TULSIANI-SUMER ASSOCIATES
BUILDERS & DEVELOPERS

Date: 13.10.2026

To,

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

Sub : Submission of six-monthly compliance status report as per terms & conditions Stipulated in Environmental Clearance letter for the proposed Commercial complex 'Sahar Plaza', at plot nos. 179A to 179H of Village: Mulgaon & CTS nos. 243A, 243A/1, 230A, 230A/1A, 230/B, 230/C & 230/D & 238/B of Village: Kondivita, M. V. Road, Andheri (East), Mumbai, Maharashtra by **M/s. Tulsiani Sumer Associates.'**

Ref. No. : **Environmental Clearance no. SIA/MH/MIS/67622/2021; dated: 30/05/2023.**

Respected Sir / Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of our construction work and point-wise compliance status to various stipulations laid down by the Ministry in its Clearance letter no. **SIA/MH/MIS/67622/2021; dated: 30/05/2023** along with the necessary annexure.

This compliance report is submitted for the period **April 2026 to September 2026.**

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

Thanking You,

Yours Sincerely,

For **Tulsiani Sumer Associates**

Authorized Signatory

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

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

1103 Tulsiani Chambers 212 Nariman Point Mumbai 400 021
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www.tulsianisumer.com

TULSIANI-SUMER ASSOCIATES
BUILDERS & DEVELOPERS

Date: 13.10.2026

To,

Regional Office, Maharashtra Pollution Control Board,
Kalpataru Point, 1st floor, Sion Circle,
In front of Cine Planate Theater,
Shiv (East), Mumbai - 400 022. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions Stipulated in Environmental Clearance letter for the proposed Commercial complex 'Sahar Plaza', at plot nos. 179A to 179H of Village: Mulgaon & CTS nos. 243A, 243A/1, 230A, 230A/1A, 230/B, 230/C & 230/D & 238/B of Village: Kondivita, M. V. Road, Andheri (East), Mumbai, Maharashtra by **M/s. Tulsiani Sumer Associates.'**

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TULSIANI-SUMER ASSOCIATES

BUILDERS & DEVELOPERS

Date: 13.10.2026

To,

Member Secretary, State Level Environmental Impact Assessment Authority (SEIAA),
217, Department OF Environment, Government of Maharashtra,
2nd Floor, Annex Building,
Mantralaya, Mumbai – 400 032. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions Stipulated in Environmental Clearance letter for the proposed Commercial complex 'Sahar Plaza', at plot nos. 179A to 179H of Village: Mulgaon & CTS nos. 243A, 243A/1, 230A, 230A/1A, 230/B, 230/C & 230/D & 238/B of Village: Kondivita, M. V. Road, Andheri (East), Mumbai, Maharashtra by **M/s. Tulsiani Sumer Associates.'**

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Regional Office, MPCB, Sion, Mumbai.
Regional Office, CPCB, Pune.

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TULSIANI-SUMER ASSOCIATES

BUILDERS & DEVELOPERS

Date: 13.10.2026

To,

Regional Directorate, Pune, Central Pollution Control Board,
(Ministry of Environment, Forest & Climate Change), Govt. of India,
Survey no. 110, Dhankude Multipurpose Hall,
Baner Road, Baner, Pune – 411 045. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions Stipulated in Environmental Clearance letter for the proposed Commercial complex 'Sahar Plaza', at plot nos. 179A to 179H of Village: Mulgaon & CTS nos. 243A, 243A/1, 230A, 230A/1A, 230/B, 230/C & 230/D & 238/B of Village: Kondivita, M. V. Road, Andheri (East), Mumbai, Maharashtra by **M/s. Tulsiani Sumer Associates.'**

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Authorized Signatory

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Copy to Regional Office, MPCB, Sion, Mumbai.
Regional Office, MoEF & CC, Nagpur.
Department of Environment, Mantralaya, Mumbai.

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Your (Half Yearly Compliance Report) has been Submitted with following details	
Proposal No	SIA/MH/MIS/67622/2021
Compliance ID	109484042
Compliance Number(For Tracking)	EC/M/COMPLIANCE/109484042/2026
Reporting Year	2026
Reporting Period	01 Dec(01 Apr - 30 Sep)
Submission Date	30-10-2026
RO/SRO Name	Shri S Senthil Kumar
RO/SRO Email	jk083.ifs@nic.in
State	MAHARASHTRA
RO/SRO Office Address	Integrated Regional Offices, Nagpur
Note:- SMS and E-Mail has been sent to Shri S Senthil Kumar, MAHARASHTRA with Notification to Project Proponent.	

INDEX

Sl. No.	PARTICULARS
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2.	**Part B : Point-wise compliance status**
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Annexure – 02	Concession plan
Annexure – 03	Copies of Approved Layout plan - letter
Annexure – 04	Copies commencement certificate
Annexure – 05	SWD internal completion certificate.
Annexure – 06	Drainage completion certificate
Annexure – 07	Height clearance (AAI NOC)
Annexure – 08	Certified Compliance Report
Annexure – 09	Fire NOC
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Annexure – 18	Advertisement copy
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Annexure – 20	Copies of Environmental clearance

: PART A:

Current status of work

Current status of construction work		:	❖ Total construction work completed on site as of September 2026 is 1,25,912.44 Sqm out of total BUA of 1,84,188.39 Sqm. Building no.3 ❖ Wing C- excavation completed ❖ Wing A- Completed and OC granted ❖ Wing bb1 – Completed & OC granted. ❖ Club house – Completed & OC granted ❖ Please refer Annexure – 1 for copies of Part Occupancy certificate.
a.	Date of commencement (Actual and/or planned)	:	13/01/2007 (Actual)
b.	Date of completion (Actual and/or planned)	:	June, 2027 (Planned)

: PART B:

Compliance status of conditions stipulated in Environmental Clearance letter for the proposed Expansion of commercial complex 'Sahar Plaza', at plot nos. 179A to 179H of Village Mulgaon and CTS nos. 243/A, 243/A1, 230/A, 230/A/1A, 230/B, 230/C & 230/D and 238/B of Village Kondivita, M.V. Road, Andheri (East), Mumbai granted by SEIAA, Govt. of Maharashtra vide EC no. SIA/MH/MIS/67622/2021; dated: 30/05/2023 are as follows;

Sl. No	Stipulated clearance condition	Compliance status
A) Specific conditions – SEAC conditions:		
i.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	❖ MCGM issued Concession plan vide letter no. CE/8644/WS/AK-AMEND (1), dated: 22/06/2022. ❖ Please refer **Annexure – 2 for concession Plan.** ❖ MCGM issued amended approval letter for the project vide no. CE/8644/WS/AK/337/2/Amend, dated: 30/05/2023. ❖ Please refer **Annexure – 3 for copies of Amended approval letter.** ❖ MCGM issued commencement certificate for the project vide letter dated: 19/06/2007, 27/03/2012, 23/04/2015 & 02/11/2023 ❖ BMC issue re endorsed CC for wing A as per amended plan, dated: 21/05/2026. ❖ Please refer **Annexure – 4 for copies of Commencement certificate.**
ii.	PP to obtain following NOC as per amended planning: a) Sewer Connection; b) SWD remark/NOC; c) Civil Aviation NOC; d) Nalla remarks.	❖ SWD remark & SWD internal completion certificate given by Licensed Plumber M/s. Swati consultancy, remark dated: 13/02/2022 and completion certificate dated: 30.05.2025. ❖ Please refer **Annexure – 5 for SWD internal completion certificate.** ❖ Drainage completion certificate as per plan approval for Wing 'A' given by R.K Enterprises dated: 27.05.2026. Earlier BMC given completion certificate dated: 07.08.2009, 19.03.2011 ❖ Please refer **Annexure – 6 for Drainage completion certificate** ❖ Airports Authority of India issued Revised Height Clearance for the project vide NOC

Sl. No	Stipulated clearance condition	Compliance status
		no. AAI/RHQ/WR/DoAS/Auth/SNCR/ WEST/B/011420/438290/37/309-312, dated: 16/02/2023. ❖ Please refer **Annexure – 7 for AAI NOC.**
iii.	PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.	❖ Regional Officer MoEF & CC, Nagpur visited project site on 10/03/2023 and submitted Certified Compliance Report on dated: 20/03/2023 further submitted to SEIAA, GoM vide letter dated: 21/03/2023. ❖ Please refer **Annexure – 8 for CCR.**
iv.	PP to upload revise Form-2 & EIA.	❖ Noted.
B)	**Specific conditions – SEIAA conditions:**	
1.	This EC is restricted for height up to 37.08 m for Wing A, 47.07 m for Wing A1 and Wing C as per CFO NOC.	❖ Dy. Chief Fire Officer, Mumbai Fire Brigade, MCGM issued Fire NOC for the Project vide letter no. FB/HR/RIV/501, dated: 06/12/2013. ❖ Please refer **Annexure – 9 for Fire NOC.**
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	❖ Noted.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	❖ Noted.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F. No. 22-34/2018-IA.III, dt. 04.01.2019.	❖ Noted.
5.	SEIAA after deliberation decided to grant EC for- FSI area of 1,09,158.11 m2, Non-FSI area of 75,850.89 m2 and Total construction area of 1,85,009.00 m2.. (Plan approval No. CE/8644/WS/AK-AMEND(l), dated: 22.02.2022)	❖ Noted.
A)	**General conditions – Construction Phase:**	
i.	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.	❖ Excavated material was partly re-used on site for plot leveling and partly disposed to authorized landfill site as per the approval from Solid Waste Management division of MCGM vide letter no. Ex. ENG/SWM/491/Z-III, dated: 21/08/2015. ❖ Please refer **Annexure – 10 for Debris NOC.**

Sl. No	Stipulated clearance condition	Compliance status
ii.	Disposal of muck during construction phase should not create any adverse effects 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.	❖ Excavated material was partly re-used on site for plot leveling and partly disposed to authorized landfill site as per the approval from Solid Waste Management division of MCGM vide letter no. Ex. ENG/SWM/491/Z-III, dated: 21/08/2015.
iii.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules & norms with necessary approvals of the MPCB.	❖ No generation of hazardous waste during construction.
iv.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	❖ All necessary facilities have been provided on site for the construction workers. ❖ 15 nos of hutments have been provided on site for the 10 nos of residential workers also 8 nos of non-residential workers are working on site. ❖ Site sanitation like safe & adequate Municipal water for drinking and tanker water for domestic purpose, 6 nos of toilets, 6 nos of bathroom, First Aid kit and periodical medical checkup facilities have been provided at site. ❖ Proper housekeeping & regular pest control have been carried out. ❖ Green dustbin been provided for biodegradable waste and blue dustbin provided for non-biodegradable waste at source generation. ❖ Please refer **Annexure – 11 for Health Screening reports for workers.**
v.	Water demand during construction should be reduced by using pre-mixed concrete, curing agents and best practices referred.	❖ Ready Mixed Concrete and curing agents is being used in building construction.
vi.	Arrangement shall be made that waste water and storm water do not get mixed.	❖ Separate drains have been provided for the storm water for completed buildings. ❖ STP of capacity 60 CMD & 450 CMD has been provided for completed buildings and is in operational conditional.
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	❖ Report of chemical analysis of ground water done at the time of geotechnical investigation. ❖ Soil quality is being monitored. ❖ Please refer **Annexure – 12 for Soil Quality monitoring reports.**
viii.	Permission to draw ground water and construction of basement if any shall be obtained from	❖ No extraction of ground water for construction and in operation phase also we

Sl. No	Stipulated clearance condition	Compliance status
	competent authority prior to construction/operation of project.	are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable. ❖ Tanker water is being used for building construction. ❖ MCGM is supplying adequate potable water for completed / occupied buildings. ❖ Treated waste water is being re-used for flushing, gardening, and AC makeup to reduce fresh water demand.
ix.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	❖ Low flow fixtures have been provided for toilets at occupied building.
x.	The Energy Conservation Building code shall be strictly adhered to.	❖ Noted.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	❖ Previously, the area was rocky land; hence top soil is negligible.
xii.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	❖ Excavated material was partly re-used on site for plot leveling and partly disposed to authorized landfill site as per the approval from Solid Waste Management division of MCGM vide letter no. Ex. ENG/SWM/491/Z-III, dated: 21/08/2015.
xiii.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	❖ Report of chemical analysis of ground water done at the time of geotechnical investigation. ❖ Soil quality is being monitored. ❖ Please refer **Annexure – 12 for Soil Quality monitoring reports.**
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	❖ Noted.
xv.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should be confirm to Environments (Protection) Rules prescribed for air and noise emission standards.	❖ No use of DG set during construction.
xvi.	Vehicles hired for bringing construction material to the site should be in good condition and should have valid “pollution under check” (PUC) certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	❖ Vehicles with valid PUC are allowed to enter the site. Also, vehicles are operated only during non-peak hours. Records of PUC certificate maintained at main gate. ❖ Please refer **Annexure – 13 for PUC Certificates.**

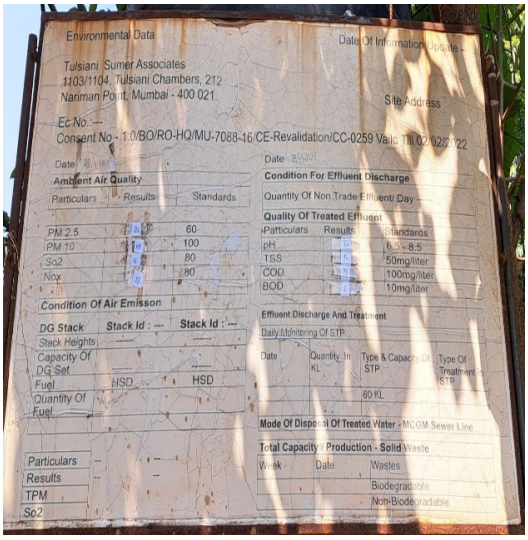
Sl. No	Stipulated clearance condition	Compliance status
xvii.	Ambient noise level should conform to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by the CPCB / MPCB.	❖ RG area has been developed over on area 9,662.69 Sqm with the total plantation of 147 nos of trees to mitigate noise pollution and to maintain noise levels within permissible standards. Additional 600 nos of trees planted at Aarey Colony, Goregaon, Mumbai. ❖ Adequate measures have been taken to reduce ambient air & noise levels. ❖ Ambient air and noise levels monitoring are being carried out. ❖ Please refer **Annexure – 12 for Environmental monitoring reports.**
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of "Enclosed type" and conform to rules made under 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 MPCB.	❖ CPCB approved enclosed type following DG sets has been provided; ❖ 1 X 380kVA, ❖ 1 X 200 kVA, ❖ 1 X 125 kVA, has been installed at occupied buildings and is being used as a power back-up source. ❖ For Wing A – 750 KVA, 4 DG Sets installation work completed but not yet commissioned.
xix.	Regular supervision of above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by separate environmental cell.	❖ Regular supervision is being carried out under Mr. Jayesh Mehta, (Project Manager), & Mr. Abutalha Jariwala, (Safety Officer).
B) General conditions – Operation Phase:		
xx.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry / inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	❖ Biodegradable waste is being treated in an Organic Waste Convertor (OWC) of Capacity 25 Kgs/batch. ❖ Further, treated compost is being re-used in gardening as manure. ❖ Excavated material was partly re-used on site for plot leveling and partly disposed to authorized landfill site as per the approval from Solid Waste Management division of MCGM vide letter no. Ex. ENG/SWM/491/Z-III, dated: 21/08/2015.
xxi.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	❖ Provision of separate area for storage of E-Waste and will be disposed off through MPCB authorized vendor as per E-Waste Management Rule, 2016.
xxii.	a) The installation of the sewage Treatment Plant	❖ STP of capacity 60 CMD & 450 CMD has

Sl. No	Stipulated clearance condition	Compliance status
	(STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the Odour problem from STP. b) PP to give100 % treatment to sewage / liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	been provided for completed buildings and is in operational conditional. ❖ Treated wastewater is being re-used for flushing, gardening, and AC makeup to reduce freshwater demand. ❖ Treated wastewater quality is being monitored regularly through external MoEFCC approved laboratory. ❖ MPCB granted renewal of consent to Operate vide order no. Format 1.0/BO/RO-HQ/EIC-MU-3626-12-Autorenewal/CR/ CC-688, dated: 08/05/2014 and further Renewal of 1st part consent to operate with 2nd part consent to operate and amalgamation for commercial building vide order no. Format 1.0/BO/JD (WPC) UAN No. 0000062083/2nd part CO/CC-1903001457, dated: 26/03/2019. ❖ Further Renewal of consent to operate (Part) for commercial building vide order no. Format 1.0/CC/UAN No. 0000131448 / CR/2205000263, dated: 05/05/2022. ❖ MPCB further issued renewal of consent to operate for project vide order no. Format1.0/RO/UAN No. 0000243348/CR/2505000569, dated: 05/05/2025. ❖ further issued renewal of consent to operate 1st (Part-III) for project vide order no. Format1.0/CC/UAN No.0000261805/CO/2512002483, dated: 28/12/2025. ❖ Please refer **Annexure – 14 for copies of Consent to operate.**
xxiii.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	❖ STP of capacity 60 CMD & 450 CMD has been provided for completed buildings and is in operational conditional. ❖ Treated wastewater is being re-used for flushing, gardening, and AC makeup to reduce freshwater demand. ❖ Treated wastewater quality is being monitored regularly through external MoEFCC approved laboratory. ❖ Biodegradable waste is being treated in an Organic Waste Convertor (OWC) of Capacity 25 Kgs/batch.

Sl. No	Stipulated clearance condition	Compliance status
		❖ Further, treated compost is being re-used in gardening as manure. ❖ MCGM issued Part occupation certificate for commercial building of wing B-B1 vide letter no. CE/8644/WS/AK, dated: 17/10/2011, later Full Occupancy Certificate issued for commercial building with club house building vide letter no. CE/9152/WS/AK-BCC/Amend (1), dated: 13/08/2019. ❖ MPCB granted renewal of consent to Operate vide order no. Format 1.0/BO/RO-HQ/EIC-MU-3626-12-Autorenewal/CR/ CC-688, dated: 08/05/2014 and further Renewal of 1st part consent to operate with 2nd part consent to operate and amalgamation for commercial building vide order no. Format 1.0/BO/JD (WPC) UAN No. 0000062083/2nd part CO/CC-1903001457, dated: 26/03/2019. ❖ Further Renewal of consent to operate (Part) for commercial building vide order no. Format 1.0/CC/UAN No. 0000131448 / CR/2205000263, dated: 05/05/2022. ❖ MPCB further issued renewal of consent to operate for project vide order no. Format1.0/RO/UAN No. 0000243348/CR/2505000569, dated: 05/05/2025. ❖ Further issued renewal of consent to operate 1st (Part-III for project vide order no. Format1.0/CC/UAN No.0000261805/CO/2512002483, dated: 28/12/2025 ❖ RG area has been developed over on area 9,662.69 Sqm with the total plantation of 147 nos of trees to mitigate noise pollution and to maintain noise levels within permissible standards. Additional 600 nos of trees planted at Aarey Colony, Goregaon, Mumbai.
xxiv.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per	❖ BMC issued Occupancy certificate for Wing 'A' vide letter no. CE/8644/WS/AK/OCC/1/New, dated: 29/06/2026. ❖ Please refer **Annexure – 15 for**

Sl. No	Stipulated clearance condition	Compliance status
	environmental norms.	**Occupancy certificate** ❖ STP of capacity 60 CMD & 450 CMD has been provided for completed buildings and is in operational conditional. ❖ Treated wastewater is being re-used for flushing, gardening, and AC makeup to reduce freshwater demand. ❖ Treated wastewater quality is being monitored regularly through external MoEFCC approved laboratory. ❖ Biodegradable waste is being treated in an Organic Waste Convertor (OWC) of Capacity 25 Kgs/batch. ❖ Further, treated compost is being re-used in gardening as manure. ❖ MCGM issued Part occupation certificate for commercial building of wing B-B1 vide letter no. CE/8644/WS/AK, dated: 17/10/2011, later Full Occupancy Certificate issued for commercial building with club house building vide letter no. CE/9152/WS/AK-BCC/Amend (1), dated: 13/08/2019. ❖ MPCB granted renewal of consent to Operate vide order no. Format 1.0/BO/RO-HQ/EIC-MU-3626-12-Autorenewal/CR/ CC-688, dated: 08/05/2014 and further Renewal of 1st part consent to operate with 2nd part consent to operate and amalgamation for commercial building vide order no. Format 1.0/BO/JD (WPC) UAN No. 0000062083/2nd part CO/CC-1903001457, dated: 26/03/2019. ❖ Further Renewal of consent to operate (Part) for commercial building vide order no. Format 1.0/CC/UAN No. 0000131448 / CR/2205000263, dated: 05/05/2022. ❖ MPCB further issued renewal of consent to operate for project vide order no. Format1.0/RO/UAN No. 0000243348/CR/2505000569, dated: 05/05/2025 ❖ Further issued renewal of consent to operate 1st (Part-III for project vide order no. Format1.0/CC/UAN No.0000261805/CO/2512002483, dated:

Sl. No	Stipulated clearance condition	Compliance status
		28/12/2025. ❖ RG area has been developed over on area 9,662.69 Sqm with the total plantation of 147 nos of trees to mitigate noise pollution and to maintain noise levels within permissible standards. Additional 600 nos of trees planted at Aarey Colony, Goregaon, Mumbai. ❖ Hydraulic Engineer's department of BMC given permission form for Water connection & Fittings, dated: 20/06/2025. ❖ Please refer **Annexure – 16 for Permission form for water connection.**
xxv.	Traffic congestion near the entry and exit points from the roads adjoining the proposed site must be avoided. Parking should be fully internalized, and no public space should be utilized.	❖ Total parking area has been provided over an area of 33,742.80 Sqm. ❖ Width of internal road of 6-12 meter has been provided.
xxvi.	PP to provide adequate electric charging points for electric vehicles (EVs).	❖ Provision of E-charging facility for 25 % Car Parking.
xxvii.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	❖ RG area has been developed over on area 9,662.69 Sqm with the total plantation of 147 nos of trees to mitigate noise pollution and to maintain noise levels within permissible standards. Additional 600 nos of trees planted at Aarey Colony, Goregaon, Mumbai. ❖ Please refer **Annexure – 17 for letter issued by Aarey Agri department vide dated: 16/09/2016.**
xviii.	A separate environmental Management Cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	❖ A separate Environment Management cell with qualified staff has been appointed for implementation of the stipulated Environmental safeguards under Mr. Jayesh Mehta, (Project Manager), & Mr. Mr. Abutalha Jariwala, (Safety Officer).
xxix.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environmental protection measures shall not be diverted for other purposes.	Separate funds have been allocated for Implementation of Environmental Protection Measures. **During construction phase.** ❖ Rs. 395.85 Lakhs have been allocated for the entire construction period. **During operation phase.** ❖ Recurring cost Rs. 37.94 Lakhs per annum.
xxx.	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	❖ After getting Environmental clearance from SEIAA, Govt. of India vide file no. SIA/MH/MIS/67622/2021; dated:

Sl. No	Stipulated clearance condition	Compliance status
	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://parivesh.nic.in	30/05/2023, we published public notice in local newspapers like Navshakti and Free Press Journal. ❖ Please refer **Annexure – 18 for Advertisement copy.**
xxxi.	A copy of 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.	❖ Copy of the Environmental clearance submitted to MCGM. ❖ The Environmental clearance letter and six-monthly compliance report has been uploaded on the Company's website & link is www.tulsianisumer.com
xxxii.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	❖ Agreed to comply with.
xxiii.	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.	❖ Submitting six monthly compliance reports to; ❖ RO, MPCB, Sion, Mumbai. ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environmental Department, Mantralaya.
xxiv.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the regional office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO_2, NO_x (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.	❖ The Environmental clearance letter and six-monthly compliance report has been uploaded on the Company's website & link is www.tulsianisumer.com. ❖ Environmental monitoring results displayed outside the main gate of the project. 
C) General EC Conditions:		
xxxv.	If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control	❖ MPCB granted consent to establish for the projects vide order no. BO/RO (P&P) 338,

Sl. No	Stipulated clearance condition	Compliance status
	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.	dated: 22/03/2006 and Re-validation of consent to establish vide order no. Format 1.0/BO/RO-HQ/MU-7088-16/CE-Revalidation/CC-0259, dated: 03/02/2017. ❖ Further MPCB granted Revalidation of Consent to establish with expansion for commercial building vide order no. Format1.0/CC/UAN No. 0000131458/CE/ 2211001000, dated: 14/11/2022. ❖ Please refer **Annexure – 19 for copies of Consent to Establish.**
xxvi.	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.	❖ Obtained Environmental Clearance from MoEF, Govt. of India vide file no. 21-139/2006-IA-III, dated: 19/10/2006 and Amendment in EC by SEIAA, Govt. of Maharashtra vide letter no. SEAC-2013/CR-185/TC-1, dated: 10/12/2014, further expansion in EC vide no. SIA/MH/ MIS/67622/2021; dated: 30/05/2023. ❖ Please refer **Annexure – 20 for copies of Environmental Clearance.**
xxvii.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned SPC 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 RO of MoEF by e-mail.	❖ Environmental Statement (Form-V) has been uploaded on MPCB Web portal for the FY 2025-26.
xviii.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	❖ Noted.
xxix.	This environmental clearance is issued subject to obtaining NOC from Forestry & wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily imply that Forestry & Wild life clearance granted	❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.

Sl. No	Stipulated clearance condition	Compliance status
	to the project which will be considered separately on merit.	
4	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him. If any or action initiated under EP Act.	❖ Noted.
5	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	❖ Noted.
6	In case of submission of false document and noncompliance 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.	❖ Noted.
7	**Validity of Environment Clearance**: The environmental clearance accorded shall be valid for a period of 5 years.	❖ Noted.
8	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981. The Environment (Protection) Act 1986 and rules there under, HW (Management and Handling) Rules 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	❖ Noted.
9	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Beach, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act. 2010.	❖ Noted.

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forests & Climate Change

Regional Office (WCZ), Nagpur

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)		:	Construction Project.
2.	Name of the project		:	'Sahar Plaza,' proposed Commercial complex at Andheri (East), Mumbai.
3.	Clearance letter (s)/OM No. and Date		:	❖ Obtained Environmental Clearance from MoEF, Govt. of India vide file no. 21-139/2006-IA-III, dated: 19/10/2006 and Amendment in EC by SEIAA, Govt. of Maharashtra vide letter no. SEAC-2013/CR-185/TC-1, dated: 10/12/2014, further expansion in EC vide no. SIA/MH/MIS/67622/2021; dated: 30/05/2023.
4.	Location;			
	a.	District (s)	:	Mumbai.
	b.	State (s)	:	Maharashtra.
	c.	Latitude / Longitude	:	Latitude: 19° 6'48.21" N Longitude: 72° 52'7.92" E
5.	Address for correspondence		:	**Mr. S. M. Kuvelkar (Partner)** **M/s. Tulsiani-Sumer Associates** 1103/1104, Tulsiani Chambers, 212, Nariman, Mumbai – 400 021. Maharashtra. Tel. no. 022-2285 1505 & Fax no. 022-2285 5856
	a.	Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	**Mr. Kamlesh Maghade (Project Engineer)** **M/s. Tulsiani-Sumer Associates** Sahar Plaza Complex, M.V. Road, Next to Kohinoor Continental Hotel, Andheri (East), Mumbai – 400 059. Email ID: - kamleshmaghade007@gmail.com

<table>
<tr><td></td><td>b.</td><td>Address of Executive Project: Manager (with pin code/ Fax numbers)</td><td>:</td><td>Mr. Jayesh Mehta (Project Manager)
Sahar Plaza Complex, M.V. Road,
Next to Kohinoor Continental Hotel,
Andheri (East), Mumbai – 400 059.
Tel. no. 022-3082 0126/7 &
Fax no. 022-2838 2412
Email ID: - jayesh.mehta@saharplaza.com</td></tr>
<tr><td>6.</td><td colspan="4">Salient features;</td></tr>
<tr><td></td><td>a.</td><td>of the project</td><td>:</td><td><table><tr><th colspan="2">Proposed Configuration</th></tr><tr><th>Building Name</th><th>Configuration</th></tr><tr><td>Bldg. No. 3
- Wing A & Wing Al (Part) (Mint)</td><td>2B+G+10 (1st & 2nd floor podium)</td></tr><tr><td>Bldg. No. 3
- Wing A1 (Extended Part) (Mint)</td><td>2B+G+13 (1st & 2nd floor podium)</td></tr><tr><td>Bldg. No. 3
- Wing C (Mint)</td><td>3B+G+13
(Part podium on 2nd floor)</td></tr></table></td></tr>
<tr><td></td><td>b.</td><td>of the environmental management plans</td><td>:</td><td>Separate funds have been allocated for Implementation of Environmental Protection Measures.
During construction phase.
❖ Rs. 395.85 Lakhs have been allocated for the entire construction period.
During operation phase.
❖ Recurring cost Rs. 37.94 Lakhs per annum.</td></tr>
<tr><td>7.</td><td colspan="4">Breakup of the project area</td></tr>
<tr><td></td><td>a.</td><td>submergence area forest & non-forest</td><td>:</td><td>Not Applicable.</td></tr>
<tr><td></td><td>b.</td><td>Others</td><td>:</td><td>❖ FSI area: 1,08,337.50 Sqm.
❖ Non-FSI area: 75,850.89 Sqm &
❖ Construction Built-up area: 1,84,188.39 Sqm.</td></tr>
<tr><td>8.</td><td colspan="2">Breakup of the project affected Population with enumeration of Those losing houses / dwelling units' Only agricultural land only, both Dwelling units & agricultural Land & landless laborer's/artisan.</td><td>:</td><td>Not Applicable.</td></tr>
<tr><td></td><td>a.</td><td>SC, ST/Adivasis</td><td>:</td><td>Not Applicable.</td></tr>
<tr><td></td><td>b.</td><td>Others
(Please indicate whether these Figures are based on any scientific and systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)</td><td>:</td><td>Not Applicable.</td></tr>
</table>

9.	Financial details			
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference:		
	1.	Total Cost of the Project	:	**Rs. 500 Crores**
	b.	Allocation made for environ-mental management plans with item wise and year wise Break-up.	:	Separate funds have been allocated for Implementation of Environmental Protection Measures. **During construction phase.** ❖ Rs. 395.85 Lakhs have been allocated for the entire construction period. **During operation phase.** ❖ Recurring cost Rs. 37.94 Lakhs per annum.
	c.	Benefit cost ratio/Internal rate of Return and the year of assessment	:	**--**
	d.	Whether (C) includes the cost of environmental management as shown in the above.	:	**--**
	e.	Actual expenditure incurred on the project so far	:	**Rs. 402.55 Cr.**
	f.	Actual expenditure incurred on the environmental management plans so far.	:	**Rs. 4.26 Cr.**
10.	Forest land requirement			
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable.
	b.	The status of clearing felling	:	Not Applicable.
	c.	The status of compensatory afforestation, it any	:	Not Applicable.
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far.	:	Not Applicable.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information		:	Not Applicable.
12.	Status of construction		:	❖ Total construction work completed on site as of September 2026 is 1,25,912.44 Sqm out of total BUA of 1,84,188.39 Sqm. Building no.3 ❖ Wing C- excavation completed ❖ Wing A- Completed and OC granted ❖ Wing bb1 – Completed & OC granted. ❖ Club house – Completed & OC granted

				❖ Please refer Annexure – 1 for copies of Part Occupancy certificate.
	a.	Date of commencement (Actual and/or planned)	:	13/01/2007 (Actual)
	b.	Date of completion (Actual and/or planned)	:	June, 2027 (Planned)
13.	Reasons for the delay if the Project is yet to start		:	--
14.	Dates of site visits			
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any.	:	❖ Regional Officer MoEF & CC, Nagpur visited project site on 10/03/2023 to certify the compliance report.
	b.	Date of site visit for this monitoring report.	:	❖ Regional Officer MoEF & CC, Nagpur visited project site on 10/03/2023 and submitted Certified compliance report on dated: 20/03/2023.
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits) (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)		:	❖ Regional Officer MoEF & CC, Nagpur visited project site on 10/03/2023 and submitted Certified compliance report on dated: 20/03/2023.

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/8644/WS/AK

17 OCT 2011

PART OCCUPATION CERTIFICATE

To
M/s. Tulsiani Builders & Textiles Pvt. Ltd. and
Rashtriya Metal Indl. Ltd., and M/s. Chandumal Sons Pvt. Ltd.
and Shri. Ramesh Shah and others C.A. to Owner.
1103/4, Tulsiani Chambers,
212, Nariman Point,
Mumbai – 400021.

Ex. Executive Bldg. Proposal (W.S.)
H and K Wards
Municipal Office, R. K. Patkar Marg
Bandra (West), Mumbai - 400 050

Sir,

The part development work of commercial bldg. comprising of Wing 'B'-B1 for lower Basement + Upper Basement + Ground (Pt.) + 1st floor for office / podium + 2nd to 12th upper floors on plot bearing C.T.S. No. 179A to 179 H of Village Mulgaon and CTS No. 230-A to 230-D, 243-A and 243-A/1 of Village Kondivita situated at Mathurdas Vasanji Road, Andheri (East), Mumbai is completed under the supervision of Licensed Surveyor
Shri. B.S.Barot, License No. B/52 , may be occupied on the following condition :-

1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

2) That all the conditions of I.O.D. shall be complied with for the remaining work.

3) That the balance condition of layout shall be complied with for remaining work.

A set of certified completion plan is attached herewith.

Yours faithfully,

Sd/-

Executive Engineer (Bldg.Proposals)
Western Subs. [K] Ward.

Copy to : 1) Architect. Shri. B.S.Barot
2) E.E.D.P. (H&K)
3) E.E.[V]W.S.
4) Dy..A.& C.(S)
5) Sup. [K/E] Ward,
6) A.E.W.W.[K/E] Ward,
7) Asstt. Commissioner [K/E] Ward
8) A.E.(Survey) H & K Ward.

For information please.

CERTIFIED TRUE COPY

17/10/11

E.E.B.P.(W.S.) K Ward.

M/S. B. S. BAROT
ARCHITECTS & ENGINEERS
Jawahar Nagar, Plot No. 14, 1st Floor,
S. V Road, Goregaon (West),
Mumbai - 400 062.

MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*

[CE/9152/WS/AK - BCC/Amend(1) of 13 August 2019]

To,
M/S TULSIANI BUILDERS AND TEXTILES PVT. LTD. & M/S. RASHTRIYA
1102/3, TULSIANI CHAMBERS, 212 NARIMAN POINT, MUMBAI-400 021..

Dear Applicant/Owners,

The **full** development work of **commercial** building comprising of **club House building on Layout RG comprising of basement + Ground floor + 1st upper floor alongwith open to sky swimming pool** on plot bearing C.S.No./CTS No. **179-A to 179-H of village Mulgaon & C.T.S.No.230-A 230-D, 238-D, 243-A & 243-A/1 of** of village **KONDIVATE** at **Near J.B.Nagar chakala Metro station,Andheri(E),Mumbai** is completed under the supervision of Shri. **B. S. Barot** , **Licensed Surveyor** , Lic. No. **B/52/LS** , Shri. **ASHESH RAGHUVIR KENI** , RCC Consultant, Lic. No. **STR/K/224** and Shri. **Jayesh D. Mehta** , Site supervisor, Lic.No. **M/291/SSI** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **NORTEX FIRE EQIUPMENTS CO.PVT.LTD.,having Lic.No.MFS-LA/2019/RD-24** dated **13 August 2019**. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following condition/s.

1) That all the Layout conditions including handing over of Amenity open space & submission of separate P R cards shall be Complied with before asking Further OCC to the building in the Layout & as per Layout condition.
2) That all Fire Fighting Systems shall be maintained in good working condition as per certificate issued by Consultant NORTEX FIRE EQUIPMENTS CO.PVT.LTD..
3) That this Full OCC BCC is without Prejudice to Legal matters pending in Court of Law if any.

Copy To :

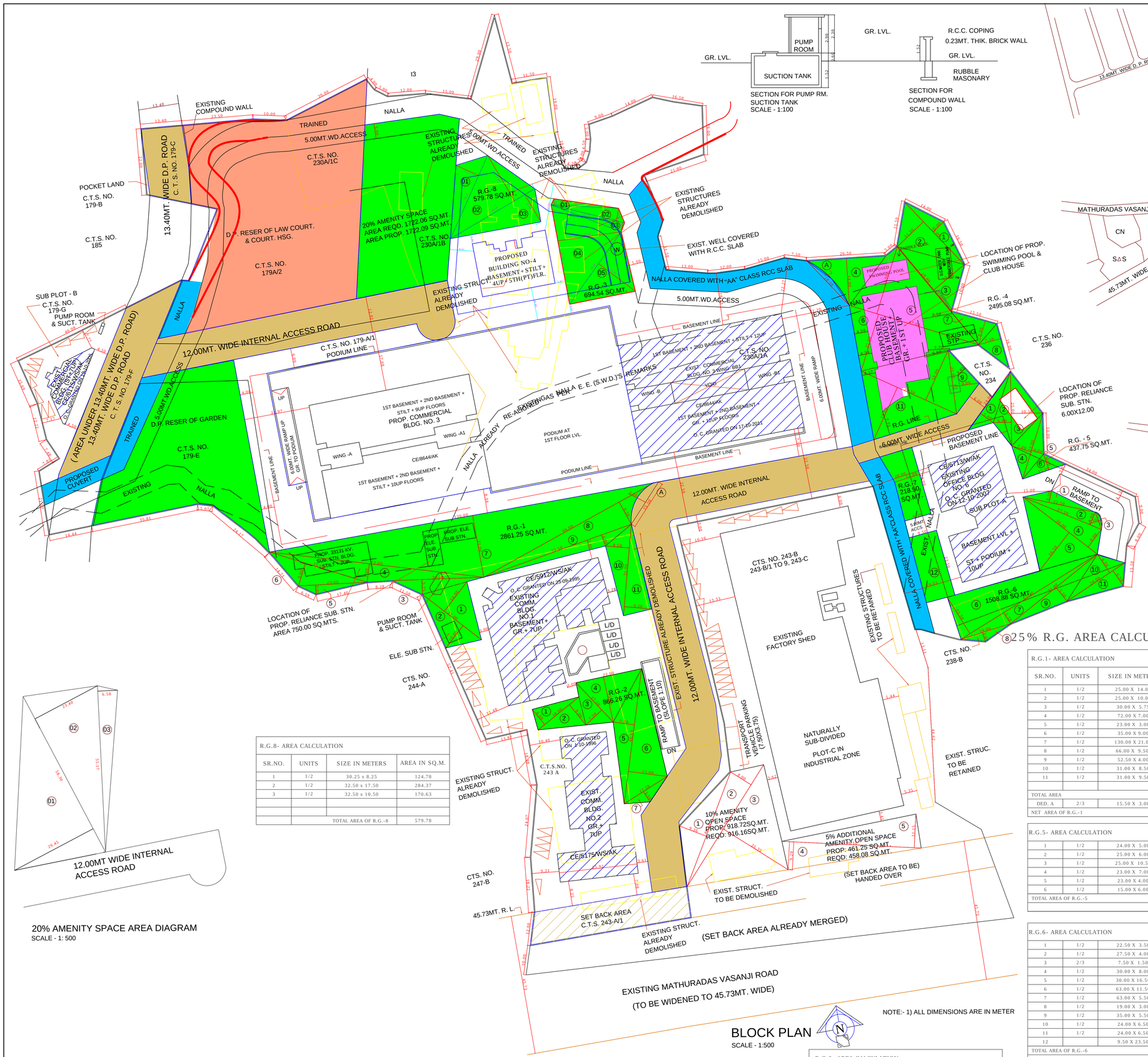
1. Asstt. Commissioner, K/E Ward
2. A.A. & C. , K/E Ward
3. EE (V), Western Suburb I
4. M.I. , K/E Ward
5. A.E.W.W. , K/E Ward
6. Architect, B. S. Barot, Plot No.36, Kalpana Building, 3rd Floor, Hatkesh Society, J.V.P.D. Scheme, N.S.Road No.5, Vile Parle(W) Plot No.14, Yogi Krupa, 1st Floor, Jawahar Nagar,S.V.Road,Goregaon(W)

For information please

Name : Prakash Rajaram Rasal
Designation : Executive Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 13-Aug-2019 16: 58:45

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
K/E Ward

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



LOCATION PLAN
SCALE - 1:4000

20% AMENITY SPACE AREA DIAGRAM
SCALE - 1: 500

BLOCK PLAN
SCALE - 1:500

NOTE:- 1) ALL DIMENSIONS ARE IN METER

25% R.G. AREA CALCULATION (SUBPLOT-A)

R.G.1- AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1	1/2	25.00 X 14.00	175.00
2	1/2	25.00 X 10.00	125.00
3	1/2	30.00 X 5.75	86.25
4	1/2	72.00 X 7.00	252.00
5	1/2	23.00 X 3.00	34.50
6	1/2	35.00 X 9.00	157.00
7	1/2	130.00 X 21.00	1365.00
8	1/2	66.00 X 9.50	313.50
9	1/2	52.50 X 4.00	105.00
10	1/2	31.00 X 8.50	131.75
11	1/2	31.00 X 9.50	147.25
TOTAL AREA			2892.25
DED. A	2/3	15.50 X 3.00	31.00
NET AREA OF R.G.-1			2861.25

R.G.8- AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1	1/2	30.25 x 8.25	124.78
2	1/2	32.50 x 17.50	284.37
3	1/2	32.50 x 10.50	170.63
TOTAL AREA OF R.G.-8			579.78

R.G.5- AREA CALCULATION			
1	1/2	24.00 X 5.00	60.00
2	1/2	25.00 X 6.00	75.00
3	1/2	25.00 X 10.50	131.25
4	1/2	23.00 X 7.00	80.50
5	1/2	23.00 X 4.00	46.00
6	1/2	15.00 X 6.00	45.00
TOTAL AREA OF R.G.-5			437.75

R.G.6- AREA CALCULATION			
1	1/2	22.50 X 3.50	39.38
2	1/2	27.50 X 4.00	55.00
3	2/3	7.50 X 1.50	7.50
4	1/2	30.00 X 8.00	120.00
5	1/2	30.00 X 16.50	247.50
6	1/2	63.00 X 11.50	362.25
7	1/2	63.00 X 5.50	173.25
8	1/2	19.00 X 3.00	28.50
9	1/2	35.00 X 5.50	96.25
10	1/2	24.00 X 6.50	78.00
11	1/2	24.00 X 6.50	78.00
12		9.50 X 23.50	223.25
TOTAL AREA OF R.G.-6			1508.88

R.G.7- AREA CALCULATION		
1	23.00 X 9.50	218.50
TOTAL AREA OF R.G.-7		218.50

R.G.3- AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1	1/2	22.37 X 2.04	22.82
2	1/2	25.05 X 4.16	52.10
3	1/2	25.05 X 3.18	39.83
4	1/2	33.46 X 21.22	355.01
5	1/2	29.46 X 15.26	224.78
TOTAL AREA OF R.G.- 3			694.54

AMENITY SPACE AREA CALCULATION			AREA IN SQ.M.
REQD. AMENITY AREA 20% OF 49464.30 SQ. MT.			9892.86
LESS: RESER OF GARDEN AREA = 2128.60 RESER OF LAW COURT & = 3962.50 COURT HSG AREA AREA UNDER ROAD AND SET BACK=2079.70 (13.40MT. WIDE D. P. ROAD AREA =1516.00 SET BACK AREA 45.73 MT. W . RD.=563.70)			8170.80
NET AMENITY SPACE AREA REQD.			1722.06
PROPOSED AMENITY SPACE AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
01	1/2	58.30 X 29.45	858.47
02	1/2	58.30 X 23.40	682.11
03	1/2	55.17 X 6.58	181.51
TOTAL PROPOSED AMENITY OPEN SPACE AREA			1722.09

PERMISSIBLE AREA STATEMENT		GROSS AREA SQ.MTS.	SUB PLOT-A SQ. MTS.	SUB PLOT-B SQ. MTS.	POCKET LAND SQ. MTS.
1	GROSS PLOT AREA (AS PER P. R. CARD.)	49464.30			
2	DEDUCTIONS:-				
	a. 20% AMENITY OPEN SPACE AREA (FOR 13 TO C) 20% OF 49464.30 = (9892.86-8170.80) (2128.60 + 3962.50+2079.70) = 8170.80	1722.06			
3	NET GROSS AREA	47742.24			
4	DEDUCTIONS:-				
	a. 13.40MT. WIDE D. P. ROAD AREA 1516.00 b. SET BACK AREA 563.70 (45.73MT. WIDE EXIST. M. V. ROAD AREA)	2079.70			
	b. D. P. RESER OF GARDEN AREA	2128.60			
	c. D. P. RESER OF LAW COURT & COURT HSG. AREA	3962.50			
	(a to d) TOTAL DEDUCTIONS.	8170.80			
5	NET PLOT AREA(47742.24 - 8170.80)	39571.44	38638.84	920.70	11.90
6	LESS : 15% R. G. AREA	5795.83	5795.83	------	------
7	BALANCE PLOT AREA	33775.61	32843.01	920.70	11.90
8	ADD FOR F.S.I.				
	TOTAL AREA UNDER 13.40 & 45.73MT. WIDE ROAD AREA	2079.70	2079.70	-	
9	TOTAL PERMISSIBLE AREA (7 + 8) (AS PER FSI ONE)	35855.31	34922.71	920.70	11.90

TOTAL 25% R.G. AREA REQD. (25% OF 38638.84 SQ.MT.)	SQ.MT. 9659.71
R. G. -1 AREA	2861.25
R. G. -2 AREA	866.26
R. G. -3 AREA	694.54
R. G. -4 AREA	2495.08
R. G. -5 AREA	437.75
R. G. -6 AREA	1508.88
R. G. -7 AREA	218.50
R. G. -8 AREA	579.78
TOTAL R.G. AREA PROPOSED	9662.04

R.G.2- AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1	1/2	18.00 X 6.00	54.00
2	1/2	18.00 X 8.00	72.00
3	1/2	17.50 X 7.50	65.63
4	1/2	23.00 X 15.00	172.50
5	1/2	46.00 X 7.50	172.50
6	1/2	46.00 X 13.00	299.00
7	1/2	17.50 X 3.50	30.63
TOTAL AREA OF R.G.-2			866.26

R.G.4- AREA CALCULATION			
1	1/2	29.00 X 5.00	72.50
2	1/2	29.00 X 11.50	166.75
3	1/2	28.00 X 13.00	182.00
4	1/2	26.50 X 14.00	185.50
5	1/2	47.00 X 23.00	540.50
6	1/2	47.00 X 22.00	517.00
7	1/2	15.50 X 9.00	62.75
8	1/2	16.00 X 7.50	60.00
9	1/2	21.00 X 9.00	94.50
10	1/2	34.50 X 18.00	310.50
11	1/2	34.50 X 19.00	327.75
TOTAL AREA			2519.75
DED. A	2/3	18.50 X 2.00	24.67
NET AREA OF R.G.-4			2495.08

PROFORMA—B

CONTENTS OF SHEET:

BLOCK PLAN,LOCATION PLAN,R.G.AREA CALCULATIONS & AREA STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY:

PROPOSED CLUB HOUSE & SWIMMING POOL ON SUB PLOT "A"OF PROPERTY BEARING C.T.S. NO. 179A/1 , 179A/2, 179-B,C,E,F,G OF VILLAGE MULGAON, C.T.S. NO 230-A/1A,1B, 1C, 238-B, 243-A & 243-A/1 OF VILLAGE KONDIVITA AT M.V. ROAD, ANDHERI (EAST), MUMBAI.

NAME,ADDRESS OF OWNER

M/S TULSIANI BUILDERS & TEXTILES PVT. LTD. &
M/S RASHTRIYA METAL IND. LTD.,M/S CHANDUMAL SONS PVT. LTD.
& SHRI. RAMESH SHAH & OTHERS C.A. TO OWNER.
1103/04,TULSIANI CHAMBERS,
212,NARIMAN POINT,MUMBAI-400021

FOR TULSIANI BUILDERS & TEXTILES PVT. LTD. (S.M.KUVELKER) DIRECTOR	FOR RASHTRIYA METAL IND. LTD. S.M.KUVELKER C.A.	S.M.KUVELKER	CHANDUMAL SONS PVT. LTD. &SHRI. RAMESH SHAH & OTHERS C.A. TO OWNER	
DIGITAL SIGN.	DIGITAL SIGN.	DIGITAL SIGN.	DIGITAL SIGN.	DIGITAL SIGN.

NAME,ADDRESS OF C.A.

B.M.C.FILE NO. CE / 9152 /WS/ AK

STAMP OF APPROVAL OF PLAN

ACCEPTED AS COMPLETION PLANS AS ACCOMPANIMENT OF ACCEPTANCE OF O.C.C. ALONG WITH B.C.C. BY THIS OFFICE LETTER ISSUED UNDER NO. CE/9152/WS/AK ON EVEN DATE 13/08/2019

S.E.B.P./K/EAST NORTH WARD	A.E.B.P. / K / E WARD	E.E.B.P. / K WARD

NORTH	SCALE	DRAWN BY	CHECK BY
	1 : 100	sanjiv	

NAME ADDRESS AND SIGN. OF LICENCE SURVEYOR — DIGITAL SIGN.

M./S. B. S. BAROT
B. S. BAROT, LICENCE SURVEYOR,
PLOT NO.-14-A, YOGI KRUPA, 1st. FLOOR, JAWAHAR NAGAR,
S.V. ROAD, GOREGAON (W), MUM.-400 062.

KCPL / D: / drawing/ sahar club house final/sahar club house draft plan/ club house draft plan 06-02-2015

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number :	CE/8644/WS/AK- AMEND(1)	**Ward Name :**	K/E Ward
Zone Name :	Western Suburb I	**Inward Date :**	14 Feb 2018
Architect/LE/SE Name :	AMEET G. PAWAR	**Issued On :**	22 Jun 2022

Authority Remark:

Approved as proposed by CE(DP) subject to following conditions -
1. Sr. No.4 and 12 shall be dealt strictly as per DCPR provisions.
2. Voids between staircase and glass facade as wel l as all other voids / ducts shall be counted in FSI.
3. Inadequate AVS shall be allowed by charging premium.
4. Right to utilize additional FSI shall be ascertained at zonal level.

Digitally signed by IQBAL SINGH CHAHAL
Date: 22 Jun 2022 17:48:28
Organization :Brihanmumbai Municipal Corporation
Designation :Municipal Commissioner

Shri. I. S. Chahal (Municipal Commissioner)

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CE/8644/WS/AK

Subject : Proposed Commercial Building no. 3 no. Sub-Plot 'A' of property bearing C.T.S. No. 179A/1, 179A/2, 1079- B,C,E,F,G of Village Mulgaon C.T.S. No. 230-A/1A, 1B, 1C, 238B, 243-A& 243-A/1 Village Kondivita at M.V. Road, Andheri (East) K/East Ward.

Architect : Shri. Ameet G. Pawar of M/s. Aakar Architects & Consultants.

Owner : Shri. S. M. Kuvelkar, Partner of Tulsiani Sumer Associates

Ref : Plans for consideration attached in console.

4 C - REPORT ON VARIOUS CONCESSIONS SOUGHT

Reference is requested to plan submitted for consideration of commercial building having **Wing A** comprising of lower basement floor (for parking and utilities) + upper basement floor (for parking and utilities) + Ground (part) + Stilt (part) + 1st to 10th upper floors (for offices), **Wing A1** comprising of lower basement floor (for parking and utilities) + upper basement floor (for parking and utilities) + Ground (part) + Stilt (part) + 1st to 13 th upper floors (for offices), and **Wing 'C'** comprising of 1st level basement + 2nd level basement + 3rd level basement + stilt + 1st to 13th upper floors (for offices) on naturally sub-divided sub-plot 'A' at Mathuradas Vasanjee Road, Andheri (E) in lieu of FSI available of balance plot potential + Gen. TDR claimed in lieu of set back area handed over to M.C.G.M. adm. 2079.70 sq.m. + slum TDR adm.18125.00sq..m. + General TDR claimed in lieu of reservation of Garden within the same layout adm. 2128.60sq.m. + TDR/FSI benefit of Amenity space adm. 3444.12 sq.m. (twice the area of amenity space handed over to M.C.G.M.) + Gen. T.D.R. claimed in lieu of law court and court housing within the same layout adm. 3962.50 sq.m. + Additional F.S.I. already claimed as per Govt. notification adm. 12201.10 sq.m. + Additional F.S.I. proposed to be claimed at present as per present policy adm. 7124.27 sq.m. + claiming area benefit of staircase, lift and lift lobby area + Fungible Compensatory Area.

Wing B-B1 comprising of lower basement floor (for parking and utilities) + upper basement floor (for parking and utilities) + Ground (part) + Stilt (part) + 1st to 13th upper floors (for offices) occupation already granted on 17.10.2011.

In this case plans are lastly approved on 20.11.2015 for a office building having wing 'A-A1' comprising of lower basement + upper basement + Ground (part) + stilt (part) + 1st to 5th + 6th (part) upper floors and wing B-B1- comprising of lower basement + upper basement + Ground (pt) + stilt (pt) + 1st to 12th upper floors. Occupation permission to the completed wing B-B1 was granted on 17.10.2011. The sub-plot under reference is a part of approved layout u/no. CE/1199/BSII/LOKEN approved on 05.07.2017. The requisite concessions were earlier approved by Ch.Eng.(D.P.)/Dir (E.S. & P)/Hon. M.C. vide MCP no. 1210 dt. 06.06.2006. Further the concessions were re-approved after the implementation of modified D.C. Reg. by Ch. Eng.(D.P.)/Hon. M.C. vide MCP No. 7828 dt. 30.06.2014. Subsequently plans for the proposed Commercial building no.3 having wing 'A-A1' comprising of lower basement (for parking and utilities) + upper basement (for parking and utilities) +

MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. CE/8644/WS/AK/337/2/Amend dated 30.05.2023

To,
AMEET G. PAWAR
SATYANARAYAN PRASAD
COMMERCIAL CENTER, GROUND
FLOOR, DAYALDAS ROAD, VILE
PARLE EAST, MUMBAI-400057.

CC (Owner),
Shri. S. M. Kuvelkar, Partner of
Tulsiani Sumer Associates
1103/4, Tulsiani Chambers, 212,
Nariman Point, Mumbai – 400021.

Subject : **Proposed commercial building no.3 on sub-plot 'A' of property bearing C.T.S. No.179-A to 179-H of village Mulgaon & C.T.S.No.230-A to 230-D,238-D, 243-A & 243-A/1 of village Kondivita at M.V.Road, Andheri (East,) Mumbai..**

Reference : Online submission of plans dated 21.12.2022

Dear Applicant/ Owner/ Developer,
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

1) All the conditions of this office I.O.D. under even no. dated 13.07.2007 shall be applicable and should be complied with.
2) The revised structural design and calculations from the licensed structural engineer shall be submitted as per proposed amended plan.
3) The work shall be carried out between 6.00am to 10.00pm only (as per circular no. Ch.E./DP/7749/Gen. dated 07/06/2016
4) The NOC from the A.A.&C. 'K/East' Ward shall be submitted
5) All dues clearance certificate from A.E. (W.W.) 'K/East' Ward shall be submitted.
6) The C.C. shall be got re-endorsed before starting of work
7) All the payments shall be made.
8) The Workmen's Compensation Policy in the name of site under reference shall be submitted.
9) The Structural Stability Certificate for the building under reference from Structural Engineer shall be submitted.
10) The verification of AMSL of completed work shall be done before F.C.C. from GVK/MIAL. The AMSL of the topmost part of the building
11) All the conditions and directions specified in the orders of Hon'ble Supreme Court in the case of Dumping Ground shall be complied
12) Adequate safeguards shall be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air.
13) The Bank Guarantee (B.G.) shall be submitted as per Hon'ble Supreme Court directives & the same shall be revalidated timely & submitted to this office.
14) The SWM NOC shall be submitted and C & D waste shall be handled & transported to the designated unloading site as per SWM NOC
15) That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
16) That the work shall be carried out strictly as per approved plan.
17) That the Owner/Developer shall submit certificate under section 270 A of MMC Act before asking BCC/Occupation certificate for any part of the building
18) That remarks from E.E.(M.& E.)/Consultant Remarks as per EODB for ventilation shall be submitted
19) That the NOC from MOEF shall be submitted
20) That the CFO NOC shall be submitted before C.C.

21) This approval is without Prejudice to right of M.C.G.M to take action if any unauthorized work noticed & without prejudice to Legal matters pending in court of law, if any & also as per the documents uploaded by L.S. in AutoDCR system.

22) That the RUT shall be submitted before CC for contravening W.C./toilets and for inadequate ht. of parapet wall

Digitally signed by UDAY MANOHARRAO MAHAJAN
Date: 30 May 2023 18:11:42
Organization :Brihanmumbai Municipal Corporation
Designation :Executive Engineer

For and on behalf of Local Authority

Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

Western Suburb I

Copy to :

1) Assistant Commissioner, K/E Ward
2) A.E.W.W., K/E Ward
3) D.O. K/E Ward
   - Forwarded for information please.



NOTE:- 1) ALL DIMENSIONS ARE IN METER

BLOCK PLAN
SCALE - 1:500

20% AMENITY SPACE AREA DIAGRAM
SCALE - 1: 500

AMENITY SPACE AREA CALCULATION			AREA IN SQ.M.
REQD. AMENITY AREA 20% OF 49464.30 SQ. MT.			9892.86
LESS: RESER OF GARDEN AREA = 2128.60 RESER OF LAW COURT & = 3962.50 COURT HSG AREA AREA UNDER ROAD AND SET BACK=2079.70 (13.40MT. WIDE D. P. ROAD AREA =1516.00 SET BACK AREA 45.73 MT. W . RD.=563.70)			8170.80
NET AMENITY SPACE AREA REQD.			1722.06
PROPOSED AMENITY SPACE AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
01	1/2	58.30 X 29.45	858.47
02	1/2	58.30 X 23.40	682.11
03	1/2	55.17 X 6.58	181.51
TOTAL PROPOSED AMENITY OPEN SPACE AREA			1722.09

PERMISSIBLE AREA STATEMENT		GROSS AREA SQ.MTS.	SUB PLOT-A SQ. MTS.	SUB PLOT-B SQ. MTS.	POCKET LAND SQ. MTS.
1	GROSS PLOT AREA (AS PER P. R. CARD.)	49464.30			
2	DEDUCTIONS:-				
	a. 20% AMENITY OPEN SPACE AREA (FOR I3 TO C) 20% OF 49464.30 = (9892.86-8170.80) (2128.60 + 3962.50+2079.70) = 8170.80	1722.06			
3	NET GROSS AREA	47742.24			
4	DEDUCTIONS:-				
	a. 13.40MT. WIDE D. P. ROAD AREA 1516.00 b. SET BACK AREA 563.70 (45.73MT. WIDE EXIST. M. V. ROAD AREA)	2079.70			
	b. D. P. RESER OF GARDEN AREA	2128.60			
	c. D. P. RESER OF LAW COURT & COURT HSG. AREA	3962.50			
	(a to d) TOTAL DEDUCTIONS.	8170.80			
5	NET PLOT AREA(47742.24 - 8170.80)	39571.44	38638.84	920.70	11.90
6	LESS : 15% R. G. AREA	5795.83	5795.83	------	------
7	BALANCE PLOT AREA	33775.61	32843.01	920.70	11.90
8	ADD FOR F.S.I.				
	TOTAL AREA UNDER 13.40 & 45.73MT. WIDE ROAD AREA	2079.70	2079.70	-	
9	TOTAL PERMISSIBLE AREA (7 + 8) (AS PER FSI ONE)	35855.31	34922.71	920.70	11.90

SUMMARY OF TOTAL L.O.S. AREA PROPOSED	LOS ON MOTHER EARTH	LOS ON BASEMENT TOP/ PAVED	TOTAL
L.O.S.NO.1	2633.91	295.43	2929.34
L.O.S. NO.2	0.00	855.18	855.18
L.O.S. NO.3	278.56	0.00	278.56
L.O.S. NO.4	2423.81	0.00	2423.81
L.O.S. NO.5	325.57	101.21	426.78
L.O.S. NO.6	503.74	965.11	1468.85
L.O.S. NO.7	139.80	71.60	211.40
L.O.S. NO.8	0.00	803.62	803.62
L.O.S. NO.9	336.54	0.00	336.54
TOTAL=	6641.93	3092.15	9734.08

LOS AS PER DCPR 2034, REGULATION NO.27 (1)(A)
LOS REQUIRED 25% OF 38650.74 = 9662.69 SQ.MTS
LOS PROPOSED = 9734.08 SQ.MTS
MINIMUM 50% LOS ON MOTHER EARTH (50% OF 9662.69) = 4831.35 SQ.MTS
LOS PROPOSED ON MOTHER EARTH = 6641.93 SQ.MTS

TOTAL PLINTH AREA OF CLUB HOUSE AND ELECTRICAL SUBSTATION = 1300.00 SQMT

WING - A & C
TOTAL BUILT UP AREA

WING - A	23711.21
WING - C	2607.45
TOTAL	26318.66

BUILT UP AREA WING - A

FLOOR	GROSS AREA IN SQMTS.	ST.LIFT AREA	REFUGE AREA	TOTAL AREA SQMTS.	EXC.REFUGE SQMTS.	NET B.U.A. SQMTS.
STILT	321.55			321.55		321.55
1ST. FLR.	2311.61	122.14		2189.47		2189.47
2ND.FLR.	2361.17	122.14		2239.03		2239.03
3RD. FLR.	2361.17	122.14		2239.03		2239.03
4TH. FLR.	2361.17	122.14		2239.03		2239.03
5TH. FLR.	2361.17	122.14		2239.03		2239.03
6TH. FLR.	2361.17	122.14		2239.03		2239.03
7TH. FLR.	2361.17	122.14	344.68	1894.35	0.00	1894.35
8TH. FLR.	2361.17	122.14		2239.03		2239.03
9TH. FLR.	2361.17	122.14		2239.03		2239.03
10TH. FLR.	2361.17	122.14		2239.03		2239.03
TOTAL	23883.69	1221.40	344.68	22317.61	0.00	22317.61
1ST TO 10TH FLOOR TOILET DUCT AREA COUNT IN FSI						172.20
STAIRCASE LIFT LOBBY COUNT IN FSI						1221.40
TOTAL						23711.21

BUILT UP AREA WING - C

FLOOR	GROSS AREA IN SQMTS.	ST.LIFT AREA	REFUGE AREA	TOTAL AREA SQMTS.	EXC.REFUGE SQMTS.	NET B.U.A. SQMTS.
STILT	129.41			129.41		129.41
1ST. FLR.	1130.83	188.22		942.61		942.61
2ND. FLR.	1336.24	186.79		1149.45		1149.45
TOTAL	2596.48	375.01	0.00	2221.47	0.00	2221.47
1ST TO 2TH FLOOR TOILET DUCT AREA COUNT IN FSI						10.97
STAIRCASE LIFT LOBBY COUNT IN FSI						375.01
TOTAL						2607.45

WING - A
TOILET DUCT AREA COUNT IN FSI

FLOOR	GROSS AREA IN SQMTS.
STILT	0.00
1ST. FLR.	17.22
2ND.FLR.	17.22
3RD. FLR.	17.22
4TH. FLR.	17.22
5TH. FLR.	17.22
6TH. FLR.	17.22
7TH. FLR.	17.22
8TH. FLR.	17.22
9TH. FLR.	17.22
10TH. FLR.	17.22
TOTAL	172.20

WING - C
TOILET DUCT AREA COUNT IN FSI

FLOOR	GROSS AREA IN SQMTS.
STILT	00
1ST. FLR.	5.29
2ND.FLR.	5.68
TOTAL	10.97

PARKING AREA STATEMENT

OFFICE AREA One parking space for every 37.5 sq.m of office space upto 1500 sq.m and for every 75- sq.m of additional space for areas exceeding 1500 sq.m in other areas. up to 1500 26318.66 - 1500 = 24818.66 / 75	40 330.91
Total parking	370.91
10% visitor parking	37.09
Total parking required	408.00
Say	408
Total parking proposed	638

PARKING STATEMENT WING - A			
FLOOR	BIG CAR	SMALL CAR	TOTAL CAR
BASEMENT -3	00	00	00
BASEMENT -2	36	128	164
BASEMENT -1	126	35	161
GROUND FLOOR	27	96	123
PODIUM -1	42	51	93
TOTAL	231	310	541

PARKING STATEMENT WING - C			
FLOOR	BIG CAR	SMALL CAR	TOTAL CAR
BASEMENT -3	24	09	33
BASEMENT -2	20	07	27
BASEMENT -1	20	05	25
GROUND FLOOR	02	10	12
PODIUM -1	00	00	00
TOTAL	66	31	97

PARKING STATEMENT FOR TRANSPORT VEHICLE
BUILT-UP AREA OF OFFICE = 26318.66 SQ.MT.
1 PARKING FOR UP TO 2000.00 SQ. MTS PARKING REQUIRED FOR OFFICES = 26318.66 /2000.00 = 13.15 NO
PARKING REQUIRED MAX. = 6.00 Nos.
PARKING PROPOSED = 6.00 Nos.

PROFORMA - I

			SQ. MTS.
A		AREA STATEMENT	
1)		AREA OF SUBPLOT "A" (AS / LAYOUT)	38650.74
2)		DEDUCTIONS FOR	NIL
3)		NET PLOT AREA (1 - 2)	38650.74
4)		BALANCE AREA OF PLOT (3-4)	38650.74
5)		ADDITION FOR F.S.I.	
	a)	TOTAL AREA UNDER 13.4 & 45.73 MT. W. D.P. ROAD AS PER APPROVED LAY-OUT	-
6)		TOTAL AREA (5 + 6)	38650.74
7)		PERMISSIBLE F.S.I.	1.00
8)		PERMISSIBLE AREA	38650.74
9)	a)	ADD. F.S.I. CLAIMED IN LIEU OF SLUM T.D.R. FILE NO CE/8644/AK 1) D.R.C. NO./ SRA/691/LAND = 9290.00 SQ. MTS. 2) D.R.C. NO./ SRA/622/CONST = 1450.00 SQ. MTS. 3) D.R.C. NO./ SRA/614/REHAB = 1460.00 SQ. MTS. 4) D.R.C. NO./ SRA/610/REHAB = 535.00 SQ. MTS. 5) D.R.C. NO./ SRA/590/CONST = 950.00 SQ. MTS. 6) D.R.C. NO./ SRA/863/CONST = 1500.00 SQ. MTS. D.R.C. NO./SRA/539CONSTN FILE NO CE/6713/AK = 2940.00 SQ. MTS. GARDEN RESERVATION = 2128.60 SQ. MTS. COURT HSG = 3962.50 SQ. MTS. 5% AMENITY SPACE = 3444.12 SQ. MTS. (1722.06 x 2)	27660.22
10)		ADD.50% F.S.I. AS PER GOVT. NOTIFICATION 12201.10 already utilized	12201.10
11)		ADD. F.S.I. AS PER 33(19)	
12)		PERMISSIBLE FLOOR AREA (8+9+10)	78512.06
13)	a)	EXISTING B.UP AREA BLDG. NO. 1 CE/3912/WS/AK O.C.C. GRANTED 23/09/1995	8867.59
	b)	EXISTING B.UP AREA BLDG. NO. 2 CE/5175/WS/AK O.C.C. GRANTED 1/10/1996	6849.48
	c)	EXISTING B.UP AREA BLDG. NO. 6 CE/6713/WS/AK O.C.C. GRANTED 12/10/2007	9687.03
	d)	B.UP AREA BLDG. NO. 3 (EXISTING WING- B & B1)	26783.05
	e)	PROP. B.UP AREA BLDG. NO. 3 (WING- A , C)	26318.66
14)		TOTAL PROPOSED BUILT UP AREA (a+b+c+d+e)	78505.81
15)		F.S.I. CONSUMED 14 / 3	2.031
B		FUNGIBLE AREA STATEMENT	
	a)	PROPOSED 35% FUNGIBLE AREA	
		TOTAL BUILT UP AREA	78505.81
C		TENEMENT STATEMENT	N.A.
	a)	LESS. NON RESI. AREA (SHOPS & ETC.)	–
	b)	AREA AVAILABLE FOR TENEMENTS	–
	c)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS PER HECTARE)	–
		i) MIN. T/S REQ. 200/HECT	–
		ii) MAX. T/S REQ. 450/HECT	–
	d)	TENEMENTS PROPOSED BLDG. NO. 1	–
		TENEMENTS PROPOSED BLDG. NO. 2	–
	e)	TENEMENTS EXISTING	–
	f)	TOTAL TENEMENTS ON THE PLOT	–
D		PARKING STATEMENT	
	a)	PARKING REQUIRED BY RULE	408 NOS.
	d)	PARKING PROPOSED	638 NOS.
E		TRANSPORT VEHICLE PARKING	
	a)	TRANSPORT VEHICLE PARKING REQUIRED	6 NOS.
	b)	TRANSPORT VEHICLE PARKING PROVIDED	6 NOS.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 18/ 10/2014 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 38650.74 SQ.MT. (THIRTY EIGHT THOUSAND SIX HUNDRED AND FIFTY POINT SEVENTY FOUR SQ.MT.) & TALLS WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP /TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRD

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHE/ 8644 /BP(WS)/ AK Dated 30.05.2023

EXECUTIVE ENGINEER
BUILDING PROPOSAL (K.)WARD

S.E.B.P.(KEN)	A.E.B.P.(K/EAST)
ARCHITECT AMEET PAWAR CA/2004/34543	OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET
BLOCK PLAN, LOCATION PLAN AND AREA STATEMENT

DESCRIPTION OF PROPOSAL
PROPOSED COMMERCIAL BUILDING NO-3 ON SUB PLOT-A OF PROPERTY BEARING C.T.S.NO179A/1,179A/2,179-B,C,E,F,G.OF VILLAGE-MULGAON, C.T.S. NO. 230-A /1A,1B, 1C, 238-B,243-A & 243-A/1 OF VILLAGE KONDIVITA AT KONDIVITA AT M. V. ROAD, ANDHERI (EAST) MUMBAI.

NAME OF OWNER
SHRI. S.M. KUVELKAR, PARTNER OF TULSAIANI SUMER ASSOCIATES
1103/04,TULSIANI CHAMBERS, 212,NARIMAN POINT,MUMBAI-400021

NAME, ADDRESS & SIGNATURE OF ARCHITECT
aakar ARCHITECTS&CONSULTANTS
GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057.
Ph:-022-2612 9933/ 44/ 55/ 66.
www.aakararchitect.org

NORTH	DRAWN BY	JOB NO	PATH:-
	ASHISH / ROHAN	1080	y:\ashish\western\jogeshwari bmc\ job.no.1080 -tulsiani developers\ 02. bmc. drowing\01.b.m.c. proposal 4- IOD PROPOSAL 8/22

Roto - 583 -
BMRP-4245-2008-3,000 Forms.

This P.O.D./C.C. is issued subject to the provision of U... ...celling and Regulation Act, 1976

C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ 9152 /~~BSI~~/WS/~~AW~~/AK of 27 MAR 2012

COMMENCEMENT CERTIFICATE

To,
M/s Tulsiyani Builders & Textiles Pvt Ltd.
.....
.....

Ex. Engineer Bldg. Proposal (WS)
H and K Wards
Municipal Office, L. K. Parkar Marg,
Bandra (West), Mumbai - 400 050

Sir,

With reference to your application No. 6248 dated 16/07/07 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 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Rep Club House & Swimming Pool CTS No. 1791 to 1794, 2301 to 2303, 238-B, 243-A, 243/1 at premises at Street M.V.Rd. village Kondivita plot No. ..... situated at Andheri (E) in K/East Ward.

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

1. The land vacated in 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 there of 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 lapse shall not bar any subseequent application for fresh permission under section 44 of the Maharashtra Regional & 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 42 of 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 P. W. BHARGALE .....
.....Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 26 MAR 2013.

is Commencement certificate is for
ying out d... work upto/For Plinth only

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

Executive Eng. Building Proposals
(Western Subs.) 'H/East, 'H/West' & 'K/East, 'K/West' /Wards'

FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

23 APR 2015

Valid up to 26-9-2016

CHE/WS/ ~~K/East~~ /CC/9152/LOI/AH

Further C. C. is re-endorsed upto top of basement slab level only above gound level as per approved ~~for upto~~ amended plan ~~height~~ dt. 16-02-2015.

23/4/15

E.E.B.P. (WS) K. Ward

CERTIFIED TRUE COPY

BSBarot

M/s. B. S. BAROT
B. S. BAROT, LICENCE SURVEYOR
Plot No. 14-A, Yogi Krupa, 1st Floor,
Jawahar Nagar, S. V. Road,
Goregaon (W), Mumbai-400 062.

BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/8644/WS/AK/FCC/1/NEW

COMMENCEMENT CERTIFICATE

To,
Shri. S. M. Kuvelkar, Partner of Tulsiani Sumer Associates
1103/04, Tulsiani Chambers, 212,Nariman Point,
Mumbai-400021.

Sir,

With reference to your application No. **CE/8644/WS/AK/FCC/1/NEW** Dated. **14 Feb 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 **14 Feb 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **-** C.T.S. No. **179-A to 179-H of village Mulgaon & C.T.S.No.230-A 230-D, 238-D, 243-A & 243-A/1 of village** Division / Village / Town Planning Scheme No. **KONDIVATE** situated at **M. V. Road** Road / Street in **K/E Ward** 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the 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)H/East & K/East Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 18/6/2008

Issue On : 19 Jun 2007 Valid Upto : 18 Jun 2008

Application Number : CE/8644/WS/AKCC/1/Old

Remark :

Approved By

EE

Executive Engineer

Issue On : 02 Nov 2023 Valid Upto : 18 Jun 2024

Application Number : CE/8644/WS/AK/FCC/1/NEW

Remark :

Re-endorsement & FCC upto top of 10th floor of Wing `A' i.e., ht. 39.67 mt. AGL & Plinth C.C. upto top of basement of Wing `C' i.e., ht. 0.15 mt. as per last approved plans dated 30.05.2023.

Note :-
1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
2) To carry out the work strictly under the supervision of Structural Engineer and L.S/Architect.
3) Approval is given on the basis of documents submitted by L.S./Architect.
4) This C.C. is without prejudice to legal matters pending in court of law if any.
5) Cognizance of cir U/no. CHE/DP/214/GEN Dated 15/09/2023 regarding ‘Measure to be taken to control the Env. pollution due to Bldg Const activities.’ and cir u/no.MGC/F/1102 Dated 25/10/2023 ‘Guidelines for Air pollution Mitigation’ and relevant guidelines issued time to time shall be taken and record to that effect shall be maintained on site.

Digitally signed by SHAIKH ASIF MUSA
Date: 02 Nov 2023 19:15:52
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb I K/E Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/8644/WS/AK/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To,
Shri. S. M. Kuvelkar, Partner of Tulsiani Sumer Associates
1103/04, Tulsiani Chambers, 212,Nariman Point,
Mumbai-400021.

Sir,

With reference to your application No. **CE/8644/WS/AK/FCC/1/Amend** Dated. **06 May 2026** 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 **06 May 2026** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **-** C.T.S. No. **179-A to 179-H of village Mulgaon & C.T.S.No.230-A 230-D, 238-D, 243-A & 243-A/1 of village** Division / Village / Town Planning Scheme No. **KONDIVATE** situated at **M. V. Road** Road / Street in **K/E Ward** 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the 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. **A.E. (B.P) K/E Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 18/6/2008

Issue On : 19 Jun 2007 Valid Upto : 18 Jun 2008

Application Number : CE/8644/WS/AKCC/1/Old

Remark :

Approved By

EE

Executive Engineer

Issue On : 02 Nov 2023 Valid Upto : 01 Nov 2024

Application Number : CE/8644/WS/AK/FCC/1/NEW

Remark :

Re-endorsement & FCC upto top of 10th floor of Wing `A' i.e., ht. 39.67 mt. AGL & Plinth C.C. upto top of basement of Wing `C' i.e., ht. 0.15 mt. as per last approved plans dated 30.05.2023.

Note :-
1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
2) To carry out the work strictly under the supervision of Structural Engineer and L.S/Architect.
3) Approval is given on the basis of documents submitted by L.S./Architect.
4) This C.C. is without prejudice to legal matters pending in court of law if any.
5) Cognizance of cir U/no. CHE/DP/214/GEN Dated 15/09/2023 regarding ‘Measure to be taken to control the Env. pollution due to Bldg Const activities.’ and cir u/no.MGC/F/1102 Dated 25/10/2023 ‘Guidelines for Air pollution Mitigation’ and relevant guidelines issued time to time shall be taken and record to that effect shall be maintained on site.

Approved By

Asst. Eng. (BP)H/East & K/East Ward

Assistant Engineer (BP)

Issue On : 21 May 2026 Valid Upto : 18 Jun 2026

Application Number : CE/8644/WS/AK/FCC/1/Amend

Remark :

Re-endorse FCC upto top of 10th floor + OHT of Wing A i.e. ht. 47.58 mt. AGL as per last approved plan dated 05.05.2026.

Note:
1. That the Safety Precautions as per Reg.12 (5) of DCPR 2034 shall be taken. Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident and its responsibility solely lies with Owners/Developers and their respective professionals.
2.To carry out the work strictly under the supervision of RCC consultant and L.S/Architect and other professional consultants.
3.Approval is given on the basis of documents submitted by L.S./Architect.
4.Cognizance of circular u/no. MGC/F/1102 Dated 25/10/2023, MGC/F/4733 Dated 25/10/2024, MGC/F/6526 Dated 13/05/2025, Dy.Ch.E./BP/8637 Dated 03/12/2025 and relevant guidelines issued time to time for air pollution shall be strictly taken on the site along with installation of air pollution monitoring LED display board.

Digitally signed by YOGESH MADANLAL KILLEDAR
Date: 21 May 2026 16:13:40
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb I K/E Ward Ward

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

SWATI CONSULTANCY

201, 2nd Floor, Sheetal, Roshan Nagar, Off. Chandavarkar Road,
Borivali (W), Mumbai - 400092.
7400190899 / 9137651391 swati7599@gmail.com
swaticonsultancy1999@yahoo.com

CONSULTANTS FOR CIVIL ENGINEERING WORKS IN MCGM AND REVENUE DEPT.

PART COMPLETION CERTIFICATE FROM CONSULTANT

SC/SWD/IPC/08/2025-26 **Date: 30.05.2025**

To,
Executive Engineer,
Building Proposal (W.S.),
K/E Ward, M.C.G.M., 7th Floor,
Shri. Balasaheb Thackarey Market,
Poonam Nagar, Majas, Off. J.V. Link Road,
Jogeshwari (E), Mumbai – 400 093.

Sub: SWD Internal Part Completion Certificate for proposed Commercial Bldg. No. 03 on sub plot A of property bearing C.T.S. No. 179A/1, 179A/2, 179A/B, C, E, F, G of village Mulgaon C.T.S. No. 230A/1A, 1B, 1C, 238B, 243A & 243A/1of Village Kondivita at M.V. Road, Andheri (East) Mumbai.

Sir,

With reference to above subject matter I/we on behalf of our clients **Shri. S. M. Kuvelkar, Partner of Tulsiani Sumer Associates** have completed the work of Strom water drain as per the Remarks U/No. SC/SWD/IR/108/2022-23 given by us date 13/10/2022

Completed Work : 1) F → F4: Proposed to construct RCC box drain of 0.45 m width with Heavy duty openable Grating of size 0.90 m. x 0.60 m. size shall be provided at every 6 mt. c/c. The proposed RCC Box drain shall be construct flush to surface level to match with invert level at downstream side with bottom slope of 1 in 500 towards discharging point for periodic maintenance, desilting of box drain passing through the property and to drain out surface water.

2) The side open spaces have been proposed to be leveled consolidated and paved with cement concrete with proper slope in such a way to discharge the storm water into Existing storm water Entrance (As Per Plan).

Balance Work : 1) Internal Proposed SWD i.e. S2 → S3 & other condition shall be construct/ Complete as per Internal SWD remark issue by consultant u/No SC/SWD/IR/108/2022-23 Dated 13/10/2022

M/S. SWATI CONSULTANCY MUMBAI

2) Existing Road side & Layout SWD marked in green colour on attached plan to be cleaned, repaired and maintain.

We are submitting herewith the SWD Internal Part Completion Certificate as per MCGM format Appendix II as detailed below:

APPENDIX II

STORM WATER DRAINAGE INTERNAL PART COMPLETION CERTIFICATE

Certified that, I/We have completed the partly Storm Water Drainage Work for the premises as detailed below

Details of work : Proposed Commercial Bldg. No. 03 on sub plot A of property bearing C.T.S. No. 179A/1, 179A/2, 179A/B, C, E, F, G of village Mulgaon C.T.S. No. 230A/1A, 1B, 1C, 238B, 243A & 243A/a of Village Kondivita at M.V. Road, Andheri (East) Mumbai.

Layout Approval No. and Date: --

IOD No. and Date : CE/8644/WS/AK/337/2/Amend

Name of the Owner : **Shri. S. M. Kuvelkar, Partner of Tulsiani Sumer Associates**

Name of Architect : Mrs. Ameet G. Pawar

Name of Developer : **Shri. S. M. Kuvelkar, Partner of Tulsiani Sumer Associates**

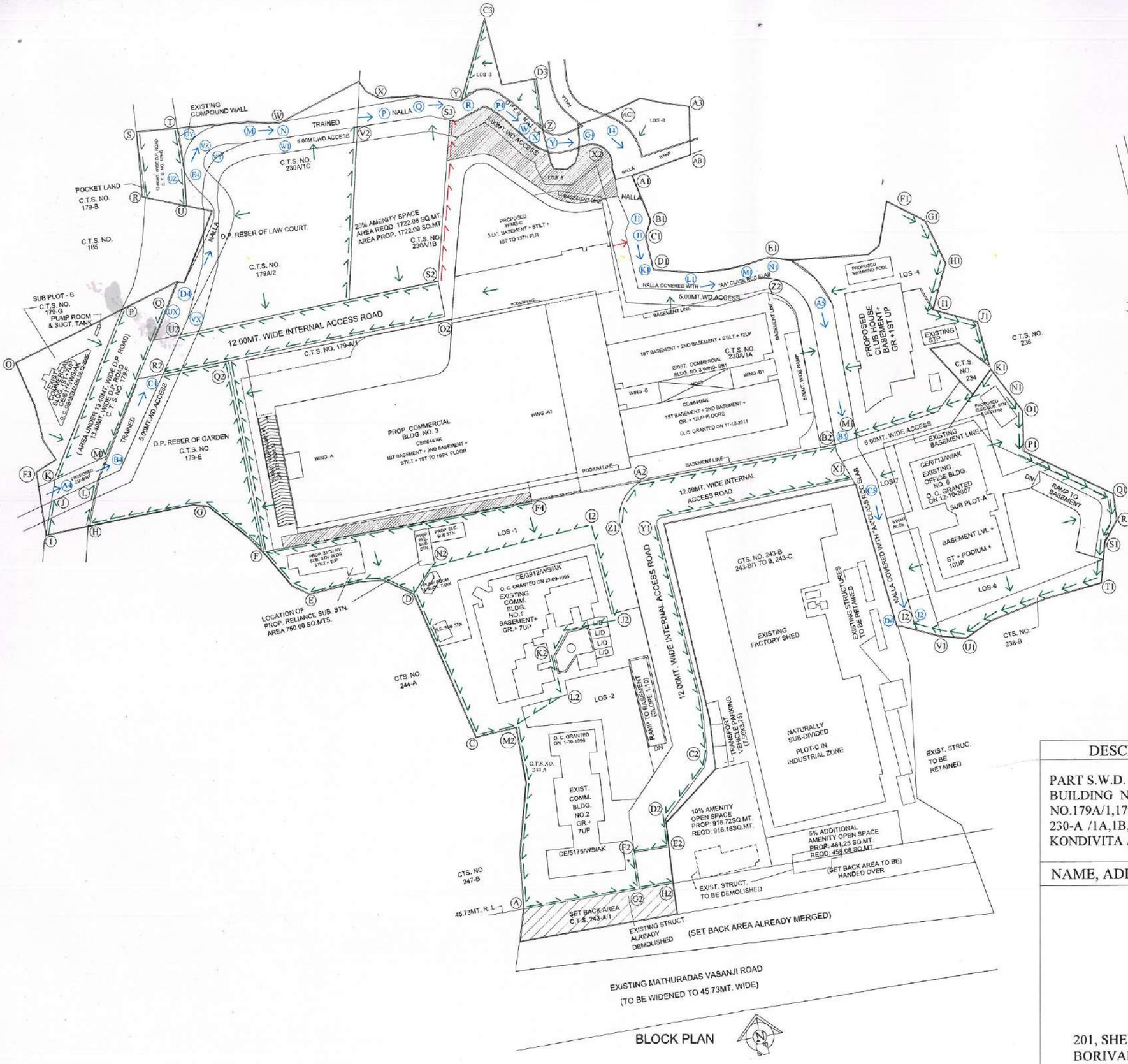
The Storm Water Drainage work as mentioned by M/s. Swati Consultancy for is carried our as per the remarks and as per site conditions to my/our satisfaction, that the workmanship and whole of the materials used are good and that no provision of Act and / or Bye-laws and no requisitions made condition prescribed or order issued under have transgressed in the course of the work.

Consultant: M/s. Swati Consultancy
Consultant No 2337/13/2016

Signature:
Name: Shri. Rajendra B. Nevase
Office Address: 201-202 Sheetal,
Roshan Nagar, Off. Chandavarkar Road,
Borivali (W) Mumbai- 400092

Licensed Plumber: M/s. Swati Consultancy
L. P. No. 2337

Signature:
Name: Shri. Rajendra B. Nevase
Office Address: 201-202 Sheetal,
Roshan Nagar, off. Chandavarkar Road,
Borivali (W) Mumbai - 400092



DESCRIPTION OF PROPOSAL AND PROPERTY

PART S.W.D. COMPLETION CERTIFICATE FOR PROPOSED COMMERCIAL BUILDING NO. 3 ON SUB PLOT-A OF PROPERTY BEARING C.T.S. NO.179A/1,179A/2,179-B, C, E, F, G. OF VILLAGE-MULGAON, C.T.S. NO. 230-A /1A,1B, 1C, 238-B,243-A & 243-A/1 OF VILLAGE KONDIVITA AT KONDIVITA AT M. V. ROAD, ANDHERI (EAST), MUMBAI.

NAME, ADDRESS & SIGNATURE OF LICENSED CONSULTANT

SWATI CONSULTANCY

RAJENDRA B. NEVASE
CONSULTANT NO. 2337/13/2016
201, SHEETAL, ROSHAN NAGAR, OFF CHANDAVARKAR ROAD, BORIVALI (W), MUMBAI - 400 092.

R. K. Enterprise

Civil Engineers, Licenced Plumbers, Sanitary Contractors

2, Ghanshyam Tower, M. G. Road, Borivali (E), Mumbai-400 066.

E-mail: jpe87mumbai@rediffmail.com

Date : 27-05-2026

To,
The Assistant Engineer,
Building Proposal,
`K/E' Ward,
Mumbai Municipal Corporation,
Jogeshwari (East)
Mumbai - 400 093.

Sub : Drainage completion certificates for the proposed commercial building no. 3, `A' Wing on sub - plot "A" of property bearing CTS No. 179-A to 179-H of Village Mulgaon & CTS No. 230-A to 230-D, 238-D, 243-A & 243-A/1 of village Kondivita at M. V. Road, Andheri (E), Mumbai – 400 059.
For Tulsiani Sumer Associates

Ref: Plan approved under No. CE/8644/WS/AK/337/2/Amend of dated 05-05-2026

Dear Sir,

I do hereby certify that the following work situated at above mentioned site W.C.'s P.V.C. Nahni traps, PVC Pipes with fittings from Ground to 1st floor and P.V.C. Pipes with fittings from 1st floor onwards, C.I. & PVC Pipes for underground drainage line with Inspection Chamber & PVC Gully trap chamber with Cover, R/W Pipes, Vent shaft etc; as per drainage by laws.

I have taken a smoke test in my present & there is no leakage. The work has been completed to my satisfaction, that the whole of the materials used are good, and that no provision of the Act or by-laws, and no requisition made, condition prescribed or order issued there under, has been transgressed in the course of the work.

The work has been completed under our supervision.

Thanking you,

Yours faithfully,
For R. K. ENTERPRISE

(P. R. JOSHI, L. P. 1500)

Encl: Drainage Plan
License Copy
Copy of Appointment Letter
Appendix II
A.E. (M) Street Connection Letter

मंजुरी क्र. अ.ते.अ/प्रकल्प/५८९२,
दि. ०४.०२.२६
मंजुरी क्र. एमजीसी/बी/५२७८,
दि. २४.१०.२५

श्री/श्रीमती जोशी पदेश आर.
अनुज्ञापत्र क्र. २५००... यांची दि. २५.०३.२६
पासून रात्रदारी म्हणून नेमणूक करण्यात येत आहे.
दि. ३.२.२६ पासून दि. ३.२.२७ पर्यंत.
ही नेमणूक मंजूरीनी अनुज्ञापत्र वैध असेल त्या
कालावधी पर्यंतच असेल. अनुज्ञापत्र दरवर्षी
नूतनीकरण केल्यास त्याप्रमाणे सदर नेमणूक पुढे सुरू
राहिल. क्र. २५००/३७/२०२६

२१/३/२५
प्रशासकीय अधिकारी
जल अभियंता कार्यालय
२८.०३.२५

जवीन पुस्तक (II)

अद्ययावत सुधारित

मुंबई महानगरपालिका अधिनियम १८८८

कलम ३५५ अन्वये नलिका जोडणी परवाना धारकासाठी द्यावयाचे अनुज्ञापत्र

अनुज्ञापत्र क्र. २५००

बृहन्मुंबई महानगरपालिका कार्यालय,
मुंबई २८.०३.२०२५

नांव: श्री. जोशी पदेश आर.
पत्ता: ४०१/४०२, सोनी सिद्धी सदन
जोसी, भगवती हॉस्पिटल समोर,
एस.व्ही.पी.रोड, बोरिवली (प.),
मुंबई - ४०००९२.

अद्ययावत सुधारित मुंबई महानगरपालिका अधिनियम १८८८ च्या कलम ३५५ अन्वये (ह्या पुढे अधिनियम म्हणून संबोधले जाईल), १ एप्रिल २०२५ ते ३१ मार्च २०२६ पर्यंत एक वर्षाच्या कालावधीकरिता नलिका जोडणी परवानाधारक म्हणून अधिनियमाच्या तरतूदीकरिता काम करण्यासाठी, खालील अटी आणि शर्तीनुसार हे नळ कारागिर अनुज्ञापत्र मी आपणास देत आहे.

अधिनियम कलम ३५६ अन्वये अनुज्ञापत्रधारक नलिका जोडणी परवानाधारकाच्या मार्गदर्शनासाठी सध्या अस्तित्वात असलेल्या अनेक नियमांच्या तरतूदी ह्या अनुज्ञापत्राच्या शर्ती म्हणून समाविष्ट केल्या गेल्या आहेत असे मानले जाईल. ह्या अनुज्ञापत्राच्या कालावधीत ज्या बाबतीत आपण कार्य करीत असाल अशा प्रत्येक बाबतीत सर्व वेळी सर्व बाबतीत आपणास पूर्वीच्या अनेक नियमांचे किंवा त्यापैकी जे लागू असतील त्यांचे पालन करावे लागेल आणि ते आपणास बंधनकारक राहतील आणि ते पार पाडावे लागतील व जास्तीत जास्त कार्यक्षमतेने ते अंमलात आणावे लागतील.

१

या ठरलेल्याप्रमाणे विहीत केलेले नियम पूर्ण दिलेले आहेत आणि हे सुध्दा ठेवले पाहिजे की जर शासकीय कोणत्याही अटी व शर्तींचे आपणाकडून उल्लंघन करण्यात आले, त्या ठाळण्यात आल्या, तर अथवा जर या अनुज्ञापत्राच्या ज्या बाबतीत संबंध असेल अशा कोणत्याही बाबतीत अधिनियमातील कोणत्याही तरतूदीचे किंवा अधिनियमाखाली करण्यात आलेल्या कोणत्याही नियमांचे किंवा ज्या नियमांचे आपणाकडून उल्लंघन करण्यात या अधिनियमाच्या कोणत्याही तरतूदीचा उल्लंघनाबाबत आपण दोषी म्हणून सिध्द झालात तर अधिनियम कलम ३५६ अन्वये हे अनुज्ञापत्र कोणत्याही वेळी निलंबीत किंवा रद्द करण्यात येईल. तसेच या या शिक्षेव्यतिरीक्त हे अनुज्ञापत्र निलंबित किंवा रद्द करण्यात आल्याने तर, तसेच जर हा अनुज्ञापत्राचा मान्य केलेला कालावधीच संपलेला असेल तर किंवा त्यापूर्वी निलंबित किंवा रद्द करण्याचा आदेश मागे घेईपर्यंत किंवा अनुज्ञापत्राचे नूतनीकरण करण्यात येईपर्यंत, यास्थितीही अधिनियमाच्या सर्व बाबतीत आपणास अनुज्ञापत्रधारक म्हणून समजण्यात येणार नाही आणि शिवाय असे की, हे अनुज्ञापत्र म्हणजे इतरांना कोणत्याही योग्य वेळी, अधिनियम कलम ६८ अन्वये स्थाबाबतीत केलेला प्रदान केलेल्या कोणत्याही महानगरपालिका अधिकाऱ्याने ते मागितल्या नंतर ताबडतोब ते सादर केलेच पाहिजे.

ही अनुज्ञापत्राची फीस पूर्ण सर्व प्रकारे ने जोशी शुल्क (एकदाच) रुपये २०००/- आहे.
पावती क्र. २५२६WOD००७६३७६८ दि. २८.०३.२५ रक्कम रु. २०००/-
जल अभियंता यांजकरिता
बृहन्मुंबई महानगरपालिका आयुक्त यांजकरिता

ह्या अनुज्ञापत्राची मुदत दरवर्षी ३१ मार्च रोजी संपते. दर वर्षी नूतनीकरण करणे आवश्यक आहे. पुढील वर्षाकरिता अनुज्ञापत्राचे नूतनीकरण करण्यासाठी दिनांक १ मार्च ते ३० एप्रिल पर्यंत अनुज्ञापत्र पुस्तक नूतनीकरणासाठी सादर करणे आवश्यक आहे. या कालावधीत नूतनीकरण न झाल्यास अनामत रक्कम जप्त करण्यात येईल.

नलिका जोडणी परवाना धारकासाठी अनुज्ञापत्र.



पावती क्रमांक आर - २३९२
आर - ४०३१
दिनांक २३.०३.२५ अनुसार अनामत
रक्कम रु. २५.०३.०६ भरण्यात आली.
५५०/-
५५०/-
+ रु. २५००/-
अतिरिक्त अनामत रक्कम
२५२५WOD००७६३७६८
२२.०३.२५

जल अभियंता

अनुज्ञापत्रधारक

नलिका जोडणी परवाना धारकाच्या स्वाक्षरीचा नमुना

P.R. JOSHI L.P. 1500/17/2016
2-A, Ghanshyam Tower,
M.G. Road,
Borivali (E), Mumbai 400066

२

नलिका जोडणी परवाना धारकाच्या अनुज्ञापत्राचे २०२६ ते २०२७ या वर्षाकरिता नूतनीकरण केले आहे.
शुल्क रुपये २०००/-
पावती क्रमांक २५२६WOD००७३९८६६
दिनांक ३८.०३.२६ रोजी मिळाले.
सनिपाटील
जल अभियंता यांजकरिता,
मुख्य लिपीक बृहन्मुंबई महानगरपालिका आयुक्त यांजकरिता.

नलिका जोडणी परवाना धारकाच्या अनुज्ञापत्राचे २०२५ ते २०२६ या वर्षाकरिता नूतनीकरण केले आहे. सलग तिसरे शुल्क असले.
शुल्क रुपये ५८९६/-
पावती क्रमांक २५२६WOD००७६३८३९
दिनांक ३२.०३.२५ रोजी मिळाले.
सनिपाटील
जल अभियंता यांजकरिता,
मुख्य लिपीक बृहन्मुंबई महानगरपालिका आयुक्त यांजकरिता.

नलिका जोडणी परवाना धारकाच्या अनुज्ञापत्राचे २० ते २०
या वर्षाकरिता नूतनीकरण केले आहे.
शुल्क रुपये
पावती क्रमांक
दिनांक रोजी मिळाले.
जल अभियंता यांजकरिता,
मुख्य लिपीक बृहन्मुंबई महानगरपालिका आयुक्त यांजकरिता.

नलिका जोडणी परवाना धारकाच्या अनुज्ञापत्राचे २०२६ ते २०२७
या वर्षाकरिता नूतनीकरण केले आहे. सलग तिसरे शुल्क असले आहे.
शुल्क रुपये २०००/- ६४८६/-
पावती क्रमांक २५२६WOD००७३९८५४
दिनांक ३०.०३.२०२६ रोजी मिळाले.
सनिपाटील
जल अभियंता यांजकरिता,
मुख्य लिपीक बृहन्मुंबई महानगरपालिका आयुक्त यांजकरिता.

नलिका जोडणी परवाना धारकाच्या अनुज्ञापत्राचे २० ते २०
या वर्षाकरिता नूतनीकरण केले आहे.
शुल्क रुपये
पावती क्रमांक
दिनांक रोजी मिळाले.
जल अभियंता यांजकरिता,
मुख्य लिपीक बृहन्मुंबई महानगरपालिका आयुक्त यांजकरिता.

TULSIANI-SUMER ASSOCIATES
BUILDERS & DEVELOPERS

6th November, 2017

To,
The Assistant Engineer,
Building Proposals, `K/E' Ward,
Mumbai Municipal Corporation,
Mumbai.

Sub: Proposed Commercial Building no. 3 on Sub-plot `A' of property bearing CTS no. 179-A to 179-H of Village Mulgaon, CTS no. 230-A to 230-D, 238-D, 243-A and 243-A/1, 238-B of Village Kondivita of Andheri(East), Mumbai.

Ref: Plan approved under No. CE/8644/WS/AK

Dear Sir,

With reference to the above, we hereby appoint Shri. P. R. Joshi, L.P.1500 of M/s. R. K. Enterprise, 2-A, Ghanshyam Tower, M. G. Road, Borivali (East), Mumbai – 400 066; to carry out Plumbing & sanitary works for the proposed building mentioned above.

Thanking you,

Yours faithfully,

For TULSIANI SUMER ASSOCIATES

R. S. KUWELKER
Partner

P.R. JOSHI L.P. 1500/17/2016
2-A, Ghanshyam Tower.
M.G. Road,
Borivali (E), Mumbai-400066

1103 Tulsiani Chambers 212 Nariman Point Mumbai 400 021
T: +91 22 22851505 • F: +91 22 22855856 • E: mail@tulsiani.com
www.tulsiani.com

R. K. Enterprise

Civil Engineers, Licenced Plumbers, Sanitary Contractors

2, Ghanshyam Tower, M. G. Road, Borivali (E), Mumbai-400 066.

E-mail: jpe87mumbai@rediffmail.com

Date: 27-05-2026

To,
Executive Engineer,
Building Proposals, `K/E' Ward
Mumbai Municipal Corporation,
Jogeshwari (East),
Mumbai.

Sub : Drainage Completion Certificate for the proposed commercial building no. 3 `A' Wing on sub - plot "A" of property bearing CTS No. 179-A to 179-H of village Mulgaon & CTS No. 230-A to 230-D, 238-D, 243-A & 243-A/1 of village Kondivita at M. V. Road, Andheri (E), Mumbai – 400 059.

Ref: Plan approved under No. CE/8644/WS/AK/337/2/Amend of dated 05-05-2026

Sir,

With reference to above subject matter we on behalf of our clients M/s. Tulsiani Sumer Associates, completed the work of sanitary plumbing work and/or house drainage work is submitting for Completion Certificate as per MCGM format (Appendix II) as detailed below:

BRIHAN MUMBAI MAHANAGARPALIKA
APPENDIX II
DRAINAGE COMPLETION CERTIFICATE
(Vide Bye-law No. 49)
(See section 259A, Sub Section 3)

Ref No. : CE/8644/WS/AK/337/2/Amend

Certificate that we have completed the sanitary plumbing work and/or house drainage work and for the premises as detailed below:

Ward No.	:	`K/E' Ward
Plot No.:	:	"A" of property bearing CTS No. 179-A to 179-H of village Mulgaon & CTS No. 230-A to 230-D, 238-D, 243-A & 243-A/1
Street No.	:	M. V. Road
Locality	:	Andheri (E)
Sanction No.	:	CE/8644/WS/AK/337/2/Amend
Detail of work	:	Drainage Complete

Contd . - 2 -

R. K. Enterprise
Civil Engineers, Licenced Plumbers, Sanitary Contractors
2, Ghanshyam Tower, M. G. Road, Borivali (E), Mumbai-400 066.
E-mail: jpe87mumbai@rediffmail.com

The work is carried out to our satisfaction that the workmanship and the whole of the materials used are good, and that no provision of the Act or the Bye-law and no requisition made condition prescribed or order issued there under has been transgressed in the course of the work.

Signature of the Owner

M/s. Tulsiani Sumer Associates

Name of the Owner

Mr. S. M. Kuvelkar

Address : 1103/04, Tulsiani Chambers,
212 Nariman Point,
Mumbai – 400 021

Date :

Signature of the Licensed Plumber

M/s. R. K. Enterprise

Name of the Licensed Plumber

Mr. Paresh R. Joshi

License No. : 1500/17/2016

Address: 2A, Ghanshyam Tower,
Mahatma Gandhi Road,
Borivali (E), Mumbai – 400 066.

Date :

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO:- ACKE/3412/AEMIII
7.08.2009

Office of the Municipal Corporation
of Greater Mumbai, K/East Ward,
Gundavali, Andheri (East),
Mumbai-400 059.

To,

M/s J.P.Enterprise
2, Ghanshyam Tower Mahatma
Gandhi Road Borivali (E) M. 66

Sub.:- Drainage completioncertificate for
plot No. Build No 3 Sub plot A CT.S No 179/A to
at Village Mulgaon CT.S No 243/A 243/A/1, 230A
& 238B, 238D of Village Kondivita at Mathurd
Vasanji Road Andheri (E)

Ref.:- A.CKE/3412/A.EMIII dt 24-04-09

Sir,

This is to inform you that you have carried out the work as per permission given to you under No. ACKE/23750/AE(M)III dt 13-4-

Yours faithfully,

Asstt.Engineer (Maintenance),
K/ East Ward.

a.s.17.2.04.

P.R. JOSHI L.P. 1500/17/2016
2-A, Ghanshyam Tower.
M.G. Road.
Borivali (E), Mumbai-400 066

MUNICIPAL CORPORATION OF GREATER MUMBAI

बृहन्मुंबई महानगरपालिका

19 MAR 2011

NO. DY. CHE/SP/ 2367 /P&D

Office of the
Dy.Chief Engineer
(Sewerage Project),P&D,
Cement Godown Bldg.
4th floor, Room No.311,
546 N.M.Joshi Marg,
Byculla (West),
Mumbai-400 011.
Tel.No. 23080041.
Fax No.23063951.

To,
Shri P.R. Joshi (P.L.No.1500),
M/s. J.P. Enterpriese,
2 Ghanshyam Tower,
Mahatma Gandhi Road,
Borivali (East),
Mumbai-400 066.

Sub:- Drainage Completion Certificate for 230 mm.dia. sewer line laid along internal road for proposed Commercial building No.3 on Sub Plot 'A' bearing C.T.S.No.179/A to H of village Mulgaon, C.T.S.No.243/A, 243/A-1, 230/A to D, 238D, 238-B of Village Kondivita at Mathuradas Vasanji Road, Andheri (East), Mumbai.

Ref:- i) L.P.'s application received on 23.12.2010.
ii) Amended I.O.D.No.CE/8644/WS/AK of 13.06.2007.
I.O.D.Holder:- 1) M/s. Tulsiani Builders & Textiles Pvt.Ltd.
2) M/s. Rashtriya Metal Industries Ltd.
3) M/s. chandumal Sons Pvt.Ltd.
4) Shri Ramesh Shah & Others C.A.
to Owner.
iii) No.Dy.CHE/SP/2053/P&D of 18.12.2008.
iv) Dy.Ch.E.(S.P.)P.&D.'s approval of 18.03.2011.

Gentlemen,

Sewer

The Drainage Completion Certificate submitted by you for 230mm.dia. S.W. pipe line laid along internal layout Road for proposed Commercial Building No.3 on the above mentioned plot is hereby accepted.

However, so far as the house drain for the building on the above mentioned plot is concerned, you are requested to approach the Executive Engineer, (B.P.) W.S.K/East.

Yours faithfully,

18/03/2011

Executive Engineer
(Sewerage Project)PL-II,W.S. i/c.

P.R. JOSHI L.P. 1500/17/2016
2-A, Ghanshyam Tower,
M.G. Road,
Borivali (E), Mumbai-400066

C:\DPN\EE(SP)PL-II H&K\DCC.doc

No.AAI/RHQ/WR/DoAS/Auth./SNCR/WEST/B/011420/438290 137 309-312 Date :-16/02/2023

M/s. Tulsiani Builders and Textiles Pvt. Ltd.
Tulsiani Sumer Associates,
1103/04, Tulsiani Chambers,
212 Nariman Point, Mumbai 400 021

संशोधित / Revised NOC

ऊंचाई की मंजूरी के लिए अनापत्ति प्रमाण पत्र / NO OBJECTION CERTIFICATE FOR HEIGHT CLEARANCE

1. यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा सुरक्षित और नियमित विमान प्रचालन के लिए भारत सरकार (नागर विमानन मंत्रालय) के आदेश जीएसआर 751 (ई) दिनांक 30 सितंबर, 2015 के प्रावधानों के अनुसार प्रदत्त उत्तरदायित्व के अनुसरण में जारी किया जाता है।

This NOC is issued by Airports Authority of lndia1 (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India [Ministry of Civil Aviation] order GSR751 (E) dated 30th Sep. 2015 amended by GSR770 (E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2. इस कार्यालय को निम्नलिखित ब्यौरे के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है: -
This office has no objection to the construction of the proposed structure as per the following details:-

NOC ID	SNCR/WEST/B/011420/438290		
Appellant Letter	Letter No.NIL dated 12/04/2022		
Owner/Appellant Name*	M/s. Tulsiani Builders and Textiles Pvt Ltd		
Type Of Structure*	Building		
Site Address*	CTS No. 230A/1A (pt), 230A/1B (pt), Of Village – Kondivita, And CTS No. 179A/1 (pt), Of Village- Mulgaon, Situated At Sir M. V. Road, Andheri (E), Mumbai		
Building*	**Coordinates ***		**Permissible Top Elevation (P.T.E.) Above Mean Sea Level (AMSL)**
Building	19 06 50.09 N 72 52 05.27 E 19 06 49.63 N 72 52 07.57 E 19 06 51.51 N 72 52 08.62 E 19 06 50.44 N 72 52 09.33 E 19 06 50.26 N 72 52 09.94 E	19 06 49.29 N 72 52 09.72 E 19 06 49.47 N 72 52 08.86 E 19 06 47.54 N 72 52 08.41 E 19 06 48.26 N 72 52 04.84 E	**66.46 meter (Sixty-Six Decimal Four Six meter)**

***आवेदक द्वारा उपलब्ध किए गए विवरण / Details as provided by the applicant:**

3. **यह एनओसी नीचे दिए गए नियमों और शर्तों के अधीन है।**

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

(a.) परमिशिबल टॉप एलिवेशन आवेदक द्वारा प्रस्तुत साइट एलिवेशन के आधार पर जारी किया गया है। आवेदक द्वारा प्रदान किए गए साइट निर्देशांक और साइट एलिवेशन की शुद्धता की लिए भाविप्रा जिम्मेदार नहीं है और न ही इसे प्रमाणित करता है। यदि किसी भी स्तर पर यह ज्ञात होता है कि वास्तविक डेटा अलग है, यह एनओसी अमान्य हो जाएगा और कानून के अनुसार कार्रवाई की जाएगी। संबंधित हवाईअड्डे के कार्यालय प्रभारी "एयरक्राफ्ट (डिमोलिशन ऑफ़ ऑब्सट्रक्शन काउज्ड बाय बिल्डिंग्स एंड ट्रीज ईटीसी) रूल्स 1994" के तहत कार्रवाई शुरू कर सकते हैं।

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

गोपाकुमार आर. एस. / GOPAKUMAR R.S.
महाप्रबंधक (ए.टी.एम.), पश्चिमी क्षेत्र
General Manager (A.T.M.), Western Region
भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India
मुम्बई / Mumbai - 400 099.
16/02/2023

No.AAI/RHQ/WR/DoAS/Auth./SNCR/WEST/B/011420/438290 /37 Date :-16/02/2023

a) उपरोक्त आवश्यकता को पूरा करने के लिए, बाधा सीमा सतह में इसके प्रवेश से पहले एयरपोर्ट ऑपरेटर, को बाधा को प्रकाश में लाना चाहिए। तदनुसार यह आवेदक/मालिक की जिम्मेदारी है कि वह एयरपोर्ट ऑपरेटर / विमानपत्तन निदेशक को सूचित करें।

The Airport Operator should publish the obstacle, to fulfil the above requirement, before its penetration of the Obstacle Limitation Surface. It is the responsibility of the applicant/owner to notify the Airport Operator/Airport Director accordingly.

b) डीजीसीए नागर विमानन आवश्यकता श्रृंखला बी भाग-I खंड 4 में विनिदष्ट दिशा-निर्देशों के अनुसार आवेदक/मालिक द्वारा डे मार्किंग और रात्रि प्रकाश व्यवस्था एयरपोर्ट ऑपरेटर / विमानपत्तन निदेशक के समन्वय और सहमति के साथ प्रदान की जाएगी।

The day marking and night lighting shall be provided by the applicant/owner as per the guidelines specified in DGCA Civil Aviation Requirement Series B Part-I Section 4, in Co-ordination with and to the satisfaction of the Airport Operator/Airport Director.

c) क्रेन जैसी कोई भी अस्थायी संरचना, जिसका इस्तेमाल निर्माण के प्रयोजन के लिए किया जा रहा है, एयरपोर्ट ऑपरेटर / विमानपत्तन निदेशक की लिखित अनुमति के बिना परमिशिबल टॉप एलिवेशन से अधिक नहीं होना चाहिए।

Any Temporary structure such as crane, being used for the purpose of construction should not exceed the permissible top elevation without the written permission of the Airport Operator/Airport Director.

भवदीय / Your's faithfully,

16/02/2023

गोपाकुमार आर. एस. / GOPAKUMAR R.S.
महाप्रबंधक (ए.टी.एम.), पश्चिमी क्षेत्र
General Manager (A.T.M.), Western Region
भारतीय विमानपत्तन प्राधिकरण/ Airports Authority of India
मुम्बई / Mumbai - 400 099.

अध्यक्ष एनओसी समिति के लिए / For Chairman NOC Committee
क्षेत्र का नाम / Region Name : पश्चिम / WEST

पता / Address:

महाप्रबंधक / General Manager
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
क्षेत्रीय मुख्यालय, पश्चिमी क्षेत्र / Regional Head Quarter, Western Region
पारसीवाड़ा, सहार रोड, / Opp. Parsiwada, Sahar Road,
विले पार्ले (पूर्व), मुंबई / Vile Parle (E), Mumbai
ईमेल / Email ID: gmatmwr@aai.aero
संपर्क / Contact No, 022-29277 562 ++

1. The Executive Director(ATM),AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi - 110 003.
2. The Executive Vice President (Ops), Mumbai International Airport Pvt Ltd, CSI Airport, 1st floor, Terminal 1B, Santacruz (E), Mumbai 99.
3. The Dy. Chief Engineer, (Western Suburban-I), Building Proposal, Municipal Corporation of Greater Mumbai, Hindu Hrudaysamrat Shri Balasaheb Thackrey Market, CTS No.171/2, 175/A3 Village Majas, Poonam Nagar, J.V. Link Road, Jogeshwari (E), Mumbai 400 093.
4. The Jt. GM (Vigilance),WR

Prepared by
तैयार कर्ता
16/02/2023
सदानंद भि. सावंत / Sadanand B. Sawant
वरिष्ठ अधीक्षक, (एचआर) /Sr.Supdt.(HR)

Verified by
द्वारा सत्यापित
16/02/2023
संगीता पौनिकार / Sangeeta Paunikar
समप्र (एटीएम- DoAS) पक्षे/AGM (ATM-DoAS)WR,
हवाईअड्डा सुरक्षा विभाग / Dept. of Aerodrome Safeguarding

नोट: एनओसी पत्र में कोई भी विसंगति होने पर, आवेदक इस पत्र के जारी होने के बाद 30 दिनों के भीतर इस कार्यालय को सूचित कर सकता है।

Note: In case of any discrepancy in NOC letter, applicant may intimate to this office within 30 days after issuance of this letter.

TULSIANI-SUMER ASSOCIATES

BUILDERS & DEVELOPERS

Date:21/03/2023

To

The Member Secretary

State Level Environment Impact Assessment Authority (SEIAA)

C/o. Environment Department, Govt. of Maharashtra

15th Floor, New Administrative Building,

Mantralaya, Mumbai - 400032

Subject: Submission of compliance as per minutes of 256th SEIAA meeting (Day-1) for proposed expansion of Commercial Complex 'Sahar Plaza' at Plot No. 179A to 179H of Village Mulgaon & CTS No. 243A, 243A/1, 230A, 230A/1A, 230/B, 230/C & 230/D & 238/B of Village Kondivita, M. V. Road, Andheri (East), Mumbai by M/s. Tulsiani Sumer Associates

Reference: (1) EC application having proposal no. SIA/MH/MIS/67622/2021
(2) Minutes of 256th SEIAA meeting (Day-1) held on 16th January 2023 for Agenda Item No. 5 (Part-A)

Respected Sir,

We are grateful to you and Hon. Members of SEIAA for extending patient hearing for our proposal in 256th meeting of SEIAA (Day-1) held on 16th January 2023.

As per the minutes of 256th meeting of SEIAA (Day-1), it is directed to submit certified six-monthly compliance report of earlier EC from Regional Office, MoEF&CC, Nagpur.

In response, we wish to inform you that the site visit has been conducted by officials of Regional Office, MoEF&CC, Nagpur and the certified compliance report (CCR) has been issued vide letter dated 20th March 2023. Copy of the CCR is enclosed herewith as **Annexure-I** for your reference and kind perusal. We further submit that we will ensure to close the compliance points as raised in this CCR.

We hope that the submission as above is to your satisfaction. Hence, you are kindly requested to consider our proposal for grant of Environmental Clearance and oblige.

Thanking you,

Yours faithfully,

For **TULSIANI SUMER ASSOCIATES**

PARTNER

Enclosures: As above

1103 Tulsiani Chambers 212 Nariman Point Mumbai 400 021
T: +91 22 22851505 • F: +91 22 22855856 • E: mail@tulsiani.com
www.tulsiani.com

ANNEXURE-I

भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय,
MINISTRY OF ENVIRONMENT, FOREST ANDCLIMATE CHANGE
एकीकृत क्षेत्रीय कार्यालय, पूर्व खंड, नया सचिवालय भवन, सिविल लाइन्स, नागपुर
INTEGRATED REGIONAL OFFICE, EAST WING, NEW SECRETARAT BUILDING, CIVIL LINES, NAGPUR - 440001.

F. No. EC-1600/RON/2022-NGP / 11332 **Dated: 20.03.2023**

To

Shri. Jayesh Mehta, Project Manager,
Tulsiani Chambers, 212 Nariman Point,
Mumbai - 400012

Subject: Proposed Commercial Complex 'Sahar Plaza' at Plot No. 179A to 179H of Village Mulgaon & CTS No. 243A, 243A/1, 230A, 230A/1A, 230/B, 230/C & 230/D & 238/B of Village Kondivita, M. V. Road, Andheri (East), Mumbai by M/s. Tulsiani Sumer Associates-Issue of Certified Compliance - Report- Reg.

Sir,

This has reference to your request for the issue of CCR for the above project. In this regard, the above said project was inspected by this office. After the site visit and review of additional documents submitted, the implementation of environmental safeguards status in the project is prepared. Copy of the Inspection report is enclosed. **PP should ensure the compliance on the observations made in the report.**

This issues with the approval of Competent Authority.

Yours faithfully

(Surender Gugloth)
Scientist-E

Encl: As above

Copy to:

1. Member Secretary- SEIAA Environment & Climate Change Department, Room No. 217, 2nd floor Mantralaya, Mumbai-400032.

GOVERNMENT OF INDIA
Ministry of Environment, Forest and Climate Change
Integrated Regional Office, Nagpur

INSPECTION REPORT

F. No. EC-1580/RON/2022-NGP

1.	Name of the project and location	Proposed Commercial Complex 'Sahar Plaza' at Plot No. 179A to 179H of Village Mulgaon & CTS No. 243A, 243A/1, 230A, 230A/1A, 230/B, 230/C & 230/D & 238/B of Village Kondivita, M. V. Road, Andheri (East), Mumbai by M/s. Tulsiani Sumer Associates
2.	Address for Correspondence	Shri. Jayesh Mehta, [Project Manager], 1103, Tulsiani Chambers, 212 Nariman Point, Mumbai - 400012
3.	Clearance letter No.& Date	No.SEAC-2013/CR-185/TC-1dated 10.12.2014
4.	Date of site visit	The project was inspected on 10.03.2023 During the visit, Shri. Jayesh Mehta, Project Manager was present.
5.	Date of previous visit(s) & observation if any	Nil
6.	One-page brief summary of the project - along with project details, date of commencement of construction activities, present status etc,	EC was granted by SEIAA in 19.10.2006 for construction of residential and commercial project in plot area of 35,346.70 sqm with total built up area of 1,20,580.82 sqm. EC was granted by SEIAA for expansion in 10.12.2014 for construction of residential and commercial project in plot area of 49,464.30 sqm with total built up area of 1,20,580.82 sqm. The proposed building consists of residential and commercial building. Construction activity commenced in the 19.06.2007. Currently the completed part is as follows:- Building 1 (Midas) having configuration of

		B+G+7, Building 2 (Bonanza) G+7, Building 6 (Meadows) 2B+G+10, Building NO. 3 (Wing B, B1 (Windfall) 2B+G+12, Club House B+G+1 and Bldg. No. 3 (Mint) Which will be demolished The project is partly under construction phase & 3 Buildings are newly Proposed, About 60 % of work have been completed.
7.	Consent from MPCB	PP has obtained CTE vide number- Format 1.0 /BO-RO-HQ/MU-7088-16/CE-Revalidation/CC-0259 dated 03.02.2017 which is valid till 10.12.2021. PP has obtained CTE vide number- Format1.0/CC/UAN No.0000131458/CE/2211001000 dated 14.11.2022 which is valid till 10.12.2026 PP has obtained CTO vide number-MPCBHQ/ROHQ/Mumbai/CO/CC/608 dated 01.10.2012 which is valid till 30.04.2014 PP has obtained CTO renewal vide number-Format 1.0/BO/RO-HQ/EIC-Mu-3626-12-Autorenewal/CR/CC-688 dated 08.05.2014 which is valid till 30.04.2018 PP has obtained CTO renewal of 1st part and amalgamation of 2nd Part vide number-Format 1.0/BO/JD(WPC)/UAN No. 0000062083/2nd Part CO/CC-1903001457 dated 26.03.2019 which is valid till 30.04.2022 PP has obtained CTO renewal vide number-Format1.0/CC/UAN No.0000131448/CR/2205000263 dated 05.05.2022 which is valid till 30.04.2025 Copy of the consent order is enclosed at **Annexure-I**
8.	Details on sanitation facilities provided at labour camp, if provided within the site,- 1. Sewage treatment and disposal,	Adequate drinking water and temporary sanitation facilities are provided. The waste generated from the labour is treated through Septic tank/ soak pit, collected and handed over to local vendor for further treatment.

	2. Solid waste collection and disposal	Solid waste generated is properly collected, segregated and handed over to local agency.
9.	Water usage, source and quantity	The water requirement for the construction activity is about 4 KLD and it is met through tanker water Supply. PP has obtained NOC from Brihan mumbai Municipal Corporation dated 30.09.2022. for water supply for the operation phase. Copy of the permission is submitted.
10.	Permission to draw ground water if any shall be obtained from the competent Authority prior to construction /operation of the project	According to the PP, there are no bore wells and PP is meeting the water for construction through water tankers
11.	Water conservations measures- Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	Water demand during construction is reduced by use of pre-mixed concrete, curing agents and other best practices.
	Dual plumbing line for separation of gray and black water, Low flow Fixtures for showers, toilet flushing and drinking.	PP has agreed to implement all these conditions at the plumbing stage of Construction.
	Recycling of treated sewage	The sewage treatment plant 2 Nos. with total capacity 510 KLD is installed on site is proposed for the treatment of sewage expected of Operation Phase. The treated sewage is proposed to be reused for flushing, gardening etc,.
12.	Energy conservation as per Energy Conservation Building Code	PP informed that project is designed as per ECBC norms and Energy conservation measures such as LED, BEE 5 star rated pumps, solar lighting etc will be provided.
13.	Usage of Fly ash in the construction	PP informed that fly ash is used in RMC.
14.	Topsoil management.	Reported that excavated soil is used for backfilling and leveling of the plot and

		remaining shall be used within site for landscaping.
15.	Details of DG set [numbers and Capacity]	No DG set is installed at site for construction phase.
16.	Pollution abatement measures:	
	Vehicular pollution	PP informed that vehicles with PUC only are hired for bringing construction material to the site. Copy of the PUC certificates verified during the inspection.
	Dust control	PP informed that water sprinkling is being carried out to suppression of dust.
	Noise Control	PP informed that construction activity is restricted to day time only, tall barricades have been provided on all sides, DG is provided with acoustic enclosure.
17.	Latest Monitoring reports on Ambient air, Soil, Ground water, Noise, DG set etc,.	The environmental monitoring is regularly carried out for various parameters by approved MOEFCC lab and copy of the latest monitoring reports are enclosed at **Annexure –II.** Ground water quality not monitored as there is no bore well.
18.	Construction Spoils, muck, including bituminous material and other hazardous materials management	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. There is no bituminous waste. Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.
19.	Green Belt	PP has submitted green belt development plan. According to Plan, proposed to carry out plantation in an area of 9734.08 sqm., total number of trees to be planted are 142 NOs.

		PP should ensure plantation as per the green belt development plan submitted.
20.	CER/EMP	PP informed that according to the OM dated 25.02.2021 of the Ministry, the building projects to carry out all activities proposed under EMP as well any additional activities that may either be committed by them or prescribed by SEAC. Accordingly, capital cost of Rs. 377.85 lakhs and O & M cost of Rs. 36.14 lakhs / year have been earmarked for EMP. **PP should ensure implementation of EMP activities with 30% funds to be earmarked for Water conservation works and planting/distribution of seedlings.**
21.	Details of Environment Management Cell	PP reported that a Separate Environment Management Cell has been set up to look after environmental management.
22.	Submission of six monthly reports on the status of compliance	PP has submitted six-monthly report.
23.	Submission of the environmental statement	PP has submitted the copy of the Statement.
24.	Uploading of the EC, compliance report, Environmental statement on the Company Website	PP has uploaded copy of EC, compliance report, Environmental statement on the Company Website at **http://www.tulsianisumer.com/**
25.	Advertisement about the grant of EC	**Partly complied** Advertisement was made, however the clause of seven days was not followed
26.	Details of areas like Forest, Eco-Sensitive Zone, wildlife sanctuary etc. and the distance from the project	There is no forest area near to the project site.
27.	Details of Show Cause Notice/ direction issued, if any by the State PCB and details of remedial action	NIL

	taken/proposed.	
28.	Details of Show Cause Notice/ direction issued, if any from the Department of Mines and Geology and details of remedial action taken/proposed.	NIL
29.	Details of pending Court Cases (If any)	NIL
30.	Proposal	Reported that due to new UDPCR rules, PP proposed to modify the plan and applied for EC. Hence, requested for CCR.

Conclusion: After the site visit and review of additional documents submitted, the compliance status of environmental safeguards in the project is prepared. It is noted that PP has taken measures and has complied with EC conditions except the timeline in issue of advertisement. **PP has issued advertisement but not within the seven days period. PP should ensure proper compliance in future.**

	
Fig: Google Imagery	**Fig: Construction at the site**

Surender Gugloth
Scientist 'E'

Annexure-I

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

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

Infrastructure/RED/L.S.I
No:- Format1.0/CC/UAN No.0000131458/CE/2211001000

Date: 14/11/2022

To,
M/s.TULSIANI SUMER ASSOCIATES SAHAR PLAZA, 179A TO 179F & 179H, Vilage Mulgaon, And CTS Nos. 230A,230B,230C,&238B, Andheri Kurla Road of Village Kondivata, M.V.Road, Andheri (E),Mumbai.

Your Service is Our Duty

Sub: Revalidation of Consent to Establish with Expansion for Commercial Building Construction Project.

Ref:
1. Application Submitted by SRO-Mumbai-II
2. Minutes of 3rd CC meeting dtd-24.05.2022.
3. SCN for Refusal of Consent dtd-08.06.2022.
4. Minutes of 12th CC Meeting dtd- 01.08.2022.

Your application NO. MPCB-CONSENT-0000131458

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

1. **Commissioning of the project or upto10.12.2026 whichever is earlier**
2. **The capital investment of the project is Rs.190.77 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish (Re-validation with Expansion) is valid for Commercial Building Construction Project named as M/s.TULSIANI SUMER ASSOCIATES SAHAR PLAZA, 179A TO 179F & 179H, Vilage Mulgaon, And CTS Nos. 230A,230B,230C,&238B, Andheri Kurla Road of Village Kondivata, M.V.Road, Andheri (E),Mumbai on Total Plot Area of 49464.30 Sq.Mtrs for construction BUA of 105188.39 Sq.Mtrs. including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-10.12.2014	49464.30	120580.82
2	Consent to Establish (Re-validation)dtd-03.02.2017	49464.30	80580.82
3	Renewal of 1st Part Operate with 2nd CtoO dtd. 26.03.2019	49464.30	79000.00

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

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

17. The Project Proponent shall obtain Re-Validation of Environmental Clearance as per applied Built up area and till than not exceed the construction build up area mentioned in earlier issued consent to establish dtd-03.02.2017 & E.C. area issued dtd-10.12.2021.
18. PP shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of C to E & EC conditions.

. This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

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Signed by: Dr. Y.B.Sontakke
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-11-14 11:48:36 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	381540.00	MPCB-DR-10296	09/02/2022	RTGS
2	318821.00	MPCB-JVS_DR-050922004	26/09/2022	RTGS

Paid Penal fees of Rs.318821.00 towards not obtaining re-validation within time.

Copy to:

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

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

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

Infrastructure/RED/L.S.I
No:- Format1.0/CC/UAN No.0000131448/CR/2205000263

Date: 05/05/2022

To,
M/s. TULSIANI SUMER ASSOCIATES SAHAR PLAZA, 179A TO 179F & 179H, Vilage Mulgaon, And CTS Nos.230A,230B,230C,&238B, Andheri Kurla Road Of Village Kondivata, M.V.Road, Andheri (E), Mumbai

Your Service is Our Duty

Sub: Renewal of Consent to Operate (Part) for Commercial Building Construction Project.

Ref:
1. Application submitted by SRO-Mumbai-II
2. Earlier consent having Consent No-format 1.0/BO/RO-HQ/MU-7088-16/CE-Revalidation/CC-0259, Dtd-03.02.2017
3. Renewal of 1st Operate with 2nd Part Operate, having UAN-62083, Dtd-26.03.2019
4. Minutes of 23rd CC Meeting Dtd-19.03.2022 & 21.03.2022.

Your application NO. MPCB-CONSENT-0000131448

For: grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **Renewal of Consent is valid upto-30.04.2025**
2. **The capital investment of the project is Rs.309.23 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal is valid for Commercial Building Construction Project named as M/s. TULSIANI SUMER ASSOCIATES SAHAR PLAZA, 179A TO 179F & 179H, Vilage Mulgaon, And CTS Nos.230A,230B,230C,&238B, Andheri Kurla Road Of Village Kondivata, M.V.Road, Andheri (E), Mumbai on Total Plot Area of 49464.30 Sq.Mtrs for construction BUA of 79000 Sq.Mtrs out of Total Construction BUA of 120580.82 Sq.Mtrs as per EC granted dated-10.12.2014 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-10.12.2014	49464.30	120580.82
2	Consent to Establish (Re-validation) issued on 03.02.2017	49464.30	80580.82
3	Renewal of Part Operate & Part Operate for 2nd Part-dtd-26.03.2019	49464.30	79000.00

15. The Project Proponent shall comply with the Environmental Clearance obtained dtd-10.12.2014 for construction project having total plot area of 49464.30 Sq.mtrs and total construction BUA of 120580.82 Sq.mtrs as per EC.

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Signed by: Ashok Shingare
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-05-05 17:18:25 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1855380.00	MPCB-DR-10299	09/02/2022	RTGS

Copy to:

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

Annexure - II

ULTRA TECH™

Environmental Consultancy & Laboratory

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QCI-NABET Accredited EIA Consulting Organization
STP/ETP/WTP Project Management Consultants

ISO 9001 : 2015
ISO 45001 : 2018

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

TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.
For Your Site : "Sahar Plaza Complex"
Sir M.V. Road, Next to Kohinoor Continental Hotel,
Andheri (East), Mumbai – 400059

REPORT NO. : UT/ELS/REPORT/C-097/05-2022
ISSUE DATE : 20/05/2022
YOUR REF. : Sahar Plaza/MoEF & CC/01/2022
REF. DATE : 29/04/2022

SAMPLE PARTICULARS :

Sampling Plan Ref. No.: : C-01/04-2022
Sample Registration Date : 02/04/2022
Date of Sampling : 01/04/2022
Time of Sampling : 09:30 Hrs. to 17:30 Hrs.
Analysis Starting Date : 02/04/2022
Analysis Completion Date : 05/04/2022
Sample Lab Code : UT/ELS/C-001/04-2022
Ambient Air Temperature : 28.4°C to 33.6°C

AMBIENT AIR QUALITY MONITORING

Location Code : 01
Sample Location : Backside of windfall Building (05 Meter Off towards North Direction)
Co-ordinates: N-19°06'48.52", E-72°52'10.48"
Collected By : ULTRA-TECH
Height of Sampler : 1.0 Meter
Sampling Duration : 08 Hours
Relative Humidity : 51.0 % to 68.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO_2)	IS 5182 (Part 02) : 2001	13	µg/m³
2.	Oxides of Nitrogen (NO_x)	IS 5182 (Part 06) : 2006	24	µg/m³
3.	Particulate Matter (PM_{10})	EPA/625/R-96/010a Method IO-2.1	75	µg/m³
4.	Particulate Matter ($PM_{2.5}$)	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	27	µg/m³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.4	mg/m³

†: Sampling Period 1 Hr.

Opinions / Interpretations: *National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference. (Turnover to find Annexure).*

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make – Polltech; Model –PEM-RDS 8NL; Sr. No .3313	Valid up to - 04/10/2022
	Fine Dust Sampler	Make - Polltech; Model - PEM ADS 2.5/10µ ; Sr. No. 18213	Valid up to - 05/01/2023

Note:
1. This test report refers only to the sample tested.
2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.
5. Weather was Sunny during sampling period.

– END OF REPORT –

ULTRA-TECH * Gazetted by MoEF Govt. of India * THANE (W) INDIA PIN-400 601 * ENVIRONMENTAL CONSULTANCY & LABORATORY *

For ULTRA-TECH,

(Authorized Signatory)

H.O.: Unit No. 224,225,226, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
Tel : +91-22-2538 01 98 / 2545 03 72 / 2544 62 51 **Fax** : +91-22-2542 96 50 **Email** : sales@ultratech.in
Pune : +91-20-29625517 - pune@ultratech.in **Kochi** : +91-048-44011173 / +91-9895200526 - kochi@ultratech.in
Kolkata: +033-40089145 / +91-9674488198 - kolkata@ultratech.in

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STP/ETP/WTP Project Management Consultants
ISO 9001 : 2015
ISO 45001 : 2018

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

TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.
For Your Site : "Sahar Plaza Complex"
Sir M.V. Road, Next to Kohinoor Continental Hotel,
Andheri (East), Mumbai – 400059

REPORT NO. : UT/ELS/REPORT/C-098/05-2022
ISSUE DATE : 20/05/2022
YOUR REF. : Sahar Plaza/MoEF & CC/01/2022
REF. DATE : 29/04/2022

SAMPLE PARTICULARS :

AMBIENT AIR QUALITY MONITORING

Sampling Plan Ref. No.:	:	C-01/04-2022	**Location Code**	:	02
Sample Registration Date	:	02/04/2022	**Sample Location**	:	Near Site Office (06 Meter Off towards South Direction) Co-ordinates: N-19°06'47.24", E-72°52'06.35"
Date of Sampling	:	01/04/2022 to 02/04/2022			
Time of Sampling	:	18:00 Hrs. to 02:00 Hrs.			
Analysis Starting Date	:	02/04/2022	**Collected By**	:	ULTRA-TECH
Analysis Completion Date	:	05/04/2022	**Height of Sampler**	:	1.0 Meter
Sample Lab Code	:	UT/ELS/C-002/04-2022	**Sampling Duration**	:	08 Hours
Ambient Air Temperature	:	28.1°C to 32.5°C	**Relative Humidity**	:	52.0 % to 65.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO_2)	IS 5182 (Part 02) : 2001	15	µg/m³
2.	Oxides of Nitrogen (NO_x)	IS 5182 (Part 06) : 2006	26	µg/m³
3.	Particulate Matter (PM_{10})	EPA/625/R-96/010a Method IO-2.1	89	µg/m³
4.	Particulate Matter ($PM_{2.5}$)	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	29	µg/m³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.1	mg/m³

†: Sampling Period 1 Hr.

Opinions / Interpretations: *National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference. (Turnover to find Annexure).*

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make – Polltech; Model –PEM-RDS 8NL; Sr. No .3313	Valid up to – 04/10/2022
	Fine Dust Sampler	Make - Polltech; Model - PEM ADS 2.5/10µ ; Sr. No. 18213	Valid up to – 05/01/2023

Note:
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4. Any correction invalidates this test report.
5. Weather was Clear during sampling period.

– END OF REPORT –

ULTRA-TECH * Gazetted by MoEF Govt. of India * THANE (W) INDIA PIN-400 601 * ENVIRONMENTAL CONSULTANCY & LABORATORY *

For ULTRA-TECH,

(Authorized Signatory)

H.O.: Unit No. 224,225,208, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
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Pune : +91-20-26525817 - pune@ultratech.in Kochi : +91-048-44011173 / +91-9895200526 - kochi@ultratech.in
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STP/ETP/WTP Project Management Consultants
ISO 9001 : 2015
ISO 45001 : 2018

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

TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.
For Your Site : "Sahar Plaza Complex"
Sir M.V. Road, Next to Kohinoor Continental Hotel,
Andheri (East), Mumbai – 400059

REPORT NO. : UT/ELS/REPORT/C-099/05-2022
ISSUE DATE : 20/05/2022
YOUR REF. : Sahar Plaza/MoEF & CC/01/2022
REF. DATE : 29/04/2022

SAMPLE PARTICULARS :

Sampling Plan Ref. No.: : C-01/04-2022
Sample Registration Date : 02/04/2022
Date of Sampling : 02/04/2022
Time of Sampling : 02:30 Hrs. to 10:30 Hrs.
Analysis Starting Date : 02/04/2022
Analysis Completion Date : 05/04/2022
Sample Lab Code : UT/ELS/C-003/04-2022
Ambient Air Temperature : 28.2°C to 32.8°C

AMBIENT AIR QUALITY MONITORING

Location Code : 03
Sample Location : Near Main Gate
(15 meters off towards North Direction)
Co-ordinates: N-19°06'44.55", E-72°52'07.32"
Collected By : ULTRA-TECH
Height of Sampler : 1.0 Meter
Sampling Duration : 08 Hours
Relative Humidity : 53.0% to 66.0%

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO_2)	IS 5182 (Part 02) : 2001	11	µg/m³
2.	Oxides of Nitrogen (NO_2)	IS 5182 (Part 06) : 2006	22	µg/m³
3.	Particulate Matter (PM_{10})	EPA/625/R-96/010a Method IO-2.1	73	µg/m³
4.	Particulate Matter ($PM_{2.5}$)	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	24	µg/m³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.2	mg/m³

†: Sampling Period 1 Hr.

Opinions / Interpretations: *National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference. (Turnover to find Annexure).*

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make – Polltech; Model –PEM-RDS BNL; Sr. No .3313	Valid up to – 04/10/2022
	Fine Dust Sampler	Make - Polltech; Model - PEM ADS 2.5/10µ; Sr. No. 18213	Valid up to – 05/01/2023

Note:
1. This test report refers only to the sample tested.
2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.
5. Weather was Sunny & Clear during sampling period.

– END OF REPORT –

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For ULTRA-TECH,

(Authorized Signatory)

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Tel : +91-22+2538 01 98 / 2545 03 72 / 2544 62 51 Fax : +91-22-2542 96 50 Email : sales@ultratech.in
Pune : +91-20-29525517 - pune@ultratech.in Kochi : +91-048-44011173 / +91-9895200626 - kochi@ultratech.in
Kolkata: +033-40069145 / +91-9674488198 - kolkata@ultratech.in

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Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.
For Your Site : "Sahar Plaza Complex"
Sir M.V. Road, Next to Kohinoor Continental Hotel,
Andheri (East), Mumbai – 400059

REPORT NO. : UT/ELS/REPORT/C-100/05-2022
ISSUE DATE : 20/05/2022
YOUR REF. : Sahar Plaza/MoEF & CC/01/2022
REF. DATE : 29/04/2022

SAMPLE PARTICULARS :
Sampling Plan Ref. No. : C-01/04-2022
Date of Monitoring : 01/04/2022

NOISE LEVEL QUALITY MONITORING
Sample Lab Code : UT/ELS/C-004/04-2022
Survey Done By : ULTRA-TECH

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	10:00 to 10:05	54.3	22:00 to 22:05	44.3
02.	Backside Of Windfall Building	10:10 to 10:15	53.6	22:10 to 22:15	43.8
03.	Near Minta Building	10:20 to 10:25	52.8	22:20 to 22:25	41.7
04.	STP Plant Area	10:30 to 10:35	53.7	22:30 to 22:35	43.9
05.	Near Meadows Building	10:40 to 10:45	52.6	22:40 to 22:45	42.3
06.	Near Club House	10:50 to 10:55	51.9	22:50 to 22:55	41.8

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

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make – Casella; Model – CEL-633C; Sr. no. 2382959	Valid up to – 10/12/2022

Note:
1. This test report refers only to the monitoring conducted.
2. This test report may not be reproduced in part, without the permission of this laboratory.
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For ULTRA-TECH,

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(Authorized Signatory)

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TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.
For Your Site : "Sahar Plaza Complex"
Sir M.V. Road, Next to Kohinoor Continental Hotel,
Andheri (East), Mumbai – 400059

REPORT NO. : UT/ELS/REPORT/C-101/05-2022
ISSUE DATE : 20/05/2022
YOUR REF. : Sahar Plaza/MoEF & CC/01/2022
REF. DATE : 29/04/2022

SAMPLE PARTICULARS :

Sampling Plan Ref. No. : C-01/04-2022
Sample Registration Date : 02/04/2022
Date & Time of Sampling : 01/04/2022 at 17:00hrs.
Analysis Starting Date : 02/04/2022
Analysis Completion Date : 08/04/2022
Sample Collected By : ULTRA TECH
Sample Lab Code : UT/ELS/C-005/04-2022

WASTE WATER SAMPLE ANALYSIS

Sample Type : Untreated Sewage
Sample Location : Before Aeration Tank

Sample Quantity & Packing Details : 1L in Wide Mouth Glass Bottle for Oil and Grease and 2L in Plastic Container for other parameters

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	pH	IS 3025 (Part 11) : 1983	6.7	-
2.	Total Suspended Solids	IS 3025 (Part 17) : 1984	72	mg/L
3.	Oil & Grease	IS 3025 (Part 39) : 1991	10	mg/L
4.	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44) : 1993	130	mg/L
5.	Chemical Oxygen Demand	IS 3025 (Part 58) : 2006	432	mg/L

Opinions / Interpretations: Nil

Note:
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2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.

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ULTRA-TECH * Gazetted by MoEF Govt. of India * THANE (W) INDIA PIN-400 601 * ENVIRONMENTAL CONSULTANCY & LABORATORY *

For ULTRA-TECH

(Authorized Signatory)

H.O.: Unit No. 224,225,206, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
Tel : +91-22+2538 01 98 / 2545 03 72 / 2544 62 51 **Fax :** +91-22-2542 96 50 **Email :** sales@ultratech.in
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Lab :Survey No. 93/A, Conformity Hissa No.2 G.V.Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
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TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.
For Your Site : "Sahar Plaza Complex"
Sir M.V. Road, Next to Kohinoor Continental Hotel,
Andheri (East), Mumbai - 400059

REPORT NO. : UT/ELS/REPORT/C-102/05-2022
ISSUE DATE : 20/05/2022
YOUR REF. : Sahar Plaza/MoEF & CC/01/2022
REF. DATE : 29/04/2022

SAMPLE PARTICULARS :

Sampling Plan Ref. No. : C-01/04-2022
Sample Registration Date : 02/04/2022
Date & Time of Sampling : 01/04/2022 at 17:30hrs.
Analysis Starting Date : 02/04/2022
Analysis Completion Date : 08/04/2022
Sample Collected By : ULTRA TECH
Sample Lab Code : UT/ELS/C-006/04-2022

WASTE WATER SAMPLE ANALYSIS

Sample Type : Treated Sewage
Sample Location : After Carbon Filter
Sample Quantity & Packing Details : 1L in Wide Mouth Glass Bottle for Oil and Grease and 2L in Plastic Container for other parameters

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	pH	IS 3025 (Part 11) : 1983	7.3	-
2.	Total Suspended Solids	IS 3025 (Part 17) : 1984	7	mg/L
3.	Oil & Grease	IS 3025 (Part 39) : 1991	BDL[DL=2]	mg/L
4.	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44) : 1993	5.7	mg/L
5.	Chemical Oxygen Demand	IS 3025 (Part 58) : 2006	20	mg/L

DL – Detection Limit **BDL – Below Detection Limit**

Opinions / Interpretations: *NIL*

Note:
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– END OF REPORT –

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For ULTRA-TECH

(Authorized Signatory)

H.O.: Unit No. 224,225,206, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
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QCI-NABET Accredited EIA Consulting Organization
STP/ETP/WTP Project Management Consultants
ISO 9001 : 2015
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TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.
For Your Site : "Sahar Plaza Complex"
Sir M.V. Road, Next to Kohinoor Continental Hotel,
Andheri (East), Mumbai – 400059

REPORT NO. : UT/ELS/REPORT/C-103/05-2022
ISSUE DATE : 20/05/2022
YOUR REF. : Sahar Plaza/MoEF & CC/01/2022
REF. DATE : 29/04/2022

SAMPLE PARTICULARS :

Sampling Plan Ref. No. : C-01/04-2022
Sample Registration Date : 02/04/2022
Date & Time of Sampling : 01/04/2022 at 16:30Hrs.
Analysis Starting Date : 02/04/2022
Analysis Completion Date : 08/04/2022
Sample Collected By : ULTRA TECH
Sample Lab Code : UT/ELS/C-007/04-2022

SOIL QUALITY MONITORING

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

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Moisture Content	IS:2720 (Part 2) : 1973	4.3	%
2.	Bulk Density	UT/LQMS/SOP/S03	1161	kg/m³
3.	Organic Matter	IS:2720 (Part 22) : 1972	1.0	%
4.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.6	%
5.	pH	IS:2720 (Part 26) : 1987	8.0	-
6.	Conductivity(1:2soil:Water Extract)	IS:14767- 2000	0.408	mS/cm
7.	Sodium as Na (Water Extractable)	UT/LQMS/SOP/S19	78	mg/kg
8.	Magnesium as Mg (Water Extractable)	UT/LQMS/SOP/S22	86	mg/kg
9.	Chlorides as Cl⁻ (Water Extractable)	UT/LQMS/SOP/S23	108	mg/kg
10.	Sulphate as SO_4^{2-} (Water Extractable)	UT/LQMS/SOP/S24	126	mg/kg
11.	Sodium Adsorption Ratio	UT/LQMS/SOP/S26	1.0	$(meq/kg)^{1/2}$
12.	Cation Exchange Capacity	UT/LQMS/SOP/S18	25.2	meq/100g
13.	Water Holding Capacity	UT/LQMS/SOP/S12	55.3	%
14.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.9	mg/kg
15.	Phosphorous as P_2O_5 (Available)	UT/LQMS/SOP/S28	66	kg/ha
16.	Potassium as K_2O (Available)	UT/LQMS/SOP/S29	223	kg/ha
17.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	180	Kg/ha
18.	Iron as Fe	UT/LQMS/SOP/S35 & S37	73524	mg/kg
19.	Zinc as Zn	UT/LQMS/SOP/S35 & S37	99	mg/kg

Opinions / Interpretations: *NIL*

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

– END OF REPORT –

ULTRA TECH Gazetted by MoEF Govt. of India THANE (W) INDIA PIN-400 601 ENVIRONMENTAL CONSULTANTS & LABORATORY

For ULTRA TECH

(Authorized Signatory)

H.O.: Unit No. 224,225,206, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
Tel : +91-22+2538 01 98 / 2545 03 72 / 2544 62 51 Fax : +91-22-2542 98 50 Email : sales@ultratech.in
Pune : +91-20-28525517 - pune@ultratech.in Kochi : +91-048-44011173 / +91-9895200526 - kochi@ultratech.in
Kolkata: +033-40088145 / +91-9674488198 - kolkata@ultratech.in

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

The Office of The Chief Fire Officer, Mumbai Fire Brigade, Suburban Head Quarters, Marol Fire Station, Asha Sharman Dal Marg, Marol Naka, Mumbai - 400 059.

No. : FB/HR/R-IV/501
Date: 6/12/13

Amended NOC stipulating fire fighting & fire protection requirements for Proposed high rise commercial building No. 3 on Sub Plot A, Plot bearing C.T.S. No. 179-A to 179-H of Village Mulgaon C.T.S. No. 230-A to 230-D, 238-D, 243-A and 243-A/1 of Village Kondivita at M.V. Road, Andheri (East).

Ref: Letter dated 14.11.2013 from A.E.B.P. (W.S.) K/E Ward, under No. CE/8644/WS /AK
M.F.B. No. HR/R-IV/501 dated 02.12.2013.

E.E. B.P. (W.S.)

In this case, please refer to this office NOCs. issued under No. FBL/S/497/1705 dated 20.12.07 for the construction of a low rise commercial building comprising of two independent wings i.e. wing A and wing A1 and two interconnected wings i.e. B wing and B1 wing having ground floor on stilts having ground floor on stilts and five upper floors with two level basement with a height of 18.45 mtrs.

Subsequently this office has issued amended NOC under No FBM/S/508/1099 dated 15.1.09 for the construction of a high rise commercial building comprising of A - A1 wings having ground floor on stilts and one upper floor with a height of 6.25 mtrs., while B - B1 wings having ground floor on stilts and nine upper floors (part 9th floor) with two level basement with a height of 30.65 mtrs.

Further, this office has issued amended NOC under No. FB/HR/WS/198 dated 05.06.2010 for the construction of a high rise commercial building comprising of wings A - A1 as well as B - B1 having ground floor partly on stilts and 12 upper floors with two level basement with a height of 40.40 mtrs.

The work of wing B - B1 comprising of ground floor partly on stilts and 12 upper floors with two level basement was completed and Occupation Permission was granted under No. FB/HR/WS/172 dated 14.06.2011. Also E.E.B.P. (W.S.) has granted Occupation Permission under No. CE/8644/WS/AK dated 17.10.2011.

C.C. upto top of basement of wings A - A1 has been granted by E.E.B.P. (W.S.) H & K under No. CE/8644/WS /AK dated 19.06.2007. The work is carried out accordingly.

Now Licensed Surveyor has once again submitted amended plans for approval for wing A – A1 only. Wing A - A1 will now comprise of ground floor partly on stilts and 9 upper floors with two level basement with a height of 36.65 mtrs.

OGILLIER

MUNICIPAL CORPORATION OF GREATER MUMBAI
SOLID WASTE MANAGEMENT (W.S.)
Office of the Dy.H.S.(S.W.M.) Z-III, MCGM Building, 2nd Floor,321 TPS 2, Nehru Road, Vile Parle (E), Mumbai - 400 057

VALID UPTO 24.08.2015

EX. ENG / SWM / 491 / Z-III
21/08/15

To,
M/s Tulsiani-Sumer Associates,
1103/4 Tulsiani Chambers,
212 Nariman Point,
Mumbai-400021

Sub: - Handling & transportation of waste generated under "Debris Management Plan" for proposed Club house & Swimming Pool on sub-plot A on plot bearing CTS. No. 179-A to 179-H of village Mulgaon, CTS no. 230-A to 230-D, 238-B, 243-A & 243-A/1 of village Kondivita at M.V. Road, Andheri (E) Mumbai

Ref: -
1) Your application received From A.E. (SWM) K/E u/no. A.E/K/E/6449/SWM Dt.21.08.2015
2) Work order-CIDCO/EE (AP-R/R-II) 2015/34 Dt. 03.02.15
3) CIDCO/CE (NMIA)/2015/ACE (11)84 Dt.05.01.2015
4) CIDCO/EE (AP-R/R-II)/2015/83 Dt. 31.03.2015
5) Letter from P.D. Earthmovers to M/s. Mishra Transport Services Dt.09.04.2015
6) Letter from M/s. Mishra Transport Service to M/s. Tulsiani-Sumer Associates
7) IOD u/no. CE/9152/WS/AK Dt. 10.08.2011 and further amended IOD u/no CHE/9152/WS/AK Dt.16.02.2015
8) Excavation permission u/no. AC/DESK-IV/MNL/SR-251/2015-16 Dt.23.07.2015

Gentlemen,

With reference to your application along with papers submitted, you are allowed to transport debris from designated point of generation to designated point of disposal as stated in "Debris Management Plan" submitted by you. This is only transportation approval & does not amount to permission to dispose off debris at designated or any other site. As per papers submitted and after the site inspection of by A.E.(SWM) K/E and his NOC it is observed that as per the letter, you have proposed to handle & transport approximately **200 brass of excavation earth** to be unloaded at Development of land for Rehabilitation and Resettlement of Airport Project Affected villages in Sector 24 of Vahal, Ulwe Node, Navi Mumbai for Debris clearance certificate under the "Construction Demolition Waste (Management & Disposal) Rules 2006", for the subject plot. You are requested to abide the rules and regulations as below:-

Environmental Conditions:-

1. You are allowed to transport approx. **200 brass of excavation earth** to be unloaded at Development of land for Rehabilitation and Resettlement of Airport Project Affected villages in Sector 24 of Vahal, Ulwe Node, Navi Mumbai through transport contractor M/s. Lokesh Transport
2. You will ensure that, debris / construction waste generated is stored in proper container till its utilizations. Under any circumstances the debris / construction waste generated is not

Sumer Corporation

Builders & Developers

SC/2013.

Dt. 23.10.2013.

To
M/s. Tulsiani Sumer Associates,
Sahar Plaza Complex, Next to Kohinoor hotel,
JB Nagar, Sir M. V. Road,
Andheri (east),
MUMBAI – 400059.

Reg.: Usage of Excavated Earth for site filling and leveling of our SRA project at Chandivali.

Ref.: Excavation of Land for Basement for "Windfall Building" near Kohinoor Hotel at Ahdheri Kurla Road, Andheri (E), Mumbai.

Dear Sir,

This is in refrence to the Earth Excavation activity for construction of basement at the above referred site.

We would state that the Excavated Earth (Constrcution waste) generated at the project Sahar Plaza "Windfall Building" has been used in filling and leveling of our site at property bearing CTS No.11A(pt.), 16, 19, 20(pt), 11D(pt), 50A(pt), 25(pt) of Village Chandivali Taluka-Kurla.

Due to topography of our plot we had required the excavated earth for filling and leveling some of the portions of our property for its proper usage.

The activity of Earth Excavation was carried out from 2006 onwards and the same was used far filling and leveling at our above referred site. Appx 300 Truck loads would have been used in the same.

Thanking you,
Yours faithfully,

For SUMER CORPORATION,

Mahendra Shah

PARTNER.

w/n/l/sc-2013

Sumer Earth Movers Pvt. Ltd.

• INFRASTRUCTURE DEVELOPERS & SERVICES •

To,

Date: - 22/02/2006

Tulsiani Sumer Associates,
1103/4 , Tulsiani Chambers,
21 Nariman Point,
Mumbai-400021

Sub:- Shifting of Surplus soil from Excavation at Sahar Plaza, Andheri (E), Mumbai to our Slum Redevelopment Project at Chandivali, Mumbai

Dear Sir,

As explained to you earlier we want to put on record that whatsoever Surplus soil will be available during Excavation of soil at Sahar Plaza, Andheri (E), Mumbai will be shifted by us to our Slum Redevelopment Project at Chandivali, Mumbai (being developed by our sister concern M/s Sumer Corporation) and will be used for filling purpose.

This is for your information & record please.

For **Sumer Earthmovers,**

(Rahul R. Shah)

6. The vehicles specified shall not create any nuisance, spillage of slurry / waste on road while transportation. The body, wheels chasis etc shall be washed and cleaned thoroughly to avoid spreading of waste / mud on road.
7. The vehicles deployed shall be covered with tarpaulin or any other suitable material firmly fixed on the vehicle to avoid any escape & fall of waste on road.
8. Each of the vehicles deployed under this approval shall carry the copy of the approval while transportation of waste.
9. The challan used for transportation and unloading shall clearly specify all the details including loading and disposal site. The record of the same shall be maintained and produced on demand.
10. The unloading of waste shall be done only at the designated disposal site for which "No Objection Certificate" issued by the concerned.
11. The applicant shall keep proper record of handling & transportation of C & D waste of the collection spot and disposal site and the same shall be produced on demand.
12. The surrounding & vicinity of loading & disposal site shall be maintained clean.
13. The permission is granted presuming that the papers submitted by the applicant / POA / occupant owners are genuine & for any dispute arising out of documents submitted by applicant / POA / occupant owners will be held responsible.
14. This permission not valid for the area covered with mangroves contravention of this clause will attract prosecution under the Environment Protection Act & other relevant act.
15. Violation of any conditions stated above will attract the action as per the C & D rules.
16. The approval granted hereto does not absolve the approval required from the other departments.

Yours faithfully

Ex.Eng.(ENV) Z(III)

बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका

मुंबई आरोग्य अभियान
आजची मुंबई, निरोगी मुंबई

विभाग K/E सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव Kiran Mandal

वय पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना



- जेवण्यापूर्वी तसेच शौचालय आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरुन आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.





- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



Medical Officer of Health
K-East Ward

वैद्यकीय आरोग्य अधिकारी, सही व शिक्का

बृहन्मुंबई महानगरपालिका
सार्वजनिक आरोग्य खात्याद्वारे वितरित
मुद्रक, व्यवस्थापक मनपा मुद्रणालय, मुंबई-४०० ०१

वेळेत निदान, वाचवी प्राण

NSPH42-BMPP-24530-2016-17-1,20,000 Cards

बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका

मुंबई आरोग्य अभियान
~ आपली मुंबई, निरोगी मुंबई ~

विभाग K/E सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव Manoj Parmad

वय पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचालय वापरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
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- तंबाखू, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करु नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.









Medical Officer of Health
K-East Ward

वैद्यकीय आरोग्य अधिकारी, गृहे व शिक्षका

बृहन्मुंबई महानगरपालिक
सार्वजनिक आरोग्य खात्याद्वारे वितरि
मुद्रक, व्यवस्थापक मनपा मुद्रणालय मुंबई-४०० ०१

वेळेत निदान, वाचवी प्राण

NSPIII42-BMPP-24530-2016-17-1,20,000 Cards

बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका

मुंबई आरोग्य अभियान

विभाग K/E सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव Shidhi' Ichan

वय पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचालयाला आल्यावर साबणाने हात स्वच्छ धुवावेत.
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- तंबाखू, धुम्रपान व मद्यपान टाळावे.
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Medical Officer of Health
K-East Ward

वैद्यकीय आरोग्य अधिकारी, सही व शिक्का

बृहन्मुंबई महानगरपालिव
सार्वजनिक आरोग्य खात्याद्वारे वितरि
मुद्रक, व्यवस्थापक यांचा मुद्रणालय, मुंबई-४०० ०१

चेक्ले निदान, वांचवी प्राण

NSPH42-BMPP-24530-2016-17-1,20,000 Cards

बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका

मुंबई आरोग्य अभियान
आपली मुंबई, निरोगी मुंबई

विभाग K/E सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव Pooja Kumari

वय पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचालयातून आल्यावर साबणाने हात स्वच्छ धुवावेत.
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- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.









Medical Officer of Health
K-East Ward

वैद्यकीय आरोग्य अधिकारी, सही व शिक्का

बृहन्मुंबई महानगरपालिका
सार्वजनिक आरोग्य खात्याद्वारे वितरित
मुद्रक, व्यवस्थापक मनपा मुद्रणालय, मुंबई-४०० ०१

वेळेत निदान, वाचवी प्राण

NSPH42-BMPP-24530-2016-17-1,20,000 Cards

Dr. AWADHESH SINGH
B.A.M.S. (Bom) E.S.I.S. Panel
Reg. I-25147-A-1
Indira Nagar, Near Lalji Pada,
Police Chowky, Irani Wadi Rd. 4,
Kandivali (W), Mumbai - 400 067.

महिना	तपासणी दिनांक	निदान व अभिप्राय	आरोग्य कर्मचारी / वैद्यकिय अधिकारी सही	शेरा
10	4/26	No [illegible]	[signature]	
18	5/26	No [illegible]	[signature]	
23	6/26	No [illegible]	[signature]	
10	7/26	No [illegible]	[signature]	
10	8/26	No [illegible]	[signature]	
25	9/26	No [illegible]	[signature]	

बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका

बृहन्मुंबई महानगरपालिका

मुंबई आरोग्य अभियान
आपली मुंबई, निरोगी मुंबई

विभाग K/E सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव Hashi' Mohamad

वय पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचाहून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, तेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.









Medical Officer of Health
K-East Ward

वैद्यकीय आरोग्य अधिकारी, शहर व विभाग

बृहन्मुंबई महानगरपालिक
सार्वजनिक आरोग्य खात्याद्वारे वितरि
मुद्रक, व्यवस्थापक मनपा मुद्रणालय, मुंबई-४०० ०१

वेळेत निदान, वाचवी प्राण

Dr. AWADHESH SINGH
B.A.M.S. (Hons) E.S.I.S. Panel
Reg. 1-25147-A-1
Indira Nagar, Near Lalji Pada,
Police Chowky, Irani Road, Rd. 4,
Kandivali (W), Mumbai-400 067.

महिना	तपासणी दिनांक	निदान व अभिप्राय	आरोग्य कर्मचारी / वैद्यकिय अधिकारी सही	शेरा
10/4/26		No fever	[signature]	
18/5/26		No fever	[signature]	
23/6/26		No fever	[signature]	
10/7/26		No fever	[signature]	
18/8/26		No fever	[signature]	
15/9/26		No fever	[signature]	

बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका

मुंबई आरोग्य अभियान
आजची मुंबई, जिंकूया मुंबई

विभाग ..... K/E ..... सांकेतिक क्र. .....

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

.....

कामगाराचे नाव ..... Vikas .....

वय पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र. .....

.....

.....

आरोग्य विषयक इतर सूचना



- जेवण्यापूर्वी तसेच शौचालयातून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरुन आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, लेप्टोपासून स्वत:ला वाचवावे.
- तंबाखू, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करु नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.







Medical Officer of Health
K-East Ward

वैद्यकीय आरोग्य अधिकारी, महा व शिबका

बृहन्मुंबई महानगरपालिव
सार्वजनिक आरोग्य खात्याद्वारे वितरि
मुद्रक, व्यवस्थापक मनपा मुद्रणालय, मुंबई-४०० ०१

वेळेत निदान, वाचवी प्राण

NSPH42-BMPP-24530-2016-17-1,20,000 Cards

Dr. AWADHESH SINGH
B.A.M.S. (Bom) B.S.I.B. Panel
Reg. I-25147-A-1
Indira Nagar, Near Lalji Pada,
Police Chowky Link Rd. 4,
Kandivali (W), Mumbai - 400 067.

महिना	तपासणी दिनांक	निदान व अभिप्राय	आरोग्य कर्मचारी / वैद्यकिय अधिकारी सही	शेरा
	10/4/26	No fever		
	18/5/26	No fever		
	29/6/26	No fever		
	10/7/26	No fever		
	18/8/26	No fever		
	15/9/26	No fever		

बृहन्मुंबई महानगरपालिका

आरोग्य पत्रिका

मुंबई आरोग्य अभियान
आपली मुंबई, निरोगी मुंबई

विभाग K/E सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव Pradeep Kumavat

वय पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचालयातून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.









Medical Officer of Health
K-East Ward

वैद्यकीय आरोग्य अधिकारी, शहर व विभाग

बृहन्मुंबई महानगरपालिका
सार्वजनिक आरोग्य खात्याद्वारे वितरित
मुद्रक, व्यवस्थापक मनपा मुद्रणालय, मुंबई-४०० ०१

वेळेत निदान, वाचवी प्राण

NSPH42-BMPP-24530-2016-17-1,20,000 Cards

Dr. AWADHESH SINGH
B.A.M.S. (Hom.) E.S.I.S. Panel
Reg. 1-25147-A-1
Indira Nagar, Near Ladji Pada,
Police Chowky, [illegible] Ind. Est. 4,
Kandivali (W), Mumbai - 400 067.

महिना	तपासणी दिनांक	निदान व अभिप्राय	आरोग्य कर्मचारी / वैद्यकिय अधिकारी सही	शेरा
10	/4/26	No [illegible]	[signature]	
19	/5/26	No [illegible]	[signature]	
23	/6/26	No [illegible]	[signature]	
10	/7/26	No [illegible]	[signature]	
18	/8/26	No [illegible]	[signature]	
13	/9/26	No [illegible]	[signature]	

ULTRA TECH
ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PRIVATE LIMITED
[A venture of ULTRA TECH Environmental Consultancy]
Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-14909 [Valid up to 17/11/2026]
Lab. Recognized by CPCB, MoEF&CC [GOI] under EP(A)-1986
ISO 9001:2015 & ISO 45001:2018 Certified
TC-14909

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bota Compound, Khopat, Near Flower Valley, Thane [West] - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239/ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.

For Project: "Sahar Plaza Complex"
Sir M.V. Road, Next to Kohinoor Continental Hotel, Andheri (East), Mumbai - 400059

ULR NO. : ULR-TC14909 26 000003051F
REPORT NO. : UT/ELS/REPORT/ 04283 /04 -2026
ISSUE DATE : 17/04/2026
YOUR REF. : Verbal Confirmation
REF. DATE : 06/04/2026

SAMPLE PARTICULARS :

AMBIENT AIR QUALITY MONITORING

Sampling Plan Ref. No.:	78-04/2026	**Location Code**	1
Sampling Procedure	UT/LQMS/SOP/AA01A	**Sample Location**	AT MAIN FRONT GATE (TO LOCATION DISTANCE 08 METER OFF TOWRDS SOUTH)
Date & Time of Sampling	06/04/2026 10:00 Hrs. to 06/04/2026 18:00 Hrs.		
Sample Registration Date	08/04/2026		
Analysis Starting Date	08/04/2026	**GPS Co-ordinates**	N 19°06'47.60", E 72°52'08.20"
Analysis Completion Date	14/04/2026	**Height of Sampler**	1 Meter
Ambient Air Temperature	27.6 °C to 32.4 °C	**Sampling Duration**	8:00 Hours:Minutes
Relative Humidity	43.1 % to 52.8 %	**Sample Lab Code**	UT/ELS/0292/04-2026
Sample Collected By	ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs.* or 1 Hr^
1	Sulphur Dioxide (SO_2)	IS 5182 (Part 2) : 2023	10	$\mu g/m^3$	80
2	Nitrogen Dioxide (NO_2)	IS 5182 (Part 6) : 2006	22	$\mu g/m^3$	80
3	Particulate Matter (PM_{10})	IS 5182 (Part 23) : 2006	75	$\mu g/m^3$	100
4	Particulate Matter ($PM_{2.5}$)	IS 5182 (Part 24) : 2019	30	$\mu g/m^3$	60
5	Carbon Monoxide (CO)†	IS 5182 (Part 10) : 1999	0.7	mg/m^3	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: *The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. Conformity statement for SO2, NO2, PM10 and PM2.5 can't be given as samples were collected for 8:00 hours.*

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/129	Polltech	PSM-ADS 2.5/10μ	18913	16/09/2026
	Respirable Dust Sampler	UT/LAB/131	Polltech	PEM-RDS 9	215	16/09/2026

Note:
1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
5. Weather during sampling was SUNNY.
6. ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
7. Air Quality Index (AQI) at above sampling location 75 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at 'https://cpcb.nic.in/National-Air-Quality-Index/']

Authorized By:
Manasi Namjoshi
Authorized Signatory

- END OF TEST REPORT -

Regd.: Unit No. 225, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
Thane HO: Tel: 91-22-49743482 Email: sales@ultratech.in www.ultratech.in
Pune: +91-20-29525517-pune@ultratech.in , Kochi: +91-0484-4301947 / +91 9895200526 - kochi@ultratech.in,
Kolkata: +91-033-40089146 / +91 3335 748566 - kolkata@ultratech.in, Gujarat: +91-9558117469 - gujarat@ultratech.in
GST: 27AADCU4659H1ZO
CIN NO: U74900MH2023PTC415102

ULTRA TECH
ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PRIVATE LIMITED
(A venture of ULTRA TECH Environmental Consultancy)
Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-14909 [Valid up to 17/11/2028]
Lab. Recognized by CPCB, MoEF&CC [GOI] under EP(A)-1986
ISO 9001:2015 & ISO 45001:2018 Certified
TC-14909
Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-46119250, 022-46119238/ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.

For Project: "Sahar Plaza Complex"
Sir M.V. Road, Next to Kohinoor Continental Hotel, Andheri (East), Mumbai - 400059

ULR NO. : ULR-TC14909 26 000003052F
REPORT NO. : UT/ELS/REPORT/ 04284 /04 - 2026
ISSUE DATE : 17/04/2026
YOUR REF. : Verbal Confirmation
REF. DATE : 06/04/2026

SAMPLE PARTICULARS :

AMBIENT AIR QUALITY MONITORING

Sampling Plan Ref. No.: : 78-04/2026
Sampling Procedure : UT/LQMS/SOP/AA01A
Date & Time of Sampling : 06/04/2026 18:30 Hrs. to 07/04/2026 02:30 Hrs.
Sample Registration Date : 08/04/2026
Analysis Starting Date : 08/04/2026
Analysis Completion Date : 14/04/2026
Ambient Air Temperature : 25.6 °C to 30.1 °C
Relative Humidity : 49.9 % to 62.4 %
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Location Code : 2
Sample Location : NEAR LABOUR CAMP (TO LOCATION DISTANCE 10 METER OFF TOWRDS WEST)
GPS Co-ordinates : N 19°06'48.20", E 72°52'04.80"
Height of Sampler : 1 Meter
Sampling Duration : 8:00 Hours:Minutes
Sample Lab Code : UT/ELS/0293/04-2026

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs.* or 1 Hr^
1	Sulphur Dioxide (SO_2)	IS 5182 (Part 2) : 2023	6	$\mu g/m^3$	80
2	Nitrogen Dioxide (NO_2)	IS 5182 (Part 6) : 2006	19	$\mu g/m^3$	80
3	Particulate Matter (PM_{10})	IS 5182 (Part 23) : 2006	76	$\mu g/m^3$	100
4	Particulate Matter ($PM_{2.5}$)	IS 5182 (Part 24) : 2019	26	$\mu g/m^3$	60
5	Carbon Monoxide (CO)†	IS 5182 (Part 10) : 1999	0.7	mg/m^3	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: *The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. Conformity statement for SO2, NO2, PM10 and PM2.5 can't be given as samples were collected for 8:00 hours.*

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/129	Polltech	PEM-ADS 2.5/10μ	18913	16/09/2026
	Respirable Dust Sampler	UT/LAB/171	Polltech	PEM-RDS 9	215	16/09/2026

Note:
1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
5. Weather during sampling was CLEAR
6. *Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
7. Air Quality Index (AQI) at above sampling location 76 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at 'https://cpcb.nic.in/National-Air-Quality-Index/']

Authorized By:
Manasi Namjoshi
Authorized Signatory

– END OF TEST REPORT –

Regd.: Unit No. 225, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
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CIN NO: U74900MH2023PTC415102
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Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-46119250, 022-45119239/ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.

For Project: "Sahar Plaza Complex"
Sir M.V. Road, Next to Kohinoor Continental Hotel, Andheri (East), Mumbai - 400059

ULR NO. : ULR-TC14909 26 000003053F
REPORT NO. : UT/ELS/REPORT/ 04285 /04 - 2026
ISSUE DATE : 17/04/2026
YOUR REF. : Verbal Confirmation
REF. DATE : 06/04/2026

SAMPLE PARTICULARS : **AMBIENT AIR QUALITY MONITORING**

Sampling Plan Ref. No.:	: 78-04/2026	**Location Code**	: 3
Sampling Procedure	: UT/LQMS/SOP/AA01A	**Sample Location**	: NEAR PROJECT SITE STORE (TO LOCATION DISTANCE 12 METER OFF TOWRDS NORTH)
Date & Time of Sampling	: 07/04/2026 03:00 Hrs. to 07/04/2026 11:00 Hrs.		
Sample Registration Date	: 08/04/2026		
Analysis Starting Date	: 08/04/2026	**GPS Co-ordinates**	: N 19°06'50.60", E 72°52'07.40"
Analysis Completion Date	: 14/04/2026	**Height of Sampler**	: 1 Meter
Ambient Air Temperature	: 24.1 °C to 30.2 °C	**Sampling Duration**	: 8:00 Hours:Minutes
Relative Humidity	: 52.8 % to 67.3 %	**Sample Lab Code**	: UT/ELS/0294/04-2026
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs.^ or 1 Hr*
1	Sulphur Dioxide (SO_2)	IS 5182 (Part 2) : 2023	10	$\mu g/m^3$	80
2	Nitrogen Dioxide (NO_2)	IS 5182 (Part 6) : 2006	23	$\mu g/m^3$	80
3	Particulate Matter (PM_{10})	IS 5182 (Part 23) : 2006	73	$\mu g/m^3$	100
4	Particulate Matter ($PM_{2.5}$)	IS 5182 (Part 24) : 2019	24	$\mu g/m^3$	60
5	Carbon Monoxide (CO)*	IS 5182 (Part 10) : 1999	0.9	mg/m^3	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: *The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. Conformity statement for SO2, NO2, PM10 and PM2.5 can't be given as samples were collected for 8:00 hours.*

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/129	Polltech	PEM-ADS 2.5/10μ	18913	16/09/2026
	Respirable Dust Sampler	UT/LAB/171	Polltech	PEM-RDS 9	215	16/09/2026

Note:
1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
5. Weather during sampling was 0
6. ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
7. Air Quality Index (AQI) at above sampling location 73 which is Satisfactory as per National AQI based on sample values obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at 'https://cpcb.nic.in/National-Air-Quality-Index/']

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Authorized By:
Manasi Namjoshi
Authorized Signatory

– END OF TEST REPORT –

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TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.
For Your Site : "Sahar Plaza Complex"
Sir M.V. Road, Next to Kohinoor Continental Hotel,
Andheri (East), Mumbai – 400059

ULR No. : --
REPORT NO. : UT/ELS/REPORT/04286/04-2026
ISSUE DATE : 17/04/2026
YOUR REF. : Verbal Confirmation
REF. DATE : 06/04/2026

SAMPLE PARTICULARS : **NOISE LEVEL QUALITY MONITORING**

Sampling Plan Ref. No. : 78-04/2026
Sampling Procedure : UT/LQMS/SOP/N01
Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.
Sample Lab Code : UT/ELS/0295/04-2026
Date of Monitoring : 06/04/2026 to 07/04/2026

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	14:00 to 14:05	53.8	00:00 to 00:05	43.9
02.	Near Labour Camp	14:10 to 14:15	52.1	00:10to 00:15	42.2
03.	Near Project site store	14:20 to 14:25	53.7	00:20 to 00:25	43.7
04.	Near project Site Office	14:30 to 14:35	52.8	00:30 to 00:35	42.8
05.	Centre of Site	14:40 to 14:45	53.4	00:40 to 00:45	43.4

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

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Noise Meter	Make – Lutron Model – SL4033SDSr. no. Q690404	Valid up to – 07/11/2026

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

Authorized By
Shailesh Salvi
(Authorized Signatory)

– END OF REPORT –

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ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

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

• SCHEDULE

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

Ambient Air Quality Standards in respect of Noise

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

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

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

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

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

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

• CONSTRUCTION ACTIVITIES

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

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(TheModel Rules Of The Factories Act, 1948)

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

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

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

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

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TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.

For Project: "Sahar Plaza Complex"

Sir M.V. Road, Next to Kohinoor Continental Hotel, Andheri (East), Mumbai - 400059

ULR NO. : ULR-TC14909 26 000003054F
REPORT NO. : UT/ELS/REPORT/ 04287 /04 - 2026
ISSUE DATE : 17/04/2026
YOUR REF. : Verbal Confirmation
REF. DATE : 06/04/2026

SAMPLE PARTICULARS :

WATER SAMPLE ANALYSIS

Sampling Plan Ref. No. : 78-04/2026
Sampling Procedure : UT/LQMS/SOP/W01A
Date & Time of Sampling : 06/04/2026 10:10 Hrs.
Sample Registration Date : 08/04/2026
Analysis Starting Date : 08/04/2026
Analysis Completion Date : 15/04/2026
Sample Lab Code : UT/ELS/0296/04-2026
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Sample Type : Drinking Water
Sample Location : SOCIETY OFFICE PANTRY
Sample Quantity & Packaging Details : 2L in Polyethylene Container.

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits [IS 10500 : 2012 (Acceptable Limit)]
	Organoleptic and Physical Parameters				
1	pH @ 25° C	IS 3025 (Part 11) : 2022	7.1	-	6.5-8.5
2	Turbidity	IS 3025 (Part 10) : 2023	BDL[DL=0.5]	NTU	Max 1
3	Total Dissolved Solids	IS 3025 (Part 16) : 2023	89	mg/L	Max 500
4	Electrical Conductivity @ 25° C	APHA 24th Ed. 2510 B : 2023	137	µS/cm	NA
	General Parameters Concerning Substances Undesirable in Excessive Amounts				
1	Ammonia as NH_3-N	APHA 24th Ed. 4500- NH3- F : 2023	BDL[DL=0.01]	mg/L	Max 0.5
2	Calcium as Ca	IS 3025 (Part 40); Clause 5 : 2024	12	mg/L	Max 75
3	Chlorides as Cl^-	IS 3025 (Part 32); Clause 2 : 1988	10	mg/L	Max 250
4	Fluoride as F^-	APHA 24th Ed. 4500- F- B,D : 2023	BDL[DL=0.2]	mg/L	Max 1.0
5	Iron as Fe	IS 3025 (Part 53); Clause 7 : 2024	BDL[DL=0.06]	mg/L	Max 0.3
6	Magnesium as Mg	IS 3025 (Part 46); Clause 5 : 2023	7	mg/L	Max 30
7	Nitrate as NO_3^- - N	IS 3025 (Part 34/Sec 1), Clause 6.4 : 2023	0.2	mg/L	Max 45
8	Sulphate as SO_4^{2-}	IS 3025 (Part 24/Sec 1; Clause 5 : 2022	17	mg/L	Max 200
9	Phosphorus as PO_4^{3-} - P	APHA 24th Ed. 4500- P E : 2023	BDL[DL=0.01]	mg/L	NA
10	Potassium as K	APHA 24th Ed. 3500 K : 2023	0.6	mg/L	NA
11	Sodium as Na	APHA 24th Ed. 3500 Na : 2023	6.5	mg/L	NA
12	Total Alkalinity as $CaCO_3$	IS 3025 (Part 23) : 2023	55	mg/L	Max 200
13	Total Hardness as $CaCO_3$	IS 3025 (Part 21) : 2009	61	mg/L	Max 200

BDL: Below Detection Limit **DL: Detection Limit** **NA : Not Applicable**

Remark/ Statement of Conformity: *The results conform to standard limits specified in IS 10500:2012 . Conformity statement for Electrical Conductivity, Phosphorus, Sodium & Potassium can't be provided as there is no standard limits specified.*

Note:
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2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 24th Edition and IS3025 (Part 1).
5. This test report shall be referred along with Test Report No. UT/ELS/REPORT/ 04288 / 04 - 2026 Dated 17/04/2026 for final conclusion.

ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD. CIN NO. U74900MH2025PTC451102 ULTRA TECH THANE (W) INDIA PIN-400 601 GST NO. 27AADCU4659H1ZO

Authorized By:
Manasi Namjoshi
Authorized Signatory

– END OF TEST REPORT –

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Tel: 022-45119250, 022-45119239/ +91-7039076880 Email: lab@ultratech.in

TEST REPORT

ISSUED TO:	**M/s. TULSIANI-SUMER ASSOCIATES.**	**ULR NO.**	:	--
		REPORT NO.	:	UT/ELS/REPORT/ 04288 /04 -2026
		ISSUE DATE	:	17/04/2026
For Project:	**"Sahar Plaza Complex"**	**YOUR REF.**	:	Verbal Confirmation
Sir M.V. Road, Next to Kohinoor Continental Hotel, Andheri (East), Mumbai - 400059		**REF. DATE**	:	06/04/2026

SAMPLE PARTICULARS :

WATER SAMPLE ANALYSIS

Sampling Plan Ref. No.:	: 78-04/2026	**Sample Type**	: Drinking Water
Sampling Procedure	: UT/LQMS/SOP/W01A	**Sample Location**	: SOCIETY OFFICE PANTRY
Date & Time of Sampling	: 06/04/2026 10:10 Hrs.		
Sample Registration Date	: 08/04/2026		
Analysis Starting Date	: 08/04/2026	**Sample Quantity & Packaging Details**	: 2L in Polyethylene Container. 100 ml in Sterilized Corning Bottle for Bacteriological Parameters.
Analysis Completion Date	: 15/04/2026		
Sample Lab Code	: UT/ELS/0296/04-2026		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits (IS 10500 : 2012 (Acceptable Limit))
	General Parameters Concerning Substances Undesirable in Excessive Amounts				
1	Phenolphthalein Alkalinity as CaCO3	IS 3025 (Part 23) : 1986	BDL[DL=1]	mg/L	NA
2	Calcium Hardness as CaCO3	IS 3025 (Part 21) : 2009	31	mg/L	NA
	Parameters Concerning Toxic Substances				
1	Lead as Pb	IS 3025 (Part 47): Clause 6 : 2024	BDL[DL=0.6]	mg/L	Max 0.01
	Bacteriological Quality of Drinking Water				
1	*Total Coliform Bacteria*	IS 1622:1981	BDL[DL=2]	MPN/100ml	Shall not be detectable
2	*Escherichia Coliform (E. coli)*	IS 1622:1981	ABSENT	--	Shall not be detectable
3	*Fecal Coliform (F. coli)*	IS 1622:1981	BDL[DL=2]	MPN/100ml	Shall not be detectable

BDL: Below Detection Limit **DL: Detection Limit** **NA : Not Applicable**

Remark/ Statement of Conformity: *The results conform to standard limits specified in IS 10500:2012. Conformity statement for Phenolphthalein Alkalinity & Calcium Hardness can't be provided as there is no standard limits specified.*

Note:
1. This test report refers only to the sample tested.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Parameter/s tested are not covered under NABL scope.
5. Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 23rd Edition and IS3025 (Part 1).
6. This test report shall be referred along with Test Report No. UT/ELS/REPORT/ 04287 / 04 - 2026 Dated 17-04-2026 for final conclusion.

ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD. CIN No: U74900MH2023PTC415102 ULTRA TECH THANE (W) INDIA PIN-400 601 GST No. 27AADCU4659H1ZO

Authorized By:

Manasi Namjoshi
Authorized Signatory

- END OF TEST REPORT -

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TEST REPORT

ISSUED TO:	**M/s. TULSIANI-SUMER ASSOCIATES.**	**ULR NO.**	: **ULR-TC14909 26 000003055F**
		REPORT NO.	: UT/ELS/REPORT/ 04289 /04 - 2026
		ISSUE DATE	: 17/04/2026
For Project:	**"Sahar Plaza Complex"**	**YOUR REF.**	: Verbal Confirmation
		REF. DATE	: 07/04/2026

Sir M.V. Road, Next to Kohinoor Continental Hotel, Andheri (East), Mumbai - 400059

SAMPLE PARTICULARS :

WASTE WATER SAMPLE ANALYSIS

Sampling Plan Ref. No.:	: 78-04/2026	**Sample Type**	: Untreated Sewage Waste Water
Sampling Procedure	: UT/LQMS/SOP/W01A	**Sample Location**	: STP INLET
Date & Time of Sampling	: 07/04/2026 10:20 Hrs.		
Sample Registration Date	: 08/04/2026		
Analysis Starting Date	: 08/04/2026	**Sample Quantity & Packaging Details**	: 2L in Polyethylene Container. 1L in Wide Mouth Glass Bottle for Oil & Grease.
Analysis Completion Date	: 15/04/2026		
Sample Lab Code	: UT/ELS/0297/04-2026		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits
1	pH @ 25° C	IS 3025 (Part 11) : 2022	6.9	-	NA
2	Total Suspended Solids	IS 3025 (Part 17) : 2022	70	mg/L	NA
3	Oil & Grease	IS 3025 (Part 39); Clause 5.0 : 2021	10	mg/L	NA
4	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44) : 2023	94	mg/L	NA
5	Chemical Oxygen Demand	IS 3025 (Part 58) : 2023	385	mg/L	NA

NA : Not Applicable

Remark/ Statement of Conformity: *NIL*

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3. Any correction invalidates this test report.
4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 24th Edition and IS3025 (Part 1).

ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD. ULTRA TECH THANE (W) INDIA PIN-400 601

Authorized By:

Manasi Namjoshi
Authorized Signatory

- END OF TEST REPORT -

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ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PRIVATE LIMITED
(A venture of ULTRA TECH Environmental Consultancy)
Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-14909 [Valid up to 17/11/2028]
Lab. Recognized by CPCB, MoEF&CC [GOI] under EP(A)-1986
ISO 9001:2015 & ISO 45001:2018 Certified
TC-14909
Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-46119250, 022-46119239/ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO:	**M/s. TULSIANI-SUMER ASSOCIATES.**	**ULR NO.**	: **ULR-TC14909 Z6 000003056F**
		REPORT NO.	: UT/ELS/REPORT/ 04290 /04 - 2026
		ISSUE DATE	: 17/04/2026
For Project:	**"Sahar Plaza Complex"**	**YOUR REF.**	: Verbal Confirmation
		REF. DATE	: 07/04/2026

Sir M.V. Road, Next to Kohinoor Continental Hotel, Andheri (East), Mumbai - 400059

SAMPLE PARTICULARS :

WASTE WATER SAMPLE ANALYSIS

Sampling Plan Ref. No.:	: 78-04/2026	**Sample Type**	: Treated Sewage Waste Water
Sampling Procedure	: UT/LQMS/SOP/W01A	**Sample Location**	: STP OUTLET
Date & Time of Sampling	: 07/04/2026 10:30 Hrs.		
Sample Registration Date	: 08/04/2026		
Analysis Starting Date	: 08/04/2026	**Sample Quantity & Packaging Details**	: 2L in Polyethylene Container. 1L in Wide Mouth Glass Bottle for Oil & Grease.
Analysis Completion Date	: 15/04/2026		
Sample Lab Code	: UT/ELS/0298/04-2026		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits
1	pH @ 25° C	IS 3025 (Part 11) : 2022	7.2	-	NA
2	Total Suspended Solids	IS 3025 (Part 17) : 2022	6	mg/L	NA
3	Oil & Grease	IS 3025 (Part 39); Clause 5.0 : 2021	BDL[DL=2]	mg/L	NA
4	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44) : 2023	6.3	mg/L	NA
5	Chemical Oxygen Demand	IS 3025 (Part 58) : 2023	26	mg/L	NA

BDL: Below Detection Limit **DL: Detection Limit** **NA : Not Applicable**

Remark/ Statement of Conformity: *NIL*

Note: 1. This test report refers only to the sample tested.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 24th Edition and IS3025 (Part 1).

ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD. CIN No: U74900MH2023PTC415102 ULTRA TECH THANE (W) INDIA PIN-400 601

Authorized By:
Manasi Namjoshi
Authorized Signatory

- END OF TEST REPORT -

ULTRA TECH
ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PRIVATE LIMITED
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Tel: 022-45119250, 022-45119239/ +91-7039078680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.

For Project: "Sahar Plaza Complex"
Sir M.V. Road, Next to Kohinoor Continental Hotel, Andheri (East), Mumbai - 400059

ULR NO.	:	ULR-TC14909 26 000003057F
REPORT NO.	:	UT/ELS/REPORT/ 4291 /04 - 2026
ISSUE DATE	:	17/04/2026
YOUR REF.	:	Verbal Confirmation
REF. DATE	:	07/04/2026

SAMPLE PARTICULARS

Sampling Plan Ref. No.:	: 78-04/2026	**Sample Type**	: Soil
Sampling Procedure	: UT/LQMS/SOP/S01A	**Sample Location**	: NEAR MAIN GATE
Date & Time of Sampling	: 07/04/2026 10:45 Hrs.		
Sample Registration Date	: 08/04/2026		
Analysis Starting Date	: 08/04/2026		
Analysis Completion Date	: 15/04/2026	**Sample Quantity & Packaging Details**	: 1 Kg. in Ziplock Plastic Bag. (Approximately)
Sample Lab Code	: UT/ELS/0299/04-2026		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

SOIL SAMPLE ANALYSIS

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1	pH [1:2.5 Soil:Water] @ 25°C	IS 2720 (Part 26) : 1987	8.0	-
2	Electrical Conductivity [1:2 Soil:Water] @ 25°C	IS 14767:2000	480	µS/cm
3	Bulk Density	SOP No. UT/LQMS/SOP/S03	1248	kg/m^3
4	Moisture Content	IS 2720 (Part 02):1973	5.0	%
5	Organic Matter	IS 2720 (Part 22):1972	1.1	%
6	Organic Carbon	IS 2720 (Part 22):1972	0.6	%
7	Water Holding Capacity	SOP No. UT/LQMS/SOP/S12	55.1	%
8	Cation Exchange Capacity	US EPA SW 846, Method 9080 : 1986	27.4	meq/100g
9	Sodium Adsorption Ratio	SOP No. UT/LQMS/SOP/S26	1.2	(meq/kg)$^{1/2}$
10	Sodium as Na	SOP No. UT/LQMS/SOP/S19	83	mg/kg
11	Magnesium as Mg	SOP No. UT/LQMS/SOP/S22	71	mg/kg
12	Chlorides as Cl	SOP No. UT/LQMS/SOP/S23	128	mg/kg
13	Sulphate as SO_4	SOP No. UT/LQMS/SOP/S24	127	mg/kg
14	Boron as B (Available)	SOP No. UT/LQMS/SOP/S27	0.9	mg/kg
			1.7	kg/ha†
15	Phosphorous as P_2O_5 (Available)	SOP No. UT/LQMS/SOP/S28	33	mg/kg
			61	kg/ha†
16	Potassium as K_2O (Available)	SOP No. UT/LQMS/SOP/S29	136	mg/kg
			254	kg/ha†
17	Nitrogen as N (Available)	SOP No. UT/LQMS/SOP/S30	112	mg/kg
			210	kg/ha†
18	Iron as Fe	SOP No. UT/LQMS/SOP/S35 & S37	72644	mg/kg
19	Zinc as Zn	SOP No. UT/LQMS/SOP/S35 & S37	80	mg/kg

Remark/ Statement of Conformity: NIL

Note:
1. This test report refers only to the sample tested.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/S01A) based on Manual on Sampling, Analysis and Characterization of Hazardous Wastes, CPCB, New Delhi.
5. Test results reported with unit/s † are obtained from scientific conversions/calculations applied to test results in mg/kg.

ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PRIVATE LIMITED THANE (W) INDIA PIN-400 601

Authorized By:
Shailesh Salvi
Authorized Signatory

– END OF TEST REPORT –

Regd.: Unit No. 225, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
Thane HO: Tel: 91-22-49743482 Email: sales@ultratech.in www.ultratech.in
Pune: +91-20-29525517-pune@ultratech.in, Kochi: +91-0484-4301947 / +91 9895200526 - kochi@ultratech.in,
Kolkata: +91-033-40089145 / +91 3335 746566 - kolkata@ultratech.in, Gujarat: +91-9558117469 - gujarat@ultratech.in
GST: 27AADCU4659H1Z0
CIN NO: U74900MH2023PTC415102
UT 27457
www.ultratech.in

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date	:	**18/07/2026**
Time	:	**13:56:09 PM**
Validity upto	:	**17/07/2027**

Certificate SL. No.	:	MH05800070000562
Registration No.	:	MH04LE3233
Date of Registration	:	06/Apr/2023
Month & Year of Manufacturing	:	January-2023
Valid Mobile Number	:	******8036
Emission Norms	:	BHARAT STAGE VI
Fuel	:	DIESEL
PUC Code	:	MH0580007
GSTIN	:	
Fees	:	Rs.150.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.48

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in

Authorised Signature with stamp of PUC Operator 60mm x 20mm

RENUKA PUC CENTER

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date	:	**28/02/2026**
Time	:	**08:46:26 AM**
Validity upto	:	**27/02/2027**

Certificate SL. No.	:	MH00402790011579
Registration No.	:	MH04KF8995
Date of Registration	:	10/Mar/2021
Month & Year of Manufacturing	:	February-2021
Valid Mobile Number	:	******4535
Emission Norms	:	BHARAT STAGE VI
Fuel	:	DIESEL
PUC Code	:	MH0040279
GSTIN	:	
Fees	:	Rs.150.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.54

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in

Authorised Signature with stamp of PUC Operator 60mm x 20mm

SHIV PUC CENTRE

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date	:	**11/04/2026**
Time	:	**17:53:58 PM**
Validity upto	:	**10/04/2027**

Certificate SL. No.	:	MH04800120035108
Registration No.	:	MH04LY3585
Date of Registration	:	10/Apr/2024
Month & Year of Manufacturing	:	August-2023
Valid Mobile Number	:	******8036
Emission Norms	:	BHARAT STAGE VI
Fuel	:	DIESEL
PUC Code	:	MH0480012
GSTIN	:	
Fees	:	Rs.150.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.23

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in

Authorised Signature with stamp of PUC Operator 60mm x 20mm

MANGAL MURTI PUC CENTER

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date	:	**11/10/2025**
Time	:	**11:24:00 AM**
Validity upto	:	**10/10/2026**

MH04LQ4647

Certificate SL. No.	:	MH04800120032828
Registration No.	:	MH04LQ4647
Date of Registration	:	10/Oct/2023
Month & Year of Manufacturing	:	July-2023
Valid Mobile Number	:	******0000
Emission Norms	:	BHARAT STAGE VI
Fuel	:	DIESEL
PUC Code	:	MH0480012
GSTIN	:	
Fees	:	Rs.150.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.33

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in

Authorised Signature with stamp of PUC Operator 60mm x 20mm

MANGAL MURTI PUC CENTER

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date	:	**17/10/2025**
Time	:	**22:16:56 PM**
Validity upto	:	**16/10/2026**

Certificate SL. No.	:	MH04800120032890
Registration No.	:	MH04LE6465
Date of Registration	:	13/Oct/2022
Month & Year of Manufacturing	:	May-2022
Valid Mobile Number	:	******9161
Emission Norms	:	BHARAT STAGE VI
Fuel	:	DIESEL
PUC Code	:	MH0480012
GSTIN	:	
Fees	:	Rs.150.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.25

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in

Authorised Signature with stamp of PUC Operator 60mm x 20mm

MANGAL MURTI PUC CENTER

Pollution Under Control Certificate

Date	01/01/2026
Time	15:00:00 PM
Validity upto	31/12/2026

Registration Plate

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By

Government of Maharashtra

Date	:	09/01/2026
Time	:	13:39:18 PM
Validity upto	:	08/01/2027

Certificate Sl. No.	:	MH01202680017636
Registration No.	:	MH12TV4017
Date of Registration	:	31/Mar/2022
Month & Year of Manufacturing	:	February-2022
Valid Mobile Number	:	******1770
Emission Norms	:	BHARAT STAGE VI
Fuel	:	CNG ONLY
PUC Code	:	MH0120268
GSTIN	:	
Fees	:	Rs.125.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)	0.3	0.28
	Hydrocarbon, (THC/HC)	ppm	200.0	113.26
High idling emissions	CO	percentage (%)	0.0	0.0
	RPM	RPM	2500 ± 200	0.0
	Lambda	-	1 ± 0.03	0.0
Smoke Density	Light absorption coefficient	1/metre		

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

HARSHAL PUC MOBILE CENTER

Back | Print

Form 59

(See rules 115 (2))

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date	:	18/10/2025
Time	:	19:34:26 PM
Validity upto	:	17/10/2026

Certificate Sl. No	:	MH04800500002453
Registration No	:	MH47AS8797
Date of Registration	:	18/Oct/2022
Month & Year of Manufacturing	:	June-2022
Valid Mobile Number	:	******8678
Emission Norms	:	BHARAT STAGE VI
Fuel	:	DIESEL
PUC Code	:	MH0480050
GSTIN	:	
Fees	:	Rs.150.0
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.46

This PUC certificate is system generated through the national register of Motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://vahan.parivahan.gov.in

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

AAI JIVDANI PUC CENTER

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781 /4037124/4035273
Fax : 24044532/4024068 /4023516
Email : enquiry@mpcb.gov.in
Visit At : http://mpcb.gov.in

Kalpataru Point, 3rd & 4th floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400022

Infrastructure /Orange/LSI
Consent order No: Format1.0/BO/RO-HQ/EIC-Mu-3626-12-Autorenewal/CR/CC-688 Date-08/05/2014

To,
Tulsiani-Sumer Associates,
"Sahar Plaza"
179 A to 179 F & 179 H,Village: Mulgaon &
CTS No. 230 A,230 B,230C,238 B,
Village:Kondivita,M.V.Road,Andheri (E),Mumbai

Subject: Renewal of Consent to Operate for Building/Construction project Orange category.
Ref : Your application for Auto renewal vide letter dated 27th March,2014.

Your application
Dated: 27th March,2014.

For: Renewal of Consent to Operate for Building/Construction project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. **The consent to Operate is granted for a period up to :30/4/2018.**

   The capital investment of the project is Rs. 202.27 Cr.

   The Renewal of consent to Operate (part) valid for commercial project named as **M/s. Tulsiani-Sumer Associates "Sahar Plaza"** at 179 A to 179 F & 179 H, Village: Mulgaon & CTS No. 230 A,230 B, 230C, 238 B,Village: Kondivita, M.V.Road,Andheri (E),Mumbai for **total plot area of 35,346.70 Sq.Mtrs and total construction built up area 40,000.00 Sq.Mrs** including utilities and services as per construction occupancy Certificate issued by local body.

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	0.00	NA	---
2.	Domestic effluent	48	As per Schedule –I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer

Maharashtra Pollution Control Board

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO2
1	DG Set(380KVA)	Acoustic enclosure	3.0	HSD	112	Ltr/Hr	--	--
2	DG Set(180 KVA)	Acoustic enclosure	1.5	HSD				

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm^3.

3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.
The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

Maharashtra Pollution Control Board

Maharashtra Pollution Control Board MAHARASHTRA Mumbai

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011.
3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
5) Conditions for D.G. Set
    a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
    b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
    c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
    d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.
    e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
    f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
    g) D.G. Set shall be operated only in case of power failure.
    h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
    i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
8) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

1) The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide **No: SEAC-2013/CR-185/TC-1 dtd. 10/12/2014.**
2) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
3) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
4) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
5) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
6) Conditions for D.G. Set
   a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
   b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
   c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
   d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.
   e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
   f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
   g) D.G. Set shall be operated only in case of power failure.
   h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
   i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
7) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
8) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
9) The treated sewage shall be disinfected using suitable disinfection method.
10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
11) **The applicant shall obtain renewal of Consent to Operate from Maharashtra Pollution Control Board before 60 day from expiry of consent validity.**

Maharashtra Pollution Control Board

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

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

Infrastructure/RED/L.S.I
No:- Format1.0/CC/UAN No.0000131448/CR/2205000263

Date: 05/05/2022

To,
M/s. TULSIANI SUMER ASSOCIATES SAHAR PLAZA, 179A TO 179F & 179H, Vilage Mulgaon, And CTS Nos.230A,230B,230C,&238B, Andheri Kurla Road Of Village Kondivata, M.V.Road, Andheri (E), Mumbai

Your Service is Our Duty

Sub: Renewal of Consent to Operate (Part) for Commercial Building Construction Project.

Ref:

1. Application submitted by SRO-Mumbai-II
2. Earlier consent having Consent No-format 1.0/BO/RO-HQ/MU-7088-16/CE-Revalidation/CC-0259, Dtd-03.02.2017
3. Renewal of 1st Operate with 2nd Part Operate, having UAN-62083, Dtd-26.03.2019
4. Minutes of 23rd CC Meeting Dtd-19.03.2022 & 21.03.2022.

Your application NO. MPCB-CONSENT-0000131448

For: grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **Renewal of Consent is valid upto-30.04.2025**
2. **The capital investment of the project is Rs.309.23 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal is valid for Commercial Building Construction Project named as M/s. TULSIANI SUMER ASSOCIATES SAHAR PLAZA, 179A TO 179F & 179H, Vilage Mulgaon, And CTS Nos.230A,230B,230C,&238B, Andheri Kurla Road Of Village Kondivata, M.V.Road, Andheri (E), Mumbai on Total Plot Area of 49464.30 Sq.Mtrs for construction BUA of 79000 Sq.Mtrs out of Total Construction BUA of 120580.82 Sq.Mtrs as per EC granted dated-10.12.2014 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-10.12.2014	49464.30	120580.82
2	Consent to Establish (Re-validation) issued on 03.02.2017	49464.30	80580.82
3	Renewal of Part Operate & Part Operate for 2nd Part-dtd-26.03.2019	49464.30	79000.00

15. The Project Proponent shall comply with the Environmental Clearance obtained dtd-10.12.2014 for construction project having total plot area of 49464.30 Sq.mtrs and total construction BUA of 120580.82 Sq.mtrs as per EC.

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Signed by: Ashok Shingare
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-05-05 17:18:25 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1855380.00	MPCB-DR-10299	09/02/2022	RTGS

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **450 CMD for treatment of domestic effluent of 90 CMD.**

B] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	95.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

1) **As per your application, you have provided the Air pollution control (APC)system and erected following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set	Acoustic Enclosure	5.00	DIESEL/HSD 35 Kg/Hr	1	SO2	16.8 Kg/Day
S-2	DG Set	Acoustic Enclosure	5.00	DIESEL/ HSD 55 Kg/Hr	1	SO2	26.4 Kg/Day
S-3	DG Set	Acoustic Enclosure	5.00	HSD /DIESEL 90 Kg/Hr	1	SO2	43.2 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate	10.0 Lakhs	extend the Existing	Towards compliance of Environmental Clearance and Consent condition	30.04.2025	30.07.2025

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

General Conditions:

1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

Kalpataru Point, 2nd, 3rd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

Infrastructure/ORANGE/L.S.I
No:- Format1.0/CC/UAN No.0000261805/CO/2512002483

Date: 28/12/2025

To,
M/s.TULSIANI SUMER ASSOCIATES SAHAR PLAZA, 179A TO 179F & 179H, Vilage Mulgaon, And CTS Nos. 230A,230B,230C,&238B, Andheri Kurla Road of Village Kondivata, M.V.Road, Andheri (E),Mumbai.

Your Service is Our Duty

Sub: Consent to 1st Operate (Part-III) for Commercial Building Construction Project.

Ref:
1. Application Submitted by SRO-Mumbai-II
2. Minutes of 11th CC meeting dtd-04.12.2025.

Your application NO. MPCB-CONSENT-0000261805

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

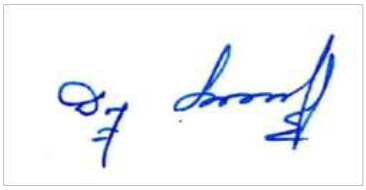
1. **Consent to 1st Operate (Part-III) is valid upto-30.11.2029**
2. **The capital investment of the project is Rs.167.18 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Commercial Building Construction Project named as M/s.TULSIANI SUMER ASSOCIATES SAHAR PLAZA, 179A TO 179F & 179H, Vilage Mulgaon, And CTS Nos. 230A,230B,230C,&238B, Andheri Kurla Road of Village Kondivata, M.V.Road, Andheri (E),Mumbai on Total Plot Area of 49464.30 Sq.Mtrs for construction BUA of 46912.44 Sq.mtrs (Obtained Renewal of Part-I & Part-II- BUA- 40,000 + Part -II BUA- 39,000 = total BUA-79,000 Sq.mtrs under Society) out of Total Construction BUA of 185009.00 Sq.Mtrs as per EC granted dated-30.05.2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-10.12.2014	49464.30	120580.82
2	Consent to Establish (Revalidation)dtd-03.02.2017	49464.30	80580.82
3	Renewal of 1st Part Operate with 2nd CtoO dtd. 26.03.2019	49464.30	79000.00

13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. The Project Proponent shall comply with the Environmental Clearance obtained dtd-30.05.2023 for construction project having total plot area of 49464.30 Sq.Mtrs and total construction BUA of 185009.00 Sq.Mtrs as per specific condition of EC.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.







Signed by: Shri. M. Devender Singh
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-12-28 09:07:24 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	500.00	TXN2509004663	24/09/2025	Online Payment

In earlier applied application having UAN-0000251189, PP paid fees of Rs. 1003080 for three terms and case was refused, one term consent fees was consumed of Rs. 334360 and remaining fees of Rs.668720 was balance which is used in this consent hence zero amount is balance.

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
- They are directed to ensure the compliance of the consent conditions.
- They are directed to obtain the B.G. of Rs.10.0 Lakhs toward compliance of consent condition.
2. Chief Accounts Officer, MPCB,Sion, Mumbai

BRIHANMUMBAI MUNICIPAL CORPORATION

ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034

[CE/8644/WS/AK/OCC/1/New of 29 June 2026]

To,
Shri. S. M. Kuvelkar, Partner of Tulsiani Sumer Associates
1103/04, Tulsiani Chambers, 212,Nariman Point, Mumbai-400021..

Dear Applicant,

The **Part 1** development work of **commercial** building comprising of **1st basement to 2nd basement + Ground Floor for Office, Society Office, Medical Room, Café & Creche and parking + 1st Floor Office & parking + 2nd to 10th floor for office + Terrace (Part) AC Chiller with Pump** on plot bearing CTS No. **179-A to 179-H of village Mulgaon & C.T.S.No.230-A 230-D, 238-D, 243-A & 243-A/1 of village** of village **KONDIVATE** at **J.B.Nagar** is completed under the supervision of Shri. **AMEET G. PAWAR** , **Architect** , Lic. No. **CA/2004/34543** , Shri. **ASHESH RAGHUVIR KENI** , Structural Engineer, Lic. No. **STR:840029282** and Shri. **Mr. Jayesh Daulatrai Mehta** , Site supervisor, Lic.No. **M/291/SS-I** and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. **CE/8644/WS/AK-CFO/1/New** dated **16 December 2025** .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, K/E Ward
2. A.A. & C. , K/E Ward
3. EE (V), Western Suburb I
4. M.I. , K/E Ward
5. A.E.W.W. , K/E Ward
6. Architect, AMEET G. PAWAR, SATYANARAYAN PRASAD COMMERCIAL CENTER, GROUND FLOOR, DAYALDAS ROAD, VILE PARLE EAST, MUMBAI-400057.

For information please

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation
K/E Ward

Brihanmumbai Municipal Corporation (BMC)
HYDRAULIC ENGINEER'S DEPARTMENT

PERMISSION FORM

FOR WATER CONNECTION AND FITTINGS (Building No/Name:3623/ A1)

Permission Form is valid for 1 year

Permission Form Number: APKE No. 48 Date:19-06-2025

Sanctioned by Name: HYDRAULIC ENGINEER Date:19-06-2025

20 JUN 2025

सहाय्यक अभियंता जलकामे के/पूर्व
३ रा मजला, आझाद रोड, गुंदवली,
अंधेरी (पूर्व), मुंबई-४०० ०६९.

Office of Asst. Engineer (Water Works) K/East Ward, Municipal Office Bldg., Azad Road, Gundavali, Andheri (E), Mumbai-400 06

To,
S.M. Kuvelkar, Partner of Tulsiani Sumer Associates
Proposed Commercial Building no. 3 on sub-plot 'A' of property bearing C.T.S No. 179-A to 179-H of village Mulgaon & C.T.S. No. 230-A to 230-D, 238-D, 243-A & 243-A/1 of Village Kondivita at M. V. Road, Andheri (East) Mumbai 400059

VALID FOR ONE YEAR

Note: All the common conditions regarding municipal revenue eg. EWC, ESC, Pro-Rata charges, Fraudulent charges and/or misuse charges against entire property building as mentioned in P-Form for (bldg no ____) shall be complied with before releasing water connection.

Subject :- Your Application for permanent purpose for property situated at Proposed Commercial Building no. 3 on sub-plot 'A' of property bearing C.T.S No. 179-A to 179-H of village Mulgaon & C.T.S. No. 230-A to 230-D, 238-D, 243-A & 243-A/1 of Village Kondivita at M. V. Road, Andheri (East) Mumbai 400059

Reference:				
	1.Your application vide IDN no.	125041900098	received On	19-04-2025
	2.Sanction u/no.	APKE No. 48	Sanctioned Date:	19-04-2025
	3.Sanctioned By:	HYDRAULIC ENGINEER	Sanctioned Date:	19-06-2025

Dear Sir / Madam / Gentlemen,

With reference to your above referred application for water connection, it is to inform you that the water connection will be allowed at above cited property, after compliance of below mentioned all conditions, executing out necessary work through appointed Licensed Plumber and after submission of duly filled-in/ certified Connection Form (C-form) attached herewith please.

Applicant is requested to submit duly filled in/ Certified C-form after executing necessary works through Licensed Plumber

Note: This permission will be considered valid only after compliance of all the below mentioned conditions, execution of necessary works through appointed Licensed Plumber and submission of duly filled in/ Certified C-form in the office of the Assistant Engineer Water Works situated at above mentioned address. If any work is found executed prior to the compliance of above conditions/ without prior permission of this office, action under section 287(b) and Water Bye Law No. 4 & 33 would be initiated please note.

1 To take 40 mm dia. water connection with 40 mm dia. pipe in Municipal limit, 40 mm dia. pipe in Private lim and 40 mm size . AMR Meter (if available) / Private meter under section 169 of M.M.C. Act.and to be charged per W.C. Rule 1.5 for Commercial purpose.

2 This water connection is allowed only for the portion Basement 1st to 2nd + Ground floor+ 1st to 10th upper flo

3 To provide meter chamber of adequate size with proper lock and key arrangement.

4 To cut off water connections bearing below given CCN on water main: 1.KE@0047796

5 Size of connection will vary as per the prevailing norms at the time of connection

6 To submit Owners assent.

7 To allow storages with capacities as given below. Storage compartments should be separate and water tight.
Commercial: Domestic Suction Tank:11160.0
Domestic OH Tank:16740.0
Flushing Suction Tank:13950.0
Flushing OH Tank:27900.0
Residential:

8 To pay the following Security Deposits as given below: Main connection for COMMERCIAL purpose: Rs. 446850.0

9 To clear outstanding dues for following given water connections KE@0037298, KE@0198359, KEJ5580007, KEJ6370008, KE@0380279, KEJ6360003, KE@0380282, KE@0692461, KE@0047796

10 To make the following payment
- Cost of making connection (without municipal material): Rs. 1160.0
- Meter Testing and Fixing charges: Rs. 180.0
- Disconnection charges (for earlier existing / existing connections) : Rs. 300.0
- Meter Fixing charges: Rs.510.0

11 To submit self declaration by the secretary stating therein that a. Any outstanding dues towards fees/ charges/ deposits, etc if any found at later stage shall be paid to the M.C.G.M. within stipulated period, failing which applicant is aware that water connection is liable for water connection. b. M.C.G.M. will not be responsible for unequal distribution of Municipal water supply amongst occupiers. c. If any suit arises for any reason, M.C.G.M. will not be a party to the same.

12 To provide electric pump in duplicate with standby arrangement in sound proof cabin with adequate size of pump suctionand delivery line with auto panel system.

13 To comply all the conditions incorporated in H.E. N.O.C. issued by E.E.W.W.(P.AND R.)/Remarks by the consultant appointed by the developer.

14 The water connection is designed with prevailing parameters of supply hours, water main pressures, etc. If these parameters change within 6 months from the date of issue of P form and if water connection is not released then water connection shall be redesigned with the then parameters.

15 This water connection will be allowed without prejudice to any action in future by the Authority as per prevailing rules.

16 To not to allow non-Municipal water in domestic compartment.

17 To use borewell / ringwell / well/ non-potable tanker water for flushing purpose only and to mark pipes and fittings in red colour. (Prior permission from P.C.O. to be obtained for any type of well is necessary.)

18 The connection holder shall keep surrounding of the tank in hygienic condition and display a notice board as "Water in underground tank is for potable purpose. Citizens are requested to take proper care and keep surrounding area in clean and neat condition."

19 To comply and observe all usual terms and conditions.

20 To submit O.C. in 30 days from the date of issue of permanent water connection. In case if owner/developer fails to submit O.C. in 30 days from issue of permanent water connection then water connection will be charged as per water charges rule 6.2.4. from date of connection and water connection deemed to be granted under section 92 of MMC Act till submission of O.C. Moreover on site inspection by HE department, if it is observed that the water connection is being used for the purpose other than granted, then it will be cut off under section 279 of MMC Act, 1888 which is briefly described as the commissioner may cut-off the water supply of any premises in certain specified cases as enumerated in the section.

21 To submit CCRF by architect before availing water connsection.

22 To submit revised NOC from AA&C K/E.

Brihanmumbai Municipal Corporation (BMC)
HYDRAULIC ENGINEER'S DEPARTMENT

PERMISSION FORM

FOR WATER CONNECTION AND FITTINGS (Building No/Name:3623/ A2)

Permission Form is valid for 1 year

Permission Form Number: APKE No. 48 Date:19-06-2025

20 JUN 2025

Sanctioned by Name: HYDRAULIC ENGINEER Date:19-06-2025

सहाय्यक अभियंता जलकामे के/पूर्व
३ रा मजला, आझाद रोड, गुंदवली,
अंधेरी (पूर्व), मुंबई-४०० ०६९.

Office of Asst. Engineer (Water Works) K/East Ward, Municipal Office Bldg., Azad Road, Gundavali, Andheri (E), Mumbai-400 0

To,
S.M. Kuvelkar, Partner of Tulsiani Sumer Associates
Proposed Commercial Building no. 3 on sub-plot 'A' of property bearing C.T.S No. 179-A to 179-H of village Mulgaon & C.T.S. No. 230-A to 230-D, 238-D, 243-A & 243-A/1 of Village Kondivita at M. V. Road, Andheri (East) Mumbai 400059

VALID FOR ONE YEAR

Note: All the common conditions regarding municipal revenue eg. EWC, ESC, Pro-Rata charges, Fraudulent charges and/or misuse charges against entire property building as mentioned in P-Form for (bldg no ____) shall be complied with before releasing water connection.

Subject :- Your Application for permanent purpose for property situated at Proposed Commercial Building no. 3 on sub-plot 'A' of property bearing C.T.S No. 179-A to 179-H of village Mulgaon & C.T.S. No. 230-A to 230-D, 238-D, 243-A & 243-A/1 of Village Kondivita at M. V. Road, Andheri (East) Mumbai 400059

Reference:	1.Your application vide IDN no.	125041900098	received On	19-04-2025
	2.Sanction u/no.	APKE No. 48	Sanctioned Date:	19-04-2025
	3.Sanctioned By:	HYDRAULIC ENGINEER	Sanctioned Date:	19-06-2025

Dear Sir / Madam / Gentlemen,

With reference to your above referred application for water connection, it is to inform you that the water connecti will be allowed at above cited property, after compliance of below mentioned all conditions, executing out necessa work through appointed Licensed Plumber and after submission of duly filled-in/ certified Connection Form (C-for attached herewith please.

Applicant is requested to submit duly filled in/ Certified C-form after executing necessary works through Licens Plumber

Note: This permission will be considered valid only after compliance of all the below mentioned conditions, executi of necessary works through appointed Licensed Plumber and submission of duly filled in/ Certified C-form in the offi of the Assistant Engineer Water Works situated at above mentioned address. If any work is found executed prior to t compliance of above conditions/ without prior permission of this office, action under section 287(b) and Water B Law No. 4 & 33 would be initiated please note.

1 To take 40 mm dia. water connection with 40 mm dia. pipe in Municipal limit, 40 mm dia. pipe in Private and 40 mm size . AMR Meter (if available) / Private meter under section 169 of M.M.C. Act.and to be charg per W.C. Rule 1.5 for Commercial purpose.

2 This water connection is allowed only for the portion Basement 1st to 2nd + Ground floor+ 1st to 10th upper flo

3 To provide meter chamber of adequate size with proper lock and key arrangement.

4 Size of connection will vary as per the prevailing norms at the time of connection

5 To submit Owners assent.

6 To allow storages with capacities as given below. Storage compartments should be separate and water tight.
Commercial: Domestic Suction Tank:11160.0
Domestic OH Tank:16740.0
Flushing Suction Tank:13950.0
Flushing OH Tank:27900.0
Residential:

7 To pay the following Security Deposits as given below: Main connection for COMMERCIAL purpose: Rs. 446850.0

8 To clear outstanding dues for following given water connections KE@0037298, KE@0198359, KEJ5580007, KEJ6370008, KE@0380279, KEJ6360003, KE@0380282, KE@0692461, KE@0047796

9 To make the following payment
- Cost of making connection (without municipal material): Rs. 710.0
- Meter Testing and Fixing charges: Rs. 180.0
- Meter Fixing charges: Rs.510.0

10 To submit self declaration by the secretary stating therein that a. Any outstanding dues towards fees/ charges/ deposits, etc if any found at later stage shall be paid to the M.C.G.M. within stipulated period, failing which applicant is aware that water connection is liable for water connection. b. M.C.G.M. will not be responsible for unequal distribution of Municipal water supply amongst occupiers. c. If any suit arises for any reason, M.C.G.M. will not be a party to the same.

11 To provide electric pump in duplicate with standby arrangement in sound proof cabin with adequate size of pump suctionand delivery line with auto panel system.

12 To comply all the conditions incorporated in H.E. N.O.C. issued by E.E.W.W.(P.AND R.)/Remarks by the consultant appointed by the developer.

13 The water connection is designed with prevailing parameters of supply hours, water main pressures, etc. if these parameters change within 6 months from the date of issue of P form and if water connection is not released then water connection shall be redesigned with the then parameters.

14 This water connection will be allowed without prejudice to any action in future by the Authority as per prevailing rules.

15 To not to allow non-Municipal water in domestic compartment.

16 To use borewell / ringwell / well/ non-potable tanker water for flushing purpose only and to mark pipes and fittings in red colour. (Prior permission from P.C.O. to be obtained for any type of well is necessary.)

17 The connection holder shall keep surrounding of the tank in hygienic condition and display a notice board as "Water in underground tank is for potable purpose. Citizens are requested to take proper care and keep surrounding area in clean and neat condition."

18 To comply and observe all usual terms and conditions.

19 . To submit O.C. in 30 days from the date of issue of permanent water connection. In case if owner/developer fails to submit O.C. in 30 days from issue of permanent water connection then water connection will be charged as per water charges rule 6.2.4. from date of connection and water connection deemed to be granted under section 92 of MMC Act till submission of O.C. Moreover on site inspection by HE department, if it is observed that the water connection is being used for the purpose other than granted, then it will be cut off under section 279 of MMC Act, 1888 which is briefly described as the commissioner may cut-off the water supply of any premises in certain specified cases as enumerated in the section.

20 To submit CCRF by architect before availing water connsection.

21 .To submit revised NOC from AA&C K/E.

कृषी विभाग,
आरे दुग्ध वसाहत

सं.क्र.आदुव/मुकाअ/कृषी विभाग/ वृक्ष लागवड/२०१६/ कृषि ४५७ दि. १६/०९/२०१६

टिप्पणी :-

विषय:- मे.तुलसेनी सुमेर असोशिएट, यांनी आरे दुग्ध वसाहतीमध्ये नवीन ६०० वृक्षांची लागवड केल्याबाबत.

संदर्भ:-आदुव/मुकाअ/शा.१(१)/ आरे जमीन/वृक्ष लागवड/२०१६/११७२ दि.२०/०५/२०१६

उपरोक्त विषयाच्या संदर्भीय पत्रास अनुसरुन सादर करण्यात येते की, मे.तुलसेनी सुमेर असोशिएट,प्लॉट नं.१४, जवाहर नगर, १ ला मजला, एस.व्ही. रोड, गोरेगांव (प) मुंबई-६२ यांना कार्यालयामार्फत वरील संदर्भीय पत्रान्वये आरे दुग्ध वसाहतीच्या परिसरात पर्यावरणाचा समतोल राखण्याच्या दृष्टीकोनातून तसेच आरे वसाहतीमध्ये मोकळया जागेवर होणा-या अतिक्रमणाला प्रतिबंध घालण्याच्या दृष्टीने वसाहतीमधील युनिट नं.६ व युनिट नं.८ च्या परिसरात तसेच वसाहतीमधील इतर गटातील मोकळया असणा-या जागेवर नवीन ५०७ वृक्षांची, लागवड करण्याकरिता विहित अटी व शर्तींवर परवानगी देण्यात आलेली होती. तसेच सदर आदेशातील अट क्र.१२ नुसार सदर वृक्षांच्या दहा टक्के जादा वृक्षांची लागवड करणे बंधनकारक होते. त्यानुसार मे.तुलसेनी सुमेर असोशिएट, यांनी वसाहतीमध्ये साधारणपणे ६०० नवीन वृक्षांची लागवड केलेली आहे. सदर लागवड केलेल्या वृक्षांपैकी नेमके किती वृक्ष लागून निघाले (जगले) याची परिगणना पावसाळयानंतर करणे योग्य राहिल.

सहाय्यक कृषी अधिकारी (व) आरे
आरे दुग्ध वसाहत

प्रति,
मे.तुलसेनी सुमेर असोशिएट,
प्लॉट नं.१४, जवाहर नगर, १ ला मजला,
एस.व्ही. रोड, गोरेगांव (प) मुंबई-६२

प्रत माहितीकरिता सविनय सादर:-
मा.मुख्य कार्यकारी अधिकारी,
आरे दुग्ध वसाहत

MUNICIPAL CORPORATION OF GREATER MUMBAI

DYSG/3251/TA(III) dt-21.3.2016

Office of Dy.S.G.Z III
Amenity Building, CTS
995 B, Cardinal Gracious
Road, Chakala, Andheri
(E),Mumbai

To,
Tulsiani Sumer Associates,
1103/4 Tulsiani Chamber,
212, Nariman Point,
Mumbai – 400 021

Sub: Transplanting of trees from land bearing C.T.S. No 179/A of Village Mulgaon, CTS No. 243A, 243A/1, 230A, 230B, 230C, 230D,and 238B of Village Kondivita known as Sahar Plaza at M.V. Road, (Andheri Kurla Road), Andheri (East).

Ref: Your letter dated 14/03/2016

With reference to above mentioned subject it is to inform you that, as mentioned in your above cited letter the alternate site for plantatation of trees as per Tree Authority norms must be identified by yourself, this office is unable to give permission to plant the trees on land in possesssion with this department in K/E ward as there is no sufficient space for the same. You may approach other agencies / private premise owners for the same and intimate this office accordingly.

21/3/16

Dy. S.G. Z (III)

PUBLIC ANNOUNCEMENT

The proposed expansion of Commercial Complex 'Sahar Plaza' at Plot No. 179A to 179H of Village Mulgaon & CTS No. 243A, 243A/1, 230A, 230A/1A, 230/B, 230/C & 230/D & 238/B of Village Kondivita, M. V. Road, Andheri (East), Mumbai by M/s. Tulsiani Sumer Associates has been accorded Environmental Clearance by the State Environment Impact Assessment Authority, Maharashtra vide letter dated 30th May 2023 having EC Identification No. EC23B039MH189501 and File No. SIA/MH/MIS/67622/2021. Copies of the said Environmental Clearance are available with Maharashtra Pollution Control Board and on website of the Environment Department, Government of Maharashtra at http://parivesh.nic.in

Place : Mumbai
Date : 01/06/2023

जाहीर सूचना

मे. तुलसियानी सुमेर असोसिएट्स यांच्या प्लॉट क्र. १७९ए ते १७९ एच, मौजे मुळगाव आणि न.भू.क्र. २४३ए, २४३ए/१, २३०ए, २३०ए/१ए, २३०/बी, २३०/सी, २३०/डी व २३८/बी, मौजे कोंडीविटा, एम.व्ही.रोड, अंधेरी (पूर्व), मुंबई येथील 'सहार प्लाझा' या व्यावसायिक संकुलाच्या प्रस्तावित विस्तारीकरणास महाराष्ट्राच्या राज्यस्तरीय पर्यावरण आघात मूल्यांकन प्राधिकरणाच्या EC Identification No. EC23B039MH189501 व File No. SIA/MH/MIS/67622/2021, दिनांक ३० मे २०२३ च्या पत्रान्वये पर्यावरण विषयक परवानगी मिळाली आहे. या परवानगी पत्राच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळ यांच्या कार्यालयात व पर्यावरण विभाग, महाराष्ट्र शासन यांच्या http://parivesh.nic.in या संकेतस्थळावर उपलब्ध आहेत.

स्थळ : मुंबई

दिनांक :०१/०६/२०२३

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781 /4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@mpcb.gov.in
Visit At http://mpcb.gov.in

Kalpataru Point, 3rd & 4th floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400 022

Infrastructure /Orange/LSI
Consent order No: Format1.0/BO/RO-HQ/MU-7088-16 /CE-Revalidation/CC- 0259 *Date-* 03/02/2017

To,

M/s. Tulsiani Sumer Associates,
Plot No. 179A to 179H of Village-Mulgaon &
CTS No.243/A,243/A/1,230A,230B,230C & 230/D & 238/D,
Village-Kondivita, M.V.Road, Andheri (E), Mumbai

Subject: Revalidation of Consent to Establish for Building/Construction project. ORANGE category.

Ref : 1. Consent to Establish granted by Board vide no.BO/RO (P&P)/338 dtd.22/03/2006.
2. Minutes of CC meeting held on 16/06/2016.

Your application no: CE1602000769 Dated: 29/12/2015

For: Revalidation of Consent to Establish for Building/Construction project.

under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & T M) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II ,III & IV annexed to this order:

1. **The consent is granted for a period up to commissioning of the project or co-terminus with validity of Environment Clearance i.e. 10/12/2021.**

2. **The capital investment of the project is Rs. 292.2 Crs. (As per Undertaking submitted by the project proponent).**

   The Consent to Establish Extension is valid for construction of **Commercial Building Project under named as M/s. Tulsiani Sumer Associates, Plot No. 179A to 179H of Village-Mulgaon &, CTS No.243/A, 243/A/1, 230A, 230B, 230C & 230/D & 238/D, Village-Kondivita, M. V. Road, Andheri (E),Mumbai of on total plot area of 49,464.30 sq. mtrs and total construction built up area 80,580.82 sq.mtrs** including utilities and services as per construction commencement certificate issued by local body.[Board has granted consent to operate part for total built up area 40,000 sq.m and remaining built up area for establish is 80,580.82 sq.m).

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	295.0	As per Schedule –I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
5) Conditions for D.G. Set
    a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
    b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
    c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
    d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.
    e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
    f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
    g) D.G. Set shall be operated only in case of power failure.
    h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
    i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
6) Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
8) The treated sewage shall be disinfected using suitable disinfection method.
9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

Maharashtra Pollution Control Board

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

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

Infrastructure/RED/L.S.I
No:- Format1.0/CC/UAN No.0000131458/CE/2211001000

Date: 14/11/2022

To,
M/s.TULSIANI SUMER ASSOCIATES SAHAR PLAZA, 179A TO 179F & 179H, Vilage Mulgaon, And CTS Nos. 230A,230B,230C,&238B, Andheri Kurla Road of Village Kondivata, M.V.Road, Andheri (E),Mumbai.

Your Service is Our Duty

Sub: Revalidation of Consent to Establish with Expansion for Commercial Building Construction Project.

Ref:
1. Application Submitted by SRO-Mumbai-II
2. Minutes of 3rd CC meeting dtd-24.05.2022.
3. SCN for Refusal of Consent dtd-08.06.2022.
4. Minutes of 12th CC Meeting dtd- 01.08.2022.

Your application NO. MPCB-CONSENT-0000131458

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

1. **Commissioning of the project or upto10.12.2026 whichever is earlier**
2. **The capital investment of the project is Rs.190.77 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish (Re-validation with Expansion) is valid for Commercial Building Construction Project named as M/s.TULSIANI SUMER ASSOCIATES SAHAR PLAZA, 179A TO 179F & 179H, Vilage Mulgaon, And CTS Nos. 230A,230B,230C,&238B, Andheri Kurla Road of Village Kondivata, M.V.Road, Andheri (E),Mumbai on Total Plot Area of 49464.30 Sq.Mtrs for construction BUA of 105188.39 Sq.Mtrs. including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-10.12.2014	49464.30	120580.82
2	Consent to Establish (Re-validation)dtd-03.02.2017	49464.30	80580.82
3	Renewal of 1st Part Operate with 2nd CtoO dtd. 26.03.2019	49464.30	79000.00

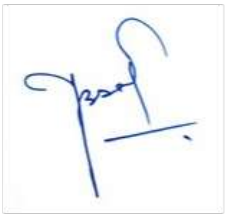
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

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

17. The Project Proponent shall obtain Re-Validation of Environmental Clearance as per applied Built up area and till than not exceed the construction build up area mentioned in earlier issued consent to establish dtd-03.02.2017 & E.C. area issued dtd-10.12.2021.
18. PP shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of C to E & EC conditions.

. This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.







Signed by: Dr. Y.B.Sontakke
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-11-14 11:48:36 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	381540.00	MPCB-DR-10296	09/02/2022	RTGS
2	318821.00	MPCB-JVS_DR-050922004	26/09/2022	RTGS

Paid Penal fees of Rs.318821.00 towards not obtaining re-validation within time.

Copy to:

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

5 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

BY SPEED POST

No. 21-139/2006-IA -III
Government of India
Ministry of Environment and Forests
(I.A Division)

Paryavaran Bhawan,
CGO Complex, Lodhi Road
New Delhi 110003
Dated: October 19, 2006

To

M/S Tulsiani Sumer Associates,
1103/04, Tulsiani Chambers,
212, Nariman Point,
Mumbai- 400 021

Subject: Environmental Clearance for construction of Commercial Complex 'Sahar Plaza' at Andheri (E), Mumbai.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 1994 as amended on July 7, 2004. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz., the Questionnaire, EIA, EMP, Public Hearing proceedings and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its third meeting held on September 1-2, 2006, and provisions under EIA Notification 2006.

2. The project proponent is proposing development of commercial complex 'Sahar Plaza' at CTS No. 179, 181, Village- Mulgaon and CTS No. 238B, 222, 230 to 233, 238 A, 243A, village Kurla II at Andheri (E), Mumbai. The project involves development of commercial complex. The total plot area is 35,346.70 sq. m. Total built up area is 48,850.00 sq. m. for the project under consideration. Total water requirement will be 244.5 cu. m./day and total wastewater generated will be 50 cu. m./day. A Sewage treatment plant having capacity of 50 cu.m. /day will be provided to treat sewage generated from the hotel complex.

3. The EIA report submitted along with the application predicts that the impact of the project on the air quality will be negligible. There will be slightly adverse impact on air quality and soil quality during construction phase. There will be no impact on water quality of the receiving water body during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The EAC after due consideration of the relevant documents submitted by the project proponent, responses to the public concerns expressed during the public hearing and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Ministry hereby accords necessary environmental clearance for the project subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. **Construction Phase**

i All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

ii. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.

iii. A First Aid Room will be provided at the project site both during construction and operation of the project.

iv Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

v Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.

vi. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.

vii. Ambient noise levels should conform to residential standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

viii Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards.

ix Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.

x Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board

xi 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.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

i. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.

ii. 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.

iii. Noise barriers should be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.

iv. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area.

v. The sewage treatment plants should be certified by an independent expert for efficiency as well as adequacy and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for flushing of toilets and gardening. Discharge of treated sewage, if any, shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.

vi. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.

vii. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed of for land filling.

viii. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.

ix The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

x. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

xi. The ground water levels and its quality should be monitored regularly.

xii. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.

xiii. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

PART – B. GENERAL CONDITIONS

i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.

ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.

iii) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.

iv) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.

5. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required), CRZ Regulations etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, from whom suggestion/representation were received at the time of public hearing.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at http://www.envfor.nic.in. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

12. The project authority will enter in to MOU with all buyers of the property, flats/shops etc. to ensure operation and maintenance of the assets handed over to the society formed by the residents/owners of the buildings.

(K.C. RATHORE)
Additional Director (IA)
rathore27@yahoo.com
Tele: 24368526

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3rd Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E), Mumbai.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

(K. C. RATHORE)
Additional Director (IA)

Item No. 67

Subject: Amendment in EC for proposed project "Sahar Plaza" proposed development of commercial complex at plot no. 179A to H (new CTS no.) of village Mulgaon and CTS nos. 243/A, 243/A/1, 230/A, 230/B, 230/C & 230/D (new CTS no) and 238/B of village Kondivita of vM.V. Road, Andheri (E), Mumbai by M/s. Tulsiani- Sumer Associates Builders & Developers.

Authority noted that environment clearance has been issued to M/s. Tulsiani- Sumer Associates Builders & Developers for proposed project "Sahar Plaza" proposed development of commercial complex at plot no. 179A to H (new CTS no.) of village Mulgaon and CTS nos. 243/A, 243/A/1, 230/A, 230/B, 230/C & 230/D (new CTS no) and 238/B of village Kondivita of vM.V. Road, Andheri (E), Mumbai. Now, PP vide letter dated 30th May, 2015 has approached to SEIAA for amendment in EC. The Project proponent has sought amendment as below-

Comparative Statement of Sahar Plaza by M/s Tulsiani Summer Associates				
Sr. No.	**Description**	**As per EC received**	Proposed Anemdment	**Remarks**
1.	**Total plot area**	49464.3 sq.m	49464.30 sq. m	PR card is furnished in hard copy.
2.	**Deductions**	14117.6 sq.m	12489.25 sq. m	As per MCGM approval.
3.	**Net Plot Area**	35,346.70 sq.m	36975.05 sq.m	Amenity open space area calculation was change from 12.5% of net plot area to total deduction of 20% including garden & other reservation.
4	**Maximum permissible BUA**	48850.00 sq.m	71733.94 sq.m	48,850 sq.m does not include first 2 buildings(Bldg n0.1(Midas):8867.59 sq.m&Bldg.no.2(Bonanza):6849.48sq.m.
5	**Total BUA area**	48850.00 sq.m	71733.94 sq.m	

Chairman

Member Secretary

				FSI area is increased because of revised plot area.
6	**Non FSI area**	48015 sq.m (not considered in EC)	48846.88sq.m	Non FSI area was not considered in earlier Environment Clearance.
7	**Total construction built up area(FSI + Non FSI Area)**	48 850 sq.m(mentioned in EC) Total :(FSI+ Non FSI):96865 sq.m	120580.82 sq.m	48,850 sq.m does not include first 2 buildings and non FSI area.
8	**Total cost of project**	Rs.202.27 crores	Rs.360 crores	---
9	**Green area**	5302sq.m on ground (not mentioned in old EC) 15% of net plot 4150.42 sq.m on other green area Total:9452.42 sq.m	5548.9 sq.m on ground(15% of net plot) 7557.3sq.m on other green area Total =13106.2sq.m	--
10	**Nos. of trees to be planted**	142 no.s as per MCGM (Not mentioned in Environment Clearance)	Existing :142 no.s; Proposed:147nos as per MCGM norms Total no.s:289	---
11	**No. of parking**	1180 no.s	636 no.s (As per Concession document by MCGM dtd 12June 2014.)	--
12	**No. of population Commercial**	4250 no.s	7173 nos	---
13	**Water req**	244.5 cum/day	405cum/day	--
14	**Wastewater**	50 cum/day	295cum/day	---
15	**Capacity of STP**	50 cum/day (60 KLD is installed on site and is in	Proposed STP 240 cum/day Total STP	

Chairman

Member Secretary

		full operation)	capacity:300 cum/day	
16	**STP Sludge**	0.03TPD	0.147TPD	
17	**Rain water harvesting**	Rain water harvesting pits of 3 meter dia and 3 meter deep. No. of harvesting pits proposed is 24.	22 Rain water harvesting chambers ,each of 25.92 cum/day are constructed on site. Total 570 cum/day for percolation. No additional chambers/trenches are proposed. It is proposed to have rain water collection tanks of 120m3 capacity (total) and harvested water is used is equal to 2 days terrace rainfall for pro. Bldg.	
18	**Solid waste Generation**	1.1 TPD	1.54 TPD	
19	**Energy**	Reliance Energy	Reliance Energy	
20	**DG Set**	380 kva*1 and 180kva *1 KVA provided for essential services	Existing Bldg: Windfall:380 kva*1 Meadows:200kva*1 Bonanza & Midas 125 kVA = 1 no Club house-50 kVA = 1 no Proposed Bldg.:Mint:380 kva*1	
21	**Clearance side and front**	6m	6m	
22	**Right of way (width of the road from the nearest fire station to the**	60m	60 m	

Chairman

Member Secretary

	proposed building			
23	**Turning radius for easy access for fire tender movement from all around the building excluding the width for the plantation**	12m	12m	
24	**Width of all internal roads**	12m	12m	

The Authority noted the the D.O. letter no. SEIAA-2014/CR.133/TC-3 dated 29th November, 2014 by Addl. Chief Secretary, Environment Departmnet, GoM to Secretary, MoEF&CC regarding amendments in EC issued to the building projects.

In the 87th meeting, Authority further noted that due to change in parking proposed, PP applied for amendment in Earlier EC issued by SEIAA.

After discussing the proposed changes in detail and considering OM dated 19.06.2013 issued by MoEF wherein it is clarified that SEIAA/SEAC need not focus on the other issues which are normally looked after by the concerned local bodies, SEIAA decided to accord approval to the amendment sought in the EC as the consequential impact on account of the proposed changes is not likely to be adverse on the environmental parameters.

Chairman

Member Secretary

Government of Maharashtra

SEAC-2013/CR-185/TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 10th December, 2014

To,
M/s Tulsiani Sumer Associates
At village Mulgaon and Kondivata,
M.V. Road ,Andheri(E),
Mumbai-400 059

Subject: Environment clearance for proposed project "Sahar Plaza" located at plot no 179A to H (new CTS no) of village Mulgaon & CTS no 243/A, 243A/1, 230/A, 230/B, 230/C & 230/D (new CTS no) & 238/B of village Kondivita of M V road , Andheri (E), Mumbai by M/s Tulsiani – Sumer associates.

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 21st meeting and 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 69th & 74th meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed project "Sahar Plaza" located at plot no 179A to H (new CTS no) of village Mulgaon & CTS no 243/A, 243A/1, 230/A, 230/B, 230/C & 230/D (new CTS no) & 238/B of village Kondivita of M V road , Andheri (E), Mumbai. SEAC-II considered the project under screening category 8(a) B2 as per EIA Notification 2006

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

Name of the project:	"Sahar Plaza" - Proposed development of commercial complex at plot no. 179A to 179H ,village- Mulgaon and CTS no.s 243/A,243/A1,,230/A,230/B,230/C& 230/D of village Kondivata, M.V. Road ,Andheri(E),Mumbai-400 059.
Project Proponent	M/s Tulsiani Sumer Associate
Consultant	Building Environment (India) Pvt. Ltd.
Type of the project	Proposed commercial development "Sahar Plaza "is expansion project. The commercial office complex has obtained Environment clearance on October 19, 2006.

Location of Project	Proposed commercial complex "Sahar Plaza" at plot no. 179A to 179H ,village- Mulgaon and CTS no.s 243/A,243/A1,,230/A,230/B,230/C& 230/D of village Kondivata, M.V. Road ,Andheri(E),Mumbai-400 059..
Whether in Corporation / Municipal / Other area:	The proposed project falls in limits of Municipal Corporation of Greater Mumbai (MCGM)
Applicability of the DCR	Development control regulation for Mumbai- 1991
Note on the initiated work	Project proponent had constructed two buildings (Midas, Bonanza) on the plot prior to EIA notification was amended on 7th July 2004. Midas - Occupation Certificate was obtained on 23 rd September,1995 Bonanza -Occupation Certificate was obtained on 1st October,1996 Project proponent applied for Environment Clearance for further construction as per EIA notification 1994 as amended on July 2004 and this was granted on 19th October 2006 for a Plot area 35,346.70 sq.m and Total built up area of 48850 sq.m. With this clearance 2 more buildings (Meadows and Windfall) with a total built up area of 36028.42 sq.m. were constructed and obtained Consent to Establishment on 22nd March,2006 and Consent to Operate on 1st October,2012
Total plot area Deductions Net plot area	49464.30sq.m 12489.25 sq.m 36975.05 sq.m
Permissible FSI (including TDR etc.)	Maximum Permissible FSI -71733.94 sq.m TDR generated– 34895.35 sq.m
Proposed Built up area (FSI & Non- FSI):	Construction BUA: 1,20,580.82 sq.m FSI: 71733.94 sq.m Non FSI: 48846.88sq.m
Ground Coverage Percentage (%)	15789.31 sq.m 43%
Estimated cost of the project:	Rs 360 Crores
No. of Buildings and its configuration	5 buildings + 1 club house Midas:B+G+7 Bonanza:G+7 Meadows:2B+G+10 Windfall:2B+G+12 Mint: 2B +G+8 ½ (proposed bldg.) Mint and Windfall are having common basement Club house: G+1.
No. . of Expected residents/users	Commercial no.:7173 no.s
Height of building	42.98 m
Right of way	60 mtrs
Turning radius	12 mtrs.
Existing Structures	4no.s of buildings exists on site. Midas and Bonanza- Constructed prior to EIA notification

	was amended on 7th July, 2004. Meadows and Windfall: Constructed after obtaining EC dtd October 19,2006and Consent to Establishment dtd 22 nd March, 2006.
Total water requirement	Dry season: Fresh water demand=111 KLD & Source :MCGM Recycled water supply: For flushing : 222 KLD For landscaping : 66 KLD AC make up-21KLD Total water demand =420 KLD Wet season: Fresh water demand=111 KLD & Source :MCGM Recycled water supply: For flushing : 222 KLD AC make up-21KLD Total water demand =354 KLD
Rain water Harvesting	Rain Water Harvesting (RWH) The incremental rain water runoff as a result of the construction will be captured in 22# Rain water harvesting chambers each of 25.92 m^3/day are constructed on site. Total capacity 570 m3/day for percolation. No additional chambers or trenches are proposed. It is proposed to have rain water collection tanks of 120m3 capacity (total) and harvested water is used is equal to 2 days terrace rainfall for pro. Bldg. Level of ground water table: Size and no of RWH tank(s) and Quantity : Existing: Meadows bldg.-30cum/day Windfall bldg.-70cum/day Proposed : Mint bldg. 130 cum/day • Size, no of recharge pits and Quantity . 22 Rain water harvesting chambers, each of 25.92 cum/day are constructed on site. Total 570 cum/day for percolation. No additional chambers/trenches are proposed • Budgetary allocation (Capital cost and O&M cost) Capital cost:6.6 lacs Maintenance cost: 1.5 lacs/yr
Storm water drainage	Natural water drainage pattern: The proposed project will have storm water drainage network as per MCGM remarks.
Sewage and Wastewater	I. Sewage Generation: 295 cum/day wastewater will be generated. The treated water coming from STP (265 cum/day) will be used for secondary purposes like, gardening, AC make up and flushing in non monsoon season. II. STP Technology – Wastewater produced will be treated on site in a Sewage Treatment Plant of capacity -Existing 60 KLD working on 'Extended Aeration technology and

	Proposed 240 KLD working on 'Moving Bed Bioreactor' (MBBR) technology. III. Capacity of STP – Sewage Treatment Plant of capacity (Existing 60 KLD working on 'Extended Aeration technology and Proposed 240 KLD working on 'Moving Bed Bioreactor' (MBBR) technology. V.DG sets (during emergency): D.G. Set will be used as an alternate supply of electricity only in case of emergency. Type of fuel: High Speed Diesel (HSD) will be used as fuel in DG sets 380 kVA = 2 nos, 200 kVA = 1 nos, 125 kVA = 1 nos and 50 kVA = 1 nos V. Budgetary allocation (capital accost and O&M cost) Capital Cost: 86 Lakhs O&M cost: 18.9Lakhs/year
Solid Waste Management	Pre Construction and Construction phase Waste:- Waste generated during pre construction and construction phase is 6 MT/day Operation Phase Waste generation in the operation Phase: Dry waste MT/day:-690 kg/day Wet waste MT/day:-850 kg/day E Waste: E waste will be generated after 5 years latency period. The expected e waste: 10.7 T/year. Individual office will be responsible for storage & disposal Hazardous waste: Hazardous waste that would generated in residential project would be spent due to use of DG set .DG set will be used for meeting emergency loads._Quantity of Spent Oil – The quantity of spent oil from DG sets would be 580 llt/annum. Bio medical waste (kg/month):Not applicable STP sludge (Dry sludge) kg/day: 0.1TPD Area requirement Total area provided for the storage and treatment of the solid waste :149 sq.m Budgetary allocation (capital accost and O&M cost) Capital Cost : 18.5 Lakhs O&M cost:3 Lakhs/year
Green Belt Development	RG area under green belt: • Green on the ground (sq. m.) :5548.9sq.m • Other green area (sq. m.):7557.3sq.m Plantation Number and list of trees species to be planted in the ground RG: 277 trees on RG area of 5548.9 sq.m will be planted. Number, size, age and species of trees to be cut, trees to be transplanted: 142 trees exist on site and 6 no. of trees will be cut which will be preserved on site. NOC for the Tree cutting / transplantation/

compensatory plantation, if any: 12 no.s

Common Name	No. to be planted	Important features
Mahruk	12	Large tree, good for roadside plantation
Palas	14	Medium sized deciduous tree. Beautiful orange flowers, Butterfly host plan
Kadamb	15	Shady, large deciduous tree, fast-growing graceful tree, ball shaped flowers.
Neem	18	Semi-evergreen tree with medicinal value
Sita ashok	16	Shady tree with red-yellow flowers.
Apta	12	Small tree with small white flowers, Butterfly host plant
Fish tail palm	15	Tall evergreen tree
Son chafa	16	Medium sized evergreen tree, fragrant yellow flowers, Butterfly host plant
Bhava	15	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant
Parijatak	14	Small deciduous fast growing tree, beautiful flowers.
Total	147	

Budgetary allocation (Capital cost and O&M cost)
For tree plantation:
Capital Cost : 75 Lakhs
O&M cost: .18 Lakhs/year

Energy	Total connected load : 6360 KW Estimated Max Demand @ 70% Diversity:4452kw Source: Reliance D.G Set: Type of Fuel used and Capacity High Speed Diesel (HSD) will be used as fuel in DG sets 380 kVA = 2 nos, 200 kVA = 1 nos, 125 kVA = 1 nos and 50 kVA = 1 nos

<table>
<tr><td>Environmental Management Plan Budgetary Allocation</td><td>Operation phase (with break-up)<table>
<tr><th>Sr. no.</th><th>Description</th><th>Maintenance and operation cost (lakh per year)</th></tr>
<tr><td>1</td><td>Maintenance of STP</td><td>18.9</td></tr>
<tr><td>2</td><td>Maintenance of WTP building</td><td>2</td></tr>
<tr><td>3</td><td>Maintenance of RWH</td><td>1.5</td></tr>
<tr><td>4</td><td>Maintenance of Landscaped area</td><td>18</td></tr>
<tr><td>5</td><td>Maintenance of OWC</td><td>3</td></tr>
<tr><td>6</td><td>Energy conservation</td><td>Nil</td></tr>
<tr><td></td><td>Total</td><td>43.4</td></tr>
</table></td></tr>
<tr><td>Traffic Management</td><td>Nos. of the junction to the main road and design of confluence
The site is accessible from Andheri-Kurla road in south side and Marol cross road from east side.

Parking details
No. & area of basement: 32816.43 sq.m / 6 no.s.
No. & area of podia: 1 podium & 9312.35m of each podium
Total parking area: 33742.8 Sq.m
Area per car:
2-W :5 sq.m
4-W: 13sq.m
Width of all internal roads
Width of all internal roads will be 12 m.</td></tr>
</table>

3. The proposal has been considered by SEIAA in its 69th & 74th meetings & 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 :

General Conditions for Pre- construction phase:-

(i) This environmental clearance is issued subject to restricting total FSI 71,613 sq m & parking to 215 as per approved plans by MCGM vide letter dated 17.06.2011 & 12.06.2014 as approved

(ii) 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. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter

should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. 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.

(iii) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

(iv) PP has to abide by the conditions stipulated by SEAC & SEIAA.

(v) 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 according 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.

(vi) "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.

(vii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

(i) 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, crèche and First Aid Room etc.

(ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

(iii) 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.

(iv) 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.

(v) Arrangement shall be made that waste water and storm water do not get mixed.

(vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(vii) 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.

(viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

(ix) 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.

(x) 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.

(xi) 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.

(xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

(xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xiv) 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.

(xv) 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.

(xvi) 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).

(xvii) Ready mixed concrete must be used in building construction.

(xviii) 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.

(xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environmenent department before the project is commissioned for operation. Discharge of this unused treated affluent, 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 affluent, 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.

(xxiii) Permission to draw ground water and construction of basement if any sl ɔe obtained from the competent Authority prior to construction/operation ıe project.

(xxiv) Separation of gray and black water should be done by the use of dual plumbi ıne for separation of gray and black water.

(xxv) Fixtures for showers, toilet flushing and drinking should be of low flow ei ıy use of aerators or pressure reducing devices or sensor based control.

(xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumpti ıd load on air conditioning. If necessary, use high quality double glass with ıal reflective coating in windows.

(xxvii) Roof should meet prescriptive requirement as per Energy Conservation B ıg Code by using appropriate thermal insulation material to fulfill requirement.

(xxviii) Energy conservation measures like installation of CFLs /TFLs for the light ıe areas outside the building should be integral part of the project design and sh ɔe in place before project commissioning. Use CFLs and TFLs should be p ly collected and disposed off/sent for recycling as per the prevailing guidelin es of the regulatory authority to avoid mercury contamination. Use of solar pane ay be done to the extent possible like installing solar street lights, common sola er heaters system. Project proponent should install, after checking feasibility ar plus hybrid non conventional energy source as source of energy.

(xxix) Diesel power generating sets proposed as source of back up power for elevat ıd common area illumination during operation phase should be of enclosed ty ıd conform to rules made under the Environment (Protection) Act, 1986. The he of stack of DG sets should be equal to the height needed for the combined cap of all proposed DG sets. Use low sulphur diesel. The location of the DG sets ɔe decided with in consultation with Maharashtra Pollution Control Board.

(xxx) Noise should be controlled to ensure that it does not exceed the pre ɔd standards. During nighttime the noise levels measured at the boundary ıe building shall be restricted to the permissible levels to comply with the pr nt regulations.

(xxxi) Traffic congestion near the entry and exit points from the roads adjoin ıc proposed project site must be avoided. Parking should be fully internalized ıo public space should be utilized.

(xxxii) Opaque wall should meet prescriptive requirement as per Energy Conse ın Building Code, which is proposed to be mandatory for all air-conditioned es while it is aspirational for non-air-conditioned spaces by use of appropriate t al insulation material to fulfill requirement.

(xxxiii) The building should have adequate distance between them to allow mover of fresh air and passage of natural light, air and ventilation.

(xxxiv) Regular supervision of the above and other measures for monitoring shoul in place all through the construction phase, so as to avoid disturbance ıe surroundings.

(xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action s ɔe initiated against the project proponent if it was found that construction ıe project has been started without obtaining environmental clearance.

(xxxvi) Six monthly monitoring reports should be submitted to the Regional office F, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

(i) 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.

(ii) 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.

(iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

(vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

(vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.

(viii) 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.

(ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

(x) 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

(xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO_2, NOx (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.

(xii) 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.

(xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

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 (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

11. This Environment Clearance is issued for proposed project "Suhur Plaza" located at plot no 179A to H (new CTS no) of village Mulgaon & CTS no 243/A, 243A/1, 230/A, 230/B, 230/C & 230/D (new CTS no) & 238/B of village Kondivita of M V road , Andheri (E), Mumbai by M/s Tulsiani – Sumer associates

(Medha Gadgil)
Additional Chief Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.

2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, . Cooperage, M.K.Road, Mumbai 400021

3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

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- 462 016). (MP).

6. Regional Office, MPCB, Mumbai.

7. Collector, Mumbai

8. Commissioner, Municipal Corporation Greater Mumbai

9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

10. Select file (TC-3)

(EC uploaded on 16/12/14)

ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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

To,

The Partner
TULSIANI SUMER ASSOCIATES
1103/4, Tulsiani Chambers, 212 Nariman Point, Mumbai -400021

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/67622/2021 dated 27 Jun 2022. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B039MH189501**
2.	**File No.**	SIA/MH/MIS/67622/2021
3.	**Project Type**	Expansion
4.	**Category**	B1
5.	**Project/Activity including Schedule No.**	8(b) Townships and Area Development projects.
6.	**Name of Project**	Proposed Expansion of Commercial Complex 'Sahar Plaza' at Plot No. 179A to 179H of Village Mulgaon & CTS No. 243A, 243A/1, 230A, 230A/1A, 230/B, 230/C & 230/D & 238/B of Village Kondivita, M. V. Road, Andheri (East), Mumbai by Tulsiani Sumer Associates
7.	**Name of Company/Organization**	TULSIANI SUMER ASSOCIATES
8.	**Location of Project**	Maharashtra
9.	**TOR Date**	14 Dec 2021

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

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

Date: 30/05/2023

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/67622/2021
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Tulsiani Sumer Associates.
Village Kondivita, M. V. Road,
Andheri (East), Mumbai

Subject: Environment Clearance for proposed expansion of Commercial Complex 'Sahar Plaza' at Plot No. 179A to 179H of Village Mulgaon & CTS No. 243A, 243A/1, 230A, 230A/1A, 230/B, 230/C & 230/D & 238/B of Village Kondivita, M. V. Road, Andheri (East), Mumbai by M/s. Tulsiani Sumer Associates.

Reference: Application no. SIA/MH/MIS/67622/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 189th meeting under screening category 8(b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 259th meeting (Day-3) of State Level Environment Impact Assessment Authority (SEIAA) held on 24.04.3023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/67622/2021	
2	Name of Project	Proposed Expansion of Commercial Complex 'Sahar Plaza' at Plot No. 179A to 179H of Village Mulgaon & CTS No. 243A, 243A/1, 230A, 230A/1A, 230/B, 230/C & 230/D & 238/B of Village Kondivita, M. V. Road, Andheri (East), Mumbai by M/s. Tulsiani Sumer Associates	
3	Project category	8(b) Township and Area Development Projects, Category B1 as per Schedule of EIA Notification, 2006	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Tulsiani Sumer Associates
		Regd. Office address	1103, Tulsiani Chambers, 212 Nariman Point, Mumbai - 400012
		Contact number	9820031945

Sr. No.	Description	Details
		e-mail: sandip@tulsiani.com
6	Consultant	Name: Aditya Environmental Services Pvt. Ltd. NABET Accreditation Number: NABET/EIA/2225/RA 0262 Validity: 1st May 2025
7	Applied for	Expansion
8	Location of the project	Plot No. 179A to 179H of Village Mulgaon & CTS No. 243A, 243A/1, 230A, 230A/1A, 230/B, 230/C & 230/D & 238/B of Village Kondivita Taluka: Andheri District: Mumbai Suburban District
9	Latitude and Longitude	Latitude: 19°06'48.21"N Longitude: 72°52'07.92"E
10	Plot Area (sq.m.)	49,464.30 sq. m.
11	Deductions (sq.m.)	10,813.56 sq. m.
12	Net Plot area (sq.m.)	38,650.74 sq. m.
13	Ground coverage (m^2) & %	14,965.23 sq. m. (38.70%)
14	FSI Area (sq.m.)	1,08,337.50 sq. m.
15	Non-FSI (sq.m.)	75,850.89 sq. m.
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,84,188.39 sq. m.
17	TBUA (m^2) approved by Planning Authority till date	1,85,009.00 sq. m. Number of approval letter: Concession Approval issued by MCGM vide letter no. CE/8644/WS/AK-AMEND (1) Date of approval letter: 22nd June 2022
18	Earlier EC details with Total Construction area, if any.	EC issued vide SEIAA letter no. SEAC-2013/CR-185/TC-1 dated 10th December 2014 Total construction area approved: 1,20,580.82 sq. m. (FSI: 71,733.94 sq. m. + Non-FSI: 48,846.88 sq. m.)

Sr. No.	Description	Details				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	1,12,356.94 sq. m. (FSI: 64,704.46 sq. m. + Non-FSI: 47,652.48 sq. m.)				
20	**Previous EC / Existing Building**			**Proposed Configuration**			**Reason for Modification / Change**
	Building Name	**Configuration**	**Height (m)**	**Building Name**	**Configuration**	**Height (m)**	
	Bldg. No.1 (Midas)	B+G+7	26.91 m	Bldg. No. 3 - Wing A & Wing A1 (Part) (Mint)	2B+G+10 (1st & 2nd floor podium)	40.13 m	Expansion
	Bldg. No. 2 (Bonanza)	G+7	26.82 m	Bldg. No. 3 - Wing A1 (Extended Part) (Mint)	2B+G+13 (1st & 2nd floor podium)	49.80 m	
	Bldg. No. 6 (Meadows)	2B+G+10	36.20 m	Bldg. No. 3 - Wing C (Mint)	3B+G+13 (Part podium on 2nd floor)	49.80 m	
	Bldg. No. 3 (Wing B, B1) (Windfall)	2B+G+12	43.30 m				
	Clubhouse	B+G+1	7.75 m				
21	No. of Tenements & Shops	Nil					
22	Total Population	No. of occupants including existing occupants: 10834 No. of visitors (10% of total occupants): 1084					
23	Total Water Requirements CMD	658 cmd - Fresh water requirement (from MCGM) for Domestic purpose: 276 cmd - Recycled water requirement from STP: 382 cmd (Flushing: 228 cmd + Gardening: 21 cmd + HVAC Cooling: 133 cmd) —					
24	Under Ground Tank (UGT) location	At 2nd Basement level					
25	Source of water	Fresh water from MCGM and STP treated water					
26	STP Capacity & Technology	2 nos. of STPs of total capacity 510 cmd installed					

<table>
<tr><th>Sr. No.</th><th>Description</th><th colspan="3">Details</th></tr>
<tr><td></td><td></td><td colspan="3">on site:
- 60 cmd (based on Extended Aeration Method)
- 450 cmd (based on Facultative Membrane Bio Reactor Method)</td></tr>
<tr><td>27</td><td>STP Location</td><td colspan="3">- STP of capacity 60 cmd: at ground level
- STP of capacity 450 cmd: at basement level</td></tr>
<tr><td>28</td><td>Sewage Generation CMD & % of sewage discharge in sewer line</td><td colspan="3">449 cmd
(Zero liquid discharge during dry season & 21 cmd to existing municipal sewer drain with due permission from MCGM during rainy season)</td></tr>
<tr><td>29</td><td>Solid Waste Management during Construction Phase</td><td>type</td><td>Quantity (Kg/d)</td><td>Treatment / disposal</td></tr>
<tr><td></td><td></td><td>Dry waste</td><td>As & when generated</td><td>Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.</td></tr>
<tr><td></td><td></td><td>Wet waste</td><td>As & when generated</td><td>To be treated in OWC installed on site</td></tr>
<tr><td></td><td></td><td>Construction waste</td><td>C&D waste: ~15,14,708.9 cum</td><td>Will be disposed in compliance with Construction & Demolition Waste Management Rules, 2016</td></tr>
<tr><td>30</td><td>Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed</td><td>Type</td><td>Quantity (Kg/d)</td><td>Treatment / disposal</td></tr>
<tr><td></td><td></td><td>Dry waste</td><td>1430 kg/day</td><td>Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.</td></tr>
<tr><td></td><td></td><td>Wet waste</td><td>953 kg/day</td><td>To be treated in OWC installed on site</td></tr>
<tr><td></td><td></td><td>E-Waste</td><td>~26 MT/year</td><td>Sale to MPCB authorized vendor</td></tr>
<tr><td></td><td></td><td>STP Sludge (dry)</td><td>~50 kg/day</td><td>Dried sludge from STP will be used as manure</td></tr>
<tr><td>31</td><td>R.G. Area in sq.m.</td><td colspan="3">RG required: 9,662.69 sq. m.
RG provided on Mother earth: 6,641.93 sq. m.
RG provided on basement top / paved: 3,092.15 sq. m.
Total: 9,734.08 sq. m.</td></tr>
</table>

<table>
<tr><th>Sr. No.</th><th>Description</th><th>Details</th></tr>
<tr><td></td><td></td><td>Existing trees on plot: 142</td></tr>
<tr><td></td><td></td><td>Number of trees planted:
a) In RG area: 142
b) In Miyawaki Plantation (with area): -
(No new additional tree plantation will be carried out on site as more no. of trees are already planted as a part of compensatory plantation).</td></tr>
<tr><td></td><td></td><td>- No. of trees cut during construction phase of existing buildings: 6
- No. of existing trees to be affected due to proposed expansion (for which permission is obtained from MCGM): 4</td></tr>
<tr><td></td><td></td><td>- No. of trees required to be planted for compensatory plantation: 507
- No. of trees planted in Aarey Colony premises with their permission: 600</td></tr>
<tr><td>32</td><td>Power requirement</td><td>During Operation Phase:
<table>
<tr><td>Details</td><td>Source: Adani Electricity</td></tr>
<tr><td>Connected load (kW)</td><td>9,782 kW (Existing: 6,360 kW, Proposed: 3,422 kW)</td></tr>
<tr><td>Demand load (kW)</td><td>6,319 kW (Existing: 4,452 kW, Proposed: 1,867 kW)</td></tr>
</table></td></tr>
<tr><td>33</td><td>Energy Efficiency</td><td>a) Total Energy saving (%): 23.57%
b) Solar energy (%): 5.44%</td></tr>
<tr><td>34</td><td>D.G. set capacity</td><td>Total DG set capacity after expansion: 2,515 kVA
- Existing capacity: 1,135 kVA (2 X 380 kVA + 1 X 200 kVA + 1 X 125 kVA + 1 X 50 kVA)
- Proposed capacity: 1,380 kVA (1 X 380 kVA + 2 X 500 kVA)</td></tr>
<tr><td>35</td><td>No. of 4-W & 2-W Parking with 25% EV</td><td>
<table>
<tr><th>Parking Spaces for</th><th>Required Nos.</th><th>Proposed Nos.</th></tr>
<tr><td>4-Wheelers</td><td>1,302 (Existing: 444 + Proposed: 858)</td><td>1,403 (Existing: 545 + Proposed: 858)</td></tr>
<tr><td>2-Wheelers</td><td>212</td><td>212</td></tr>
<tr><td>Transport Vehicles</td><td>6</td><td>6</td></tr>
</table></td></tr>
<tr><td>36</td><td>No. & capacity of Rain water harvesting tanks /Pits</td><td>- Total existing capacity of rainwater harvesting tanks installed on site: 150 cum</td></tr>
</table>

Sr. No.	Description	Details
		- For storage of additional rainwater as part of the proposed expansion, one rainwater harvesting tank of capacity 132 cum is proposed to be installed. - 22 nos. of recharge pits each of capacity 25.92 cum/day are also constructed on site.
37	Project Cost in (Cr.)	Rs. 500 Crore
38	EMP Cost	Capital investment cost = Rs. 395.85 Lakh and recurring cost = Rs. 37.94 Lakh per annum
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per MoEFCC OM No. F.No.22-65/2017-IA.III dated 30th September 2020, the EMP cost is mentioned at Sr. No. 38 above.
40	Details of Court Cases / litigations w.r.t the project and project location, if any.	Nil

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

Particulars	Approved as per EC dated 10th December 2014	Proposed for expansion	Remarks
Total site area (sq. m.)	49,464.30	49,464.30	No change
Net plot area after deductions (sq. m.)	38,650.74	38,650.74	No change
FSI (sq. m.)	71,733.94	1,08,337.50	Increase by 36,603.56 sq. m.
Non-FSI (sq. m.)	48,846.88	75,850.89	Increase by 27,004.01 sq. m.
Gross Construction Area (sq. m.)	1,20,580.82	1,84,188.39	Increase by 63,607.57 sq. m.
Construction completed on site (sq. m.)	1,12,356.94	-	No further construction work has been carried out in last 10 months
Building configuration:			
• Bldg. No. 1 (Midas)	B+G+7	B+G+7	Existing building to be retained – No change
• Bldg. No. 2	G+7	G+7	Existing building to be

Particulars	Approved as per EC dated 10th December 2014	Proposed for expansion	Remarks
(Bonanza)			retained – No change
• Bldg. No. 6 (Meadows)	2B+G+10	2B+G+10	Existing building to be retained – No change
• Bldg. No. 3 (Wing B, B1) (Windfall)	2B+G+12	2B+G+12	Existing building to be retained – No change
• Clubhouse	B+G+1	B+G+1	Existing building to be retained – No change
• Bldg. No. 3 (Mint)	2B+G+8.5	Wing A & Wing A1 (Part): 2B+G+10 (1st & 2nd floor podium) Wing A1 (Extended Part): 2B+G+13 (1st & 2nd floor podium) Wing C: 3B+G+13 (Part podium on 2nd floor)	Extended part of Building No. 3 (Mint) i.e. 2 basements, Ground Floor & 1st Podium Floor to be demolished for proposed expansion
No. of occupants	7173	10834	Increase by 3661 nos.
Total water requirement (cmd)	420	658	Increase by 238 cmd
Sewage generation (cmd)	295	449	Increase by 154 cmd
STP capacity (cmd)	300 (Installed: 60 + Proposed: 240)	510 (Installed: 60 + 450)	Increase by 210 cmd
Total solid waste generation (kg/day)	1540	2384	Increase by 844 kg/day
Connected Load (kW)	6360	9782	Increase by 3422 kW
Demand Load (kW)	4452	6319	Increase by 1867 kW
Emergency Power Back-up - DG set capacity (kVA)	1135 (2*380 + 1*200 + 1*125 + 1*50)	1380 (Proposed: 1*380 + 2*500)	Increase by 1380 kVA (Total DG set capacity after expansion: 2515 kVA)

3. Proposal is an expansion of an existing construction project. PP has obtained earlier EC vide letter no.21-139/2006-1-A-III, dated:19/10/2006 from MoEF&CC for plot area of 35,346.70 Sq.Mtrs. & total built up area of 48,850.00 Sq.Mtrs. PP further obtained expansion in earlier EC vide letter no. SEAc-2013/CR.185/TC-1, dated:10/12/2014 for plot area of

49,464.30 Sq.Mtrs., total construction area of 1,20,580.82 Sq.Mtrs. & FSI area of 71,733.94 Sq.Mtrs. Proposal has been considered by SEIAA in its 259th meeting (Day-3) and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1.PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2.PP to obtain following NOCs as per amended planning:
a) Sewer Connection; b) SWD remark/NOC; c) Civil Aviation NOC; d) Nalla remarks.
3.PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4.PP to upload revise Form-2 & EIA.

B. SEIAA Conditions-

1. This EC is restricted for height up to 37.08 m for Wing A, 47.07 m for Wing A1 and Wing C as per CFO NOC.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI area of 1,09,158.11 m2, Non FSI area of 75,850.89 m2 and Total construction area of 1,85,009.00 m2. (Plan approval No. CE/8644/WS/AK-AMEND(1) dated 22.02.2022)

General Conditions:

a) **Construction Phase :-**

I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The

safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

V. Arrangement shall be made that waste water and storm water do not get mixed.

VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

X. The Energy Conservation Building code shall be strictly adhered to.

XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage

will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. 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.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update

the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

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

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

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified
Digitally signed by Shri Pravin C. Darade , I.A.S.
Member Secretary
Date: 5/30/2023 1:59:59 PM