2 & Wing 3 for Basement 4 (pt) + P3 podium (pt) + P4 podium (pt) + P5 podium (pt) + 7th to 42nd upper floors on plot bearing C.S.No./CTS No. 464 of Division Lower Panel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. 3/167/LS, Shri. Girish Purushotam DRAVID, RCC Consultant, Lic. No. STR/D/59 and Shri. Anil Kumar Raman, Site supervisor, Lic.No. R-202/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. EB/1342/GS/A-CFO dated 20 April 2019.

It can be occupied with the following condition/s.

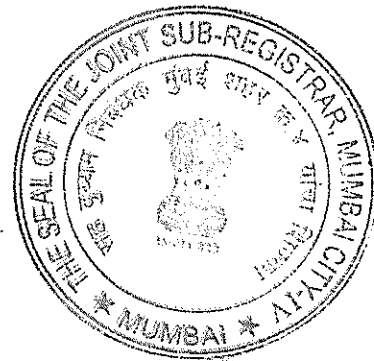
- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

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1. Asstt. Commissioner, G/South
  2. A.A. & C., G/South
  3. EE (V), City
  4. M.I., G/South
  5. A.E.W.W., G/South
  6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Name: Satish Bhaskar Gao  
Designation: Executive Engineer  
Organization: Municipal Corporation of Greater Mumbai  
Date: 20-May-2019 16:41:30

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
G/South



To,  
M/S Jawala Real Estate Pvt. Ltd.  
464, Senapati Bapat Marg, Lower Panel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The Part 4 development work of Residential building comprising of Wing-1,2 & 3 for + P3 podium (pt) + P4 podium (pt) + P5 podium (pt) + 43rd to 62nd upper floors, on plot bearing C.S.No./CTS No. 464 of Division Lower Panel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. 3/167/LS, Shri. Girish Purushotam DRAVID, RCC Consultant, Lic. No. STR/D/59 and Shri. Anil Kumar Raman, Site supervisor, Lic.No. R-202/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. EB/1342/GS/A-CFO dated 20 April 2019.

It can be occupied with the following condition/s.

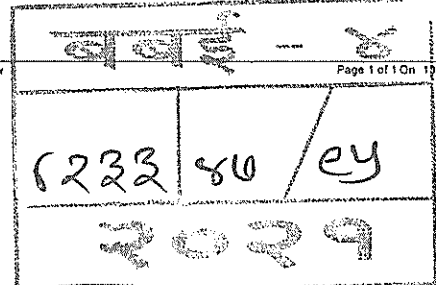
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- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

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  2. A.A. & C., G/South
  3. EE (V), City
  4. M.I., G/South
  5. A.E.W.W., G/South
  6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Name: Satish Bhaskar Gao  
Designation: Executive Engineer  
Organization: Municipal Corporation of Greater Mumbai  
Date: 13-Jun-2019 16:04:11

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
G/South





MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII  
PART OCCUPANCY CERTIFICATE  
[EB/1342/GS/A/OCC/2/NEW of 22 July 2019]

To,  
M/S Jawala Real Estate Pvt. Ltd.,  
464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The Part 5 development work of Residential building comprising of 3rd to 5th podiums (pt) And Wing 1 - 63rd to 66th + 68th to 77th upper floors And wing 2 - 65th to 77th upper floors And wing 3 - 63rd to 66th + 68th to 74th + 76th upper floors on plot bearing C.S.No./CTS No. 464 of Division Lower Parel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. J/167/LS, Shri. Girish Purushotam Dravid, RCC Consultant, Lic. No. STR/D/59 and Shri. Anil Kumar Raman, Site supervisor, Lic.No. R-202/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer w/no. EB/1342/GS/A-CFO dated 18 July 2019.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

1. Asstt. Commissioner, G/South
  2. A.A. & C., G/South
  3. EE (V), City
  4. M.I., G/South
  5. A.E.W.W., G/South
  6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Name : Satish Bhaskar Gite  
Designation : Executive Engineer  
Organization : Municipal Corporation of Greater Mumbai  
Date : 22-Jul-2019 10:00:37

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
G/South

EB/1342/GS/A/OCC/2/NEW

Page 1 of 1 On 22-Jul-2019



MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII  
PART OCCUPANCY CERTIFICATE  
[EB/1342/GS/A/OCC/4/NEW of 13 June 2019]

To,  
M/S Jawala Real Estate Pvt. Ltd.,  
464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The Part 4 development work of Residential building comprising of Wing-1, 2 & 3 for + P3 podium (pt) + P4 podium (pt) + P5 podium (pt) + 43rd to 43rd to 43rd upper floors, on plot bearing C.S.No./CTS No. 464 of Division Lower Parel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. J/167/LS, Shri. Girish Purushotam Dravid, RCC Consultant, Lic. No. STR/D/59 and Shri. Anil Kumar Raman, Site supervisor, Lic.No. R-202/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer w/no. EB/1342/GS/A-CFO dated 20 April 2019.

It can be occupied with the following condition/s.

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- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

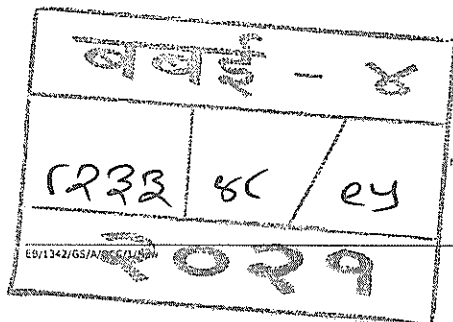
1. Asstt. Commissioner, G/South
  2. A.A. & C., G/South
  3. EE (V), City
  4. M.I., G/South
  5. A.E.W.W., G/South
  6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Name : Satish Bhaskar Gite  
Designation : Executive Engineer  
Organization : Municipal Corporation of Greater Mumbai  
Date : 13-Jun-2019 10:04:11

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
G/South

EB/1342/GS/A/OCC/4/NEW

Page 1 of 1 On 13-Jun-2019



MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII  
PART OCCUPANCY CERTIFICATE  
[EB/1342/GS/A/OCC/3/NEW of 14 August 2019]

To,  
M/S Lodha Developers Ltd.,  
464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The Part 6 development work of Residential building comprising of Wing-4 for P3 podium (pt) + P4 podium (pt) + P5 podium (pt) + 7th to 22nd upper floors on plot bearing C.S.No./CTS No. 464 of Division Lower Parel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. J/167/LS, Shri. Girish Purushotam Dravid, RCC Consultant, Lic. No. STR/D/59 and Shri. Anil Kumar Raman, Site supervisor, Lic.No. R-202/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer w/no. EB/1342/GS/A-CFO dated 18 July 2019.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

1. Asstt. Commissioner, G/South
  2. A.A. & C., G/South
  3. EE (V), City
  4. M.I., G/South
  5. A.E.W.W., G/South
  6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Name : JADHAV RAJENDRA ANANDRAO  
Designation : Executive Engineer  
Organization : Municipal Corporation of Greater Mumbai  
Date : 14-Aug-2019 10:25:24

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
G/South

EB/1342/GS/A/OCC/3/NEW

Page 1 of 1 On 14-Aug-2019

MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII  
PART OCCUPANCY CERTIFICATE  
[EB/1342/GS/A/OCC/4/NEW of 17 September 2019]

To,  
M/S Lodha Developers Ltd.,  
464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The Part 7 development work of Residential building comprising of Wing-4 for Basement 4 (pt) + P3 podium (pt) + P4 podium (pt) + P5 podium (pt) + 23rd to 71st floor + 74th to 77th upper floors, on plot bearing C.S.No./CTS No. 464 of Division Lower Parel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. J/167/LS, Shri. Girish Purushotam Dravid, RCC Consultant, Lic. No. STR/D/59 and Shri. SANDHEEP T. KANAD, Site supervisor, Lic.No. R/452/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer w/no. EB/1342/GS/A-CFO dated 18 July 2019.

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  2. A.A. & C., G/South
  3. EE (V), City
  4. M.I., G/South
  5. A.E.W.W., G/South
  6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Name : JADHAV RAJENDRA ANANDRAO  
Designation : Executive Engineer  
Organization : Municipal Corporation of Greater Mumbai  
Date : 17-Sep-2019 20:25:37

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
G/South

EB/1342/GS/A/OCC/4/NEW

Page 1 of 1 On 17-Sep-2019

In replying please quote No.  
and date of this letter.

Intimation of Disapproval under Section 346 of the Mumbai  
Municipal Corporation Act, as amended up to date.

No. EB/1342/GS/A  
of 2005-2006

MEMORANDUM

M/s. Jawala Real Estate Pvt. Ltd.,  
No.13, 8th Floor, 'B' Wing,  
Trade Tower, Kamala Mills,  
Senapati Bapat Marg,  
Mumbai- 400 013

Municipal Office,  
Mumbai- 24/1/2006

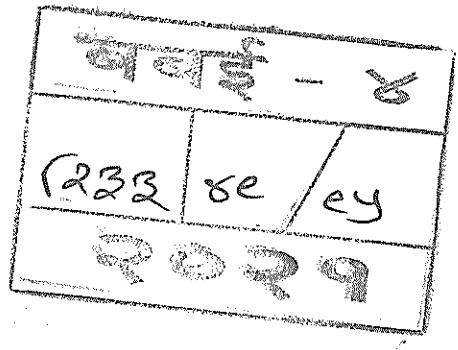
Executive Engineer, Building Proposals,  
Municipal Corporation,  
Mumbai

With reference to your Notice, letter No. 1501 dated 26.9.2005 and delivered on 26.9.2005 and the plans, Sections Specifications and Description and further particulars and details of your buildings (C.S.No.464, 4/464, Lower Parcel Div., Senapati Bapat Marg, Mumbai-13) furnished to me under your letter, dated 26.9.2005. I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended up-to-date, my disapproval by the following reasons:

1. THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UP TO PLINTH LEVEL.

1. That the commencement certificate under Section 44(3)(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prevent possession of holding before starting the work, as per D.O. Regulation No.28(27).
3. That the low lying plot will not be filled up to a reduced level of at least 97 T.H.D. or 8' above adjoining road level whichever is higher with masonry, earth, boulders, etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.
4. That the specifications for layout/D.O. for access roads/development of setback land will not be obtained from E.E. (Road Construction) (City) before starting the construction work and the access and set back land will not be developed accordingly including providing street lights and S.W.D. The completion certificate will not be obtained from E.E. (S.W.D.) (City) before submitting Building Completion Certificate.
5. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI (Regulation 5(3) (iv)) will not be submitted by him.

Contd... 2(a)



No. EB/1342/GS/A  
24/1/2006

Special Instructions:

1. That the intimation of disapproval (I.O.D.) is at the risk and cost of the applicant and subject to the intimation mentioned in the intimation order dated 15.12.2005 passed by the Supreme Court in SLP No. 27040 (NTC/Mil) the copy of the same is enclosed herewith.
2. That the structural design and calculations for the proposed work according to seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load will not be submitted before C.C.
3. That the register sanctioned (proposed) lines and reservations will not be got demarcated at site through A.E. (Survey) / E.E. (T.C.) / E.E. (D.P.) / D.O.L.R. before applying for C.C.
4. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
5. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand-over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
6. That the indemnity bond indemnifying the Corporation for damages, risks, accidents, to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C. during the work.
7. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
8. That the requirements of N.O.C. of C.F.O. will not be obtained & the requirements, if any, will not be complied with before occupation certificate / B.C.C.
9. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
10. That extra water and sewerage charges will not be paid to A.E.W.W. (S) South Ward before C.C.
11. That the Regd. Undertaking from the owners i.e. M.T.C. as well as M/s. Jawala Real Estate Pvt. Ltd. for faithful compliance of the orders passed by Hon'ble High Court in P.W. hearing No. 462 of 2005 and orders passed by Hon'ble Supreme Court dated 15.12.2005 in SLP No. 27040 (NTC/Mil) as well as final order that may be issued by Supreme Court.
12. That the premises deposits as follows will not be paid:
  - a. Development charges as per M.R.S.T.P. (Amendment) Act, 1992
  - b. Insecticide charges
  - c. Payment in advance for providing treatment of construction site to prevent epidemic like Dengue, malaria etc. to insecticide charges to (S) South Ward

13. That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves of the roof on the public street.
  14. That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.
- Subject to your modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at any time before the 23rd day of JANUARY 2007, but not so as to contravene any of the provision of the said Act as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.
- Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

SPECIAL INSTRUCTIONS

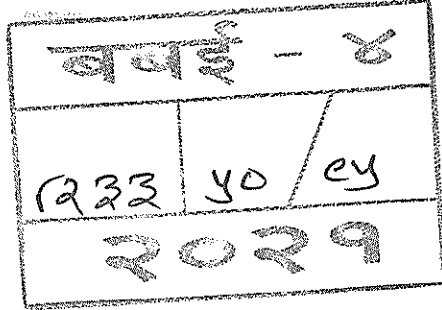
1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY
  2. Under Section 48 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
  3. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Non-compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the evaluation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
  4. Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
  5. Proposed date of commencement of work should be communicated as per requirements of Section 347(1)(a) of the Bombay Municipal Corporation Act.
  6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.
  7. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.
- Attention is drawn to the notes accompanying this Intimation of Disapproval.

17. That the registered undertaking in prescribed proforma agreeing to demarcate the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
18. That the work will not be carried out strictly as per approved plan and in conformity with the H.C. Regulations in force.
19. That the H.C.C. from Tree authority shall not be submitted before asking for plan C.C.
20. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
21. That the Janata insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.
22. That the N.O.C. from B.E.S.T. for sub-station shall not be submitted.
23. That the fresh Tax Clearance Certificate from A.A. & C. (S) South Ward shall not be submitted.
24. That the Heritage N.O.C. shall not be submitted as and when directed by the High Court in the writ petition 1650 of 2005.
25. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
26. That the indemnity bond indemnifying M.C.G.M. against disputes, litigation, claims, arising out of ownership of plot shall not be submitted.
27. That the U.I.C. affidavit and regd. UFI for U.I.C. shall not be submitted.
28. That the remarks from H.E. Department shall not be submitted.
29. That the detritus shall not be dumped on the Municipal ground only.
30. That the board displaying the details of development of the work shall not be displayed at site.
31. That the remarks from E.E. (S.W.D.) for proposed S.W.D. shall not be submitted before C.C.
32. That the N.O.C. from Dy.Ch.E. (S.P.) P&D for proposed sewer line and for STP in 2<sup>nd</sup> basement area shall not be submitted before C.C.
33. That the plot boundary shall not be got demarcated from C.S.I.R. and demarcation certificate shall not be submitted to this office.
34. That the vermiculite bins for the disposal of wet waste as per design and specifications of organization or companies specified in this field as per list furnished by Solid Waste Management of M.C.G.M. shall not be provided.
35. That the copy of PAN card of the applicant shall not be submitted with requisite UFI.

-2(a)-  
No. CM/132765/A  
24/11/2006

Contd. ....

36. That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
37. That the N.O.C. is from:
  - 1) Ch. Eng (M & E.) for location and area of A.C. Plant Room ( Diesel Generator Room in 2<sup>nd</sup> basement and for forced ventilation for staircase, lift, lift-shaft as well as for 1<sup>st</sup> & 2<sup>nd</sup> level basement & requirement of D.C. set.
  - 2) C. E. O. for fire fighting water tanks in 2<sup>nd</sup> basement.
38. That the construction activity for work of necessary ruling shall not be carried out by employing modern techniques such as rotary drilling, masonry etc. instead of conventional jack and hammer to avoid nuisance due to adjoining buildings.
39. That the N.O.C. from F.E.T.K.C. shall not be obtained for the parking before C.C.
40. That Regd. M/T for minimum nuisance during construction activity shall not be obtained before C.C.
41. That work shall not be carried out between 7.30 A.M. to 7.00 P.M. only.
42. That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
43. That the precautionary measures to avoid nuisance dust to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.
44. That the C.C. shall not be asked unless payment of advance for providing treatment of construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
45. No main beam in a R.C.C. framed structure shall not be less than 200 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
46. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1933-2002 including the column projecting beyond the terrace and carrying the overhead water storage tank, etc.
47. In R.C.C. framed structures, the external walls shall not be less than 200 mm if in brick masonry or 150 mm, adorned with concrete block exterior plaster thickness as specified under Ho. Ch. Eng (O.P) 10547 of 15.4.1974.
48. That the facilities for physically handicapped persons shall not be provided as per the requirements as set in U.O. (Department notification No. 1024/2003/11025/CR-2102001/10-11 dated 2<sup>nd</sup> December 2003.



No. CM/132765/A  
24/11/2006

Contd. ....

**(A) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. BE SUBSTRUCTURE:**

1. That the requirement of N.O.C. from C.A., U.I.C.A.R. Act, will not be complied with before the start of the construction.
2. That the N.O.C. from the concerned authorities shall not be checked from this office before the start of the construction.
3. That the structural stability certificate from the Registered Structural Engineer and the clearance of the concerned authorities shall be submitted before asking for C.C. before the start of the construction.
4. That the clearance of the concerned authorities shall not be obtained before asking for C.C. before the start of the construction.
5. That the compliance of N.O.C. from H.E. will not be made and certificate to that effect will not be submitted.
6. That the Fresh property card in the name of the owner shall not be submitted.
7. That the manufacture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.C.M. shall not be provided.
8. That the provision of Rain Water Harvesting as per the design proposed by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner and shall not be provided.
9. That the recycling plant for waste water shall not be provided.



**(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING OF C.C. TO THE PART OF THE PROPOSED BUILDING:**

1. That the conditions mentioned in the clearance under No. CRK/O-11221/11/21 dated 15.10.2005 obtained from Competent authority under U.I.C.A.R. Act, 1976 shall not be complied with.
2. That scope of the drains will not be laid internally with C.I. Pipes.
3. That the dust-bin will not be provided as per C.E.'s circular No. CE/297/1 of 20-6-1979.
4. That the surface drainage arrangement will not be made in consultation with C.E. (SUD) or as per the terms and a completion certificate will not be obtained and submitted before applying for occupation certificate (C.C.).
5. That 10'-0" wide paved pathway upto staircase will not be provided.
6. That the surrounding open spaces, parking spaces and terraces will not be kept open and left-hand upon and will not be leveled and developed before obtaining the grant permission to occupy the building or submitting the C.C. whichever is earlier.
7. That the name pasted on showing Plot No., name of the building etc. will not be displayed at a prominent place.
8. That carriage entrance shall not be provided.
9. That the parking spaces shall not be provided as per D.C. Regulation No. 39.
10. That C.C. will not be obtained and L.O.D. and other deposit etc. will not be named for return within a period of 6 years from the date of its payment.

10. That the clearance of M.C.E.F. as per Notification No. S.O.891(E) of 7.7.2004 shall not be obtained.

50. That the land proposed to be handed over to M.C.M. and MHADA which is earmarked in India United Mills No. 2 & 3, New Hind Textile Mills. As per the approved layout of integrated development scheme of 7 NTC Mills in Mumbai vide No. Dy.Ch.E.G.P. (C)3325/Gov/Estt dated 27.10.04 shall not be handed over before asking C.C.

51. That the physical R.C. having area 16775.13 Sqm (25% of the net plot area) of C.S. No. 404 & 4154 the and shown green in colour on the plan shall be kept open and left-hand upon and shall be developed as recreation ground.

52. That the mezzanine floor etc. shall not be constructed in between in future in existing retained structure of mill.

53. That the layout shall not be got amended as per modified U.C. Regn. 50(1)(b) if the area of the plot in actual possession differs from the area in the layout approved under No. Dy.Ch.E.G.P. (C)3325/Gov/Estt dated 27.10.04 for integrated development scheme of 7 NTC Mills in Mumbai after survey carried out by City Survey Department.

54. That the clearance of outstanding dues of India United Mills No. 2 & 3 and New Hind Textile Mills which are proposed to be handed over to M.C.M. and MHADA shall not be done.

55. That the Registered Terms & Conditions of approved layout of integrated development scheme of 7 NTC Mills in Mumbai vide No. Dy.Ch.E.G.P. (C)3325/Gov/Estt dated 27.10.04 by NTC shall not be submitted.

56. That the specific clearance from Secretary, Labour Department, Govt. of Maharashtra about clearance of all statutory dues shall not be submitted.

57. That the compliance of the opening of an access road and deposit the safe proceeds into the said access account and forwarding the details of Monitoring Committee as per provision of U.C. Regn. 50(1)(b) to Mumbai Mill shall not be submitted.

58. That the compliance of beyond condition i.e. submission of proposal for redevelopment belonging to Epinston Mill & Mumbai Textile Mill strictly in accordance with notification issued by Govt. of Maharashtra vide No. TFD 4102/30/CR/2003/10-11 dated 29.9.2004 shall not be complied with.

59. That the Registered Undertaking from NTC Jewels Real Estate Pvt. Ltd. shall not be submitted for faithful compliance of sanctioned scheme of rehabilitation of NTC Mills by BFR dated 25.7.2002.

60. That the compliance of layout conditions sanctioned under O.P. 10547/15.4.1974 dated 5.11.1999 shall not be complied with.

61. That the U.I.C. N.O.C. for India United Mills No. 2 & 3 & New Hind Textile Mills cannot for M.C.M. & MHADA shall not be submitted.

11. That the N.O.C. from Inspector of Lites P.W.D., Maharashtra, will not be obtained and submitted to this office.

12. That the existing completion certificate from I.S.P. (P&D) City for provision of Septic Tank/Soak pit will not be submitted.

13. That the language exception certificate from A.E. (H.P.) City for House drain will not be submitted & not accepted.

14. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of the Insecticide Officer with a provision of temporary but safe and stable ladder etc.

15. That the N.O.C. from C.E.O. (Fire Authority) shall not be obtained before asking for occupation permission.

16. That the compliance of N.O.C. from H.E. will not be made and certificate to that effect will not be submitted.

17. That the Fresh property card in the name of the owner shall not be submitted.

18. That the manufacture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.C.M. shall not be provided.

19. That the provision of Rain Water Harvesting as per the design proposed by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner and shall not be provided.

20. That the recycling plant for waste water shall not be provided.

**(C) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE C.C. IS:**

1. That certificate under Section 210-A of M.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

*Manish*  
Executive Engineer  
Building Proposals (City)

NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owner shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills performed against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffolding, bricks metal, sand props, debris, etc. should not be deposited over footpaths or public street by the owner/ architect/contractor, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgment obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road on footpath.
- (12) All the terms and conditions of the approved layout/ sub-division under No. DP/CE/CC/532/6/1/157 dt 27/10/19 should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalted lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed close of the road watering line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

- (20) This formation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(b) (1) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (a) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which the Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of 1966) Town Planning Act, will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - (i) Specific plans in respect of evicting or rehusing the existing tenants on hour stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to vacate or the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work as it is not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of main drawing light and air from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will cause rise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the balconies and other appendances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all systems shall be covered with a properly fitting mosquito proof tightly serving the purpose of a lock, and the warning pipes of the rubber pressed with screw or dome shape pieces like a garden man rose with copper pipes with perforations each not exceeding 1.5 mm in diameter. The system shall be made easily, safely and permanently a caudable by providing a firmly fixed iron ladder the upper ends of the ladder should be carmarked and extended 40 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary wall. This prohibition refers only to broken bottles to rest to the use of plane glass for coping over compound wall.
- (32) ~~For more details see the conditions required by the Municipal Corporation.~~
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

*Ugankh*  
24/1/06  
Executive Engineer, Building Proposal  
Zones ..... Wards

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
No EB/1342/GS/A/FCC/1/Amend  
**COMMENCEMENT CERTIFICATE**

To,  
M/S Jawala Real Estate Pvt. Ltd.  
404, Senapati Bapat Marg, Lower Parel, Mumbai  
Textile Mill Compound, Mumbai. 400013.

Sr,  
With reference to your application No. EB/1342/GS/A/FCC/1/Amend Dated, 11 Feb 2019 for Development Permission and grant of Commencement Certificate under Section 44 & 60 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 11 Feb 2019 of the Mumbai Municipal Corporation Act 1988 to erect a building in Building development work of plot No. - C.T.S. No. 464 Division / Village / Town Planning Scheme No. Lower Parel situated at Senapati Bapat Marg Road / Street in G/South Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

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

The Municipal Commissioner has appointed Shri. Asst.Eng.(BP)City VI G/South (Rajendra Anand Rao Jadhav) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 23/1/2019



Issue On: 01 Aug 2016 Valid Upto: 23 Jan 2019  
Application Number: EB/1342/GS/A/ACC/1/010

Remark:  
Approved  
Approved By  
EE  
Executive Engineer

Issue On: 11 Feb 2019 Valid Upto: 23 Jan 2020  
Application Number: EB/1342/GS/A/FCC/1/010

Remark:  
This CC is further extended for the full work of Town Hall number 6 to 12, as per last approved plan dated 05.12.2018.  
Approved By  
AE  
Assistant Engineer (BP)

Issue On: 23 Apr 2019 Valid Upto: 23 Jan 2020  
Application Number: EB/1342/GS/A/FCC/1/Amend

Remark:  
This C.C. is further extended for a) Wing-5 from 64th to 66th top of habitable floor & Core CC for staircase, lift, and lobby area upto 71st floor & b) Wing-6 upto top of 8th habitable floor as per approved amended plan dated 11.04.2019.

EB/1342/GS/A/FCC/1/Amend

Page 2 of 3 On 23/01/2019

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1233 49 / 04  
2019

Government of Maharashtra

SEAC 2013/CR414/TC-1  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annex,  
Mumbai 400 032  
Date: 29<sup>th</sup> April, 2013

To,  
M/s. Jawala Real Estate Pvt. Ltd.  
Lodha Excelus, N.M.Joshi  
Marg, Mahalaxmi,  
Mumbai-400 011.

Subject: Environmental clearance for proposed expansion of residential and Commercial development with MCGM car Parking on plot bearing C.S. No 464, Senapati Bapat Marg, Lower parcel, Division Mumbai M/s Jawala Real Estate Pvt. Ltd - Environmental clearance regarding.

Sir,  
This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 10<sup>th</sup> meeting decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 58<sup>th</sup> Meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed expansion of residential and Commercial development with MCGM car Parking on plot bearing C.S. No 464, Senapati Bapat Marg, Lower parcel, Division Mumbai. SEAC considered the project under screening category B(4) B2 as per EIA Notification 2006.

**Brief Information of the project submitted by Project Proponent is as:**

Name of Project	Proposed Expansion of Residential cum commercial Project with MCGM parking lot at Lower Parcel
Name of Proponent	M/s. Jawala Real Estate Pvt. Ltd.
Type of project	Residential cum commercial Project with MCGM Parking Lot
Location of the project	Plot Bearing C.S.No.464, Senapati Bapat Marg, Lower Parcel Division Mumbai
Total Plot Area	69,803.47 m <sup>2</sup>
Deductions	4119.67 m <sup>2</sup>
Net plot area	65683.80 m <sup>2</sup>
Permissible FSI (Including TDR etc.)	2,10,028.31 m <sup>2</sup>

*[Signature]*

Name: JADHAV RAJENDRA ANANDRAO  
Designation: Assistant Engineer  
Organization: Municipal Corporation of Greater Mumbai  
Date: 25-Apr-2010 11:16:18

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

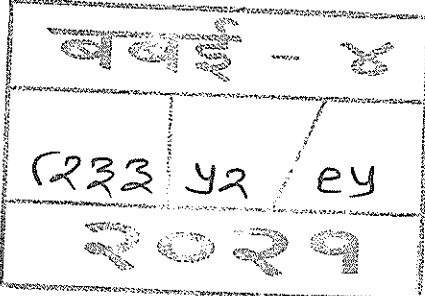
Assistant Engineer - Building Proposal  
City G/South Ward

Co to:  
1. Architect  
2. Collector Mumbai Suburban /Mumbai District



EB/1342/GS/WFCC/1/Amend

Page 2 of 3 On: 23-Apr-2010



Proposed Built-up Area (FSI & Non-FSI)	FSI Area	2,10,028.31 m <sup>2</sup>	
	Non FSI Area	7,51,041.69 m <sup>2</sup>	
	Total Built up Area	9,61,070 m <sup>2</sup>	
Ground coverage percentage	56 %		
Estimated cost of the project	Rs.4476 Crores		
No. of Buildings & its configuration	Residential buildings:- 3 Nos (6 wings), with 4 basements (4 <sup>th</sup> part) + G + 6 podiums		
	Bldg A (Wings 1 & 2):	7 <sup>th</sup> to 78 <sup>th</sup> floor	
	Bldg B (Wing 3 and 4):	7 <sup>th</sup> to 78 <sup>th</sup> floor	
	Bldg C (Wing 5 and 6)	7 <sup>th</sup> to 78 <sup>th</sup> floor	
	Row Houses	G+2 on 7 <sup>th</sup> Level	
	Bungalows	23 Nos. (1 B + Gr. + 2 up)	
	Public Parking	3 B+G+P1+P2	
Number of tenants and shops	As per EC Received dated 05.09.2011	Proposed	TOTAL AFTER EXPANSION
	1102	Flats: 1728 Convenience Shopping: 7 Nos	2837
Number of expected residents / users	16468 Nos.		
Tenant density per hecter	411 Nos.		
Height of the building(s)	268 m		
Right of way	The project site is accessed by 30.48 S. B Road and 24.38 m Wide Pandurang Budhkar Marg		
Turning radius	Minimum 9 m radius		
Total Water requirement	Dry Season		
	Fresh water (CMD)	1288	
	Source	MCGM	
	Recycled Water (CMD)	889	
	Total water requirement (CMD)	2193	
	Swimming pool make up (cum)	16 by tanker	
Fire fighting (cum)	As per CFO NOC		

*[Signature]*

	Wet Season	
	Fresh water (CMD)	1030
	Source	MCGM
	Recycled Water (CMD)	689
	Total water requirement (CMD)	2193
	Swimming pool make up (cum)	16 by tanker
	Fire fighting (cum)	As per CFO NOC
Rain Water Harvesting (RWH)	Level of ground water table	2.5 to 3.0 m
	Size and No. of RWH tanks and quantity	One Tank of 724 m <sup>3</sup> capacity
	Location of RWH tank	In basement
	Size and no. of recharge pits and quantity	28 Nos, Recharge Pit with bore well 2.5 Mt. x 2.5 Mt. x 3 Mt.
	Budgetary allocation	Capital Cost: 162.7 Lakh O & M Cost: 3 Lakh
UG Tanks	Location of UG tank	In basement
Storm Water Drainage	Natural water drainage pattern	Towards east side
	Quantity of storm water	2072 m <sup>3</sup> /hr
	Size of SWD	450 mm wide internal SWD. 2nos. of 500 mm dia
Sewage and waste water	Sewage generation (CMD)	1800 KLD
	STP Technology	MBR Technology
	Capacity of STP (CMD)	1800 m <sup>3</sup>
	Location of the STP	In podium (P1)
	DG sets (during emergency)	DG sets will be provided as alternate supply for essential services such as STP, Fire Fighting, Lift etc.
	DG set:	10 nos 1250kVA 1 nos 500kVA TOTAL DG SET CAPACITY: 13000 kVA
	Budgetary allocation:	Capital Cost: 297 Lakh O & M Cost: 56.4 Lakh
Solid waste management	Waste generation in the pre construction and construction phase	
	Waste generation	200kg/day (Domestic)

*[Signature]*

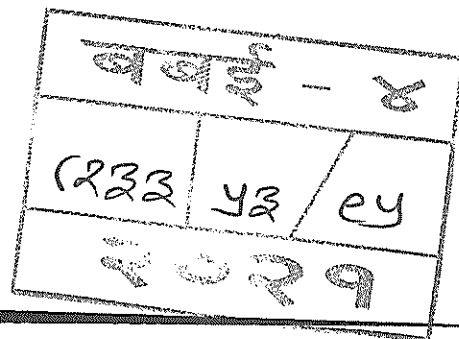
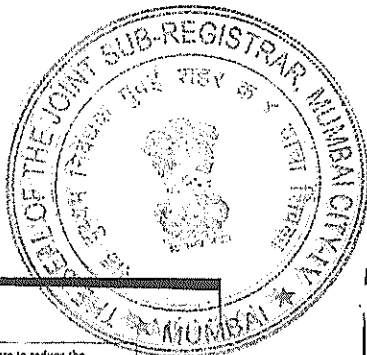
	Disposal of the construction way debris	1000 m <sup>3</sup>
Waste generation in the Operation phase		
	Dry Waste (kg/d)	4529.4 kg/day
	Wet Waste (kg/d)	3019.6 kg/day
	STP Sludge (dry sludge) (kg/d)	364 kg/day
Mode of Disposal of Waste		
Dry Waste : Dry garbage will be segregated & disposed off to recyclers		
Wet Waste : Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping.		
STP sludge (dry sludge): Sludge use as manure for gardening		
Area requirement		
Location and total area provided for the storage and treatment of the solid waste : On ground: Area provided: 200 m <sup>2</sup>		
Budgetary allocation		Capital Cost: 42.6 Lakh O & M Cost: 6.4 Lakh
Green Belt Development	Total RG Area	36,646
	RG area under green belt	36646. m <sup>2</sup>
	RG on ground	17877
	RG on Podium	18769 m <sup>2</sup>
Number and list of trees species to be planted in the ground RG : Proposed Trees: 924 Nos.		
Number, size, age and species of trees to be cut, trees to be transplanted (AS PER OLD EC)		
Trees to be cut: 177 Nos		
Trees to be transplanted: -26		
Trees to be retained : 42		
Proposed		
Trees to be cut: 177 Nos		
Trees to be transplanted: -26		
Trees to be retained : 42		
Budgetary allocation		Capital Cost: 246.4 Lakh O & M Cost: 39.2 Lakh
Energy	Power supply	
	Maximum demand	39.8 MW
	Connect load	93.25 MW
	Source	TATA POWER
Energy saving by non-conventional method		

*Sharma*

**Energy saving measures:**

- Energy efficient fluorescent tube lights & CFL lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures and corresponding lower point wiring costs. The life of T5 tubes is 2.5 to 3 times that of conventional tubes and hence the cost of replacement is quite less and hence rate of disposal of tubes reduced drastically.
- All fluorescent light fixtures will be specified to incorporate electronic ballast with THD less than 5% which has less watt-loss compared to electromagnetic ballast and result in superior operating power factor. Electronic chokes also improve the life of the fluorescent lamps.
- The UPS will be specified with high input power factor (close to unity) so that input KVA is restricted.
- UPS system is proposed with harmonic distortion restricted to less than 5% compared to far greater than 10% in many conventional UPS systems.
- Bus bars in all distribution panels are specified as copper bus-bars upto 150A to reduce losses and improve reliability.
- Copper conductor cables will be specified for sizes up to 16 sq mm, this will reduce losses and improve reliability.
- All cables will be de-rated to avoid heating during use. This also indirectly reduces losses and improves reliability.
- Power cable shall be used with XLPE insulation which can be operated at 90degC instead of PVC insulated cable at 70degC. Hence, improves reliability in the system.
- Variable frequency drives will be incorporated on motor feeders which will save considerable energy.
- Power factor of the complete electrical system will be maintained close to unity. This will reduce electrical power distribution losses in the installation.
- An APFC relay based on thyristor switching will be proposed to effect the power factor correction / improvement within a few cycles of deviation from the setting & also to reduce inrush currents.
- Solar operated pole lights will be proposed to power pathway lights at some strategic locations.
- Top five floors of tower shall be provided with solar water heating for flats.
- Occupancy Presence sensors & day-light sensors will be provided in the common areas & toilet inside flats.
- General lighting shall be through energy efficient fluorescent lamps and illumination levels shall be generally in line with National Building Code.
- 10% of common area / staircases / basement parking corridor lights shall be designated as emergency lights and shall be connected to individual inverters for uninterrupted illumination, which shall be further backed up by DG set.
- All WCs shall have dual flush cistern rather than single flush type & flush valve combination which will reduce consumption of water significantly.
- All common area and club house, low flow plumbing fixture shall be installed to conserve the water. For the residents, guide lines shall be given to use the efficient plumbing fixtures to conserve the water.
- The water supply to the tower is by gravity with booster pumps for the top floors
- Sewage Treatment Plant is installed for recycling the building waste and sewer water so that recycled water can be used after the tertiary treatment for flushing, irrigation purposes as applicable.
- The glasses for windows shall be used of low heat transfer co efficient (U) value.

*Sharma*



- Drip irrigation shall be used for the purpose of water horticulture to reduce the wastage of water.
- Residential Flats are proposed to be installed with energy efficient spill units instead of conventional Window units to reduce the saving in power significantly. The necessary guidelines shall be issued to the tenants as applicable.
- The building is designed to have natural ventilation in lift lobby which saves the energy required for mechanical ventilation.

The Energy savings is listed as follows:-

S. No.	Description	Units saved / Year	Energy Cost saved / Year @ Rs 9/unit
1	Solar lighting	32,850.00	2,95,650.00
2	Energy efficient T5 light (Basement)	2,48,089.51	22,32,805.56
3	Energy efficient T5 light (Podium)	11,38,340.9	1,02,45,068.07
4	Solar hot water system	1,82,500.00	16,42,500.00
	TOTAL	1,601,780.4	14,416,023.6

Compliance of the ECBC guidelines : Yes

Budgetary allocation: Capital Cost: 229.3 Lakh O & M Cost: 8.6 Lakh

DG set

Number and capacity of the DG sets to be used :  
10 x 1250 kVA  
1 x 500 kVA  
TOTAL DG SET CAPACITY: 13000 kVA

Type of fuel used : Diesel

SL NO	Parameter	Total set up cost ( in lakhs)	Operational and maintenance cost per yr ( in lakhs/yr)
1	STP Cost	297.0	56.4
2	Rain Water Harvesting	80.0	23

*Sharma*

3	Rain Water harvesting Tank	82.7	0.5
4	Environmental Monitoring	MinE approved agency for monitoring	8.5
5	Solar Energy-Lights	175.0	7.5
6	Solar Energy-Water Heating	54.3	1.1
7	Gardening	246.4	39.2
8	Solid Waste Management	42.6	6.4
	Total Cost	977.9	122.1

O & M cost (please ensure manpower and other details): 26 lacs

Quantum and generation of corpus fund and commitment  
Not Applicable as facility is operated by us

Responsibility for further O & M:  
All facilities will be leased & entire complex will be maintained by us.

Traffic Management  
Nos. of the junction to the main road & design of confluence

Parking details	Number & area of basement	3Basement, 4 <sup>th</sup> Pwv Area: 176753 m <sup>2</sup>
	Number & area of podium	6 Podiums Area: 235998 m <sup>2</sup>
	Total Parking Area	GCP Parking area: 244922 m <sup>2</sup> Project Parking Area: 185440 m <sup>2</sup>
	Area per car	
	2-Wheeler	
	4-Wheeler	Project Parking: 6218 Nos GCP Parking Cars: 4328 Nos Buses: 237 Nos

Total Water requirement	Dry Season	
	Fresh water (CMD)	27
	Source	MCGM
	Recycled Water (CMD)	18
	Total water requirement (CMD)	39
	Fire fighting (cum)	Residential: 200 m <sup>3</sup> GCP: 50 m <sup>3</sup>
	Wet Season	
	Fresh water (CMD)	27
	Source	MCGM
	Recycled Water (CMD)	13

*Sharma*

	Total water requirement (CMD)	39
	Fire fighting (cum)	Residential: 200 m <sup>3</sup> GCP: 50 m <sup>3</sup>
Rain Water Harvesting (RWH)	Level of ground water table	2.50 to 3.00 m
	Size and No. of RWH tanks and quantity	1 RWH tank of 105 m <sup>3</sup> capacity
	Location of RWH tank	In basement
	Size and no. of recharge pits and quantity	
	Ring Wells- 5.7x2.7x0.6-0.01 no (dim in Mtrs) 4.2x2.1x0.6-0.01 no(dim in Mtrs)	
Budgetary allocation : Capital Cost: 8.00 Lakhs O & M Cost: 0.80 Lakhs		
Storm Water Drainage	Natural water drainage pattern	Towards north side
	Quantity of storm water	58 m <sup>3</sup> /hr
	Size of SWD	350 mm dia SWD
Sewage and waste water	Sewage generation (CMD)	34 KLD
	STP Technology	MBR Technology
	Capacity of STP (CMD)	55 KLD
	Location of the STP	In basement
	DG sets (during emergency): DG sets will be provided as alternate supply for essential services such as STP, Fire Fighting, Lift etc. Capacity: 500+250 kVA	
Budgetary allocation : Capital Cost: 13.75 Lakhs O & M Cost: 3.50 Lakhs		
Solid waste management	Waste generation in the pre construction and construction phase	
	Waste generation	50 kg/day
	Disposal of the construction way debris	To Authorized debris disposal site.
	Waste generation in the Operation phase	
	Dry Waste (kg/d)	95 kg/day
	Wet Waste (kg/d)	63 kg/day
	STP Sludge (dry sludge) (kg/d)	0.50 KLD
	Mode of Disposal of Waste	
	Dry Waste : Dry garbage will be segregated & disposed off to recyclers	
	Wet Waste : Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping.	

*Signature*

	STP sludge (dry sludge): Sludge use as manure for gardening	
	Area requirement	
	Location and total area provided for the storage and treatment of the solid waste	In basement: 30 m <sup>2</sup>
Budgetary allocation: Capital Cost: 4.00 Lakhs O & M Cost: 2.00 Lakhs		
Green Belt Development	Total RG Area	
	RG area under green belt	743.53 sq.m.
	RG on ground	639.53 sq.m.
	RG on Podium	104.00 sq.m.
Budgetary allocation: Capital Cost: 20 Lakh O & M Cost: 3 Lakh		
Energy	Power supply	
	Maximum demand	1.3 MW
	Connect load	2.6 MW
	Source	BEST POWER
Energy saving by non-conventional method :		
<ul style="list-style-type: none"> <li>Natural Shading through elevation features to minimize heat gain and reduce air conditioning requirement</li> <li>Use of AC and facade systems to reduce heat gain and power consumption</li> <li>Use of low e glass to reduce power requirement</li> <li>Solar lighting in common areas, garden and road.</li> <li>Solar hot water for Residential building.</li> <li>Solar Street lights</li> <li>Energy efficient lighting fixtures, Pumps and VFD Lifts</li> </ul>		
	Detail calculations & % of saving	28%
Budgetary allocation: Capital Cost: 12 Lakh O & M Cost: 1 Lakh		
	DG set	
Number and capacity of the DG sets to be used : Capacity of DG Set provided will be 500+250 kVA		
	Type of fuel used	Diesel
Environment Management Plan Budgetary Allocation		
Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs / year)
STP (Tertiary)	13.75	3.5
Solar System	12	1.0
Rainwater harvesting	8.0	0.80

*Signature*

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Solid Waste Composting plant	20	
Landscape	30	
Total Cost	57.75	
Traffic Management	Parking details	
	Number & area of Basements: 3 basement, Area: 6387 m <sup>2</sup> (services & ancillary); 205 m <sup>2</sup> ; balance parking	
	Number & area of podium: Ground + 4 podiums for GCP and One podium for captive Parking Podium area: 9678 m <sup>2</sup> (services & ancillary); 2006 m <sup>2</sup> ; balance podium	
	Total Parking Area	11854 m <sup>2</sup>
	Area per car	24.35 m <sup>2</sup>
	4 Wheeler, GEP: 204 Nos. Residential: 275 Nos.	

3. The proposal has been considered by SEIAA in its 58<sup>th</sup> meeting, decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- The height, construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before recording commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- "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.
- All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, canteen and First Aid Room etc.
- 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

*Signature*

- wastewater and solid wastes generated during the construction phase should be ensured.
- The solid waste generated should be properly collected and segregated, dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- Wet garbage 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. Local authority should ensure this.
- Arrangement shall be made that waste water and storm water do not get mixed.
- All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- 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.
- Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- 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.
- 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.
- Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 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.
- Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- Ready mixed concrete must be used in building construction.
- The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- Storm water control and its re-use as per CGWB and BIS standards for various applications.

*Signature*



- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxviii) 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 Ministry before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) 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.
- (xxxiii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxv) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxvi) Diesel power generating sets proposed as source of back up 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.
- (xxxvii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxviii) 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.
- (xxxix) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

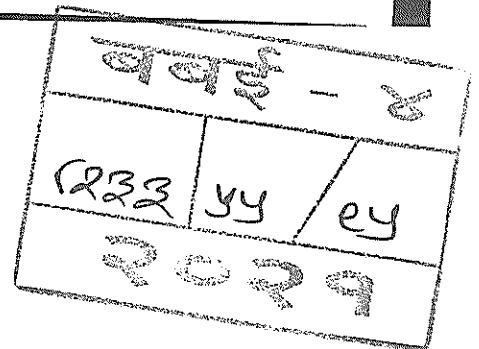
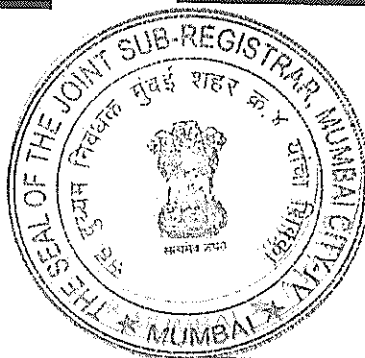
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*W. R. Nair*

- (xli) 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.
  - (xlii) 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.
  - (xliii) Six monthly monitoring reports should be submitted to the Department and MPCB.
  - (xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB.
  - (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
  - (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
  - (xlvii) Separate funds shall be allocated for implementation of environmental protection measures/BMP 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 and year-wise expenditure should reported to the MPCB & this department.
  - (xlviii) 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 <http://ec.maharashtra.gov.in>.
  - (xlix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (i) 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.
  - (ii) 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; SPH, 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.
  - (iii) 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.
  - (iii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

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*W. R. Nair*



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. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. 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.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Delhi - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

*W. R. Nair*  
(Valsa R Nair) Secretary, Environment department & MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugna' Kottaram Road, Calicut- 673 006 Kerala.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Diiwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510

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4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462016). (MT).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai.
8. Municipal Commissioner, Municipal Corporation of Greater Mumbai, Mumbai
9. Chief Engineer (DH), Municipal Corporation of Greater Mumbai, Mahapalka marg, Mumbai.
10. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
11. Select file (TC-3).

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No. EB/1342/GS/A

MUNICIPAL CORPORATION OF GREATER MUMBAI  
No. EB/1342/GS/A

From :  
Executive Engineer Bldg. Proposal (City-I)  
Near Municipal Building C.S. 355-B Bhagwan  
Valmiki Chowk, Vidyalankar Marg, Opp.  
Hanuman Mandir, Antop Hill, Wadala (East)  
Mumbai 400037

To,  
M/s. Spacece Consultants,  
License Surveyor,  
B-106, Natraj Building  
Mulund-Goregaon Link Road  
Mulund (West), Mumbai - 400 080.

Sub : Proposed redevelopment of property on plot bearing C.S.No.464 of  
Lower parcel Division, at Senapati Bapat Marg, Mumbai.

Ref - Your online application

Sir,

With reference to above this is to inform you that the amended plans submitted by you are hereby approved subject to following conditions:-

1. That all the conditions of I.O.D. under even No. dated 24.1.2006 and amended plan approval letters dated 31.5.2008, 7.1.2009, 23.11.2009, 30.9.2010, 11.1.2011, 30.8.2013, 29.12.2014, 29.2.2016, 31.03.2017 and 20.12.2017 shall be complied with.
2. That the revised structural design/ calculations/details/drawings shall be submitted before extending C.C.
3. That the payments towards following shall be made before asking for endorsement of CC  
a) Development charges,  
b) Premium towards staircase, lift, lift lobby area.
4. That the C.C. shall be got endorsed as per the amended plans.
5. That the work shall be carried out strictly as per approved plans.
6. That the work shall be carried out between 6.00 a.m. to 10.00 pm., only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Deptt. from time to time shall be duly observed.

No. EB/1342/GS/A

7. That all conditions and directions specified in the order of Hon'ble Supreme Court dated 15.03.2018 in Dumping Ground case shall be complied with.
8. That adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
9. That the debris shall be managed in accordance with the provisions of construction and demolition waste Management Rules 2016.

A set of approved plans duly signed is return herewith as a token of approval.

Yours Faithfully,

Amit Jagannath  
h Marathe  
S.E.(B.P.) C-XII

JADHAV RAJENDRA ANANDRAO  
A.E.(B.P.)C- VI

Satish Bhaskar Gite  
Executive Engineer  
Building Proposals (City)-I

No. EB/1342/GS/A

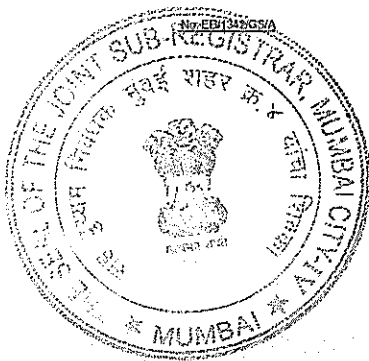
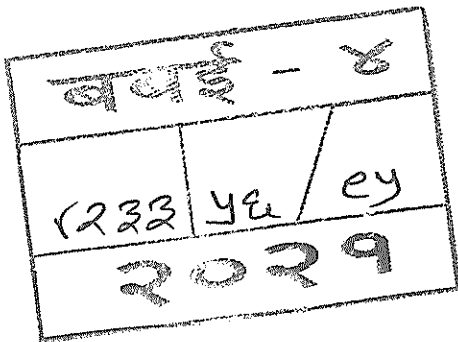
Copy To: Owner

- 1) M/S Lodha Developers Pvt. Ltd.  
( Earlier Known as M/S. Jawala Real Estate Pvt. Ltd.)  
Lodha Excelus, N. M. Joshi Marg,  
Mahulaxmi, Mumbai 400 011.
- 2) Designated Officer 'G/S Ward.

Amit Jagannath  
h Marathe  
S.E.(B.P.) C-XII

JADHAV RAJENDRA ANANDRAO  
A.E.(B.P.)C- VI

Satish Bhaskar Gite  
Executive Engineer  
Building Proposals (City)-I



C - 3

MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
No EB/1342/GS/A  
COMMENCEMENT CERTIFICATE

To,  
M/S. Jawala Real Estate Pvt. Ltd.  
464, Senapati Bapat Marg, Lower Parcel, Mumbai  
Textile Mill Compound, Mumbai. 400013.

Sir,

With reference to your application No. EB/1342/GS/A Dated 30/3/2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 30/3/2018 of the Mumbai Municipal Corporation Act 1968 to erect a building in Building development work of on plot No. - C.T.S. No. 464 Division / Village / Town Planning Scheme No. Lower Parcel situated at Senapati Bapat Marg Road / Street in G/South Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

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

The Municipal Commissioner has appointed Shri. Asst.Eng.(BP)City VI G/South (Rajendra Anandrao Jadhav) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 23/1/2018

Issue On : 11/4/2017 Valid Upto : 23/1/2018

Issue On : 3/7/2007 Valid Upto : 23/1/2018

Remark :  
This CC up to top of upper basement.

Approved By  
EEBOC-I  
Executive Engineer

Remark :

This CC is endorsed and extended for -  
(1) Wing-1 upto top of 44th floor level,  
(2) Wing-2 upto top of 40th floor level,  
(3) Wing-3 upto top of 50th floor level,  
(4) Wing-4 upto top of 43rd floor level,  
(5) Wing-5 for entire staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift lobby/ lift machine room/overhead water tank (staircase and lift core with overhead water tank) over 64th floor and (6) Wing-6 for entire staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift lobby/ lift machine room/overhead water tank (staircase and lift core with overhead water tank) over 21st floor as per last approved amended plans dated 31.03.2017

Approved By  
S.B.GITE  
Executive Engineer

Issue On : 30/3/2009 Valid Upto : 23/1/2018

Remark :  
This CC is endorsed as per amended plans approved dt. 07.01.2009 upto top of upper basement.

Approved By  
EEBOC-I  
Executive Engineer

Issue On : 28/6/2017 Valid Upto : 23/1/2018

Remark :

This CC is further extended -  
(1) for Wing-1 from 45th to 66th top floor level,  
(2) for Wing-2 from 41th to 60th top floor level,  
(3) for Wing-3 from 57th to 73rd top floor level and  
(4) for Wing-4 from 44th to 60th top floor level  
as per approved amended plans dated 31.03.2017.

Approved By  
S.B.GITE  
Assistant Engineer (BP)

Issue On : 19/1/2017 Valid Upto : 23/1/2018

Remark :  
Further C.C. for the construction of staircase/ staircase lobby/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with overhead water tank) for wing 1 over 76th floor, wing 2 over 78th floor, wing 3 over 76th floor, wing 4 over 70th floor and wing 5 over 25th floor i.e. for full height of staircase lift core as per last approved plan dated 29.02.2016.

Approved By  
S.B.GITE  
Executive Engineer

Issue On : 19/6/2017 Valid Upto : 23/1/2018

Remark :

This CC is extended for Wing- 5 from 7th to 26th top floor level, as per last approved plan dated 31.03.2017

Approved By

EB/1342/GS/A

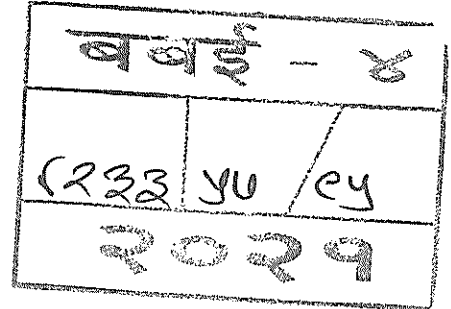
Page 2 of 5 On 16-May-2018

EB/1342/GS/A

Page 3 of 5 On 16-May-2018



R.A. Jadhav  
Assistant Engineer (BP)



Issue On : 16/2/2016 Valid Upto : 23/1/2019

Remark :  
This C.C. is further extended for (1) Wing- 1 from 67th to 71st top for habitable floor, (2) Wing- 2 from 61st to 63rd top for habitable floor and also extend CC over 74th floor for the staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with overhead water tank) i.e. for full height of staircase lift core, (3) Wing- 3 from 74th to 75th floor top for habitable floor, (4) Wing- 4 from 61st to 64th for habitable floor and also extend CC over 73rd floor for the staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with overhead water tank) i.e. for full height of staircase lift core, (5) to grant plinth C.C. for Amnity Building as per last approved plan dated 20.12.201

Approved By  
R.A. JADHAV  
Assistant Engineer (BP)

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Assistant Engineer, Building Proposal  
City G/South Ward

Cc to :  
1. Architect  
2. Collector Mumbai Suburban/Mumbai District

Issue On : 16/5/2016 Valid Upto : 23/1/2019

Remark :  
This C.C. is endorsed and extended for (1) Wing-2 from 64th to 65th top for habitable floor & extend CC upto 78th floor for the staircase/ lift core i.e. (staircase and lift core with overhead water tank) for full height, (2) Wing- 3, for 76th floor top for habitable floor (3) Wing- 4 from 65th to 72nd for habitable floor & extend CC upto 78th floor for the staircase/ lift (staircase and lift core with overhead water tank) i.e. for full height (4) Wing 5, upto top of 14th for habitable floor & CC upto 50th floor for the staircase/ lift core i.e. (staircase and lift core with overhead water tank) (5) Wing 6 upto top of 7th for habitable floor & extend CC upto 21st floor for the staircase/ lift core i.e. (staircase and lift core with overhead water tank) i.e. for full height (6) To grant plinth C.C. for Town House from 2nd to 12th No's as per last approved plan dated 04.05.2108.

Name: JADHAV  
RAJENDRA  
ANANDRAO  
Description:  
Assistant Engineer  
Organization:  
Municipal Corporation of

EB/1342/GS/A

Page 4 of 5 On 16-May-2018

EB/1342/GS/A

Page 5 of 5 On 16-May-2018

En. Eng. Bldg. Proposal (City)  
E Ward Municipal Office, 3rd Floor,  
10 & 8, Maharashtra, Mumbai - 400 004

Initiation of Disapproval under Section 146 of the Mumbai  
Municipal Corporation Act, 1925 as amended to date.

No. 20/1344/CH/A  
No. E.E.C.V. 15/6

M/S. ANANDI  
M/S. ANANDI REAL ESTATE PVT. LTD.,  
3012, 30th Floor, 'A' Wing,  
Trade Tower, Connaught Place,  
Bandra West, Mumbai - 400 050

Municipal Office  
Mumbai 24/1/2006

With reference to your letter No. 18991 dated 21/07/2005 and received on 24/9/2005, you have requested for the approval of the Municipal Corporation for the construction of a building on the site of the plot situated at 3012, 30th Floor, 'A' Wing, Trade Tower, Connaught Place, Bandra West, Mumbai - 400 050.

- 1. That the proposed work is not in conformity with the provisions of the Municipal Corporation Act, 1925 as amended.
- 2. That the proposed work is not in conformity with the provisions of the Municipal Corporation Act, 1925 as amended.
- 3. That the proposed work is not in conformity with the provisions of the Municipal Corporation Act, 1925 as amended.
- 4. That the proposed work is not in conformity with the provisions of the Municipal Corporation Act, 1925 as amended.



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1. That the proposed work generally is not intended to be carried out in accordance with the Municipal Corporation Act, 1925 as amended.

23RD JANUARY 2006  
Executive Engineer Building Proposals  
Municipal Office

SPECIAL INSTRUCTIONS

- 1. THIS INTIMATES THE RIGHT TO BUILD UPON GROUND WHICH IS NOT YOURS.
- 2. Under Section 146 of the Municipal Corporation Act, 1925 as amended, the Municipal Commissioner has the power to disapprove any building plan or other plan submitted to him for approval.
- 3. The proposed work is not in conformity with the provisions of the Municipal Corporation Act, 1925 as amended.
- 4. The proposed work is not in conformity with the provisions of the Municipal Corporation Act, 1925 as amended.
- 5. The proposed work is not in conformity with the provisions of the Municipal Corporation Act, 1925 as amended.

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- 16. That the proposed work is not in conformity with the provisions of the Municipal Corporation Act, 1925 as amended.



- 17. That the proposed work is not in conformity with the provisions of the Municipal Corporation Act, 1925 as amended.
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Government of Maharashtra

SEAC 2013/CR44/TC-1  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai 400 032  
Date: 29<sup>th</sup> April, 2013

To,

M/s. Jawala Real Estate Pvt. Ltd.  
Lodha Excelus, N.M.Joshi  
Marg, Mahalaxmi,  
Mumbai-400 011.

Subject: Environmental clearance for proposed expansion of residential and Commercial development with MCGM car Parking on plot bearing C.S. No 464, Senapati Bapat Marg, Lower parcel, Division Mumbai M/s Jawala Real Estate Pvt. Ltd - Environmental clearance regarding.

Sir,

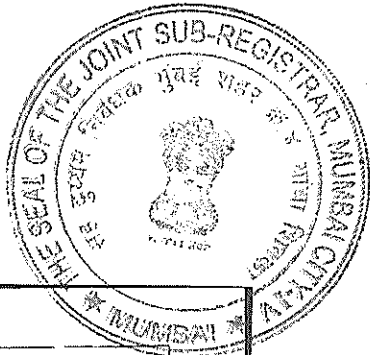
This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 10<sup>th</sup> meeting decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 58<sup>th</sup> Meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed expansion of residential and Commercial development with MCGM car Parking on plot bearing C.S. No 464, Senapati Bapat Marg, Lower parcel, Division Mumbai. SEAC considered the project under screening category B(e) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as:

Name of Project	Proposed Expansion of Residential cum commercial Project with MCGM parking lot at Lower Parcel
Name of Proponent	M/s. Jawala Real Estate Pvt. Ltd.
Type of project	Residential cum commercial Project with MCGM Parking Lot
Location of the project	Plot Bearing C.S.No.464, Senapati Bapat Marg, Lower Parcel Division Mumbai
Total Plot Area	69,803.47 m <sup>2</sup>
Deductions	4119.67 m <sup>2</sup>
Net plot area	65683.80 m <sup>2</sup>
Permissible FSI (including TDR etc.)	2,10,028.31 m <sup>2</sup>

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Proposed Built-up Area (FSI & Non-FSI)	FSI Area	2,10,028.31 m <sup>2</sup>
	Non FSI Area	7,51,041.69 m <sup>2</sup>
	Total Built up Area	9,61,070 m <sup>2</sup>
Ground coverage percentage	56 %	
Estimated cost of the project	Rs.4476 Crores	
No. of Buildings & its configuration	Residential buildings:- 3 Nos (6 wings), with 4 basements (4 <sup>th</sup> part) + G + 6 podiums	
	Bldg A (Wings 1 & 2):	7 <sup>th</sup> to 78 <sup>th</sup> floor
	Bldg B (Wing 3 and 4):	7 <sup>th</sup> to 78 <sup>th</sup> floor
	Bldg C (Wing 5 and 6)	7 <sup>th</sup> to 78 <sup>th</sup> floor
	Row Houses	G+2 on 7 <sup>th</sup> Level
	Bungalows	23 Nos. (1 B + Gr. + 2 up)
	Convenience Shopping	7Nos. (G + 1)
Public Parking	3 B+G+P1+P2	
Number of tenants and shops	As per EC Received dated 05.09.2011	TOTAL AFTER EXPANSION
	1102	Flats: 1728 Convenience Shopping: 7 Nos
Number of expected residents / users	16468 Nos.	
Tenant density per hecter	411 Nos.	
Height of the building(s)	268 m	
Right of way	The project site is accessed by 30.48 S. B Road and 24.38 m Wide Pandurang Budhkar Marg	
Turning radius	Minimum 9 m radius	
Total Water requirement	Dry Season	
	Fresh water (CMD)	1288
	Source	MCGM
	Recycled Water (CMD)	889
	Total water requirement (CMD)	2193
	Swimming pool make up (cum)	16 by tanker
Fire fighting (cum)	As per CFO NOC	

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Wet Season		
Fresh water (CMD)		1030
Source		MCGM
Recycled Water (CMD)		689
Total water requirement (CMD)		2193
Swimming pool make up (cum)		16 by tanker
Fire fighting (cum)		As per CFO NOC
Rain Water Harvesting (RWH)	Level of ground water table	2.5 to 3.0 m
	Size and No. of RWH tanks and quantity	One Tank of 724 m <sup>3</sup> capacity
	Location of RWH tank	In basement
	Size and no. of recharge pits and quantity	28 Nos, Recharge Pit with bore well 2.5 Mt. x 2.5 Mt. x 3 Mt.
	Budgetary allocation	Capital Cost: 162.7 Lakh O & M Cost: 3 Lakh
UG Tanks	Location of UG tank	In basement
Storm Water Drainage	Natural water drainage pattern	Towards east side
	Quantity of storm water	2072 m <sup>3</sup> /hr
	Size of SWD	450 mm wide internal SWD, 2nos. of 200 mm dia
Sewage and waste water	Sewage generation (CMD)	1800 KLD
	STP Technology	MBR Technology
	Capacity of STP (CMD)	1800 m <sup>3</sup>
	Location of the STP	In podium (PO)
	DG sets (during emergency)	DG sets will be provided as alternate supply for essential services such as STP, Fire Fighting, Lift etc.
	DG set:-	10 nos 1250kVA 1 nos 500kVA TOTAL DG SET CAPACITY: 13000 KVA
	Budgetary allocation: Capital Cost:	297 Lakh O & M Cost: 56.4 Lakh
Solid waste management	Waste generation in the pre construction and construction phase	
	Waste generation	200kg/day (Domestic)

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		Solid Waste)
	Disposal of the construction way debris	1000 m <sup>3</sup>
Waste generation in the Operation phase		
	Dry Waste (kg/d)	4529.4 kg/day
	Wet Waste (kg/d)	3019.6 kg/day
	STP Sludge (dry sludge) (kg/d)	364 kg/day
Mode of Disposal of Waste		
Dry Waste : Dry garbage will be segregated & disposed off to recyclers		
Wet Waste : Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping.		
STP sludge (dry sludge): Sludge use as manure for gardening		
Area requirement		
Location and total area provided for the storage and treatment of the solid waste : On ground: Area provided: 200 m <sup>2</sup>		
	Budgetary allocation	Capital Cost: 42.6 Lakh O & M Cost: 6.4 Lakh
Green Belt Development	Total RG Area	36,646
	RG area under green belt	36646 m <sup>2</sup>
	RG on ground	17877
	RG on Podium	18769 m <sup>2</sup>
Number and list of trees species to be planted in the ground RG : Proposed Trees: 924 Nos.		
Number, size, age and species of trees to be cut, trees to be transplanted (AS PER OLD EC)		
Trees to be cut: 177 Nos		
Trees to be transplanted: -26		
Trees to be retained : 42		
Proposed		
Trees to be cut: 177 Nos		
Trees to be transplanted: -26		
Trees to be retained : 42		
Budgetary allocation Capital Cost: 246.4 Lakh O & M Cost: 39.2 Lakh		
Energy	Power supply	
	Maximum demand	39.8 MW
	Connect load	93.26 MW
	Source	TATA POWER
	Energy saving by non-conventional method	

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**Energy saving measures:**

- Energy efficient fluorescent tube lights & CFL lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures and corresponding lower point wiring costs. The life of T5 tubes is 2.5 to 3 times that of conventional tubes and hence the cost of replacement is quite less and hence rate of disposal of tubes reduced drastically.
- All fluorescent light fixtures will be specified to incorporate electronic ballast with THD less than 5% which have less watt-loss compared to electromagnetic ballast and result in superior operating power factor. Electronic chokes also improve the life of the fluorescent lamps.
- The UPS will be specified with high input power factor (close to unity) so that input KVA is restricted.
- UPS system is proposed with harmonic distortion restricted to less than 5% compared to far greater than 10% in many conventional UPS systems.
- Bus bars in all distribution panels are specified as copper bus-bars upto 150A to reduce losses and improve reliability.
- Copper conductor cables will be specified for sizes up to 16 sq mm, this will reduce losses and improve reliability.
- All cables will be de-rated to avoid heating during use. This also indirectly reduces losses and improves reliability.
- Power cable shall be used with XLPE insulation which can be operated at 90degC instead of PVC insulated cable at 70degC. Hence, improves reliability in the system.
- Variable frequency drives will be incorporated on motor feeders which will save considerable energy.
- Power factor of the complete electrical system will be maintained close to unity. This will reduce electrical power distribution losses in the installation.
- An APFC relay based on thyristor switching will be proposed to effect the power factor correction / improvement within a few cycles of deviation from the setting & also to reduce inrush currents.
- Solar operated pole lights will be proposed to power pathway lights at some strategic locations.
- Top five floors of tower shall be provided with solar water heating for flats.
- Occupancy Presence sensors & day-light sensors will be provided in the common areas & toilet inside flats.
- General lighting shall be through energy efficient fluorescent lamps and illumination levels shall be generally in line with National Building Code.
- 10% of common area / staircases / basement parking corridor lights shall be designated as emergency lights and shall be connected to individual inverters for uninterrupted illumination, which shall be further backed up by DG set.
- All WCs shall have dual flush cistern rather than single flush type & flush valve combination which will reduce consumption of water significantly.
- All common area and club house, low flow plumbing fixture shall be installed to conserve the water. For the residents, guide lines shall be given to use the efficient plumbing fixtures to conserve the water.
- The water supply to the tower is by gravity with booster pumps for the top floors.
- Sewage Treatment Plant is installed for recycling the building waste and sewer water so that recycled water can be used after the tertiary treatment for flushing, irrigation purposes as applicable.
- The glasses for windows shall be used of low heat transfer co efficient (U) value.

*Sharma*

-5-

- Drip irrigation shall be used for the purpose of water horticulture to reduce the wastage of water.
- Residential Flats are proposed to be installed with energy efficient split units instead of conventional Window units to reduce the saving in power significantly. The necessary guidelines shall be issued to the tenants as applicable.
- The building is designed to have natural ventilation in lift lobby which saves the energy required for mechanical ventilation.

**The Energy savings is listed as follows:-**

S. No.	Description	Units saved / Year	Energy Cost saved / Year @ Rs 9/unit
1	Solar lighting	32,850.00	2,95,650.00
2	Energy efficient T5 light (Basement)	2,48,089.51	22,32,805.56
3	Energy efficient T5 light (Podium)	11,38,340.9	1,02,45,068.07
4	Solar hot water system	1,82,500.00	16,42,500.00
TOTAL		1,601,780.4	14,416,023.6

Compliance of the ECBC guidelines : Yes

Budgetary allocation: Capital Cost: 229.3 Lakh O & M Cost: 8.6 Lakh

DG set

Number and capacity of the DG sets to be used :

10 x 1250 kVA  
1 x 500 kVA  
TOTAL DG SET CAPACITY : 13000 kVA

Type of fuel used

Diesel

Environment Management Plan Budgetary Allocation	Construction phase (with break-up)	O & M COST OF EMP DURING OPERATION PHASE	
SL NO	Parameter	Total set up cost (in lakhs)	Operational and maintenance cost per yr (in lakhs/yr)
1	STP Cost	297.0	56.4
2	Rain Water Harvesting	60.0	2.5

*Sharma*

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22/02/2029

Sl. No.	Particulars	Estimated Cost (Rs. Lakhs)	Actual Cost (Rs. Lakhs)
3	Rain Water Harvesting Tank	827.15	827.15
4	Environmental Monitoring	185	185
5	Solar Energy Lights	73.0	73.0
6	Solar Energy Water Heating	64.3	64.3
7	Landscaping	246.4	39.2
8	Solid Waste Management	42.6	6.4
Total Cost		1779.0	122.3

O & M cost (please future manpower and other details): 26 lacs

Quotation and generation of corpus fund and commitment Not Applicable as facility is operated by us

Responsibility for fixtures & M

All facilities will be catered to entire complex will be maintained by us.

Traffic Management: Not to be affected in the main road & design of confluence

Parking details	Number & area of basement	Basement, 4 <sup>th</sup> Part Area: 176753 m <sup>2</sup>
	Number & area of podium	6 Podiums Area: 235998 m <sup>2</sup>
Total Parking Area GCP Parking area: 244922 m <sup>2</sup> Project Parking Area: 185440 m <sup>2</sup>		
	Area per car	-
	2-Wheeler	-
	4-Wheeler	Project Parking: 6218 Nos GCP Parking: 4328 Nos Fluces: 237 Nos

Total Water requirement	Dry Season	Wet Season
Fresh water (CMD)	27	27
Source	MCGM	MCGM
Recycled Water (CMD)	18	13
Total water requirement (CMD)	39	40
Fire fighting (cum)	Residential: 200 m <sup>3</sup> GCP: 50 m <sup>3</sup>	
Wet Season		
Fresh water (CMD)	27	27
Source	MCGM	MCGM
Recycled Water (CMD)	13	13

*Sharma*

-7-

	Total water requirement (CMD)	39
	Fire fighting (cum)	Residential: 200 m <sup>3</sup> GCP: 50 m <sup>3</sup>
Rain Water Harvesting (RWH)	Level of ground water table	2.50 to 3.00 m
	Size and No. of RWH tanks and quantity	1 RWH tank of 105 m <sup>3</sup> capacity
	Location of RWH tank	In basement
	Size and no. of recharge pits and quantity	Ring Wells- 5.7x2.7x06.0-01 no (dim in Mtrs) 4.2x2.1x06.0-01 no (dim in Mtrs)
Budgetary allocation : Capital Cost: 8.00 Lakhs O & M Cost: 0.89 Lakhs		
Storm Water Drainage	Natural water drainage pattern	Towards north side
	Quantity of storm water	58 m <sup>3</sup> /hr
	Size of SWD	350 mm dia SWD
Sewage and waste water	Sewage generation (CMD)	34 KLD
	STP Technology	MBR Technology
	Capacity of STP (CMD)	55 KLD
	Location of the STP	In basement
DG sets (during emergency): DG sets will be provided as alternate supply for essential services such as STP, Fire Fighting, Lift etc. Capacity: 500+250 kVA		
Budgetary allocation : Capital Cost: 13.75 Lakhs O & M Cost: 3.50 Lakhs		
Solid waste management	Waste generation in the pre construction and construction phase	
	Waste generation	50 kg/day
	Disposal of the construction way debris	To Authorized debris disposal site.
	Waste generation in the Operation phase	
	Dry Waste (kg/d)	95 kg/day
	Wet Waste (kg/d)	63 kg/day
	STP Sludge (dry sludge) (kg/d)	0.50 KLD
	Mode of Disposal of Waste	
	Dry Waste : Dry garbage will be segregated & disposed off to recyclers	
	Wet Waste : Wet garbage will be composted using Mechanical Compositing Technology and used as organic manure for landscaping.	

*Sharma*