# **DK Realty (India) Private Limited**

**Project Economics and Viability** 

Disclaimer: This document is not a complete document as prescribed under Insolvency and Bankruptcy Code, 2016 and regulations made thereunder. This is not an invitation to participate in the resolution process of D K Realty (India) Private Limited or detailed EOI providing full and complete information available with RP. The prospective Resolution Applicants must ask for detailed EOI and RFRP before taking any decision to submit a resolution plan for the resolution of this Corporate Debtor.

Date of commencement of Insolvency (CIRP)	15/11/2022
Last date for submission of EOI	22/08/2023
Name of the Resolution Professional	AAA Insolvency Professionals LLP (AAAIP) represented by Mr. Anil Goel, Founder and Partner of AAAIP, Mobile No 9811055148

# Source of Information:

This company was a related party to Dewan Housing & Finance Limited ("**DHFL**") as per the list of related parties obtained from CBI. During proceedings before NCLT, none appeared and represented the Corporate Debtor and the order was passed ex-parte by NCLT and CIRP was commenced. None of the directors are cooperating and the employees are not traceable. No record of the Corporate Debtor was found at the registered office of the company.

The resolution professional has been able to obtain information and data provided in this brief from various sources, such as: -

- Books of accounts provided by a CA who was working for the Corporate Debtor for various compliances including the compliances of RERA.
- Some CA certificates issued and submitted to RERA was also provided to us by the same CA.
- Data provided to RP by CBI, which was seized by them while conducting a search in the premises of DHFL
- A sheet called 'NOC Tracker' maintained by DHFL (now taken over by Piramal Group) providing information about NOC issued against each booking of units found in the records seized by CBI..
- Claims submitted by allottees.
- RP had appointed two professionals for conducting the technical due diligence for the project and status of various approval, licenses, NOCs, etc. obtained by the Corporate Debtor from various authorities.

The data obtained from different sources also differ substantially. We have tried to provide the data which seems to be closest to the actual situation. However, we will keep it updating as and when further information is available to us.

Location of the project	Sub urban scheme no. 1, Kurla of
	Village Kurla, Mumbai (Originally
	owned by Premier Automobiles
	Limited)
Total land area on which the project is being developed	18564 Sq. mts.
Total FSI sold to DK Realty by housing development and	85000 G
infrastructure limited (HDIL)	85000 Sq. mts.
Total no. of wings	28
Total no. of units (as per Plan)	1,694
Total saleable area in sq. mts. (Carpet area)	67,322
Total saleable area in sq. ft. (Carpet area)	7,43,097
Total super sale area as per data provided by Dularesh K	
Jain and Associates, Chartered Accountants, Mumbai and	
handed over to RP. This CA firm was engaged by CD for	
various compliances including RERA compliances (In Sq. ft.)	11,51,825
Construction area as per project status report dated 25-Feb-	
2020 (Residential)- (In Sq. ft.)	15,93,311
Wing wise construction status (visually)	Annexure "A"
Status of approvals & Summary of Project	Annexure "B"
Total amount paid to HDIL against purchase of development	
rights (Including 3 basements under construction)	Rs. 656.07 Cr
Total amount spent on development and construction as per	
books of accounts of the DK Realty	Rs. 702.63 Cr
Total project Work in Progress Amount as per Books of	
Account.	Rs. 1358.70 Cr
Total Loan taken from Dewan Housing and Finance	
Corporation Private Limited (DHFL) - Now taken over by	<b>D</b> 0(0)
Piramal Group	Rs. 968 Cr
Average sale price for existing allotments for sold units (per	
sq. ft.)- Carpet area	Rs. 21181/-
Slum Rehabilitation Authority:	1
- Slum Rehabilitation Authority accepted the proposal and first le 2008.	etter of intent was issued on 26th May
- It is shown in books that a sum of Rs. 87.91 Crores on ha Rehabilitation Authority.	as been spent on liaison with Slum

Status of Sold & Unsold area and Balance Receivables as per information submitted to RERA								
Average sale       Number       Total sale       from       to be         Sqft       rate per sq. ft.       of Units       value (In       customers       received								
Particulars Residential area (Sold)	<b>Area</b> 430901	(Carpet area) 21181	919	<b>cr.</b> ) 912.70	( <b>In cr.</b> ) 311.08	(In cr.) 601.62		
Residential area (Unsold)	293747	28000	766	822.49	0.00	822.49		
Commercial area (Unsold)	18449	40000	9	73.80	0.00	73.80		
Total	743097		1694	1808.99	311.08	1497.91		

Status of Sold & Unsold area and Balance Receivables as per claim submitted by the claimants						
Particulars	Sqft Area	Average sale rate per sq. ft. (Carpet area)	Number of Units	Total sale value (In cr.)	Amount received from customers (In cr.)	Balance to be received (In cr.)
Residential area (Sold)	239,277	21293	510	509.48	275.23	234.25
Residential area (Unsold)	485,377	28000	1135	1359.06	0.00	1359.06
Commercial area (Sold)	2,594	28910	7	7.49	1.05	6.44
Commercial area (Unsold)	15,849	40000	42	63.40	0.00	63.40
Total	743,097		1694	1939.42	276.28	1663.14

- Claims have been admitted only for 517 units (Approx. 2,41,871 Sq. ft Carpet Area) so far.
   Some of the claims are filed and discrepancies have been communicated to the claimants. We can safely conclude that total claims would be much less than the sold units shown in the books of account and RERA reports.
- Market price of Rs. 28,000/- per sq. ft. (for Residential) and Rs. 40,000/- per sq. ft. (for Commercial) of carpet area has been assumed as per market feedback. The Prospective Resolution Applicants may do their own due diligence about the market price. The market price would also depend upon the trust and market reputation and credibility of the successful resolution applicant.

- In case the claims are not filed by allottees, then the amount due from allottees would also decrease, but revenue from unsold inventory would increase.
- The case is pending before Hon'ble NCLT since 26-11-2021 and nine months also lapsed after the initiation of CIRP period, it seems that the claimants who have not filed their claims till date are not active or genuine claimants. The revenue from unsold units can be increased in case the claims are not filed by some allottees, may be because of fake allotments shown in books by earlier management.

	Present status of claim(s) received and admitted till date				
	List of Creditors				
		Amount admitted (In			
Sl. No.	Particulars	<b>Cr.</b> )			
	APRN Enterprises Private Limited				
1.	(Financial Creditor)- assignee of Piramal Group	1836.68			
2.	Financial Creditor in a Class (Home Buyers)	375.25			
3.	Operational Creditor	89.59			
	Total	2301.52			

- Loan was given by DHFL to the Corporate Debtor and subsequently DHFL was acquired by Piramal Group. The loan was first assigned by Piramal Group to India Resurgence ARC Private Limited and then assigned to APRN Enterprises Pvt. Ltd.
- The claim from home buyers or allottees and other operational creditors may increase.
- There is no claim from banks or financial institutions and we could also not find any such loan in books of accounts.

	Cost of Construction till FY 2020-21			
S. No.	Financial Year	Cost (In Cr.)		
1.	2020-21	Nil		
2.	2019-20	13.50 Cr.		
3.	2018-19	286.91 Cr.		
4.	2017-18	334.00 Cr.		

- No construction was done after April 2019 as we could not find any entry in books of accounts for construction expenses after that period.

	Other assets as appearing in books of accounts				
S. No.	Particulars	Amount (In Cr.)			
1.	Investment in Unsecured Redeemable	32.35			
	Debentures				
2.	Investment in Preference shares of	31.50			
	companies (Unlisted)				
3.	Slum Rehabilitation Authority –	1.20			
	maintenance deposit				
4.	Loans and advances	411.00			
5.	Mobilization advance given to vendors	47.55			
6.	Amount due from HDIL	204.57			
7.	Amount due from RKW Developers Pvt	176.95			
	Ltd				

- These are figures appearing in books of accounts and we cannot comment on the recovery of these assets. We are struggling to find details as there is no promoter, no employee and no office and we are not able to find any documents for all these assets.
- The Prospective Resolution Applicants may do their own due diligence on the possibility of realisations from these assets.
- Details of these assets/parties is also attached as **Annexure 'C'** along with comments and efforts made by the resolution professional in this regard for understanding the status of recovery and efforts made.

# Working for Arriving at Project Surplus

Particulars	As per RERA Amount (In Cr.)	As per Claim received Amount (In Cr.)
Projected Revenue		
Amount receivable from allottees	601.61	234.25
Realisation from sale of Inventory (Residential)	822.49	1359.06
Amount receivable from allottees of commercial shops	-	6.44
Realisation from sale of Inventory (Commercial)	73.80	63.40
Other sources (Club house membership, sale of parking space, transfer charges, etc.)- Estimated	50.00	50.00
Subtotal (A)	1547.90	1713.15

Projected Expenses		
Cost to complete the project as per BBA and commitments made to allottees, common infrastructure, club house, swimming pool, white goods, etc. (Estimated construction cost)	406	406
Sales & marketing, Admin and consultants costs	63	63
Subtotal (B)	469	469

# Subtotal (C) - (A-B) – PROJECT SURPLUS

- The statement may be read with various notes given above.
- The Prospective Resolution Applicants are required to do their own due diligence with regard to construction cost, sale & marketing expenses and administrative expenses.

1244.15

1078.90

- The Prospective Resolution Applicants are required to do their own due diligence with regard to obtaining approvals, permissions, remarks, NOCs etc. from the various authorities (SRA, MMRDA, MCGM, MoEF, RERA etc.) including any balance payments or obligations towards the authorities. [Not included in above working for arriving at Project Surplus].
- The prospective resolution applicant are also required to do their own due diligence about the pending work for completion of the project and its cost, the estimate provided by us is based on a report obtained from a consultant appointed for this purpose.
- The project surplus can be used for payment to creditors including operational creditors and for the ROI of Resolution Applicant.
- The project surplus can vary with any change in selling price of saleable area.
- The amount shown against revenue from parking space, club membership, etc. is an estimate only.
- There are some claims from statutory authorities having a value of about Rs. 10 Crores approx.

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# LivSmart, Kurla (W)

Technical Due Diligence Final Report 17-Jul-23

Prepared for: AAA Insolvency Professionals LLP

Prepared by:



SILA Project Management Services Pvt. Ltd.



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	List	of Abbrevi	iations
SRA	Slum rehabilitation Authority	IOD	Intimation of Disapproval
AAI	Airport Authority of India	KVA	Kilo Volt Ampere
RERA	Real Estate Regulatory Authority	LOI	Letter of Intent
AMSL	Above Mean Sea Level	MEP	Mechanical, Electrical & Plumbing
В	Basement	MoEF	Ministry of Environment and Forest
BSNL	Bharat Sanchar Nagar Nigam	Mt	Meter
BUA	Built-up Area	NAAQ	National Ambient Air Quality
CC	Commencement Certificate	NOC	No Objection Certificate
CFO	Chief Fire Officer		
CGWA	Central Ground Water Authority	OC	Occupation Certificate
СР	Condition Precedent	RMP	Revised Master Plan
СТС	Cost to complete	SEIAA	State level Environment Impact Assessment Authority
CTE	Consent to Establishment	Sq Ft	Square Feet
EC	Environmental Clearance	Sq Mt	Square Meter
FSI	Floor Space Index	SRA	Slum Rehabilitation Authority
G	Ground	STP	Sewage Treatment Plant
G.F	Ground Floor	SWM	Storm water Drainage
HE	Hydraulics Engineer	U.F	Upper Floors
AGL	Above Ground Level	MPCB	Maharashtra Pollution Control Board



#### 1. Acknowledgements

We would like to extend our sincere thanks to Mr. Anil Goel for providing us project details, documents and clarifications. We also thank them for arranging SILA Team's visit to the project on 29-Apr-23.

We would also thank AAA insolvency LLP Team for expediting the process and helping us with relevant information to complete the due diligence.

This is the Final Diligence report prepared post discussion on the Report in the meeting held on 22-Jun-23.



# 2. Scope of Works

The scope of works of the due diligence as per the contract is as below:

## **Review of Project Timeline and Schedule:**

- Review current project status
- Review the completion timelines



## 3. Project Description

Name of the project: LivSmart, Kurla West. Location:

C.T.S. Nos. 637/53 part, 637/54part, 637/55, 637/56, 637/58Apart, 637/60 part, 637/61,637/62 part, 637/72 P art of village Kurla, Mumbai suburban.

# 3.1. Project location

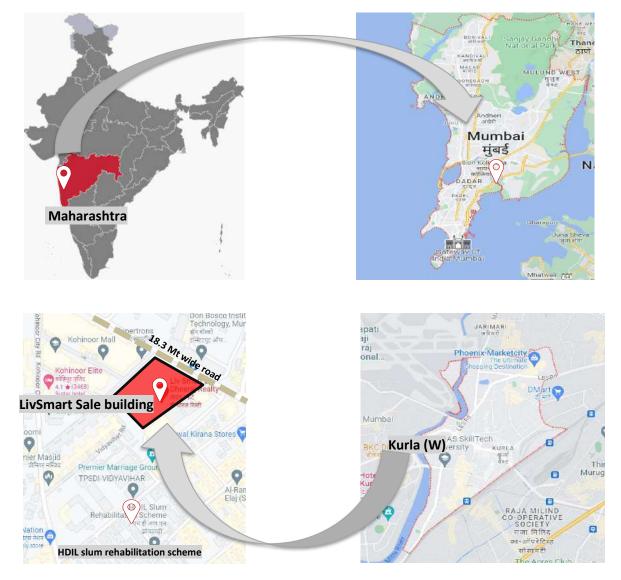


Figure 1: Location of Project



Figure 2: Approved layout

The project is accessible by existing 19.3 Mt wide Premier Road in the East. The project is developed on the plot area of 18,564 Sq Mt (~4.58 acres). The development at the site is carried out in phased manner and currently 61% of the RCC works are complete as per our last site visit dated 29/04/23.



Figure 3: Google satellite map showing site

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# 3.2. Project Details

Following are the broad details of the project -

	Tabl	e 1: Project Details					
Sr No	Particulars	Det	ails				
1.	Area of Plot	18,564 Sq Mt (4.58 acres)					
2.	Width of abutting roads	18.3 Mt wide road					
3.	Type of Project	Residential Group Housing					
4.	Total nos of towers proposed	28 towers					
5.	Tower details	Approved Configuration	Configuration considered for the exercise				
	Wing 1	3B+G+14	3B+G+14				
	Wing 2	3B+G+14	3B+G+14				
	Wing 3	3B+G+14	3B+G+14				
	Wing 4	3B+G+14	3B+G+14				
	Wing 5	3B+G+14	3B+G+14				
	Wing 6	3B+G+14	3B+G+14				
	Wing 7	3B+G+14	3B+G+14				
	Wing 8	3B+G+14	3B+G+14				
	Wing 9	3B+G+14	3B+G+14				
	Wing 10	3B+G+14	3B+G+14				
	Wing 11	3B+G+14	3B+G+14				
	Wing 12	3B+G+14	3B+G+14				
	Wing 13	3B+G+14	3B+G+14				
6.	Wing 14	3B+G+14	3B+G+14				
	Wing 15	3B+G+14	3B+G+14				
	Wing 17	3B+G+14	3B+G+14				
	Wing 18	3B+G+14	3B+G+14				
	Wing 19	3B+G+14	3B+G+14				
	Wing 20	3B+G+14	3B+G+14				
	Wing 21	3B+G+14	3B+G+14				
	Wing 22	3B+G+14	3B+G+14				
	Wing 23	3B+G+14	3B+G+14				
	Wing 24	3B+G+14	3B+G+14				
	Wing 25	3B+G+14	3B+G+14				
	Wing 26	3B+G+14	3B+G+14				
	Wing 27	3B+G+14	3B+G+14				
	Wing 28	3B+G+14	3B+G+14				
7.	Total RERA Carpet Area as per RERA registration	69,519.15 Sq Mt (7,48,298 Sq	Ft)				
8.	Total Carpet Area as per Developer MIS	67,321.63 Sq Mt (7,24,644 Sq	Ft)				
9.	Total Construction Area 3B+G+14*	1,48,023.5 Sq Mt (15,93,311 S	Sq Ft)				
10.	Total proposed nos. of units	1694 Residential + 9 Commercial					
11.		P5180000340					
12.	2. Project start date as per RERA 15/07/2017						
	Proposed Completion date as per RERA	30/12/2021					



## 3.3. Status of Work

The Below table represents the RCC completion of wings based on the site visit dated 29-Apr-23.

	Table 2: Tower wise status of RCC completion										of RC	CC cor	nplet	ion						
Wing	B3	B2	B1	Grade slab	1st slab	2nd slab	3rd slab	4th slab	5th slab	6th slab	7th slab	8th slab	9th slab	10th slab	11th slab	12th slab	13th slab	14th slab	Terrace	LMR
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			Leger	nds				Com	plete					No	t star	ted				

## The Below table represents the completion of wings based on the site visit dated 29-Apr-23.

	Table 3: Status on site as on Apr-23										
Sr No	Τοι	<i>wers</i>	Excavation	RCC works	٨	1EP Work	S	Finishing Works			
	Configuration		% Progress	% Progress	ogress Fire E Fighting		Plumbing works	Internal Works	Floor	External Works	
1	Wing 1	3B+G+14	100%	94%	0%	0%	0%	56%	0%	0%	
2	Wing 2	3B+G+14	100%	94%	0%	0%	0%	56%	0%	0%	
3	Wing 3	3B+G+14	100%	94%	0%	0%	0%	56%	0%	0%	
4	Wing 4	3B+G+14	100%	94%	0%	0%	0%	56%	0%	0%	
5	Wing 5	3B+G+14	100%	67%	0%	0%	0%	35%	0%	0%	
6	Wing 6	3B+G+14	100%	33%	0%	0%	0%	0%	0%	0%	
7	Wing 7	3B+G+14	100%	94%	0%	0%	0%	56%	0%	0%	
8	Wing 8	3B+G+14	100%	72%	0%	0%	0%	35%	0%	0%	



	Table 3: Status on site as on Apr-23									
Sr No	Τοι	wers	ЛЕР Work	S	Fin	ishing Wo	orks			
	Configuration		% Progress	% Progress	Fire Fighting	Electrical works	Plumbing works	Internal Works	Floor	External Works
9	Wing 9	3B+G+14	100%	33%	0%	0%	0%	0%	0%	0%
10	Wing 10	3B+G+14	100%	94%	0%	0%	0%	56%	0%	0%
11	Wing 11	3B+G+14	100%	94%	0%	0%	0%	56%	0%	0%
12	Wing 12	3B+G+14	100%	72%	0%	0%	0%	35%	0%	0%
13	Wing 13	3B+G+14	100%	67%	0%	0%	0%	0%	0%	0%
14	Wing 14	3B+G+14	100%	89%	0%	0%	0%	35%	0%	0%
15	Wing 15	3B+G+14	100%	33%	0%	0%	0%	0%	0%	0%
16	Wing 16	3B+G+14	100%	33%	0%	0%	0%	0%	0%	0%
17	Wing 17	3B+G+14	100%	33%	0%	0%	0%	0%	0%	0%
18	Wing 18	3B+G+14	100%	94%	0%	0%	0%	56%	0%	0%
19	Wing 19	3B+G+14	100%	56%	0%	0%	0%	0%	0%	0%
20	Wing 20	3B+G+14	100%	67%	0%	0%	0%	0%	0%	0%
21	Wing 21	3B+G+14	100%	33%	0%	0%	0%	0%	0%	0%
22	Wing 22	3B+G+14	100%	94%	0%	0%	0%	56%	0%	0%
23	Wing 23	3B+G+14	100%	33%	0%	0%	0%	0%	0%	0%
24	Wing 24	3B+G+14	100%	33%	0%	0%	0%	0%	0%	0%
25	Wing 25	3B+G+14	100%	33%	0%	0%	0%	0%	0%	0%
26	Wing 26	3B+G+14	100%	33%	0%	0%	0%	0%	0%	0%
27	Wing 27	3B+G+14	100%	33%	0%	0%	0%	0%	0%	0%
28	Wing 28	3B+G+14	100%	33%	0%	0%	0%	0%	0%	0%
29	NTA		100%	100%	0%	0%	0%	0%	0%	0%
	Legend		Y	et to Start		١	Nork On H	lold	Con	npleted



## 4. Project Schedule

In order to complete the project within 36 months SILA has made following assumptions -

- 1. No. of MIVAN sets -4 + 1(1 set in each tower). Details can be found in the following sections.
- 2. Manpower strength 900+
- 3. Phasing as per the report received by AAA Insolvency RP

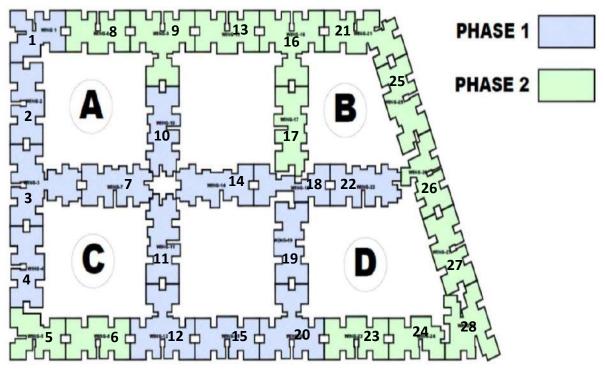


Figure 4: Phasing Layout

Legend	
Phase 1	Phase 2
Wing1	Wing5
Wing2	Wing6
Wing3	Wing8
Wing4	Wing9
Wing7	Wing13
Wing10	Wing16
Wing11	Wing17
Wing12	Wing21
Wing14	Wing23
Wing15	Wing24
Wing18	Wing25
Wing19	Wing26
Wing20	Wing27
Wing22	Wing28



## Order of Completion is considered as mentioned below:

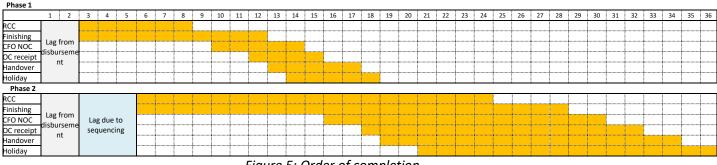


Figure 5: Order of completion

# 4.1. Schedule Working

	Table 4 : Phase 1 Timeline as per SILA (in months)													
Activity														
Activity	1	2	3	4	7	10	11	14	18	22	12	15	19	20
Time lag/Start from Disbursement	2	2	2	2	2	2	2	2	2	2	2	2	2	2
RCC Work	1	1	1	1	1	1	1	1	1	1	4	4	4	5
CFO NOC Readiness	5	5	5	5	5	5	5	5	5	5	5	5	5	5
CFO NOC	1	1	1	1	1	1	1	1	1	1	1	1	1	1
OC	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Handover	1	1	1	1	1	1	1	1	1	1	1	1	1	1
AddIn Timeline/ Contingencies	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total Timeline from Start of work	11	11	11	11	11	11	11	11	11	11	15	15	14	15

Note: Sep-23 is considered as base line for the schedule and a lag of 2 months from disbursement is considered for the time required for site mobilization.

#### The following are the dates assumed: -

	Table 5: Phase 1 Tower wise Timeline as per SILA (in months)										
Tower	Start Date	Duration	End Date								
1	Nov-23	11	Oct-24								
2	Nov-23	11	Oct-24								
3	Nov-23	11	Oct-24								
4	Nov-23	11	Oct-24								
7	Nov-23	11	Oct-24								
10	Nov-23	11	Oct-24								
11	Nov-23	11	Oct-24								
14	Nov-23	11	Oct-24								
18	Nov-23	11	Oct-24								
22	Nov-23	11	Oct-24								
12	Nov-23	15	Jan-25								
15	Nov-23	15	Jan-25								
19	Nov-23	14	Jan-25								
20	Nov-23	15	Feb-25								



Table 6 : Phase 2 Timeline as per SILA (in months)														
Activity							W	ING						
Activity	5	6	8	9	13	16	17	21	23	24	25	26	27	28
Time lag from start of Disbursement	9	9	9	10	13	15	12	16	16	20	17	21	22	23
RCC Work	4	5	3	5	3	5	5	5	5	5	5	5	5	5
CFO NOC Readiness	6	6	6	6	6	6	6	6	6	6	6	6	6	6
CFO NOC	1	1	1	1	1	1	1	1	1	1	1	1	1	1
OC	2	2	2	2	1	1	1	1	2	2	2	2	2	2
Handover	1	1	1	1	1	1	1	1	1	1	1	1	1	1
AddIn Timeline/ Contingencies	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total Timeline from Start of work	20	22	19	22	23	27	24	27	29	33	30	33	34	35

	Table 7: Phase 2 Tower wis	se Timeline as per SILA (in mo	nths)
Tower	Start Date	Duration	End Date
5	Mar-24	15	Jul-25
6	Mar-24	16	Aug-25
8	Feb-24	14	May-25
9	Apr-24	16	Sep-25
13	Jul-24	13	Sep-25
16	Aug-24	16	Jan-26
17	May-24	16	Oct-25
21	Sep-24	16	Feb-26
23	Oct-24	16	Mar-26
24	Feb-25	16	Jul-26
25	Nov-24	16	Apr-26
26	Mar-25	16	Aug-26
27	Mar-25	16	Sep-26
28	Apr-25	16	Oct-26

	Table 8 : Project Completion									
Particular	ticular Number of towers in each phase Towers in each phase									
Phase 1	14	1,2,3,4,7,10,11,14,18,22,12,15,19,20	1.3 years (15 Months)							
Phase 2	14	5,6,8,9,13,16,17,21,23,24,25,26,27,28	2.6 Years (31 Months)							
Entire Project	28	1 to 28	2.9 years (35 Months)							

#### Schedule Working & Assumptions:

- While, preparing the schedule, SILA has made following assumptions to arrive at completion in 35 months
- Disbursement considered to be done in the month of Sep-23.
- Phase 1 comprises of 14 towers, out of which RCC works for 10 towers is complete upto 14 floors and only 1 slab is to be cast. For the remaining 4 towers, we have considered RCC works to commence 2 months' post disbursement.
- We have considered 4 sets of Mivan shuttering to be used such that each tower will have 1 set of shuttering and RCC works of 4 towers can commence parallelly. These sets, will then be used in other towers (Phase 2) as and when the RCC works are complete. Calculation for arriving at 4 sets of shuttering is mentioned in the table below –



Total Slabs		Mivan Sets	
203	3	6	4
Slabs to be cast with no. of available sets	68	34	51
Cycle Time	10	10	10
Days	677	338	508
Months for RCC works	22	11	17
Incl Finishes (16 months for finishes)	38	29	33
			٧

• Keeping this arrangement in mind, the 18 towers are divided in to 4 clusters of 4 towers and 1 cluster of 2 towers. While with Mivan shuttering minimum 60 repetitions can be achieved, however in order to expedite the available work front and aforementioned arrangement, following no. of repetitions can be achieved in this project.

Cluster	Towers	Set 1	Set 2	Set 3	Set 4
1	Tower 12,15,19,20	10	10	8	13
2	Tower 5,6,8,9	8	13	6	13
3	Tower 13,16,17,21	6	13	13	13
4	Tower 23,24,25,26	13	13	13	12
5	Tower 27, 28	13		13	
Repetition		50	49	53	51

• With works on going in all four towers at once, we have assumed manpower strength of 900+ to be present at site.

- Finishing and MEP works are planned to commence with RCC works as there is enough work front available.
- Phase wise completion, OC and handover is assumed to manage cash flow

The following are the slab cycle assumed in the schedule by SILA -

Table 9	) : Average Cycle of Activity Completion						
Activity	Duration Per Floor(In days)						
Conventional Shuttering	25						
MIVAN Shuttering (One Set)	10						
Interior Works	12-15						
MEP	12-15						

Sila

5. Site Photographs as on 29-Apr-23



9 Mt internal Road



Tower/wing7



Tower/wing20



Temporary mandap encroachment



Tower/wing5



Tower/wing21





Temporary GI Boundry wall



Wing/22



B1 Level



Way to the basements



# **Caveats and Limitations**

For preparation of The Technical Due Diligence Report (Hereafter referred to as the "LivSmart Report") for AAA Insolvency Professionals, SILA Project Management Services Pvt. Ltd. (SILA) has relied on the information provided by Developer.

SILA has relied on information or opinions, both written and verbal, as current obtained from the Client, Developer as well as from third parties provided with, including limited information on the approvals, construction, which has been accepted as accurate in bonafide belief. No responsibility is assumed for technical information furnished by Lender, Developer and this is bonafidely believed to be reliable

This report is not based on the detailed technical assessment of the project site/construction. In this connection, SILA has relied solely on the information supplied to SILA by Client, and Developer

SILA's total aggregate liability to the Client, and Developer including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum not exceeding the total fees paid for each instructions accepted. SILA shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement

SILA endeavors to provide services to the best of ability and in bona-fide good faith. The proposed services and/or work product of SILA shall be only for the use of Client, and Developer. If Client, and Developer allows any third party to use or rely thereon the work product of SILA, it shall be at the sole risk of the Client, and Developer and there shall be no liability on SILA (including its Directors, and employees) towards any third-party claim for damages, economic loss or damage suffered arising out of or in connection with the services proposed to be rendered, direct or indirect due to whatsoever reasons and however the loss or damage is caused. Client and Developer shall assist and cooperate with SILA to defend any third-party claim before any court of law or authorities, and indemnify SILA of the cost of such proceedings

This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in Mumbai

# **Final Report of Important Notes**

# **Executive Summary:-**

The development under reference on the land of erstwhile Premiere Automobiles Ltd [PAL]; (FIAT Company) is SRA Scheme for Rehabilitation of PAPs (Project Affected Persons) affected by any Vital Public Purpose Project under the provisions of clause 3.11 r/w clauses 3.5 and 3.19(ii) of erstwhile Appendix IV to DCR 33(10) of 1991 Development Control Regulations (DCR of 1991). Accordingly the Vital Public Purpose Project Identified for the SRA Scheme u/r was Expansion and Modernization of Mumbai International Airport being carried out by MIAL [Mumbai International Airport Ltd] under the Aegis of Airports Authority of India [AAI]. Accordingly MIAL was sanctioned by State Govt to Act as PIA [Project Implementation Authority of Vital Public Purpose Project]. Thus Rehab PAP tenements generated in the Scheme u/r were to be handed over to MIAL.

The said development is located on the land bearing CTS Nos. 637/72(pt), 637/53(pt), 637/54(pt), 637/55, 637/56, 637/58A(pt), 637/60(pt), 637/61, 637/62(pt) situated at Suburban Scheme No. 1, Kurla of village Kurla II of Taluka Kurla, Mumbai Suburban District (MSD) in administrative ward "L" of Mumbai Municipal Corporation (MCGM). The development envisaged free of cost Rehabilitation of Slum dwellers affected by any Vital Public Purpose Project in lieu of which the Developer was entitled for Incentive FSI. Incentive FSI allowed by SRA comprised of two components viz - Insitu Sale Built-up Area and TDR (Transferable Development Rights) both together not exceeding 1.33 times the Rehab Component generated in the scheme. Apart from this TDR for the land spared for this purpose (for Rehabilitation of Slum dwellers affected by any Vital Public Purpose Project at the land underneath Sale component) is also granted to the land owner / developer. Clause 3.11 r/w Clauses 3.5 & 3.19(ii) read/meant as below :

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- 3.11 If rehabilitation project of a slum located on land belonging to public authority and needed for a vital public purpose, is taken up on an unencumbered plot in addition to the rehabilitation and freesale components as laid down hereinabove, TDR for the area of the land spared for this purpose shall also be sanctioned for the owner of the said unencumbered plot.[ Provided that the State Govt. or Public authority or a
- 3.19 Declaration of Additional Areas as Difficult Category : The Slum Rehabilitation Authority may consider declaring additional areas as difficult and publish it in the Maharashtra Government Gazette, provided the following criterion/criteria are fulfilled :-
- (i) Overcrowding, High density, and Unhygienic conditions, or
- (ii) To vacate land required for implementation of reservations for essential public purposes, or
- (iii) Required for rehabilitation to avoid loss of human life : Provided for difficult areas to be declared on account of overcrowding, high density and unhygienic conditions, the area required shall not be less than 40 hectares in one contiguous area fulfilling the conditions mentioned in (i) above.
- 3.5 In difficult areas which shall comprise of Dharavi now and such other areas as may be notified by the Slum Rehabilitation Authority hereafter, if the rehab component is 10 sq. metres of built-up area, then an additional 13.33 sq. metres of built-up area will be permitted and this area of additional 13.33 sq. metres can be utilised for disposal in the open market and the rehab component subsidised.

It was out of this In-Situ Sale incentive component that the Development Rights were sold to D.K. Realities alongwith the land required for consumption of this sold development rights (part of In-Situ Sale Incentive FSI). Precisely because the land also was sold to D. K. Realities, the land TDR against the land underneath insitu Sale Component wouldn't have been appropriate since that would have resulted in duplication of benefit of land.

The arrangement (through Development Rights Agreement) between HDIL (The Developer of the SRA Scheme on records of SRA) and D. K. Realities laid down duties of HDIL and D. K. Realities. Accordingly, HDIL was duty bound to fulfill all the obligations towards SRA, MMRDA, AIRPORTS AUTHORITY, MIAL, etc all the Govt Bodies in order to get approvals for Sale Component sold to D. K. Realities.

As per the approvals on records following is the status of consumption of FSI etc :-

1) Gross Plot Area =	213967.30	sq.mtrs.
2) Total BUA of Project =	712457.66	sq.mtrs.
3) Rehab BUA for PAPs =	518967.16	sq.mtrs.
4) Sale BUA perm =	807534.43	sq.mtrs.
5) In-Situ Sale BUA allowed =	193490.50	sq.mtrs.
6) Construction TDR perm =	614043.93	sq.mtrs.
7) Land TDR perm =	165723.95	sq.mtrs.

2

sq.mtrs.

#### Sale BUA Released till date :-

1) Construction TDR	=	611077.00 sq.mtrs.
2) In-Situ BUA OCCUF	PIED as noticed on site	= 108302.85 sq.mtrs.

Balance Sale Incentive BUA to be released as of date :-									
1) Construction TDR =	2966.93	sq.mtrs.							

85187.65

#### Important Conditions to be complied with:-

1) Compliance of MoEF NOC for OC

2) CFO NOC for OCs of Rehab Buildings and Sale Builidngs

2) In-Situ BUA OC Balance = D.K. Realities BUA =

3) Completion and handing over of Built-up Public Amenities under I to R to MCGM

4) Completion and handing over of Infrastructure works like Water Supply Lines, SWDs, Nalla Completion, Sewerage lines, STPs, Receiving Stations, Electric Substations, Electric Meters etc etc

5) Layout RG Development

6) Completion of Rehab Building works including Repairs to Buildings Completed

7) Completion of D. K. Realities' Sale Building works and all Amenities / Works as per List uploaded on RERA

8) Release of Land [inclusive of SVL] from the purview of ULC [Exemption Orders, if any under ULC Act]. Compliance of ULC Conditions for OC imposed vide LoI u/s 22 of ULC Act

9) Handing over of Road Setbacks if any

- 10) Consent to Operate from MPCB
- 11) All balance Payments to all respective Authorities SRA, MCGM, MMRDA, AAI etc
- 12) Reviving RERA Registration and Uploading of Information on RERA site
- 13) Clearance of Municipal Taxes
- 14) RERA Complaints to be sorted out, if any
- 15) Balance Payments to SRA, MCGM, MMRDA etc if any

Please note the Rehab component occupied on site **cannot** be partly apportioned towards procurement of proportionate occupation OC of D. K. Realities Sale component since entire balance sale component [Sale Buildings other than D. K. Realities Sale component] on site is physically occupied. Further the Construction TDR released till date exhausts entire Sale component applicable against OC stage of Rehab buildings. Thus, OC to Sale Building of D. K. Realities can be granted only on completion and handing over of balance Rehab Component, Amenities of I to R, Completion of Sale component of D. K. Realities, completion of all Infrastructure works etc etc.

# Tech DD Report in Brief

#### **Brief Introduction :**

The Sale Building of D. K. Realties formed part of the sale component generated out of proposed construction and handing over of completed Rehab buildings [30 nos.] comprising of 17347 (Resi) + 737 (Non Resi) + 561 (Amenities like Balwadis, Welfare Centres & Society Offices) = 18645 total tenements. Out of these 30 Rehab Buildings, as per SRA/MMRDA work of 27 Rehab buildings comprising of 16319 tenements is nearly completed and 13 buildings comprising of 7141 tenements out of these 27 buildings have been granted OC by SRA.

Thus, as per SRA/MMRDA, Balance Rehab works pertain to 3 incomplete Rehab Buildings and Repairs to already completed Rehab Buildings.

#### Status of Rehab tenements handing to MIAL :

SRA, under directions of Govt, vide Notice dtd. 20/02/2020 addressed to MIAL has transferred 4152 tenements of 13 OC Received Rehab Buildings and 11504 tenements of 14 nearly completed but Non OC Rehab Buildings to MIAL on "AS IS WHEREIS BASIS" with the condition that Repairs to OC Received tenements and completion of balance works of NON OC Rehab Buildings shall be done by MIAL at their own expenses, post which OC to Balance Rehab Buildings shall be given by SRA. Further in a meeting with then Hon'ble CM on 11/11/2020 MIAL was directed to submit a Time Bound Program of completion of Repair works of OC Received Rehab buildings & completion of balance works of Non OC Received Rehab Buildings and Rehabilitation of the Slum dwellers affected by Airports Land in a time bound manner. But **Reportedly MIAL didn't do anything.** Consequently, it appears that MMRDA, being the Nodal Agency, was directed to carry out the above works. Accordingly, it seems MMRDA has raised demands of TDR for recovering costs incurred by MMRDA. **THERE IS HARDLY ANY TDR BALANCE LEFT IN THE SCHEME.** 

#### Amenities :

Apart from above SRA had insisted Built up Amenities of Hospital and Nurse Training School to be constructed in the Layout. Approvals related to these buildings are not found. But from the Reports/Notes of SRA/MMRDA it appears that about 37860 sqmtrs. of TDR has been released against construction of these Amenities Buildings as of date. Site Inspection revealed that Incomplete Hospital Building was constructed of G + 10 floors and Incomplete Nurse Training School Building was constructed of G + 9 floors comprising of partial RCC works partial Brickworks and partial Plastering works. Considering the percentages adopted by SRA for release of TDR and Ratio of TDR to Rehab Component being 1.33 we can deduce approximate approved BUA of the Hospital & Nurse Training School Buildings, which is as below:

BUA Completed till date = 37860/1.33 = 28466.165 sq.mtrs.

Comprising of :-	RCC including Foundation & Plinth = (18+26) = 44 %
	Brickwork = 14 %
	External Plaster = 7 %
	Total considered by SRA as complete = 65 %

Therefore BUA of 28466.165 sq.mtrs. completed on site = 65% of Total BUA approved

Total BUA Approved by SRA for Hospital & Nurse Training School = 28466.165 / 65% = 43794.10 sq.mtrs.

However out of abundant precaution it is presumed that Works remaining balance are 50% and not 35% as deduced above

#### Floors of D. K. REALTIES's BLDG :

Approved by SRA = G + 14 [15 floors] with height AGL = 44.50 mtrs inclusive of 1.20 mtr Parapet above terrace slab. No Overhead water tanks would be allowable which is why apparently submersible pumps in U/G water tanks were to be provided.

Civil Aviation height permissible as per SRA Records = 40.69 mtrs AGL = G+13 with floor to floor height of 2.80 mtrs.

**Confirmation received unofficially from Consultants / Sources** point out that roughly height AMSL permissible can be enhanced as per current norms of Civil Aviation to 49.94 mtrs AMSL

Site Elevation is 3.30 mtrs AMSL as per SRA records

Final Height AGL permissible would be = 49.94 – 3.30 = 46.64 mtrs AGL

Height required to reach G+14 floors = 15 x 2.80 = 42 m + 1.20 m parapet = 43.20 mtrs < 46.64 mtrs AGL

Even if floor to floor height is considered as 2.90 mtrs then also Height permissible AGL would be as below

G + 14 = (15 x 2.9)+1.20 mtrs parapet = 44.70 mtrs < 46.64 mtrs AGL

Thus we can presume that 14<sup>th</sup> floor can possibly be constructed thereby consuming the entire FSI of 85187 sq.mtrs. Revised NOC from Civil Aviation Authorities will be needed to confirm this aspect.

#### OC Steps :

Following would be the OC steps :

- 1. Compliance of all conditions as enumerated in the attached Document of "List of Approvals, Departments involved, Approximate Timelines".
- 2. Completion of all constructions.
- 3. Submission of Application for OC to SRA / MMRDA attaching all the compliance proofs.
- 4. Payments if any balance to be made.
- 5. Issue of OC by SRA/MMRDA with in max 3 months from date of Application with all compliances.

#### **RERA Obligations :**

The Incoming Developer will have to Re-Register / Revalidate the Earlier Registration of the Project under RERA. Compliance required for the same and Timelines have been covered in the document of "List of Approvals, Departments involved, Approximate Timelines" attached herewith.

Any Complaints pending with RERA will have to be settled / attended to for revival of the Project.

# Quantum of Sale Bldg [only of D. K. REALTIES Project] Works on Site

WINGS	FLOORS PLANNED				WORKS E	XECUTED L	JPTO HERE	ON SITE				
	TOTAL	BUA IN	RCC	BK.WKS	TOTAL % BAS	SED ON SRA	DECIDED NO	ORMS FOR T	DR RELEASE			
		SQ.MTRS.			PLINTH FDN BASEMENT (Fully Casted)	RCC	BK.WKS	TOTAL %	BUA EXE SQ.N	CUTED IN ITRS.	REMA	
1	G + 14	2594.34	G+13	G+13	18	24.26667	13.06667	55.33333	1435.535	sq.mtrs.	RCC = 26%	15 slabs
2	G + 14	2739.12	G+13	G+13	18	24.26667	13.06667	55.33333	1515.646	sq.mtrs.	BW = 14%	15 storey/fl
3	G + 14	4112.59	G+13	G+13	18	24.26667	13.06667	55.33333	2275.633	sq.mtrs.	_	
4	G + 14	2739.12	G+13	G+13	18	24.26667	13.06667	55.33333	1515.646	sq.mtrs.	PLINTH	
5	G + 14	2594.34	G+8	G+8	18	15.6	8.4	42	1089.623	sq.mtrs.	INCLDG	
6	G + 14	2894.6	G+4	G+4	18	8.666667	4.666667	31.33333	906.9747	sq.mtrs.	FDN	
7	G + 14	2935.67	G+13	G+13	18	24.26667	13.06667	55.33333	1624.404	sq.mtrs.	BASEMENT	
8	G + 14	2894.6	G+1	0	18	3.466667	0	21.46667	621.3741	sq.mtrs.	ETC = 18%	
9	G + 14	4057.52	G+1	0	18	3.466667	0	an and those depress.	, heat off estimation in the			
10	G + 14	2935.67	G+13	G+13	18	24.26667			100 100 100 100 100 100 100 100 100 100			
11	G + 14	2935.67	G+13	G+13	18	24.26667	13.06667		1624.404	sq.mtrs.		
12	G + 14	4057.52	G+13	G+13	18	24.26667	13.06667	55.33333				
13	G + 14	2739.12	G+8	0	18	15.6	0	33.6	A DUSTRIAN CONTRACTOR			
14	G + 14	3164.34	G+13	G+13	18		13.06667		1750.935			
15	G + 14	2739.12	G+3	G+3	18	6.933333			785.2144			
16	G + 14	4057.52	G+1	0	18	3.466667	0		871.0143			
17	G + 14	3070.22	G+1	0	18	3.466667	0		659.0739			
18	G + 14	2376.91	G+13	G+13	18		13.06667		1315.224			
19	G + 14	2774.12	G+6	G+6	18	12.13333		36.66667	1017.177			
20	G + 14	4057.52	G+7	G+7	18	13.86667	7.466667		1595.958			
21	G + 14	3111.89	G+1	0	18	3.466667	0		668.0191			
22	G + 14	2935.67	G+13	G+13	18	24.26667		55.33333		the second s		
23	G + 14	2894.6	G+1	0	18	3.466667	0		621.3741			
24	G + 14	2240.96	G+2	0	18	5.2	0	23.2				
25	G + 14	2511.24	G+1	0	18	3.466667	0	21.46667	539.0795	sq.mtrs.		
26	G + 14	2050.55	G+1	0	18	3.466667	0	21.46667	440.1847	sq.mtrs.		
27	G + 14	2352	G+1	0	18	3.466667	0	21.46667	504.896	sq.mtrs.		
28	G + 14	2642.03	G+1	0	18	3.466667	0	21.46667	567.1558	sq.mtrs.	-	
29	TOTAL	83208.57	sa.mtrs.						31749.78	sa.mtrs.	37.270398	% age
COMM	G+1	1937.97		BLDG 25	26, 27, 28 ->	3rd floor o	nwards Res	idential use	-		ied out on sit	
OTAL BU		85146.54										
	UGE AREA =		sq.mtrs.									
MCG22125WZD252135	A side of Average Charles	85187.65		accounter	in FSI					-		
	Part Contractor Index Are 1.5	ken Free of		15486.72	o realized and the					-	-	
a second a second second		ructed app	1.00000000		3+191.33) x	05 x 98 73						
		. Jorea app	=	48228.62						<u>.</u>		
Gross Con	struction A	rea	=		sq.mtrs.		· · · · · ·	<u> </u>		<u>,</u> ,		
		area to BU.	A achud	=	1.748785	achieved					Ś	
			sement) to		1.181795			e construct				

#### D. K. REALITIES WORKS ON SITE

#### Quantum of on site Rehab Works of entire Project affecting D. K. Realties' Sale Bldg OC

Premier- Kurla Project Details Statement for Handing Over of T/s. BLDG NO. FLOORS. REHAB Remarks REHAB BALWADI WELFARE SOC. TOTAL OCC Granted RESI SHOP CENER OFF. BLDG 1 G+12 OCC Not Isuued 622 25 668 7 7 7 first 93 T/s. & on dt. BLDG 2 G+12 (Pt.) 13.08.2020 545 T/s. Total 638 592 25 7 638 05.09.2015 7 7 T/s. Handed over to MIAL on "As is where is basis" Handed over to MIAL on dt. BLDG 3 C+11 569 28 13.08.2020 "As is where is 05.09.2015 6 6 615 6 basis" BLDG 4 0+12(PL) 592 25 OCC Not Isuued 7 7 7 638 BLDG 5 G+12 622 1336 T/s. HDIL Transit Camp 25 7 7 7 668 19.09.2011 as per letter recived form BLDG 6 Q+12 622 MMRDA dtd. 03,10.2011 as is 25 7 7 7 668 19.09.2011 where is basis 400 T/s Handed over to MCGM on 14.12.2016 268 T/s Handed over to MIAL BLDG 7 G+12 622 on 13.08.2020 as is where is 25 7 7 7 668 23.04.2015 basis out of these 221 tenements proposed for lottory on dated 02.07.2021 as per request Hon'ble MLA. Handed over to MIAL on dt. BLDG 8 G+12 622 25 7 7 7 668 23.04.2015 13.08.2020 "As is where is basis" BLDG 9 G+12 Handed over to MIAL on "As is 260 10 3 3 3 279 26.09.2015 where is basis" 556 T/s. Handed over to BLDG 10 G+12 518 20 6 6 6 556 01.07.2015 MMRCL on 30.11.2015 as is where is basis Handed over to MIAL on dt. BLDG 11 G+12 622 25 7 7 7 668 01.07.2015 13.08.2020 "As is where is , basis" BLDG 12 G+12 622 25 7 7 7 668 OCC Not Isuued BLDG 13 G+13 562 20 6 6 6 600 OCC Not Isuued Handed over to MIAL on dt. G+12 354 14 4 4 BLDG 14 4 380 03.02.2016 13.08.2020 "As is where is basis" Handed over to MIAL on BLDG 15 576 28 6 6 6 G+12(Pt.) 622 03.02.2016 dt.13.08.2020 "As is where is basis" 590 28 6 6 6 OCC Not Isuued BLDG 16 G+12(PL) 636 . 31 7 7 7 727 BLDG 17 G+12(Pt.) 675 OCC Not Isuued . 361 T/s. Handed over to 19.09.2011 & 324 25 4 4 BLDG 18 G+11 4 361 MMRDA 10.05.2011 & 16.10.2012 18.12.12 as is where is basis

As per SRA / MMRDA Note Sheet following is the status of works on site

BLDG 19	G+11	324	. 14	•	•		350	16.09.2011	6 T/.s Handed over to MMRDA on 16.09.2011 14 T/s. Handed over to MIAL on 13.08,2020as is where is basis
BLDG 20	G+11	645		_			1		OCC Not Isuued
BLDG 21	0+11	569	31	7	7	7	697		OCC Not Isuued
BLDG 22	G+11	569	28	6	6	6	615	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	OCC Not Isuued
BLDG 23	G+13(Pt.)	569	28	6	6	6	615		OCC Not Isuued
BLDG 24	G+13(Pt.)	652	22	6	6	6	609	•	OCC Not Isuued
BLDG 25	G+13(PL)	652	28	6	6	6	698	· · ·	OCC Not Isuued
BLDG 26	G+13(Pt.)	645	28	6	6	6	698		OCC Not Isuued
BLDG 27	G+13(PL)	578	28	6	6	6	691	•	OCC Not Isuued
Tota	'A' L	15169		6	6	6	618		Occ not issued
			658	164	164	164	16319	12 Vielen	
BLDG NO.		REHAB RESI	REHAB SHOP	BALWADI	WELFARE CENER	SOC. OFF.	TOTAL	OCC Granted	Remarks
SLDG 28	G+13	830	29	9	9	9	886		80 % RCC work completed and Brick work, plaster finshing work incomplete.
BLDG 29	G+13	674	25				-	1000	RCC complete, external
BLDG 30	_G+13	674	25	7	7	7	720		plaster complete & enterna plaster finshing work incompleted.
Tota	I 'B'	2178	79	23	23	23	2326	120 32 1193	
	2	A STATE						The second s	
Tota	145/3	15169	658	164	164	164	16319		
Tota	10 00 V	2178	79	23	23	23	2326		
Total /	+ B	17347	737	187	187	187	18645		
s. will he	available a gress 3 bu	ilding 28,2	of O.C. 1, 9,30 -	4, 12, 13,	eady issued 16,17, 20, 2 nied by HDI	21, 22, 2	3, 24, 25,	26 & 27	4152 T/s 9178 T/s 2326 T/s 1336 T/s
s. will be	Hand Hand	ed over to led over to led over to	MMRDA-	697 556		L OIL 1 EII			,

Balance Rehab Works on site :-

STATUS fo	or BALALNC	E REHAB B	LDGS 28, 2	9 & 30	Rest of Re	hab Buildi	ngs are com	pleted on s	site			
	<b>FLOORS</b>	PLANNED			WORKS	EXECUTED	UPTO HERE	E ON SITE				
	TOTAL	BUA IN SQ.MTRS. 25092.1										
REHAB WINGS/I LDGS			PLINTH & FOUNDAN TION (Fully Casted)	RCC	BRICK WORKS	Ext. PLASTER	Int. PLASTER	TOTAL %		CUTED IN 1TRS.	REMAI	₹KS
28	G + 13		Full	80%	80%	80%	70%	62.600%	15707.65	sq.mtrs.	Plinth =	189
							5		0	sq.mtrs.	RCC =	26%
29	G + 13	20043.89	Full	G+13	G+13	G+13	50%	70.0%	14030.72	sq.mtrs.	BW =	14%
									0	sq.mtrs.	Ext Plstr =	7%
30	G + 13	20043.89	Full	G+13	G+13	G+13	50%	70.0%	14030.72	sq.mtrs.	Int Plstr =	10%
Total BUA	Planned =	65179.88	sq.mtrs.				Total BUA	Constd =	43769.1	sq.mtrs.	1	
		Balance Bl	JA to be co	nstructed =	21410.78	sq.mtrs.	4.125652	% of Total	Rehab BUA	<b>\</b>		,
				With Repa	irs to Exst	Bldgs say	5	5 % of Total Rehab BUA		A		,
				-			5					

# As per SRA & MMRDA Records following is the status :-

# **Report of Approvals in the Project**

KINDLY REFER SEPARATE SHEETS AT THE END OF THIS REPORT [3 SHEETS TOTAL]

Sr. No.	Approvals Details / Document obtained /	Required	Department Involved	-	•	epartment emarks ob	Concerned tained	Approx Timelines post initiation / Application		
					1	1	1		<u> </u>	
	TO START THE WORKS OF D. K. REALTIE	SBLDG								
1	Latest D. P. Remarks of 2034 DP		MCGM - D. P. Dept	Not Obtair	l vod					
2	Latest Survey Remarks from A.E. (Survey of Mo	CGM)	MCGM - B. P. Dept	Not Obtain						╞───
					TP/525/L/P	L/AP	0010			
3	Revalidation of IOA & CC		SRA / MMRDA			1	8 .IAN 2019			
4	Revalidation of CFO's NOC for current height, i	f required	MCGM - CFO					3 ma	onths	Better
5	Revalidation of MoEF NOC & CTE		Env Department	GOVERNM				12 months		Fresh may n vears
6	Revalidation of I to R/C permission, if required		MCGM - D. P. Dept	MUNICIPAL CORPORATION OF GREATER MUMBAI No : CHE/ 44 95 70 PES of 07/7/2008 MUNICIPAL CORPORATION OF GREATER MUMBAI No : CHE/941/DPES of 16.10.06 (1 to R/C -L-103)			7/7/2008 ER MUMBAI	1 m		
_	Revalidation of Current NOC of Civil Aviation [(	G+13]	Civil Aviation - Central	हरतगामी टावर/SFIED POSI हरू तरावे के शिर्फात के शिर अन्तर्भात मार्थिकरण शिक्ष वैद्य पुष्ठमालय शिक्ष विद्य देखा के शिर्फात के शिर अन्तर्भीत प्रमान पत्र पत्र संज्या। सोटी-1/श्न.औ. सी.सी.श्रम्भानु08/454/ 946 - 47				6 months		Fresh
7	Structural Stability Certificates of Existing Structural NDTs	ctures with	IIT / VJTI / SPCE / Ind Regd Structural Consultant	Fresh Cert	ficates wo	uld be requ	ired	3 months		
8	Full CC / Regularization of all wings of D. K. Rea for current heights upto G+13	alties' Bldg	SRA / MMRDA	No.SRA/DD	TP/525/L/PI	<u>/AP</u> 1	8 JAN 2019		Bal Pa Addl I	
	RERA Compliance / Re-Registration / Fresh Re	<u> </u>								
	Uploading of all permissions and Revalidations							This can b	e initiated	
	Revised Timelines for OCs with Concurrence of							only if Sa	les are to	
9	Uploading of all Certificates of Architect, Engin Removal of Stay Orders if any	ieer & C.A to	r costs incurred till date et					happen a	ny further.	
5	Uploading of all Progress of works till date							Once in	itiated it	
	Balance Costs required Certificate from CA, Arc	ch. Eng							t take more	1
	Uploading all orders of NCLT, GoI, Staer Govt e							than on	e month	
	Uploading Fresh Allotment Letters/Agreement									
	DURING THE ONGOING WORKS OF D. K. REA	ALTIES BLDG								
									ļ	<b> </b>
10	Dol NOC for change of user / Closure of Factor	Т <b>у</b>	Industries Department	Not Found	in Records	21-0-03PM	and the spinster of			_
11	Civil Aviation NOC - Revised for enhanced Heig	ght [G+14]	Civil Aviation - Central	प्रथा भोग केन पत्र संख्या - सीठी-	( NOC for Heigh	AIRPOR	विमानयत्तन प्राधिकरण 5 AUTHORITY OF NUDA के पुख्यात्मय REGION HORE. <u>REVISED NOC</u> 5 : 31/03/2010.	As above		As abo
12	Revised CFO's NOC for Enhanced Height, if req	d	MCGM - CFO					As a	bove	As abo
13	OCs of all balance 17 Rehab Buildings of 3.11 s	cheme	SRA / MMRDA							would Builidi Works
	Cmpln/Handover Cert's of Rehab Layout infra	works								VVUINS
	a Electric Supply	-	TATA / Adani	Handed ov	er as notic	ed on site				
	b Water supply		MCGM - HE's Dept							1

	Rem	arks	
er to take	e Fresh NOCs v	vith enhanced	Height
sh NOC / not be	would be re	equired. Rev nce more th	validation
sh NOC	would be re	equired	
Paymei	nts of SRA /	MMRDA fo	r appvls
ll Infra (	Chgs = 1864	5 x 25 x 560	) x 2 =
bove			
bove			
	-	tion of Reha epair works	

			6	Drainago /		i	MCCM Sowerage Dept		1		<u> </u>		1	1	i	i	
			С	Drainage /	516		MCGM - Sewerage Dept	BRIHANM	UMBAI MAHAI		<Δ.						
								Navy. Ca	EX974 Planting	undt 1.6 S	EP 2000						
			d	SWDs	& Nalla		MCGM - SWD Dept	A CONTRACTOR OF A CONTRACTOR O	CORPORATIO		and a more relatively working						
									No. DyChE/ 2424								
							MCGM - D. P. / Ward /										
			е	Road Setba	acks etc & I	nt. Layout Rds	Road Dept										
			f	CFO's Com	pletion		MCGM - CFO										
			g			cate frm PWD	PWD										
14	1		h	Consent to	Operate [C	TO]-MPCB	МРСВ					3 m	onths	Penalties over	& above might	be payable for R	egularization
									於驚								
								No. BE. W.6561.NOC	CLA 769 DP		EDEVAR TERMENTS, WAY MARAGERS CORTER, SMI - 405COI						
			i	Railway N	IOC for OC		Railways	110.362.77.0302.2100	haßed	1	415-94-93-2012						
								CRETRAL RADIAL		CHATRAPATI DIVISIONAL RAIL MUM	BEIVAJI TERMINUS, WAY MANAGER'S OFFICE, BAI - 400001						
				-	6 at 11 a			No.BB.W.6561.NO			Date:-20.10.2009						
			J			viation NOC			D.K. Realties E	Ildg not found	d in records						
			k		Complianc		Env Department	Not found बहन्मुंबई महा		मांकः उउअ/वृप्र	1081 2025						
					ority Comple		MCGM - Tree Authority	वृक्ष प्राप्ति	- been - been being being being being being	नांकः 🖘 २) भ							
			m Amenities-Hospital & Nurse Trg Inst Annexure - II from PIA for Slum														
			~				MMRDA / MCGM / PWD/ MSRDC / Railways										
			n		ffecting Vita		/ Collector / Civil										
				Purpose Pr	roject Land T	1								<u> </u>			
						EALTIES BLDG								<u> </u>			
		FOR COIV															
45	_	o !:						MUNICIPAL	ORPORATION	OF GREATER	MUMBAI						
15	>	Compliance	e of I to R/G	C permission	n conditions	5	MCGM - D. P. Deptmt		No : CHE/ 49		(B) 9) - (IS) 41, 70						
								an.	HE ADDITIONA C)GREATER MU	JMBAI							
								5th floor, Near Chetana College, Mumbai Suburban Dist, Admn. Bldg, Bandra (East) Mumbai-51 No. C/ULC/D-111/22/8731									
10	_	Final ULC N	IOC u/s 22	of ULC Act 8	& Complian	ce of			Date: 4 / 10	/ 2007							
16	0	conditions	of any othe	er ULC NOC			UD - ULC - Comp Auth.	Utilitie of	f the Addi	tional Co	llector						
								13	U.L.C. Bri	hanmumh	ni						
								5" Noise Administ Ny:C/LC/D.11/2	alies Hidg., M.S.D. 2 / 8731	Govi Colony, Band	ra(East)Mumbai-51 9 /2007						
								क्रमाकः काउ	मा/नाडण/प कं	usida							
17	7	Compliance	of Labour	Comm NO	C Condition	c		कामगार आर	प्रत यांचे काय ताडरेव,मुंबई-	1.1.1	444131-1-16						
1/		compliance		committee	e contaition	5		C dicts	1 3 777 2								
18		Compliance	e of Condit	ions of Dol	NOC, if any	like Factory	Directorate of Industries	Direction of L. L.	P-12/SC/DC/HSAD/C-2	343 dated January	14, 1998 by the Joint			-		(Psmd 40 k ps and for release	
10	>	Closure per	rmission, u	ser change	etc		Directorate of Industries				and Special Assistance					ght be impose	
- 10						i		Dept., by which "ne	mission une associat		and obtendi Argaiaraile				1	J	
19				nstallation N			PWD										
20	J	CFO's comp	pletion				MCGM - CFO	MAHADAO									
21	L	Consent to	Operate [0	CTO] from N	ЛРСВ		МРСВ		HTRA POLLU		OL BOARD Date: 16 /03/2009						
22	,	Trop Autho		/ Completic			Consent to Establish is granted to M/s. Housing Development & Infrastructure										
			;			l ion for Internal	MCGM - Tree Authority MCGM - D. P. / Ward /	वृक्ष प्राधि	करण वि					+			
23	3		•	cks handing			Road Dept	BRIHANMUMBAI MAHANAGARPALIKA No: Dy. Ch. Eng. / .656 2/ Rds. / E.S. Of 2-3-0-9									
									CORPORATIO		Aller of the						
<b>⊃</b> 4		SWD NOC /	Completio	on			MCGM - SWD / Nalla	,	No. DyChE/ 2429	/SWD/ES dt.	12/1109			I			
24						Department	BRIHANN Nov. 13		NAGARPALI	KA SEP 2000							
		Nalla Rema	arks / Comp	oletion	Nalla is cor	mplete on site			E q74 Plantin Cell								

TACS/AAA/D.K.REALTIES/LIST OF APPROVALS

25		STP Completion with Extra water harges				MCGM - Sewerage Dept/Env Dept of MCGM	MUNIC	CIPAL CORPORAT ENVIRONN Garage Bldg., 3" Floor, 1	TUN OF GREATE	1.9 OCT 2010						
26	H.E's Comp	oletion for Wa	ter supply	y connectic	on	MCGM - HE's Dept	MUNICIPAL CORPORATION OF GREATER MUMBAI Hydraulic Engineer's Department									
27	Electric Me	Meters installation Power Supply Confirmation				TATA / Adani	Date: 9th September, 2008 Ref : CDD / 968 / 12385									
28	Complianc	e of Railway N	IOCs			Indian Railways										
29	PCO NOC /	Compliance														
30	Rcvng Stati	ion / Substation Completion for the Layout				TATA / Adani	On site TA complete a									
31	-	e towards Lea le Bldg to the				SRA / MMRDA / GoM	Not done yet									
	Disclaime	rs:-					1									
	a Many Approvals / NOCs / Remarks are not found in records, but records themselves are incomplete. Hence Many NOCs / F										rovals, altho	ugh are shov	vn required a	bove might a	ctually be in	place.
	b	b Timelines are Approximate out of Experience and Presumptions														

## HDIL\_PREMIER – D.K.Realties Project

## Approvals, Permissions, Remarks, NOCs etc :

In order to Implement the project under clause 3.11 of Appendix IV to DCR 33(10) of 1991 Regulations on the land of PAL (FIAT) at Kurla, Mumbai of which project the Sale Building/s of D. K. Realties was part of, following approvals, permissions, remarks NOCs etc were required amongst which following are in place :

 PIA (Project Implementing Agency) means the Authority / Govt Body Implementing any Vital Public Purpose Project Who requires Built-Up tenements for rehabilitation of persons affected by the said Vital Public Purpose Project popularly known as PAPs. In the case u/r a joint venture Company of GVK & Airports Authority of India viz: MIAL (Mumbai International Airports Limited), instead of a Govt body / parastatal Agency, was considered for availing the Rehab tenements for vacating the Airports Authority's land required for Vital Public Purpose Project of Expansion of Mumbai Airport. The said deviation (of considering MIAL as eligible instead of any Govt Body) was allowed on express Govt Resolution of allowing the same. (Extracts of SRA Reports are as below)

### 2. PIA and list of Eligible slum dwellers :

Government of Maharashtra in Urban Development Department vide its order u/no. TPB/4307/439/CR63/07/UD-11 dtd. 30/03/2007 as decided to extent the provisions to joint venture company consisting of GVK Consortuin and Airport Authority of India the provisions on payment of Infrastructure Development charges equal to double the Infrastructure Development charges as applicable under clause 9.2 of Appendix-IV of Regulation 33(10) for the rehabilitation component.[(25 sq.mt. X 560 per sq. mt. X 2) per tenement] over and above the normal Infrastructure Development charges as per Clause 9.2 of Appendix-IV of Regulation 33(2) subject to maximum limit of Rs. 30,000 per tenement. The same joint venture company has entered by way of Agreement between M/s. Housing Development & Infrastructure Ltd. & Mumbai International Airport Ltd. The responsibility for rehabilitation of eligible slum dwellers and eviction of encroached slum structures is on M/s. Housing Development & Infrastructure Ltd. The Infrastructural Charges as above Govt. order will be recovered at the time of granting development permission.

## A. SRA Committee's Resolution:

Reference is requested to the copy of resolution no. 6.4.2 passed by the SRA committee in the 6<sup>th</sup> SRA committee meeting held on 15/01/1998, along with brief noting of the matter under no. 6/5, vide page-679. The said brief noting no. 6/4 & regulation no. 6.4.2 states that "the land owners can transfer the land along with the constructed tenements to SRA which in turn can be utilized for rehabilitation of PAP's affected by various vital public purpose projects such as Railways, roads, Bridges, Reservations, Airports etc. Although the demand for constructed tenements might not be existing as of date for the said public purpose projects, possibility of actual requisition for the tenements from the various public bodies in the near further cannot be denied. Moreover, the land owners might be ready to come forward for the proposal immediately. Hence, in the intermediary time SRA can take over the constructed tenements along with the land for creation of housing stock to be ultimately utilized for the purpose of rehabilitation of PAP's affected by any vital public purpose project<sup>\*</sup>.

Annexure-II in the prescribed format along with slum plan duly certified by the Competent Authority in respect of the land, from where the slum dwellers/PAP's will be shifted, shall be insisted before grant of OCC from the Competent Authority as decided by Govt. of Maharashtra.

 I to R / C users (To allow Residential / Commercial Users in Industrial zoned Land). The land under reference fell in Industrial Zone as per D. P. Remarks. Accordingly, the Developer obtained and submitted permission from MCGM (Municipal Corporation of Greater Mumbai) allowing Residential / Commercial Users on the said land subject to compliance of various conditions.

#### MUNICIPAL CORPORATION OF GREATER MUMBAI

a 2 are

No: CHE/ 495 /DPES of 07/7/2008

OFFICE OF THE: Chief Engineer (Development Plan) Brihanmumbai Mahanagarpalika, Municipal Head Office, 4<sup>th</sup> Floor, Annex Building, Mahapatika Marg, Fort, Mumbai-400 001.

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101 0 2 0

To, . .... Shri.S.S.Shinde Architect, M/s.Bidco Engineering Division, 9<sup>th</sup> floor, Dheeraj Arma, Anant Kanekar Marg, Station Road, Bandra (E), Mumbel - 400 051.

is a le<sup>tt</sup> a gant the in table association

Sub : Request to allow the residential development on land bearing CTS Nos. 637 (part), 637/44 to 46, 637/49 (part), 637/53 (part), 637/54 to 56, 637/58A(part). 637/59 to 77, 637/78 (part), 637/87 to 121 of village Kurla II situated in Special Industrial Zone (1-3) at Kurla (West) in 'L' Ward. Ref:- Your letter dated 21.6.2008.

SIT.

Under the circumstances explained in your above cited representation I have by direction, to inform you that your request to allow residential user on the land bearing CTS Nos. 637 (part), 637/44 to 46, 637/49 (part), 637/53 (part), 637/54 to 56, 637/58A(part), 637/59 to 77, 637/78 (part), 637/87 to 121 of village Kurla II situated in Special Industrial Zone (I-3) as shown on the accompanying plan, has been considered as per the provisions of Regulation No. 57 (4) (C ) of the sanctioned D.C.Regulations for greater Mumbal, 1991, subject to the compliance of the following terms and conditions: -

- 1. That NOC from the Addi. Collector & C.A. (ULC & R) Act, 1976 for Greater Mumbai shall be obtained and the conditions thereof shall be complied with :
- 2. That the residential development shall be strictly in accordance with D.C. Regulations for Greater Mumbal, 1991;
- 3. That the segregation distance shall be provided as per provisions of D.C.R. 1991;
- 4. That the open space beyond compulsory open spaces but within segregating distance shall be planted with trees at the rate of 5 trees per 100 sq.mts. as per the D.C. Req.
- 5. That the Recreational open space as per D.C. Reg. No.23 shall be provided.
- 6. That the land under D.P.Roads shall be got demarcated and handed over to M.C.G.M in lieu of T.D.R./FSI free of encumbrance.

O Mass hup UPS-2008 Ablay U to R - Kuth L-Ward doc

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- That the layout / sub-division shall be got approved from concerned approving authority.
- That the structures existing on the plot as shown in yellow line on the plan shall be demolished.
- That the N.O.C. from Director of Industries for closure / shifting of the industries shall be obtained and submitted to concerned approving authority.
- 10.That the certificate from Assistant Commissioner, "L" Ward regarding surrendering the factory permit / license, if any and from M.S.E.B./ B.S.E.S. for disconnection of power shall be obtained and submitted to concerned approving Authority.
- 11.That the land affected by 13.40 mt., 18.30 mt. (2 Nos.) shall be transferred in the name of M.C.G.M. and a separate P.R. card shall be submitted as per policy.
- 12. That N.O.C. from Tree Authority shall be submitted to concerned approving authority as per policy.
- 13.That the 25% amenity plot adm. 51160.00 sq.mt. shall be handed over to MCGM free of cost in lieu of TDR/FSI only.
- 14. That the permission is granted on the basis of documents submitted by you and the same shall stand revoked if they are found to be false/fake/fraudulent.
- 15. That the building shall be constructed as per latest L.S. codes including earthquake resistant design.
- 16.That the permission shall not be used as an instrument to evict the existing occupiers, if any.
- 17.That the remarks from Central Cell (S.W.D.) for nalla passing through plot under reference and completion certificate, if any for the same shall be submitted to approving authority.
- 18.That the demarcation of plot under reference from CTSO shall be obtained.
- 19.That cognizance of hutment, if any on plot under reference shall be taken by concerned approving authority.
- 20.That the N.O.C. from Labour Commissioner shall be submitted to approving authority and O.G.C. certificate will not given unless a no dues certificate is granted by Labour Commissioner.

If your clients are agreeable to the above terms and conditions, then you may approach the DY.CH.E.(SRA) for further necessary action who is being informed separately.

. .:

Yours faithfully,

. . . . . . . EXECUTI (DEVELOPMENT

Acc: 1 plan.

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#### MUNICIPAL CORPORATION OF GREATER MUMBAI

No : CHE/941/DPES of 6.10.08 (I to R/C -L-103)

> OFFICE OF THE: Chief Engineer (Development Plan) Brihanmumbai Mahanagarpalika, Municipal Head Office. 4th Floor, Annex Building, Mahapalika Marg Fort, Mumbai-400 001.

To, Shri.S.S.Shinde Architect, M/s.Bidco Engineering Division, 9<sup>th</sup> floor, Dheeraj Arma, Anant Kanekar Marg, Station Road, Bandra (E), Mumbai - 400 051. Sub : Request to allow the revised I to R for land bearing CTS

Nos. 637 (part), 637/44 to 46, 637/49 (part), 637/53 (part), 637/54 to 56, 637/58 (part), 637/59 to 77, 637/78 (part), 637/87 to 121 of village Kurla II situated in Special Industrial Zone (I-3) at Kurla (West) in in Speci 'L' Ward. Ref:- Your letter dated 25.9.2008.

Sir.

Under the circumstances explained in your above cited representation & Govt. order adm. CMS/TPB-4308/176/CR-135/08/UD-11 dtd. 24.9.2008, I have by direction, to inform you that your request to allow revised I to R for the land bearing CTS Nos. 637 (part), 637/44 to 46, 637/49 (part), 637/53 (part), 637/54 to 56, 637/58A(part), 637/59 to 77, 637/78 (part), 637/87 to 121 of village Kurla II situated in Special Industrial Zone (I-3) as shown on the accompanying plan, has been considered, subject to the compliance of terms and conditions mentioned in this office earlier letter u/no. CHE/495/DPES dtd. 7.7.2008 & following additional conditions :-

- 1. That the condition No. 13 in earlier I to R permission u/no. CHE/495/DPES dtd. 7.7.2008 shall be read as under :-
- CHE/495/DPES dtd. 7.7.2008 shall be read as under :-"that the 10% amenity open space adm. 20464.64 sq.mt. shall be handed over to M.C.G.M. free of cost in lieu of TDR/FSI only".
  That the proposal of realignment of 13.40 mt. wide D.P.Road as per site condition from which access to 10% amenity open space is proposed shall be submitted & get it approved or adequate right of way as per D.C.R. 1991 from 18.30 mt. wide D.P.Road shall be proposed shall be accessed document for permanent Pintt proposed & accordingly the registered document for permanent Right of way as per the draft approved by Law Officer of MCGM shall be submitted.

If your clients are agreeable to the above terms and conditions, then you may approach the DY.CH.E.(SRA) for further necessary action who is being informed separately.

Yours faithfully,

Restriction of Sale Plot to max 25% in lieu of allowing Reduction of I to R Amenity to 10% instead of 25% required

Sub-plot	Plot Area (In sq. mts.)	Remarks
Sub-plot "A"	8,433.01	18.30 mt. wide & 13.40 mt. wide D.P. Roads.
Sub-plot "B"	1,30,683.19	Rehab Buildings sub plot.
Sub-plot "C"	20,464.03	Amenity Plot.
Sub-plot "D"	53,491.57	Sale – sub plot.
Sub-plot "E"	895.80	18.30 mt. wide D.P. Road.
TOTAL	2,13,967.60	

The area of land under free sale component of developers is restricted to 25% plot area as per direction of U.D. department dtd.24.09.2008.

Maharashtra Regional and Town Planning Act, 1966.

- Notice under section
  - 37(1AA) of .. Modification to Development Control Regulation for greater Mumbai.

GOVERNMENT OF MAHARASHTRA Urban Development Department, Mantralaya, Mumbai 400 032. Dated: 16<sup>th</sup> November, 2005.

NOTICE

No. TPB-4304/2770/CR-312/04/UD-11:

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The above Notification in TDR Bunch 1 infact is a Draft Notification u/s 37(1AA) of MRTP Act only for inviting Suggestions Objections from Public and not the final Sanctioned Notification allowing FSI on 100% Gross plot w/o deducting I to R Amenities. However, the notification got sanctioned in 2007 & 2009 with additional clauses added to it but the Gist remained the same wrt allowing FSI of Amenities insitu itself.

Govt Order wrt I to R Amenities – on next page

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#### महाराष्ट्र शासन

क्रमांकःसिएमएस/टिपीबी-४३०८/१७६/प्र.क्र. १३५/२००८/नवि-११ नगर विकास विभाग, मंत्रालय,मुंबई- ४०० ०३२. दिनांक: २ मे ,२००८

प्रति, अध्यक्ष,

हाऊसिंग डेव्हलपमेंट ॲण्ड इन्फ्रास्ट्रक्चर लिमिटेड, वांद्रे (पूर्व), मुंबई

#### विषय: छत्रपती शिवाजी इंटरनॅशनल एअरपोर्टचा पुनर्विकास व वाढीबाबत.

कृपया आपले दिनांक २७.३.२००८ चे पत्राचे अवलोकन व्हावे.

आपले पत्रातील मुद्याबाबत मला आपणास खालील प्रमाणे कळविणेचे आदेश

आहेत.

<u>९) मुद्दा क.९:-</u> विकास नियंत्रण नियम क्र.३३(१०) खालील क्लॉज क्र.३.११ सह ३.५ व ३.१९ खाली झोपडपट्टी पुनर्वसन योजनेत प्रत्यक्ष जागेवर वापरायचा चटई क्षेत्र निर्देशांक हा ४.०० पर्यन्त अनुज्ञेय करण्यात यावा.

याबाबत शासनाने दिनीक १६.४.२००८ चे आदेशान्वये झोपडपट्टी पुनर्वसन प्राधिकरणास नियम ३३(१०) मध्ये कलम ३७ अन्वये फेरबदल करण्याचे निदेश दिले असून ते कलम १५४ अन्वये त्वरीत अंमलात आणले आहेत. सदर आदेशान्वये नियम क्र.३३(१०) खालील प्रत्यक्ष जागेवर वापरावयाच्या चटई क्षेत्र निर्देशांकाची मर्यादा ही ३.०० करण्यात आल्गी आहे व ६५० टेनामेंट / हेक्टर असणाऱ्या योजनेत शासनाच्या मंजुरीने ४.०० पर्यन्त वाढविण्याची तरतुद केली आहे. सदर आदेशाच्या अनुषंगाने आपण मुंबई महानगर प्रदेश विकास प्राधिकरण / झोपडण्वी पुनर्वसन प्राधिकरण ह्यांचेकडे संपर्क साधावा.

मुद्दा क्र.२:- विकास नियम क्र.५६(३)(सी) व ५७(४)(सी) अन्वये ॲमिनिटी स्पेसेस आवश् करु नयेत.

विकास नियम क्र.३३(१०) मधील क्लॉज ८.१ अन्वये पुनर्वसन प्रस्तावात बालवाडी, वेलफेअर हॉल, प्राथमिक शाळा, डिस्पेन्सरी, प्रायमरी हेल्थ सेंटर इ. सुविधा देणे

#### 3

आवश्यक आहे. सदर सुविधा ह्या विकास नियम क्र.५६(३)(डी) व ५७(४)(सी) मधील आवश्य सुविधांत ॲंतर्भूत करण्यास हरकत नाही.

मुद्दा क्र.३:- जमिनीचा १००% टीडीआर देण्यात यावा.

पुनर्वसन बांधकाम क्षेत्राखालील जमिनी प्रॉपर्टी कार्डावर झोपडपट्टी पुनर्वस प्राधिकरण / राज्य शासन ह्यांचे नावावर होवून हस्तांतरित झाल्यानंतर त्या जागेचा १००% टीडीआ देण्यास हरकत नाही व त्याबाबत आवश्यक असलेल्या इतर सुरक्षात्मक उपाययोजना झोपड पुनर्वसन प्राधिकरणाने घ्याव्यात.

आपला,

2000

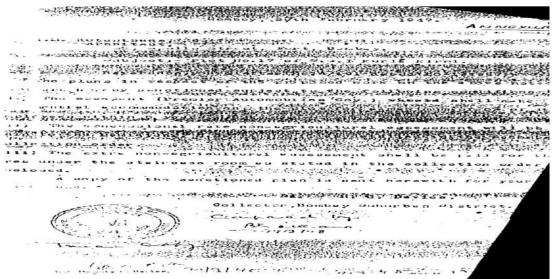
अवर सन्विध, महाराष्ट्र शासन

प्रत,

मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण, बांद्रा (पूर्व), मुंबई -५१.

3. ULC NOC & Labour NOC (NOC from Labour Commissioner for Closure of Factory). The land u/r was earlier used for the purpose of manufacturing Automobiles and Auto Spare Parts prior to onset of 1976, the year when ULC Act was enacted to be applicable on all Privately Owned Lands Pan-India. Because of the land being already Built Up with Auto Factory Structures and Residential structures (Collector's Approval for permitting Residential users on the land in the year 1947-48 was found in records) prior to enactment of ULC Act / Law there was no SVL (Surplus Vacant Land) found on the said Land/Property. Thus, LoI for permission u/s 22 of ULC Act was issued for Redevelopment of the Property. Permission to sell the property u/s 27 of ULC Act was also granted.

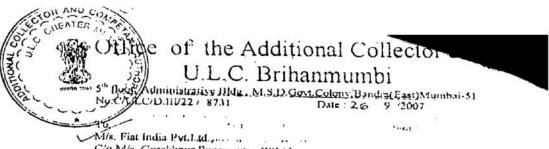
Collector's permission for Residential Buildings on plot in 1947-48:



ULC NOC Extract :-

ANNEXUKE NUH 8093 **OFFICE OF THE ADDITIONAL COLLECTOR & C.A.** (ULC)GREATER MUMBAI 51h floor, Near Chetana College, Mumbai Suburban Dist, Admn. Bldg, Bandra (East) Mumbai-51 No. C/ULC/D-111/22/8731 Date : 4 / 10 / 2007 227 23 To 72 M/s.Fiat India (P)Ltd., C/o.M/s. Gokakhpur Expressway (P)Ltd (C.A.) C/o. Anil Patil Consultant (P)Ltd., 401, Neelambar, Off: College Lane, . Dadar (W)Mumbai 28 EGISTR. Sub : No Objection Certificate for intended transfers u/s.27 of the Urban Land (Ceiling & Regulation) Act, 1976. for the property bearing CTS No. 637pt 637744 to 46. 637/49 pt, 53pt, 54 to 56 , 58 pt, 59 to 77 637/78 pt, 637/87 to 121 of village Kurla Taluka Kurla in Mumbai Suburban District Ref : Your Architect's letter No. ARP/2007/3701 dt.28/09/200 se refer to your Architect's letter cited above, seeking No Certificate for intended transfer u/s.27 of the Urban Land (Ceiling ion) Act, 1976. in respect of the property under reference. This has granted redevelopment permission u/s.22 of the Urban Land (Ceiling & Regulation) Act, 1976. for the property under reference vide this office letter of intent of even No. dt. 26/9/2007. As per this office's letter of intent referred to above, the entire holding area adm. 2.13.967.30 Sq.Mtrs is non vacant and there is no surplus vacant land. In view of above, this office has no objection to transfer the said property u/s.27 of the Urban Land (Ceiling & Regulation) Act. 1976. with a condition that all the terms and conditions of this office LOI issued on 26/09/2007 will also be binding on the transferee and after entering the name in P.R.Cards has to obtain a corrigendum to the LOI u/.s.22 of the Urban Land (Ceiling & Regulation) ANG Yours faithfully, (S.R.Jondhale) ditional Collector and C.A. (ULC)Gr.Mumbai Copy forwarded to The Sub-Registrar, Kurla I and In, Kurla CERTIFIED TRUE C S. S 80 ARCHITFOT

Page 9 of 49



Clo.M/s. Gorakhpun Expressway (P)Ltd., Clo.Anil Patil Consultants (P)Ltd., 401, Nilambari, Off:College:Law, Dadar(W) Mumbai 28

#### Sub :Permission for redevelopment of property bearing CTS No. 637pt 637/44104/4.49pt 53pt 5410 56,58pt 59 to 77,637/78pt 87t0121 of Village Kurla II Taluka Kurla in Mumbai-Suburban District.

Sir.

A Please refer to your Architect's letter No Ald2/2007/3697 dated 20/9/2007 seeking penulusion for redevelopment of the above mentioned property.

B At this stage, the land is non-vacant and within the meaning of the U1 (C&R) Act, 1976 because it is built up with 48 structures which containing Nil dwelling unit. The calculation of plinth area, land appurtement, additional land appurtement and proportionate 10 percent R.G. etc. show-dust the land is non-vacant to the extent of 165707.53 Sq.Mirs (One lacs sixty: five thousand seven hundred seven point fifly three Sq.Mirs) excluding area under road set back to the extent of 724.55 Sq.Mirs. D.P.Road area adm. 8207.70 Sq.Mirs (9 5%: A.S.area' adm.10251.75 Sq.Mirs existing road area adm.15789(10 (Sq.Mirs) existing road) area used as testing track adm.9606.6 Sq.Mirs', nalla set back area adm. 3680.0 Sq.Mirs.

Thus, the question of permission under section 22 of the ULC Act, 1976, in your case can be considered only when the <u>land becomes vacant after all the structures are</u> <u>demolished</u> with the consent of the existing occupants itenants of the premises and the proposed building has been constructed as per approved plans and is on the verge of completion. The order under Sec.22 with permission to retain the above land usually contains the following conditions:-

1. The letter of intent and permission under sec.22 shall be subject to the applicant's producing proof regarding the title of ownership of the land, possession, area and user thereof. The Municipal Corporation of Greater Mumbar should verify the same before issuing IOD/C C.

2. The permission is operative for redeveloping the property in accordance with the provision of D.C. Regulation in force.

3. The maximum size of the tenements shall not exceeds 120 Sq. Mits pluth area for the tenements constructed by availing the FSI of non vacant land and or Transfer of Development Rights of any kind if utilized on the non vacant land so allowed in redevelop.

4. Not more than one dwelling unit shall be sold allotted to one family.

5 Existing tenants/occupants shall be rehabilitated by you in the redevelopment scheme. You should submit the names and number of tenants occupants of the structure. The area occupied by each of them the alternative proposed by you and the agreement entered in to with each of the tenants by you to this office. Municipal Corporation of Greater Mambai to ensure rehabilitation of existing tenants/occupants as per their rules.

6 Form No. VI prescribed in rule No.12 wa22 of the Act, shall be filed within a period of three months from the demolition of the existing structures. Question or issuing regular order ws.22 for the land falling vacant due to demolition of structures will be considered only after the existing structures are demolished and proposed building has been constructed as per approved plans and is on the verge of completion

7 The construction work of redevelopment shall be completed within the period of 5 years from the date of issue of this letter of intent.

or me structures, which are not demolished. cally, if work is not commenced within the specified period. As

ant fifty three Sq.Mus) excluding area under road set back to the extent of 4.55 Sq.Mirs. D.P.Road area adm. 8207.70 Sq.Mirs , 5% A.S.area adm. 10251.75 Mirs existing road area adm. 15789.10 Sq. Mirs existing road area used as testing track m.9606.6 Sq.Mirs, nalla set back area adm. 3680.0 Sq.Mirs. is non vacant land ainable by the land holder within the meaning of U.I. (C&R)Act, 1976.

If you decide to change the user of land under reference then you should submit cellation order of Director of Industries issued u/s.20: of the UIC. Act 1976 to this

That you should obtain factory closure certificate from Labour Commissioner. The above conditions will be binding on all the owners/their assignees, constituted

mey, developers and transferees.

This letter of intent is also subject to your obtaining NOC/Clearance permission n any other authorities viz. The Bombay Housing and Area Development Board , the BSD/Sub.ta 'Divisional i Officer Dy.Collector, NAA etc applicable in your case under the respective Acts or any other **BSD**/Additional for the time being in force. This letter of intent only clarifies for you that your land ly is non vacant land to the extent of 165707.53 Sq.Mirs. ( One lacks sixty five point fifty uding area of road set back to the extent of 724.55 Sq.Mus. D.P.Road area adm. ilurce . Sq. mirs.) 7.70 Sq.Murs., 5% A.S.arca adm. 10251.75 Sq.Mitrs existing road area adm. 15789:10 Aux existing road area, used as testing track adm. 9606.6 Sq.Mirs , nalla act back area . 3680.0 Sq.Mirs. within the meaning of the ULC Act; 1976, and that the question of vission ws.22 may arise only the land becames vacant on account of demolition of nuldings and proposed building has been constructed as per approved plans and is on

As per the power entrusted with mer I hereby allow the land holder to hold the nt land for the redevelopment-purpose after demolition of the existing structures till × \* 1...

You may approach the Municipal Corporation of Greater Mumbai with an making that all the above mentioned conditions are acceptable to you to get your . elepment proposed approved .: You should apply for permission u/s. 22 of the Act, at me mentioned in the condition No.6 above You may also note that you would be required to submit the progress of the

ilitation of the existing tenaots occupants of the structure every six months.

TON MU COA Yours faithfully. (S.R. Jondhale) dditional Collector & C.A. (U.L.C.)Gr.Mumbai 1

to:1) The Principal Mercury LUDB Mantralaya Mumbai 32 for information. S.W.LA. W

City Engineer(DP)BMC Mahapalika Marg, Fort, Mumbai 400001 for information. Ex.Engineer (B.P.) Western Suburbs;:"T " Ward, Ghatkopar , Mumbai

He is requested to inform this, office after the existing structure have been lished to forward a copy of the undertaking furnished by the land owner developer med vide Para E above and copy of IOD/CC is granted. tet File

CERTIFIED TRUE COPY 5. 5. 8 -----RCHITECT

Extract of one of the Title Certificate issued by Solicitors "J Sagar Associates", JSA on records.

An Order No. ULC/P-12/SC/DC/HSAD/C-2343 dated January 14, 1998 by the Joint Director of Industries and ex-officio Dy. Secy. to Govt., Housing and Special Assistance Dept., by which "permission was accorded" to Premier Automobiles Ltd. (hereinafter referred to as "PAL") to formally transfer land admeasuring 2, 13, 967 sq. mts. held by them, containing surplus vacant land of 38, 187 sq. mts. out of the total 2, 54, 952 sq. mts. held by them to PAL Cooper Ltd., a subsidiary company of PAL, and subsequently to an associated company, which would be formed by PAL with one of the foreign automobile companies to implement a joint venture modernization plant," subject to fulfillment of conditions set out therein.

The above order of ULC from Directorate of Industries (Dol, as Ex Officio Secretary to Govt in Housing & Special Assistance Department, who was responsible for ULC matters before ULC was transferred to UDD) u/no. ULC/P-12/SC/DC/HSAD/C-2343 dated January 14, 1998 shows that there indeed was an SVL of 38,187 sq.mtrs. which probably was exempted from acquisition u/s 20(1) of ULC Act for Industrial purposes. However, since 75% of the entire Land was used for Rehabilitation of Slum Dwellers Free of Cost (Albeit in lieu of Construction TDR which indirectly translates into cost of Affordable Housing set by the Govt for SVL) the SVL can be construed as used for Housing of Weaker Sections of Society (Slum Dwellers in this case) which in turn makes it eligible for Exemption from acquisition under section 20(1)(a) of ULC Act. Inspite of above analogy ideally Land TDR of this SVL adm 38,187 sq.mtrs. should not have been granted. In the hind sight it can be acknowledged that Acquisition of Lands under ULC Act also was by declaration of award of payment of value of Land as determined under ULC Act provisions. Hence the Govt instead of paying in monetary terms paid the acquisition cost in terms of Land TDR. In any case it is now Fait-Accompli and cannot be reversed since there is hardly any compensation left to be paid to Developers be it Construction TDR or Land TDR or Sale component on site. All these have been allowed and permitted already.

<u>Labour NOC</u> – Permission for allowing Residential / Commercial Users on the Land being used for a running Factory meant allowing closure of running factory, which in turn meant loss of jobs for Labours working in the said factory. Hence before allowing closure of Factory, it is required to ensure that Labour Dues are settled. Precisely because of this NOC from Labour Commissioner is insisted while allowing change of users. Accordingly NOC from Labour Commissioner was submitted which pointed out that All Labour Dues are settled and accordingly allowed closure of Factory.

क्रमाकः :काआ/नाहप्र/प्र.क्र.५६४/२००७/कोर्वासन-७ कामगार आवुक्त बांचे कार्यालय, कॅामर्श सेंटर, ताडदेव,मुंवई-४०००३४. दिनांक :

1 3 777 207

प्रति,

मा.आयुक्त, बृहन मुंबई महानगर पालिका, मुंबई.

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विषय : भे. फियाट इंडिवा प्रा.लि.,किरोळ व्हीलेज, कुर्ला (प),मुंबई-४०००७० या आस्थापनेस जमिनीच्या विकासाबाबत ना हरकत प्रमाण पत्र मिळणेबाबत. कामगारांच्या कायदेशीर देणी प्रलंबित नसल्याबाबतचा दार्खला.

महोदय,

उपरोक्त विषयाच्या अनुषगाने मे. फियाट इंडिया प्रा.लि., किरोळ व्हीलेज,कुला (प),मुंबई-४०००७० वेथिल २१३९६७.३०चौ.मी. जमिनीचा विकास करण्यासाठी ना हरकत प्रमाण पत्र देण्यागवत कामगार आयुक्त, मुंबई यांचेकडे व्यवस्थापनाने दिनांक २९.१.२००७ रोजी अनं केलेला होता.

कामगार आयुक्त,महाराष्ट्र राज्य,मुंबई यांनी त्यांच्या दिनांक २४.८.२००७ च्या पत्र क्रं. काआ/नाहप्र/प्र.क्रं.५६४कार्यासन-७, अन्वये शासनाच्या निदर्शनास खालील बाबी आण्न दिल्या.

- १) मे. फियाट इंडिया प्रा.लि. हा कारखाना राजनगांव, एमआवडीसी, ता.शिरुन जि.पुण येथे स्तलांतरीत करण्वात आला आहे. त्यामुळे सदर कारखान्यातील उत्पादन प्रक्रिया दिनांक ९.३.२००० पासून बंद करण्यात आलेली आहे. त्यावळी या कारखान्यात एकूण १४२९ कामगार/कर्मचारी कार्यरत होते.
- ?) सदर कारखाऱ्यातील सा सर्व कामगारांना एकूण रक्कम रु. २१५ कोटी ४६ लाख, १० हजार ३१५/- इतकी रक्कम स्वेच्छा निवृत्ती योजनेपोटी वाटप करण्यात आलेली आहे.

KSHIRSAGAR



रथामुळे या संदर्भांत कामगारांची वा कामगार संघटनेची कोंगतीही तक्रार तसेच न्यायालयीन प्रकरण प्रलंनित नाही.

- सदर कारखान्याच्या २१३९६७.३० चौ.मी. एवढया क्षेत्रफळाचा विकास करावयाचा आहे.
- ४) सदर कारखान्यातील सर्व कामगारांना त्वांची कायदेशीर देणी प्राप्त झाल्यामुळे कार्यरत असलेल्या तीनही कामगार संघटनातर्फ व्यवस्थापनास ना हरकत प्रमाग पत्र देण्यात यावे अशी लेखी स्वरुपात शिफारस कामगार आयुक्त यांना आपुल्या उपरोल्लिखीत पत्रात केलेली आहे.
- ५) उक्त कारखाऱ्यातील कामगारांनी त्यांच्या कायदेशीर देण्याबाबतः मागणी केल्यास अधवा भविष्यात काही विवाद उपस्थित झाल्यास कामगार्यना त्यांची देणी देण्यासंबंधिचे हमीपत्र व्यवस्थापनाने दिलेले आहे.

शासनाने त्याच्या निर्देशनास आण्न दिलेल्या बाबीचा विचार करुन व व्यवंस्थापनाने दिनांक १४.३.२००७ रोजी दिलेल्या इमीगत्राचा विचार करुन शासनाने त्यांच्या दिनांक १२.९.२००७ रोजीच्या पत्र क्रं. नाइप्र-२००७/प्र.क्रॅ.४८३४/काम-२अन्ववे. ना हरकत प्रमाण पत्र जारी करण्याबाबत आदेश निर्गमित केलेले आहेत.

शासनाच्या दिनांक १२.९.२००७ च्या मंज़्री आदेशानुसार मे. फियाट इंडिया प्रा.लि.,कुर्ला (पश्चिम),मुंबई-४०००७० या आस्थापनेच्या मालकोच्या २१३९६७.३० चो.मी. जमिनीच्या विकासाकरीता सदरचे ना हरकत प्रमाण पत्र जारी करण्यात येत आहे.

आपला विश्वास,

कामगार आयका महाराष्ट्र राज्य म्बई.

प्रत, मे. फियाट इंडिया लि-कुर्ला (प),मुंबई-४०००७०.

. . .

CERTIFIED TRUE

CERTIFIED TRUE COPY India Prixate Limited D. Janaging Dir ctor

 Factory Closure Permission (NOC from Dol – Directorate of Industries). Permission for allowing Residential / Commercial Users on the Land being used for a running Factory meant allowing closure of running factory, which in turn meant ensuring compliance of all requisitions of Dol (Directorate of Industries), the Authority, who allowed to setup the factory. Hence before allowing closure of Factory, it is required to ensure NOC from DoI. Precisely because of this NOC from DoI (Directorate of Industries) is insisted while allowing change of users. Accordingly, NOC from DoI (Directorate of Industries) was submitted.

No Orders of Dol are found in files except for a reference to the one issued by Dol under ULC Act in the Title para / ULC para above. It appears that Dol had allowed sale of entire Land except SVL.

5. <u>Railway NOC.</u> The land u/r abuts Central Railway along East\_South-East. Accordingly, the D. P. Remarks insisted for Railway NOC before allowing any development on the land. Following are the Extracts of Railway NOC :

(-17)

×

CENTRAL RABLWAY

To,



CHATRAPATI ERIVAN TERMINIS, DIVISIONAL RALLWAY MANAGERS OMTOS LIVISIONAL RALLWAY MANAGERS OMTOS DIVISIONAL PARAMAN Data:-02,05,2011

No.BB.W.6561.NOC.CLA.769.DB.

BID CO ENGINEERING DIVISION Dheeraj Apartment II, P.P.Dins Coumpound, Natwar Nágar, Rond No. I. W. E. Bighway, Jogeshwari ( E), Mumbai- 400 060.

Sub : Kurla- NOC for revised proposed develor ment on plot bearing C.T.S. No. 637(pt), 637/43 to 46, 637/49(pt), 637/53 (pt)637/56 to 56, 637/58(pt), 637/59to77, 637/78(pt), 637/87 to121 of village-Kurla-H at Kirol Road, Kurla (W), Mumbai.

. Ref. : Your letter no. Nil di. 28.09.2010

This Railway Administration has no objection for revised proposed development on plot bearing C.T.S. No. 637(pt), 637/44 to 46, 637/49(pt), 637/53 (pt)637/54 to 56, 637/58(pt), 637/59to77, 637/78(pt), 637/87 to121 of village-Kurla-II at Kirol Roa, Kurla(W), Mumbai to general Arrangement drawing No. DRM (W), Mumbai R- 22063-A subject to fulfilling the following conditions.

1. The height of the buildings structure is varying in different stages with minimum different clear horizontal distances between railway land boundary to nearest edge of the proposed buildings and railway track boundary to nearest edge of the buildings as shown in the drawing No. DBIA (W) BB/R-22068-A.

Building No.	Max. Height of the pro. buildings from Ground level to top of roof slab. (mtr.)	Max. Height of the pro. buildings from rail level to top of roof slab. (mtr.)	The minimum distance provided between railway land boundary and nearest edge of the proposed buildings. (mtr.)	and nearest edge of the proposed buildings (mur
1	38.45	38.75	21.39	29 26
	42.65	42.95	- 26.01 9 9-14-1	4. 414 a
2	38.45	38.75	26.88 arterativa	29.34
	42.65	42.95	26.88	Aa
3	38.45	38.75	21.51	
· · · · · · · · · · · · · · · · · · ·	42.65	42.95	26.93 3 0 MA	Y 2015 36.78
4	38.45	38.75	Rates 3	29.13
345 S.	42.65	42.95	26.72	34.57
5	38.45	38.75	21.30	29.25
10121	42.65	42.95	26373313141	24.57
6	38.45	38.75	26 3 3 3 1 3 1 1 1	29.15
	\$2.65	42.95	26.72	34.57

मंडल इन्हिंचुता (मु.स.) नब्बरेल छ. थि. ट. थुंदाई Thinhanai Engla-ar (१८३)

1	38.45	35.75	21.30	29.15
1 5	62.65	42.95	25.72	34.57
8	38.45	33.75	21.30	29.15
1	42.65	42.95	2.5.72	34.57

- The parameters/dimensions mentioned vide Sr. No. 1 above should be strictly followed./ Adhered at site.
- No construction material is allowed to store/stack on the railway land by the builder during construction of buildings / structures.
- 4. In no case encroachment on railway land should be allowed during construction of this proposed buildings / structures.
- No access will be provided to the proposed building from railway land or proposed building to railway land.
- Sewer and drain should be connected to the municipal sewer line and drain should not be directed towards railway track.
- 7. Drainage and rainwater from railway land should not be obstructed.
- 8 Responsibility for the safety of the proposed building will rest with the owner.
- 9. The design and construction work of the proposed buildings will rest with the owner.
- 10 No foundation of any structure, whatsoever, should come under the railway land.
- 11. Signal visibility to the train drivers is not obstructed due to construction of this proposed building.
- Adequate precaution / safety be taken for excavation work so that may not cause any demaged to railway boundary wall and railway track.
- 13. The excavation work should not be carried out in rainy / monsoon season...
- 14. If buildings / structures are not constructed as per approved drawing by railway or detection of any deviations to drawing will lead to cancellation of NGC granted by
- railway and necessary action taken immediately. 15. The applicant / Party will inform to railways about commencement of work within 60
- days, giving reference NOC issued by Railway's 16. Complete safety should strictly be ensured in respect of any crane working towards
- railway land involved during the construction work. The builder / owner will be fully responsible for any loss caused to the railway during the course of construction as well as after constructions.
- 17. Railways has right to inspect the work site during construction stage as well as during lifetime of building / structure to ensure safety of railway assets and train operation.
- Due to construction of additional one floor, the old Drawing bearing no DRM (W)BB / R-22058 is amended and renumbered as DRM (W)BB / R-22068-A.
  - . This has the approval of competent authority.

Two B.P. copies of this office approved Drg. No. DRM(W) R- 22068-A are enclosed herewith for your information and record please.

DA: 2 Copies of B.P. copy of drg. No. DRM (W), BB R- 22068-A

\* :- ···

\*

Color 03.05.1) Divisioner Tim Manager [Works] Committee PRA Program CST.

Divisional Engineer (L/M) Central Railway C.S.T. Mumbal

Copy to City Engineer, Municipal Corporation of Greater Mumbai.

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CERTIRAL RADINAY



CHATRAPATI SHIVAJI TERMINUS, DIVISIONAL RAILWAY MANAGER'S OFFICE, MUMBAI - 400001

No.BB.W.6561.NOC.CLA.769.DB.

Date:-20.10.2009

To, BEDCO ENGINEERING DIVISION Dheeraj Apartment II, P.P.Dias Coumpound, Natwar Nagar, Road No. 1. W. E. Highway, Jogeshwari (E), Mumbai- 400 060.

> Sub : Kurla- NOC for proposed development on plot bearing C.T.S. No. 637(pt), 637/44 to 46, 637/49(pt), 637/53 (pt)637/54 to 56, 637/58(pt), 637/59to77, 637/78(pt), 637/87 to121 of village-Kurla-II at Kirol Road, Kurla (W), Mumbai.

Ref. : Your letter no. Nil dt. 23.09.2008

This Railway Administration has no objection for proposed development on plot bearing C.T.S. No. 637(pt), 637/44 to 46, 637/49(pt), 637/53 (pt)637/54 to 56, 637/58(pt), 637/59to77, 637/78(pt), 637/87 to121 of village-Kurla-II at Kirol Roa, Kurla(W), Mumbai to general Arrangement drawing No. DRM (W), Mumbai R- 22068 subject to fulfilling the following conditions.

1. The height of the buildings structure is varying in different stages with minimum different clear horizontal distances between railway land boundary to nearest edge of the proposed buildings and railway track boundary to nearest edge of the buildings as shown in the drawing No. DRM (W) BB/R-22068.

Building No.	Max. Height of the pro. buildings from rail level to top of roof slab. (mtr.)	The minimum distance provided between railway land boundary and nearest edge of the proposed buildings. (mtr.)	The minimum distance provided between <u>railway track</u> <u>boundary</u> and nearest edge of the proposed buildings (mtr.)
1	35.85	21.39	29.24
	40.05	26.81	34.66
2	35.85	21.46	29.31
	40.05	26.88	34.73
3	35.85	21.51	29.36
	40.05	26.93	34.78
4	35.85	21.30	29.15
	40.05	26,72	34.57
5	35.85	21.30	29,15
	40.05	26.72	34.57
6	35.85	21.30	29.15
	40.05	26.72	34.57

-Arun PC III My Document Letter.

20 (0 मंडल अभियंता (पु.म.) मध्य रेल, छ. शि. ट. मुंबई Divisional Engineer (L/M) Contral Railway C.S.T. Munited

7 35.85 40.05	35.85	21.30	29.15	
	40.05	26.72	34.57	
8 35.85	35.85	21.30	29.15	
	40.05	26.72	34.57	

- In no case should encroachment of Railway land be allowed during the construction of the proposed structure.
- No access will be provided to the proposed structure from Railway land or proposed structure to Railway land.
- Sewer and drain should be connected to the Municipal sewer line and drain should not be directed towards Railway track.
- 5) Drainage of rainwater from Railway land should not be obstructed.
- 6) Responsibility for the safety of the proposed structure will rest with the owner.
- 7) No foundation of any structure, whatsoever should come under the Railway land.
- The signal visibility to train drivers is not obstructed due to construction of proposed building.

This has the approval of competent authority.

Two B.P. copies of this office approved Drg. No. DRM(W) R- 22068 are enclosed herewith for your information and record please.

DA: 2 Copies of B.P. copy of drg. No. DRM (W), BB R- 22068

Cal any 20,10, 54 Divisional Railweyn Manager Wor Central Ranwa Chumb Divisional Engineer (L/M) Central Railway C.S.T. Mumbel

Copy to City Engineer, Municipal Corporation of Greater Mumbai.

6. <u>SWD / Nalla NOC / Remarks.</u> As pointed out in D. P. Remarks and A. E. (Survey) Remarks the land u/r is affected by an existing Nalla along East\_South-East (beneath the proposed D. P. Road along East\_South-East). Accordingly, Nalla Remarks are submitted.

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BRIH	ANMUMBAI MAHANAGA	RPALIKA	
		· · · ·	
	Dy. Pla Eng 3 <sup>rd</sup>	ice of the Ch. Eng.( Storm Water Drains) nning Cell gineering Services & Project Bldg., Floor, N.M. Joshi Marg, culla, MUMBA1-400 011	
To,			
M/s. Bidco Engineering Divis	ion.		
Dheeraj Apartment,			
P.P. Dias Compound,		Not Lot	
Natwar Nagar No.1		I AND ALL	
Jogeshwari (East), Mumboi 400,060			
Mumbai-400 060.		2099	
Sub : Major n	alia remarks for plot bearing CT	S No. 837A, 637/B/1A 1B, 1C, 637	
8/1 to 1		54, 57, 58, 60 to 67, 70 to 77, 87 to	
		37/B/4, 637/B/5, 637/B/6, 637/B/7,	1
698, 75	i7 of village Kirol at Kirol Road, K	Kurla (West) · -	-
MISTRAR POLICE		· .	Ì
Carles Pour lein	ers dtd. 16.05.2008.		
Ser ALL	•		
Sentierean	•	215520	
E E	•	A SUL THE SUL THE SUL	
With reference to you	ur above application, by direction	, this is to inform you that the major	
		1/2 1.8 1.00 90 321	
Applier Testanks being issued i	to you are subject to the following	conducinal and a second a second	
THUT THE ANISHING North :			
1 Shie existing North	side nalla wall constructed by M	GCM (moologete, mason (tshal) be	
tetained and the sou	uth side nalia wall shall be recor	nstructed in RCOnvito a clear water	
	Mt. by zonal S.W.D. Deptt.,/ F		
	Inc. by zonal 0,000, Dept.,	toad Depart through b Connactical	
agency.			
2. The pro-rata charge	s for the naila walls already cor	structed i.e. of Premier Main Nalla	1
		is proposed to be constructed by	
		• • •	
Dy.Ch.E.(SWD) E.S.	, shall be paid to M.C.G.M. as an	d when demanded.	
3. The balance natia tr	aining work shall be carried ou	it by M.C.G.M. through contractual	
agency.			
<ol><li>To pay the pro-rat</li></ol>	a charges for the construction	of 18,30 Mt. wide D.P. Road, by	
covering the existing	open nalla, by Road Deptt.,	•	
	•		
Thus, the developer	will have to pay the pro-rata cha	rges for the following :	
· · ·			
a) Already constructed r	orth side wall of the Premier Mai	in Nalla.	
· · · · · · · · · · · · · · · · · · ·			
b) To be constructed so	uth side wall of the Premier Main	Nalła.	
c) For the already con-	structed naila wall of Premier Si	ub-Nalia No.1 and the nalla wall of	· · ·
		· · · ·	
	lo. I, remaining to be constructed		
d) For constructing the	18.30 M. wide D.P. Road by ca	sting a stab over the open nalla, to	ŕ
the Road Deptt.			1
		**	۲
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TACS/AAA/HDIL\_PREMIER KURLA/D.K.REALTIES/TECH DD\_ Approvals

Accordingly, this office remarks for major nalla and as under the remarks the restriction 2) The holding under reference is shown bounded in black and πea 3740 5

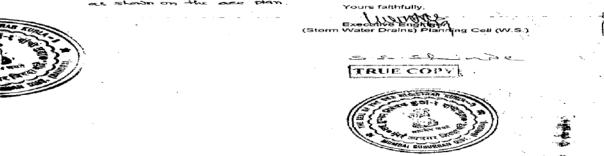
- A-B-C-D-E-F-G-H-I-A as shown on the acc. plan.
- The plan holding is affected by Premier Main Nalla & Premier 3057341a No.1 of the Nehru Nagar Nalla System designated as catchment No. 501 in master plan report. 3. The existing calls size of Premier Main Nalls varies in width from 9.97 ML to 14.89 Mt.
- whereas Premier Sub-nalla No.1 has widths varying from 1,94 Mt. to 6.02 Mt.
- 4 The nalla is trained in U.C.R. Masonry and Colorete Masonry.
  - a) The waterway is hydraulically inadequate. Consultants have recommended widening of the rialfa to 10.00 Mt. Further, as per FFC recommendations, the nalla is to be widened further to a total width of 13.00 Mr. Widening falling in the property of the applicant is shown in RED in the accompanying plan. Nalla wall, as per-widening.
- The nalls training work shall be in structurally stable Reinforcerfield of either side places the structural stable control of the s shall be constructed as mentioned below. The nalla training work shall be in structurally stable Reinforcertail Commit Concrete retaining walls designed for scour depth & AA class loading with the structure of either side along with 100 mm, dia, weep holes as directed
- 6. The nalla retaining waits shall be constructed with M-40 control co minimum centent content of 350 kg. Per cu.m. Reinforcement shall be nigh Vield strength deformed bars confirming to I.S. 1786 epoxy coated by fusion bonding including tying and binding wire etc.
- 7. The top width of the retaining wall shall not be less than 50 cm
- 8. The design of the retaining wall shall be done by a Licenseb Structural Engineer and the work shall be supervised by the same Structural Engineer. On satisfactory completion of work, a stability and soundness certificate shall be submitted under the signature of the same Structural Engineer along with "AS BUILT" drawing.
- The nalla shall be trained and the existing invert levels shall be maintained in consultation with the office of Dy.Ch.E.(SWD)E.S. whose office is situated at Pant Nagar, Ghatkopar,
- 10. The existing invert levels shall be maintained.
- 11. The compound wall of the plot shall not be constructed over the top of naila retaining
- 12. The conditions laid down in circular U/No. Dy.Ch.E/3385/SWD/P&D dtd. 28.04.1994 shall be complied with.
- 13. Construction of nulls wall shall not be comed out during monsoon.
- 14. Formation level of the plot shall be minimum 15 cms. above top of the R.C.C. pipe or formation level of the abutting road whichever is bigher

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- 15. These remarks are valid for a period of 2 years from the date of issue.
- 16. Developers shall give notice of commencement of the work to Zonal Dv.Ch.E.(S.Vv.D.) E.S. before starting of the construction of nalla retaining wall / training of the nalla.
- 17. Completion certificate of the above work shall be obtained separately from Zonal Dy.Ch.E.(S.W.D.) E.S. and copy thereof shall be submitted to the office of Dy.Ch.Eng.(S.W.D.) Planning Cell.
- 18. These remarks are being offered without prejudice to the ownership of the and under reference and status of the same as per plot boundaries shown by your representative. 19 These remarks are only for Major Nalla. Architect is requested to epotact E.E.(S.W.D.)

E.S. Z-V for obtaining internal S.W.D. remarks. 3 Nos. at Gates, east 3.00 m. where, shall be provided





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#### MUNICIPAL CORPORATION OF GREATER MUMBAI

No. DyChE/ 2429 /SWD/ES dt. 12/1/09

#### E.E.(B.P.) E.S.

Architect M/s.Bidco Engineering Division. Dheeraj Apartment A, P.P.Dias compound, Natwar Nagar Road No.1, W.E.Highway, Jogeshwari (E), Mumbai 400 060.

> Sub: Remarks regarding S.W Drains for the plot bearing C.T.S. No 637(pt.), 637/44 to 46, 637/49(pt.), 637/53(pt.), 637/54 to 56, 637/58(pt.), 637/59 to 77, 637/78(pt.), 637/87 to 121 of village Kurla-II, Kurta(W).

Ref : Architect's letter No.Nil of 24.06.08.

Name of the Architect : M/s. Bidco Engineering Division.

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

1	Whether any natural water course is passing through the property.	1	
2	Size of existing natural water course.	3	Nalla remarks u/no.DyChE/1974/Planning Cell
з .	Size to which the existing natural water course should be widened.		dt.16.9.08
4	Nature of land (whether the R.L. is above 27.43 THD or not)		
5	Minimum formation level of the plot required.	2	27.50 THD or 15cm, above the formation level of the raised footpath or the existing access road whichever is higher.
6	Whether 7.5 m. or 15.0 m space from either side of the nalla is to be left out.	Ţ	As per D.C. Regulation 1991

- 7 Adequate storm water drains shall be provided in the property including provision for admitting storm water coming from the surrounding locality if required in future.
- B While constructing the S.W.Drain invert level of the drain shall be kept such as to admit the storm water coming from the adjoining areas.
- 9 Additional remarks if any A condition may please be included in the terms & conditions that the party will have either to bear full cost of training and constructing natural water course in the property if the Corporation takes the work in hand or the party shall construct the same as per Municipal Specifications.
- 10 The access / internal roads of the layout should be provided with pucca open.
   S.W.Drains on each/one side having an area of Sq.M. (as indicated in the accompanying plan.
   11 Side open spaces shall be leveled consolidated and paved with proper slope to
- 11 Side open spaces shall be leveled consolidated and paved with proper slope to drain in such a way to dispose off the starm water into the S.W.Drains as proposed and/into the existing drains along Municipal Roads.

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E BPTO

ने.प.प्रा./आम./कार्यातन- /.....

- 12 The S.W Drain remarks for the holding under reference shown bounded in black as shown by you and marked as A-8-C-D-E-F-G-H-I+A on accompanying plan are as under
  - a) The storm water drains as per these remarks shall be constructed as per M.C.G.M. specifications and the walls should be of c.c. M-20 of minimum thickness 0 20 m. over a bed concrete of M-15 c.c. 15 cm. thick and M-15 c.c. haunches of 8 cm. thick with cement plaster in cm. (1:2) 12 mm thick for haunches.
  - b) The gradient of the drains shall be given such way to create velocity of 1.22 m. / sec.(1 in 400)
  - c) All cross drains shall be 1.5 times the size of the drains proposed on the downstream side.
  - Adequate number of pipes (150 mm Ø) shall be provided in the compound walls wherever necessary.
  - Before commencing the work of S.W.D. as per remarks, party should intimate this office.
  - f) All the nalla remarks issued by Central Cell under No. DyChE/1974/Planning Cell dated 16 09.08
  - g) Existing S.W.D. shown thus-
  - h) Proposed 0.6 M. wide S.W.D. shown thus-
  - i) Proposed culvert of size 0.9 M. wide shown thus-Opening of the (0.6 x 0.9) M size at 4.5 M. c/c interval shall be provided in the slab of box culvert with heavy duty C.I. frames and covers at 4.5 m.c/c for cleaning purpose.
  - j) Proposed 0.9 M. wide S.W.D. shown thus-
  - k) Proposed culvert of size 1.2 M. wide shown thus-Opening of the (0.6 x 0.9) M size at 4.5 M. c/c interval shall be provided in the slab of culvert with heavy duty C.I. frame and covers. The invert level of the culvert shall match with the invert level of SWD at downstream side.
  - The portion C-C' shall be reconstructed with the existing size as per specifications of nalla remarks issued by planning cell
  - m) Adequate no. of pipes (150 mm.dia.) shall be provided to the roadside compound wall wherever necessary.
  - n) 'AA' Class R.C.C. slab shall be provided to carriage entrance wherever necessary
  - o) The nalla walls shall be repaired and reconstructed wherever it is damaged before applying for completion certificate.
     o) The pro-rate charges for the
    - The pro-rata charges for the a) already constructed north side wall of Premier Main: Nalla and already constructed nalla wall of Premier sub nalla No.tis amounting Rs. 2,99,32,000/-(Rs. Two Crore Ninety nine Lakh Thirty Two Thousand only).

b) The nalla of wall of premier sub nalla NO.1 remaining to be constructed is amounting Rs.2,52,05,600/-. (Rs. Two Crore Fifty Two Lakh Five Thousand STX Hundred only).

Objections, if any regarding the pro-rata charges intimated to you shall be taken before making payment of the same in this office or within 15 days from the date of issue of this letter whichever is earlier

<u>NOTE</u>:- 1) The remarks offered above are valid for one year from the date of issue. 2)These S.W.D. remarks are issued without prejudice the ownership / use of land.

3) You are requested to approach office of Dy Ch E(Rds)ES for the prorate charges of South Side wall of Premier Main nalla – I.

+) All the slab and walls gowe & culverts shall be designed S.E. (P&D) S.W.D. Ex.Eng.(S.W.D.)E.S.(Z-V) A.E.(S.W.D.) 'L' Ward 'L' Ward

\$5/ 2011'08

## 381

#### BRIHANMUMBAI MAHANAGARPALIKA

No: Dy. Ch. Eng. / .6562/ Rds. / E.S. Of 2-3-03

Office of the Dy.Chief Engineer Roads)E.S. Pant Nagar Garage Bldg., 5<sup>th</sup> floor, Behind BEST Depot, Ghatkopar (East), Mumbai- 400 075. \$25129337/5121103 Fax:25129337

To, M/s.Bidco Engineering Division, Dheeraj Arma, Anant Kanekar Marg, Bandra(E), MUMBAI - 400 051.

> Sub : Remarks/Specifications for construction of 12.00 mt. and 9.00 mt. wide internal layout road of land bearing CTS No.637(pt), 637/44 to 46, 637/49(pt), 637/53(pt),637/54 to 56,637/58(pt),637/59 to 77, 637/78(pt),637/87 to 121 of village Kurla-II, Tal-Kurla.

Ref : Your letter Dt. 19.09.2008.

Gentlemen,

With reference to your above said letter wherein, you have requested to inform construction specifications for construction of 12.00 mt. and 9.00 mt. wide internal layout road of land bearing CTS No.637(pt), 637/44 to 46, 637/49(pt), 637/53(pt), 637/54 to 56, 637/58(pt), 637/59 to 77, 637/78(pt), 637/87 to 121 of village Kurla-II, Tal- Kurla .In this regard you are informed to comply with the following -

- As per the present policy of MCGM, you are required to appoint Road Design Consultants for designing road crust as per Municipal specifications for construction of 12.00 mt. and 9.00 mt. wide internal layout road of the property under reference.
- On obtaining design details from the road consultant, the same shall be got approved from this office before under taking the road construction work.
- 3) A copy of the road specification prepared by MCGM may be obtained from this office on payment of Rs.1,000/- plus VAT (STANDARD SPECIFICATIONS FOR ROADS WORKS, MCGM 2006), for the guidance purpose to facilitate the Road consultants to prepare design of road crust.
- 4) The formation level of the road shall be minimum 92' THD (28.00 m THD) and the gradient shall be maximum 1 in 20 as per IRC in order to join two existing roads on either sides.
- 5) The construction of 12.00 mt. and 9.00 mt. wide internal layout road of land shall be constructed as per demarcation obtained from the competent authority.

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- 6) Remarks for S.W.Drain construction of 12.00 mt. and 9.00 mt. wide internal layout road of land shall be obtained from E.E.(S.W.D.) E.S. and work shall be carried out accordingly. Thereafter, completion cft. to that effect shall be submitted.
- 7) That the necessary street light arrangement shall be made for construction of 12.00 mt. and 9.00 mt. wide internal layout road of land under reference as per the remarks of E.E.(T&C)E.S./ Asstt.Comm. 'L' Ward.
- 8) The demarcation points of construction of 12.00 mt. and 9.00 mt. wide internal layout road of land shall be preserved permanently on site.
- 9) That the prorata cost for construction of set back portions of 13.40 mt. and 18.30 mt. wide D.P.road will be informed to you in due course as the office has allotted the work of design and estimation to the appointed consultants.

The copy of the plan showing 12.00 mt. and 9.00 mt. wide internal layout road of land under reference in burnt sienna colour and marked as A to Z, A1 to Z1, A2 to K2 to be constructed is returned herewith.

Yours faithfully,

Executive Engineer (Roads)Eastern Suburbs (Planning)

375

#### MUNICIPAL CORPORATION OF GREATER MUMBAI

#### No : CHE/ 2724DPES of 1 9 SEP 2008

Office of the Chief Engineer (Development Plan) Municipal Head Office, 4<sup>th</sup> floor, Annex Building, Mahapalika Marg, Fort, Mumbal – 400 001

To, Shrl.S.S.Shinde Bidco Engineer Dheeraj Arma, 9<sup>th</sup> floor, Bandra (East), Mumbai - 400 050.

Sub :-Demarcation of 18.30 mt. wide D.P.Road (2 Nos.) affecting the land bearing CTS No.637/A of Village Kurla II.

Ref :- Your letter dated 5.07.2008.

Gentlemen,

In continuation with the D.P.Remarks issued u/no. CHE/134/DPES of 17.09.2008 the alignment of 18.30 mt. wide D.P.Roads (2 Nos.) affecting the land bearing CTS No.637/A of Village Kurla-II has been demarcated on site as shown on plan by this office staff along with the representative of A.E.(Survey) E.S. and in presence of Architect as per CTS points & boundaries shown by Architect at site on 18.09.2008.

The above demarcation is subject to confirmation of C.T.S. points & boundaries from City Survey Authority.

The alignment of 18.30 million, wide D.P.Road are affected by Nalla, hence specific remarks from competent Authority shall be obtained before construction of D.P.Road. The demarcation of 13.40 mt. wide D.P.Road affecting the land under reference shall be obtained separately.

Acc : Plan.

Yours faithfully. Executive Engineer SULISTET (Parelopment Plan) E.S. मुंबई 0 7 SEP 2010 दिनांक -----দ.আ./আম./জাতানন /.....

# HEI 2-10 STEEWW (P. & R.)IN.O.C.

M/s HDIL c/o M/s Hindustan Construction; Near Swami Vivekanand School, Meghwadi, Road No 2, Jogeshwari(E), Mumbai 400 060.

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sub : Layout of internal water mains for proposed SRA scheme on plot bearing CTS no 637, 637/44-46, 637/49(pt), 637/53(pt), 637/54-56, 637/58(pt), 637/59-77, 637/78(pt), 637/87-121 of village Kurla II, Lward. Ref: Your letter u. no. Nil dated 12.1.2010.

Sir

Io

With reference to above, I have to inform that, as per your request the proposal is rescrutinised and the revised approval as approved by this department is a: under-

- 1) To lay 600 mm dia Ductile Iron pipe K-9 Class along route 28-26-25-24, 28-7-6 as shown in tèd colour in plan.
- 2) To tay 450 mm dia Ductile Iron pipe K-9 Class along route 19-20-21-22-23-24, 5-6 as shown in red colour in plan.
- 3) To lay 300 mm dia Ductile Iron pipe K-9 Class, along route 6-30-31, 3-4-5, as shown in red colour on plan.
- 4) To lay 250 mm dia Ductile Iron pipe K-9 Class, along route 9-10-11-12-13-26, 14-15-16-17-18-25, 4-10, 5-11, 6-12, 7-13 as shown in red colour on plan.
- 5) To lay 150 mm dia Ductile Iron pipe K-9 Class, along route 20-15-10, 21-16-11, 22-17-12, 23-18-13 as shown in red colour on plan.
- To provide 600 mm dia B.F. valve near node 100 and 28 as shown on plan.
- 7) To provide 300 mm dia Sluice valve near node 6 as shown on plan.
- 8) To provide 250 mm dia Sluice valve near node 4, 5, 6, 7, 25 & 26 as shown on plan.
- 9) To provide 150 mm dia Sluice valve hear node 21, 21, 22, 23 as hown on plan.
- 10) To provide 250 x 150 mm dia cross connection with 150 mm dia Sluice valve
- near node 15, 16, 17, 18, 10, 11, 12 and #3. D 7 SEP 2010 11) To provide sluice valve chambers of odequate sizes with M.S. frame and heavy duty cover.

- 12) The prorate charges shall not be applicable for the DP roads where there is existing water mains and where water main is proposed to be laid by the developer
- 13) The water mains to be laid in existing municipal roads and DP Roads shall be handed over to the Corporation, free of cost, and Corporation shall be at liberty to grant water connections to any other consumer from the said water mains.
- 14) All the DI pipes to be used shall be of K9 class with push on joints, with an external coating of zinc followed by bitumen finish. Internal coating for these pipes shall be of dement mortar. Fittings to be used for these pipes shall be of K' 2 class.
- 15) All the materials required for above pipe laying work such as valves, rubber rings for joints etc. shall be from the MCGM approved list.
- 16) The earlier internal water main approval communicated under no. HE/1239/EEWV/(P&R)/NOC dated 17.11.2008 shall be treated as caricelled.

The work of laying the water mains shall be carried out through an agency of Licensed Plumber as per municipal specifications & rules & regulations in force. The water mains shall be laid at a minimum cushioning of 1.00M, below the rolad level. The water mains so laid shall be subjected to pressure & leakage tests and shall be chlorinated before commissioning.

For requisite permission form you may now contact Assistant Engineer Water Works 'L' ward.

Yours faithfully

Acc. Plan

Executive Engineer Water Works (Planning & Research)

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#### **MUNICIPAL CORPORATION OF GREATER MUMBAI** बृहन्मुंबई महानगरपालिका .1.9 OCT 2010 129

۰,

NO. DY. CHE/SP/ 1.5 62 /PED

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

To.

Shri S.D. Patil (P.L.No.2622). M/s. Hindustan Construction. E/3.Heena-Ashish, Beturkar Pada, Kalyan (West). Dist-Thane.

- Sub:- Drainage approval for proposed S.R.Scheme under Clause No.3.11 read with Clause no.3.5 & 3.19 of Appendix-IV of DCR 33(10) on plot bearing C.T.S.No.637(Pt.), 637/54 to 56(Pt.), 637/58, 637/59 to 637/78(Pt.), 637/87 to 121 of Village Kurla-II. Taluka Kurla in 'L' Ward, Mumbai.
  - Providing & laying 600 mm.dia. R.C. (NP3 Class) pipe sewer line as a temporary bye-pass arrangement incase of S.T.P. failure connect to 600 mm.dia. existing sewer line.
- Ref:- 1) Your letter dtd. 18.09.2010, 15.10.2010.
  - 2) D.O.No.MMRDA/MC/Airport- Evacuees/Sewer line/2010 dtd. 16.09.2010.
  - 3) ChE/414(P)/SP of 15.10.2010.
  - 4) Dy.CHE/SP/835/P&D dtd. 23.09.2010.
  - 5) DyChE/SO/4692/ES of 1.10.2010.
  - 6) Ch.E.(S.P.) 1/c.'s approval dated 12.10.2010. 7) Undertaking no.DK 175452 of 13.10.2010.

SIL.

With reference to the above mentioned letter, by direction, I have to inform you that there is no objection for laying 600 mm.dia. R.C.(NP3 Class) pipe sewer line at slope 1:500 with self cleansing velocity 1.06Mt./Sec. marked A-T-S on the accompanying plan as a temporary byepass arrangement incase of S.T.P. failure connect to 600 mm.dia, existing sewer line on Kirol Road, subject to the following conditions:-

1. That the sewer line shall be laid as per the approved plan bearing even number of this letter attached herewith.

2. That the R.C. vent shaft of adequate size shall be provided at every head manhole/sewer trap chamber and at every 150Mtr. intervals, along the sewer line.

3. That the work shall be carried out through licensed plumber only.

4. The work shall be commenced within 15 days and completed within 180 days of the commencement date. (Excluding Monsoon).

5. The work shall be commenced from the downstream of the network.

6. All necessary permissions from concerned officials/departments like Traffic Police. Ward Office, Dy.Ch.E.(S.O.)E.S., Dy.Ch.E.(S.W.D)E.S., Dy.Ch.E.(Roads) E.S. etc. shall be obtained before starting the work.

7. That the conical manhole of 1.22Mt. dia. shall be constructed if the depth of manhole is between 1.52Mt, and 2.28Mt, and 1.52 Mt.dta. conical manhole shall be constructed if the depth of manhole exceeds 2.28Mt. but is less than 5.03M. as per Municipal specifications with C.I. heavy air tight frame & cover, weighing between 231 to 244 Kg.

8. That where the depth of the sewer is less than 1.22Mt. the rectangular Inspection chamber shall be constructed of size 0.91M.x 0.61M.x 0.45Mt.with 230 mm.thick brick masonry in C.M.1:2 with both sides 20 mm.thick plaster in C.M.1:1 with C.I. heavy air tight frame & cover for 0.91M.x 0.61M. inspection chamber the cover shall weight 259 Kg. to 289 Kg. and for 0.91 to 0.45 m. inspection chamber cover shall weigh 223 Kg. to 247 Kg

9. That the 30cm, thick 1:2:4 bed e.e. for conical M.H. of size 1.22M, dia. & 1.52M, dia. 23 cm, thick 1:2:4 bed concrete for 0.9!M.x0.61M.I.C. & 15cm, thick 1:2:4 bed concrete for 0.91M.x0.45M.I.C. shall be laid which shall be 15cm, all along the external faces of the manhole/chamber.

10. That the sewer should be fully encased with 15 cm.thick M:150 (1:2:4) cement concrete when the average depth of the top of the pipe sewer is less than 1 metre and more than 3 metre and shall be half encased with 15 cm.(1:2:4) cement concrete when the average depth of the top of the pipe sewer is between 1 to 3 metres.

11. The necessary drop arrangement as per Municipal specifications should be provided in the manholes/chambers where drop in the sewer exceeds 0.61Mt.

12. That the sewer line to be laid shall be cleaned before applying to <u>Asstt.Commissioner L' Ward</u> for connecting it to the existing Municipal sewer.

13. The sewer line marked on plan as A-T-S shall be laid by the Developer at their own cost under and as per Municipal Specification.

14. After the work is completed the Drainage Completion Certificate along with 4 sets of completion plan "As built Drawing" on a tracing paper of 85/90 grade paper shall be submitted to this office for acceptance.

15. The house drains for all the buildings at the above mentioned premises should be got approved from E.E.B.P.(E.S.).

16. You shall be solely responsible for safety of other underground services pipe lines etc. and safety of third party including injury/death of any person. Any harm done as a consequence of work being carried out by you shall be compensated solely by you.

17. The house connections upto the edge of footpath shall be provided.

18. The necessary road reinstatement charges shall be borne by developer.

19. That the registered undertaking on Rs.100/- stamp paper for complying with these conditions shall be submitted.

20. To provide fully encased (15 cm. all around) 150 mm. dia. R.C.(P1 Class) pipe from vent shaft chamber to manhole.

21. That the bye-pass arrangement in case of S.T.P. failure for sewage disposal to Municipal sewer line shall be operated only during the failure of S.T.P.

22. The failure of S.T.P.; shall be immediately informed to Dy.Ch.E.(S.O.)E.S. and flow shall be discharged in consultation with E.E.Mech.(M.S.) E.S. so that E.E.Mech.(M.S.) E.S. will be able to monitor the sewer line.

23. That the bye-pass arrangement in case of S.T.P. failure along Premier Road shall be used as a temporary measure till laying of 800 mm.dia. sewer line along Ramdeo Peer Marg is completed and commissioned by the road department.

24. That upon intimation from M.C.G.M. to connect the bye-pass arrangement to 800 mm.dia. sewer line. the owner/developer shall immediately divert the bye-pass arrangement to 800 mm.dia. sewer line at their cost and with due approval from competent authority of M.C.G.M.

25. That owner/developer will ensure that no unhygienic condition will be created with respect to S.T.P. failure for which the complete responsibility lies with developer/Owner.

26. That the undertaking is binding on developer/owner/proposed Co.Op.Hsg.Society and their heirs. In case of non compliance of above undertaking, M.C.G.M. has liberty to take action as per provision in the rules & regulations.

27. To avoid direct flow from S.T.P. to connecting manhole during operation of S.T.P. necessary pumping arrangement and/or valve arrangement shall be made in consultation with Dy.Ch.E.(S.O.)E.S. before issue of D.C.C. for S.T.P., internal sewer lines and bye-pass arrangement.

Yours faithfully,

Draff+ Executive Engineer (Sewerage Project) PL-III, E.S.

7. <u>Civil Aviation NOC for Height of Buildings permissible on plot.</u> The land u/r falls in the Civil Aviation zone of Mumbai Airports. Hence NOC from Civil Aviation Authorities was required. Following are the permissions granted by CAA :

## 5. <u>Civil Aviation N.O.C.</u>:

Lic. Surveyor has not submitted the NOC from the Civil Aviation Department at page 1962 to 1975 (LOI bunch-III). However, Lic. Surveyor has submitted copy of the authorization letter for five sub plots for the permissible height from Airport Authority of India under nos.;

SUB PLOT	LETTER NO	DATED	A.M.S.L. (Mt.)	R.L. (Mt.)	Permissible Height (Mt.)
А	BT-1/NOCC/CS/M/08/431/896	2/1/09	43.35	3.30	40.05
В	BT-1/NOCC/CS/M/08/431/895	2/1/09	41.17	3.27	37.90
С	BT-1/NOCC/CS/M/08/431/892	2/1/09	37.48	3.29	34.19
D	BT-1/NOCC/CS/M/08/431/894	2/1/09	36.98	3.29	33.69
E	BT-1/NOCC/CS/M/08/431/893	2/1/09	42.51	3.30	39.21

**Civil Aviation NOC Summary:-**

Sr.	Sub	Civil Aviation NOC No.	Date	Height
No.	Plot			(AGL)
1	Α	BT-1/NOCC/CS/M/08/431/527-30	31/03/2010	48.64 mt.
2	В	BT-1/NOCC/CS/M/08/432/531-34	31/03/2010	45.95 mt.
3	С	BT-1/NOCC/CS/M/08/437/2648	25/09/2009	41.320 mt.
4	D	BT-1/NOCC/CS/M/08/438/2454	24/09/2009	40.69 mt.
5	E	BT-1/NOCC/CS/M/08/454/946-49	04/02/2010	46.00 mt.





## इतगामी डाक/SPICD POSI

NOC FOR HEIGHT CLEARANCE ONLY (केवल ऊँचाई के विलअरंस के लिए अनापत्ति प्रमाण - पत्र) भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA पश्चिमी क्षेत्र मुख्यालय WESTERN REGION HORS.

#### REVISED N.O.C.

दिनांक : 04/ 02/2010.

पत्र संख्या : बीटी-1/एन.ओ.सी.सी/सि एस/मुं/08/454/ 946-49

सेवा में,

M/s Housing Development & Infrastructure Limited Dheeraj Arma, 9<sup>th</sup> floor, Anant Kanekar Marg, <u>Bandra (E), Mumbai -400 051.</u>

> अनापत्तिप्रमाण पत्र सेल पश्चिमी क्षेत्र केस न.मुं/08/ 454

विषय : प्रस्तावित भवन निर्माण / चिमनी के लिये अनापत्ति प्रमाण-पत्र जारी करना 1 ( केस न .मं/08/ 454)

उपर्युक्त विषय पर आपके दिनांक 19/09/2008 के पत्र संख्या के संदर्भ में।

इस कार्यालय को M/s Housing Development & Infrastructure Limited, Mumbai, जिन्हे इस पत्र में आगे आवेदक कहा गया है, द्वारा (स्थान संख्या) C.T.S.No 637A(Pt), 116 (Pt), 121, 122, 123, 124,125, of Village Kurla-II,Kirol /Road,Kurla(W),Mumbai,पर प्रस्तावित भवन 46.00 मीटर (Forty Six Deci Zero Zero) धरातल के उपर (Above Ground Level) ऊँचाई तक का निर्माण करने के लिये कोई आपत्ति नहीं है, बशतें कि प्रस्तावित भवन / संरचना के निर्माण पूरा होने पर संरचना ऊँचाई 46.00 मीटर (Above Ground Level) धरातल के उपर + 3.30 मीटर स्थल उत्थापन (Site Elevation) = 49.30 मीटर माध्य समुद्रतल (A.M.S.L. )से अधिक न हो।"



#### उत्तगामी डाक/SPEED POSI

भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA पश्चिमी क्षेत्र मुख्यालय WESTERN REGION HQRS.

(केवल ऊँचाई के क्लिअरंस् के लिए अनापत्ति प्रमाण - पत्र) ( NOC for Height Clearance Only )

#### **REVISED NOC**

पत्र संख्या : बीटी-1/एन.ओ.सी.सी/सि एस/मुं/08/432/*5 31 - 34* दिनांक : 31/03/2010. सेवा में

M/s. Housing Development & Infrastructure Ltd., Dheeraj Arma, 9<sup>th</sup> floor, Anant Kanekar Marg, Bandra (E) <u>Mumbai - 400 051</u>.

अनापत्तिप्रमाण पत्र सेल पश्चिमी क्षेत्र केस न. मुं/08/432.

विषय प्रस्तावित भवन निर्माण/चिमनी के लिये अनापत्ति प्रमाण-पत्र जारी करना।(केस न .मुं/08/432.)

उपर्युक्त विषय पर आपके दिनांक 23/03/2010 के पत्र संख्या के संदर्भ में ।

इस कार्यालय को M/s. Housing Development & Infrastructure Limited, Mumbai, जिन्हें इस पन्न में आगे आवेदक कहा गया है, द्वारा (स्थान संख्या) CTS No.637A (pt.), 637/72 (pt.) 108, 109,110,111,112(Pt.)113(Pt.)116 (pt.),70(pt.),71 sub plot 'B' Village Kurla. पर प्रस्तावित भवन 45.95 मीटर (Forty Five Deci. Nine Five) घरातल के उपर ( Above Ground Level) ऊँचाई तक का निर्माण करने के लिये कोई आपत्ति नहीं है, बशतें कि प्रस्तावित भवन / संरचना के निर्माण पूरा होने पर संरचना ऊँचाई 45.95 मीटर (Above Ground Level) धरातल के उपर + 3.27 मीटर स्थल उत्थापन (Site Elevation) = 49.22 मीटर माध्य समुद्रतल (A.M.S.L.) से अधिक न हो।"

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इतगामी डाक/SFEED 8031

भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA पश्चिमी क्षेत्र मुख्यालय western region ноrs.

(केवल ऊँचाई के विलअरंस् के लिए अनापरित प्रमाण - पत्र) ( NOC for Height Clearance Only )

REVISED NOC

पत्र संख्या : बीटी-1/एन.ओ.सी.सी.सि.एस/मुं/08/431 /527-30 दिनांक : 31/03/2010. सेवा में

M7s. Housing Development & Infrastructure Ltd., Dheeraj Arma, 9<sup>th</sup> floor, Anant Kanekar Marg, Bahdra (E)

<u>Mumbai - 400 051</u>.

अनापत्तिप्रमाण पत्र सेल पश्चिमी क्षेत्र केस न. मुं/08/431.

विषय :प्रस्तावित भवन निर्माण/चिमनी के लिये अनापत्ति प्रमाण-पत्र जारी करना।(केस न .मुं/08/431.)

उपर्युक्त विषय पर आपके दिनांक 23/03/2010 के पत्र संख्या के संदर्भ में ।

इस कार्यालय को M/s. Housing Development & Infrastructure Limited, Mumbai, जिन्हें इस पत्र मे आगे आवेदक कहा गया है, द्वारा (स्थान संख्या) CTS No.637A (Pt.), 112(Pt.) 113(Pt.)114, 115, 116(Pt.), 117, 118, 119, 120 sub plot 'A' Village Kurla पर प्रस्तावित भवन 48.64 मीटर (Forty Eight Deci. Six Four) धरातल के उपर (Above Ground Level) ऊँचाई तक का निर्माण करने के लिये कोई आपत्ति नहीं है, बशतें कि प्रस्तावित भवन / संरचना के निर्माण पूरा होने पर संरचना ऊँचाई 48.64 मीटर (Above Ground Level) घरातल के उपर + 3.30 मीटर स्थल उत्थापन (Site Elevation) = 51.94 मीटर माध्य समुद्रतल (A.M.S.L.) से आधिक न हो ।"

#### This NOC is issued with the approval of competent authority. as per S.O.1589 (E).

This supersedes NOC issued vide letter No:BT-1/NOCC/CS/मुं/08/431/ 1430-33 বিনাক, 22-05-2009.

3.9.8.1.14/10

(ए.वि.धुरि) सहायक महाप्रबंधक ( ए.टीसी/अनापत्ति ) कृते महाप्रबंधक (विमान क्षेत्र)प.क्षे 309

8. <u>CFO NOCs.</u> In order to construct Buildings compliant with Fire Fighting Norms, NOC from Chief Fire Officer (CFO) of Mumbai under MCGM needs to be procured before CCs and all conditions of such NOCs need to be complied with before procuring OCs for the Constructed Buildings. Accordingly, the Developer has submitted CFO NOCs as below:

Although CFO NOCs have been procured and submitted but :-

Due to timelapse it is advisable to get all the Rehab and Sale Buildings [All Buildings of the Layout] verified from CFO and insist removal of inadequacies / rectification of defects from CFO's Point of view to the satisfaction of CFO before grant of OC to all Rehab, all Sale and all other Buildings of the Layout.

9. <u>Lift Installation permission from PWD.</u> Required before OCs. Following are the extracts of permissions granted :

Although Lift Installation permissions might have been procured and submitted but :-

Due to timelapse it is advisable to get all the Lifts in Rehab and Sale Buildings [All Buildings of the Layout] verified from PWD Inspectors and insist removal of inadequacies / rectification of defects from Lift Inspector's Point of view to the satisfaction of Lift Inspector before grant of OC to all Rehab, all Sale and all other Buildings of the Layout.

10. **MoEF (Environment) NOC.** The project u/r attracts MoEF NOC since the Built-Up Area of the project crosses the limit of 20000 sq.mtrs. Accordingly, the developer has submitted the NOC from MoEF as below:

[Please see next page for MoEF NOC extracts]

#### **GOVERNMENT OF MAHARASHTRA**

No.: SEAC-2008/CR10/TC2 (CR 150 /TC1) Environment Department, Room No. 217, 2nd floor, Mantralaya Annexe, Mumbai 400 032.

Dated : 05.02.2009

To

Housing Developement & Infrastructure Ltd. (HDIL) Dheeraij Arma, A.K. Marg, Bandra(E) Mumbai-400 051

Subject : Environmental Clearance for Rehabilitation of slum on Air port land (Plot area 21.40 Hectares), Kurla-, Mumbai.

Dear Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz. Form1, Form 1A, Conceptual Plan and the additional clarifications furnished in response to the observations of the State Level Environment Impact Assessment Authority in its 5th meeting held on 20th January, 2009. The project details are as per Annexure - I

2. The SEIAA after due consideration of the relevant documents submitted by the project proponent 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 Department hereby accords necessary environmental clearance for the project under category 8 (a) of EIA Notification 2006 subject to the strict compliance with the strict complication strict co

2010 Your दिनांक (Valsa Natr-Singh) Secretary (Environment)

TACS/AAA/HDIL\_PREMIER KURLA/D.K.REALTIES/TECH DD\_ Approvals

## ANNEXURE I Project Details

1. The project proponent, M/S Housing Developement & Infrastructure Ltd. (HDIL) is proposing redevelopment of slum on Air port land on Plot bearing CTS.No.637(pt), 637/44 to 46, 637/49(pt), 637/53(pt), 637/54 to 56, 637/58(pt), 637/59 to 77,637/78(pt), 637/87 to 121 of Village Kurla- II, Kurla- Mumbai at a cost of Rs. 2100 crore. Total plot area is 2,13,967 Sq.m..The total proposed built up area is 8,55,869.20 Sq.m. The revised approval shall be necessary in case of increase of Built-up area.

6) The Sewage Treatment plant (STP) of capacity 10,100 m<sup>3</sup> /day shall be provided for Rehabilitation building and Commercial Building with dual pumping system and arrangement for its maintainance be made. Out of total treated water - 8585 m<sup>3</sup> /day, Flushing- 4230 m<sup>3</sup> /day, Gardening purposes 3175 m<sup>3</sup> /day and cooling towers of A.C -4280 m<sup>3</sup> /day water shall be used.

7) The Fire Fighting arrangement shall be made as per the NOC from Chief Fire Officers, Mumbal.

8) Storm water around 3968 m<sup>3</sup> /day shall be collected from the entire plot through network of storm draining. Storm water drainage system shall be subject to approval from MCGM.

9) Total landscape area shall be 20116.82 m<sup>2</sup> and 1245 trees with approved trees species by the SEAC shall be planted..

11) The amenities like Hospital, School, Police Station, Post Office etc. shail be provided in amenity open space.

<u>.</u>...

Annexure II

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## PART A- .SPFCIFIC CONDITIONS

## I. Construction Phase

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(i) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submeitted to the Ministry before start of any construction work at the site.

Tree NOC :-

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	C-145
बुहन्मुंबई महानग	
वृक्ष प्राधिव	
	उद्यान अधिक्षक यांचे कार्यालय,
2 · · · · · · · · · · · · · · · · · · ·	वीरमाता जीजाबाई भोसले उद्यान,
	डॉ. आंबेडकर मार्ग, भायखळा(पूर्व). ——
	मुंबई-४०० ०२७.
	क्रमांकः उउअ/वृप्रायम् २२०७ ५
	दिनांक : <u>-30)9</u> / २०
प्रती,	
वॅरीमन लिंग आंक डाक्सिंग डेक	3705
	3703
इन्फ्रास्ट्रक्यर छि.	
रहे आमयल, पछा मजला,	
अर्मन काण्यर मार्ग रहेरान राउ,	
वाट्ट (म), मुबर- ४०००४७.	
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	MIN), 5201889785, 520185(MIN)
हु <u>दु छीं भ</u> र्द दिलको है हुदु ७ (स. हे ७ ७ ( ओस्तत्वात अस्लल्या अ	मती हरे 19 र मात्री हरे का निर्देश कर कर के कि
महोदय,	
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क्रमांक कृपया पह	
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आपण सादर केलेल्या आराखडयामध्ये नियोजि	त इमारतीच्या बांधकामात झाड / झाडे येत नाही
/ नाहीत म्हणून मालमत्तेचा विकास करण्यास कोणतीही	
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भुभागावर अस्तित्वात असलेला ६ ९	झाडे आहेत तशीच राखणे आवश्यक
आहे. तसेच उपरोक्त भूभागावर निकषानुसार आवश्यव	6 असलेली नवीन झाडे लावण्यात यावीत.
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धन्यवाद.

11. <u>STPs (Sewerage Treatment Plants).</u> MOEF NOC prescribes provision of STPs in the Layout. Accordingly the Developer has procured permission for installation of STP in the layout.

MUNICIPAL CORPORATION OF GREATER MUMBAI ENVIRONMENT SECTION New Transport Garage Bldg., 3" Floor, Dr. E. Moses Road, Worli, Mumbai - 400 018. No: DYCHE/ 3952 /ENV Date: 90-10-10 Tel.No: 24935693/24935688 Extn. 2303 /2304 and the maps when er and and a second 35.5 10, The Managing Director, M/s. Superklean Environmental Engineers Pvt. Ltd Pratap Plazza, 3A, Summill compound, Lower Parel (West), Mumbai 400 013. 1:221 ] : 1 ODTP Approval of part completion for commissioning and operation of Sewage Treatment Plant (STP) from environmental aspects for proposed amended layout sub divisional/ amalgamation under SRA Scherne clause no.3.11 read with clause no.3.5 & 3.19 of appendix IV of D.C.r.33(10) on plot no.part 637 part of 637/44 to 46, part of 637/49, part of 637/53,637/54 to 56 part of 637/58, 637/54 to 56, part of 637/ 58,637/59 to 77 of part 637/78 & 637/87 to 121 of village Kurla-II in 'L' Ward, Mumbai. se Subject हो दुन्धदाव वर्धकाया है 2 0 017 2010 30585 Reference 1) This office NOC u.no.DYCHE/1582/Env dt. 3.7.2010 for the This office NCC and Direction 1982 and proposed STP
 Letter from M/s. HDIL dt. 26.10.2010 - Ange 44-54 - 444 C Gentlemen. With reference to subject matter cited above, this office staff has inspected the aforesaid establishment along with their representative. From the site inspection & documents/

> information submitted by the establishment.
> A layout comprising of residential & commercial buildings, hospital etc. is approved by Dy.Ch.Engr.(SRA) u.no.SRA/DDFP/0041/L/PL/layout dt.31.7.2009. The layout is being developed by M/s. HDIL.

- 2) The domestic sewage waste water from the residential building, hospital, commercial building etc. is proved in the layout plan u.no.SP.A/DDTP/0041/L/PL/layout dt.31,7.2009.
- 3) The developer holds environmental clearance for rehabilitation of slum on Air port land u.no.SEAC-2008/CR10/TC2(CR150/TCT) dt.5.2.2009 from the Secretary (Environment)
- 4) The developer holds Air/Water consent issued by MPCB u.no.BO/RO(P&P)E/C no.Mu-1096-09/E/CC-81 dt.16.3.2009. The daily sewage effluent from the project shall not exceed 9202 m3/day as per consent and it states that the applicant shall provide comprehensive STP for treatment of the effluent.
- 5) The E.E.(SP)PL-III vide their letter u.no.DYCHE/SP/1518/L&D dt. 16.12.2009 has stated the STP should be designed for capacity of 10,000 cu.m. per day.
- 6) The feasibility report of the STP is approved by this office u.no.DYCHE/1582/Env dt.3.7.2010.
- 7) The feasibility report for the proposed STP is prepared by M/s.Superklean Environmental Engineers Pvi. Ltd., for a design flow of 10,500 cu.m./day flow with 3 modules of 3500 cu.m/day with common collection tank. Each of the STP module consists of Bar Screen, SAFF re ~ I amella clarifier, sludge collection tank.

Steres

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Chlorine dosing system, pressure sand filter, activated carbon filterete. with common treated waste water tank & ozenization chamber for 3 modules. The treated waste water will be reused for gardening / flushing purpose.

The STP ( $1^*$  module of 3500 cu.m/day capacity) as constructed appears to be in order and therefore approved from environmental aspects for commissioning and operation subject to the following terms & conditions.

- a) The terms & conditions as stipulated in this office approval for the STP u.no.DYCHE/1582/Env dt. 3.7.2010 shall be adhered to.
- b) Any excess treated effluent shall not be disposed off in SWD/ Nalla/open water body etc.
- c) Immediately after commissioning, the plant should be shown to this office representative & the analysis reports of raw / treated sewage water shall be submitted to this office quarterly.
- d) 2<sup>nd</sup> and 3<sup>nd</sup> modules of STP shall be duly constructed as proposed and this department's final approval to be obtained before its commissioning & operation and final completion certif<sup>2</sup> a te must be obtained from this office.
- e) This approval will be revoked incase of breach of any of the above condition and also if the information / documents submitted are found to be false or fabricated.
- f) This approval is issued without prejudice to the right of MCGM to take action against the communication MCGM reserves the right to change/ alter/ add/ delete the terms and conditions of this approval.
- g) This approval does not absolve the establishment from its responsibility to
   , obtain NOC from other Mun. Deptt./Statutory/Govt. Deptt. as may be
   necessary.
- h) An registered undertaking to be submitted by the developer (M/s.HDIL) that the plant will be operated & maintained through out the period of the existence of the project. (i.e. sustainable)
- i) Above undertaking should be submitted within 30 days from the issue of this NOC.

Yours faithfully,

Sel/---Dy.Chief Engineer(Civil) Environment ((I/c)

AV Smill way 395 Zon stars 5 9 OCT 20.5 Copy to:

DY.CH.E(SP) P&D (ES) / Dy.Ch.E.(S.R.A.)

Copy forwarded for information & necessary action please.

Chief ineer (Civil) Environment (I/c)

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12. CTE (Consent to Establish) & CTO (Consent to Operate) from MPCB. As per MoEF Norms the Developer has submitted both CTE & CTO as follows :

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# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 2402 0781 / 2401 0437 Fax: 2402 4068 Visit us at : Website : http://mpcb.mah.nic.in E-mail : mpcb@vsnl.net



Kalpataru Point, 2nd , 3rd & 4th floor, Opp. Cineplanet, Near Sion Circle, Sion (E), Mumbai - 400 022.

Infrastructure Project/LSI. Consent No. BO/RO (P&P)/EIC No. MU-1096-09/E/CC- 81 Date: 16 /03/2009 Consent to Establish is granted to M/s. Housing Development & Infrastructure

CTS No. 637 (pt), 637/44 to 46, 637/49(pt), 637/53(pt), 637/54 to 56, 637/58(pt), 637/59 to 77, 637/78(pt),

637/87 to 121 of village Kurla-II at Kirol Road, Kurla (W). Mumbai

located in the area declared under the provisions of Water Act (P&CP) 1974, Air Act (P&CP), 1981 and Authorization under the provisions of H.W (M & H) Rules and amendments thereto subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions :-

#### 1. The Consent to Establish is valid up to Commissioning of the Project.

For development of land/plot as new construction activities for construction of Rehabilitation of Slum project named as M/s. Housing Development & Infrastructure, CTS No. 637 (pt), 637/44 to 46, 637/49(pt), 637/53(pt), 637/54 to 56, 637/58(pt), 637/59 to 77, 637/78(pt), 637/87 to 121 of village Kurla-II at Kirol Road, Kurla (W), Mumbai, on total plot area of 52.87 Acres & total Built up area 1183883 sq. mtrs including utilities of Rehabilitation of Slum project and services such as per construction commencement certificate issued by local body.

------ continuation line ------ <\^~~~~\_-----

- 8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
- 9. The applicant shall adopt environment friendly technology in development of the project.
- 10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
- 11. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
- 12. The applicant should not take any effective steps for implementation of the project before obtaining Environmental Clearance as per EIA Notification 2006 and amendments thereto
- 13. This consent is issued pursuant to the decision of Consent Appraisal Committee Meeting held on 13.03.2009.
- 14. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;
- 15. The capital investment of the project is Rs. 2100/- crores.

For and on behalf of the Maharashtra Pollution Control Board

M/s. Housing Development & Infrastructure CTS No. 637 (pt), 637/44 to 46, 637/49(pt), 637/53(pt), 637/54 to 56, 637/58(pt), 637/59 to 77, 637/78(pt), 637/87 to 121 of village Kurla-II at Kirol Road, Kurla (W), Mumbai

lan Khandare) (Sanjay

Member Secretary

Copy forwarded with compliments to The Collector, Mumbai

Copy to 1. Regional Officer, Mumbai, MPCB,

To

- Sub Regional officer, Mumbai, Mr Ob,
   Sub Regional officer, Mumbai-II, MPCB,
- Sub Regional officer, Monibal-II, MFCD,
  - 13. <u>SWD NOC, Water Supply (H.E's) NOC, Electric Substation & Receiving Station NOC etc</u> <u>infrastructure works.</u> The developer has submitted relevant NOCs / Remarks as below:

lintion

[PI see next pages for NOCs related to Infratsructure works]

**BRIHANMUMBAI MAHANAGARPALIKA** Nov. CA # (974 Standing Dr. dt. 1. 6 SEP 2008

Ceii

Office of the Dy.Ch. Eng. (Storm Water Drains) Planning Cell Engineering Services & Project Bldg., 3rd Floor, N.M. Joshi Marg Byculla, MUMBAI-400 011

To. M/s. Bidco Engineering Division, Dheeraj Apartment, P.P. Dias Compound, Natwar Nagar No.1, Jogeshwari (East), Mumbai-400 060.

> Sub : Major nalla remarks for plot bearing CTS No. 637A, 637/B/1A,1B, 1C, 637 B/1 to 7, 637 C/1 to 4, 637/45, 46, 53, 54, 57, 58, 60 to 67, 70 to 77, 87 to 101, 104 to 125, 637/B/2, 637/B/3, 637/B/4, 637/B/5, 637/B/6, 637/B/7, 698, 757 of village Kirol at Kirol Road, Kurla (West).

Ref : Your letters dtd. 16.06.2008.

Gentleman,

With reference to your above application, by direction, this is to inform you that the major nalla remarks being issued to you are subject to the following conditions :

- 1. The existing North side nalla wall constructed by MGCM in colcrete masonry shall be retained and the south side nalla wall shall be reconstructed in RCC with a clear water way width of 13.00 Mt. by zonal S.W.D. Deptt.,/ Road Deptt., through a contractual agency
- 2. The pro-rata charges for the nalla walls already constructed i.e. of Premier Main Nalla and Premier Sub-Nalla No.1, and also nalla walls proposed to be constructed by Dy.Ch.E.(SWD) E.S. shall be paid to M.C.G.M. as and when demanded.
- 3. The balance nalla training work shall be carried out by M.C.G.M. through contractual agency.
- 18:30 Mt. wide Date म्सईRoad, by 4. To pay the pro-rata charges for the construction of covering the existing open nalla, by Road Deptt.,

दिनांक

Thus, the developer will have to pay the pro-rata charges for the following : 2010

- a) Already constructed north side wall of the Premier Main Nal
- b) To be constructed south side wall of the Premier Main Nalla
- c) For the already constructed nalia wall of Premier Sub-Nalia No.1-end the nalia w and the nalla wall of Premier Sub-Nalla No.1, remaining to be constructed.
- d) For constructing the 18.30 M. wide D.P. Road by casting a slab over the open naila, to the Road Deptt.,

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Accordingly, this office remarks for major nalla are as under : -

- 1. The holding under reference is shown bounded in black and marked A-B-C-D-E-F-G-H-I-A as shown on the acc. plan.
- 2. The plan holding is affected by Premier Main Nalla & Premier Sub-Nalla No.1 of the Nehru Nagar Nalla System designated as catchment No. 501 in master plan report.
- 3. The existing nalla size of Premier Main Nalla varies in width from 9,97 Mt. to 14,89 Mt. whereas Premier Sub-nalla No.1 has widths varying from 1.94 Mt. to 6.02 Mt.
- 4. The nalla is trained in U.C.R. Masonry and Colcrete Masonry.
  - a) The waterway is hydraulically inadequate. Consultants have recommended widening of the nalla to 10.00 Mt. Further, as per FFC recommendations, the nalla is to be widened further to a total width of 13.00 Mt. Widening falling in the property of the applicant is shown in RED in the accompanying plan. Nalla wall, as per widening, shall be constructed as mentioned below.
- 5. The nalla training work shall be in structurally stable Reinforcement Cement Concrete retaining walls designed for scour depth & AA class loading with epoxy coating on the either side along with 100 mm. dia. weep holes as directed.
- 6. The naila retaining walls shall be constructed with M-40 control cement concrete with minimum cement content of 350 kg. Per cu.m. Reinforcement shall be high yield strength deformed bars confirming to I.S.1786 epoxy coated by fusion bonding including tying and binding wire etc.
- 7. The top width of the retaining wall shall not be less than 50 cm.
- 8. The design of the retaining wall shall be done by a Licensed Structural Engineer and the work shall be supervised by the same Structural Engineer. On satisfactory completion of work, a stability and soundness certificate shall be submitted under the signature of the same Structural Engineer along with "AS BUILT" drawing.
- The nalla shall be trained and the existing invert levels shall be maintained in consultation with the office of Dy.Ch.E.(SWD)E.S. whose office is situated at Pant Nagar, Ghatkopar.
- 10. The existing invert levels shall be maintained.
- 11. The compound wall of the plot shall not be constructed over the top of nalla retaining wall.
- 12. The conditions laid down in circular U/No. Dy.Ch.E/3385/SWD/P&D dtd. 28.04.1994 shall be complied with.
- 13. Construction of nalla wall shall not be carried out during monsoon.
- 14. Formation level of the plot shall be minimum 15 cms. above top of the R.C.C. pipe or formation level of the abutting road whichever is higher.

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- 15. These remarks are valid for a period of 2 years from the date of issue.
- 16. Developers shall give notice of commencement of the work to Zonal Dy.Ch.E.(S.W.D.) E.S. before starting of the construction of nalla retaining wall / training of the nalla.
- 17. Completion certificate of the above work shall be obtained separately from Zonal Dy.Ch.E.(S.W.D.) E.S. and copy thereof shall be submitted to the office of Dy.Ch.Eng.(S.W.D.) Planning Cell.
- 18. These remarks are being offered without prejudice to the ownership of the land under reference and status of the same as per plot boundaries shown by your representative.
- 19. These remarks are only for Major Nalla. Architect is requested to contact E.E.(S.W.D.) E.S. Z-V for obtaining internal S.W.D. remarks.
- 10 3 Nos. of Gates, each 3.00 m. vide, shall be provided as shown on the are plan.

Yours faithfully,

Executive Engineer (Storm Water Drains) Planning Cell (W.S.)



Date: 9<sup>th</sup> September, 2008 Ref : CDD / 968 / 12385

Housing Development & Infrastructure Ltd., 9<sup>th</sup> floor, Dheeraj Arma Anant Kanekar Marg Station Road, Bandra (E) Mumbai 400 051

Kind Attn: Mr K Bandappa

Dear Sirs,

#### Sub: Power supply to your SRA project Premier Auto Compound, Kirol Road, Kurla

This is with reference to your Power Supply Request form dated 26<sup>th</sup> July, 2008 requesting for Tata Power supply of 12000 KW Sanctioned Load for your SRA Residential project at Premier Auto Compound, Kirol Road, Kurla

Tata Power will give the said power of 3000 KW on HT and 9000 KW on LT (415 Volts)as per the final load phasing to be submitted by you, subject to the following.

- a) As per our discussions and site visit conducted, we now request you to confirm availability of space admeasuring (16.5m x 5m) x 7 to enable Tata Power to establish Consumer Sub-station (CSS) within your premises for giving Residential LT supply of 12000 KW Sanctioned load. Also, Receiving Sub-station (RSS) space admeasuring (50M x 40M) is already confirmed by you.
  - b) The construction / Civil work of these LT Substation/s shall be carried out by you as per Tata Power requirements and specifications.
  - c) You will need to execute Sub-station space agreement as per item "a)" above. You will also need to execute Way Leave Agreement for the route of the cables passing within your premises. This will enable Tata Power to process your request further.
  - d) Statutory permissions related to your scope will be arranged by you.
  - e) Please note that power supply will be released as per the existing "Electricity Supply Code & other Conditions of supply" and "Standards of Performance" from MERC and any amendment thereon from time to time, also subject to all necessary permissions to be obtained from the Statutory authorities.

For your ready reference, please find enclosed:

- 1. Power Supply Agreement format (applicable for all sanctioned loads above 50 KW)
- 2. Substation Space Agreement format
- 3. New Connection Application form
- 4. Works completion & Test Certificate Report
- 5. Standard tariff as approved by MERC and effective as on date.
- 6. List of Compliances

TACS/AAA/HDIL\_PREMIER KURLA/D.K.REALTIES/TECH DD\_ Approvals



: 2 :

Kindly return the above documents at an early date to enable us to proceed further and meet your power supply requirement.

Thanking you and assuring you of our best attention at all times,

Yours faithfully, THE TATA POWER COMPANY LTD.

(D8 ASST. GENERAL MANAGER

Encl: As above

cc: DGM (CM) – Carnac cc: DGM (Dist.) – Dharavi (Kind Attn: Mr. HDT) cc: AGM (N) / Sr. Mgr. (Salsette) cc: Master file

- 14. <u>Handing Over Road Setbacks / Roads.</u> As is evident from D. P. Remarks and A. E. Survey Remarks the Land u/r is affected by D. P. Roads and their Setbacks. Accordingly, the Developer has implemented the scheme by leaving the setbacks and developing the Roads as required.
- 15. <u>4 FSI insitu allowed by Govt subject to tenement density of Existing Eligible slums on Airport's</u> <u>land being more than 650 t/h.</u> Hence Certified Annexure – II (certified by Competent Authority) of Airport's land encumbered with slums is most important.

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### GOVERNMENT OF MAHARASHTRA

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No.TPB 4308/1612/CR-185/08 UD-11 Urban Development Departmer Mantralaya, Mumbai-400 032.

Date 29 M May, 2009.

To:

The Chief Executive Officer, Slum Rehabilitation Authority 5<sup>th</sup> floor, Griha Nirman Bhavan, Bandra (E), <u>Mumbai- 400051</u>.

Sub: Redevelopment and expansion of Chatrapati Shivaji International Airport, Mumbai.

-----S.R.Scheme under clause 3.11 of Appendix IV, DCR 33(10) at (1) Land bearing CTS No.637, Kurla (2) Land bearing CTS No. 13 & 21 of village Kurla.

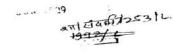
Please refer to your letter No.SRA/DDTP/0048/L/PL.LOI dated 13<sup>th</sup> March, 2009 on the above mentioned subject.

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Government vide Order of even no.dated 14.5.2009 had directed under Section 37 of MR&TP Act (hereinafter referred to as the said Act) the Slum Rehabilitation Authority to modify clause 3.11 of DCR 33(10) and under Section 154 of the said Act, brought the said modification into direct effect. As per the said modification, if the Slum Rehabilitation Authority clarifies that the receiving plots needs to accommodate more than 650 tenements per hectare for effective rchabilitation, Government in UDD may allow FSI to be exceeded upto sanctioned FSI, but not exceeding 4 in the receiving plot.

The Authority vide letter No.SRA/DDTP/0048/C/RL/LOI dated 13.3.2009 submitted that for redevelopment and expansion of Chhatrapati Shivaji International Airport, Mumbai, approval had been granted for S.R.Scheme to M/s. HDIL under provision of clause 3.11 of Appendix IV of DCR 33(10) at.the-subjected locations. M/s. HDIL is achieving the the tenement density' of <u>719</u> tenement per Hectare which is more than 650 per hectare and therefore, in-situ FSI consumption may be allowed upto 4.00.'



In view of the facts and circumstances referred above, I are directed to convey Government's approval under clause 3.11 of 33(10) to allow the applicant to utilise 4 FSI for S.R.Scheme under clause 3.11 of Appendix IV of DCR 33(10) at the locations of (1) Land bearing CTS No.637, 637/44 to 46,637(pt),637/53(pt),637/54 to 56,637/58(pt), 637/59 to 77,637/78(pt),637/87 to 121 of village Kurla and (2) Land bearing CTS No.13/1 to 4,13/14B,13/16,20 & 21 of Village Kurla.

Yours faithfully.

SOAM

Under Secretary to Government.

Copy to:

Chief Engineer (D.P.) 11 Municipal Coprn.of Greater Mumbai, Mahapalika Maarg, Mumbai.

L' ....

2) Select file.

### महाराष्ट्र शासन

पति, मुख्य कार्यकारी अधिकारी, इगेपडपट्टी पुनर्वसन प्राधिकरण, बांद्रा (पूर्व), मुंबई ४०० ०५१.

क्रमांकःटिपीबी-४३०८/१६१२/प्र.क्र.१८५/२००८/ नवि-११ नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२. दिनांक: २० जून,२००८

Punter John Heitau,

विषयः सि.टी.एस.क्र.६३७,६३७/४४ ते ४६, ६३७(भाग), ६३७/५३(भाग), ६३७/५४ ते ५६, ६३७/५८(भाग), ६३७/५९ ते ७७, ६३७/७८ (भाग), ६३७/८७ ते १२१, कुर्ला II, तालुका कुर्ला या एल विभागामधील नियम क्र.३३(१०)अपेंडिक्स IV , क्लॉज क्र.३.५ आणि ३.१९ सह क्लॉज क्र.३.९१ अंतर्गत प्रस्तावित झोपडपट्टी पुनर्वसन योजनेसंवंधात.

प्रकरणी आपण शासनास पाठविलेल्या दिनांक ६ जून,२००८ रोजीच्या पत्राचे अवलोकन व्हावे.

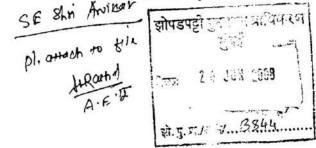
बृहन्मुंबईची विकास नियंत्रण नियमावली, नियम क्र.३३(१०)अपेंडिक्स 19. क्लॉज क्र.३.५ आणि ३.१९ सह क्लॉज क्र.३.१९ अंतर्गत विषयांकित जमिनीवर विकसित करीत असलेत्या झोपडपट्टी पुनर्वसन योजनेमध्ये आपण उपस्थित केलेल्या मुद्यांबाबत आपणास खालील प्रमाणे कळविण्याचे मला आदेश आहेत.

<u>१) मुद्दा क्र.१:</u>- एल वार्डमधील सि.स.क्र.६३७(भाग) या HDIL कंपनीच्या जागेवर, छत्रपती शिवाजी एअरपोर्टच्या जागेवरील झोपडपट्टयांचे, विकास नियम क्र.३३(१०) मधील क्लॉज ३.११ अन्वये पुनवंसन करण्यासाठी, शासनाचे दिनांक १६.४.२००८ चे निदंशानुसार प्रत्यक्ष जागेवर ४.०० चटई क्षेत्र निर्देशांक मंजूर करणे.



अभिप्राय- विकास नियम क्र.३३(१०) मधील क्तॉज ३.११ अन्वये सदर प्रकरणी, एअरपोर्टच्या जमिनीवरील स्लमची घनता ६५० टेनामेंट / हेक्टरपेक्षा अधिक असल्याची प्राधिकरणाने खात्री करणेचे अटीवर, प्रत्यक्ष जागेवर ४.०० चटई क्षेत्र निर्देशांक मंजूर करण्यास हरकत नाही.

२) मुद्दा क्र.२:- सदर योजनेत ४.०० चटई क्षेत्र निर्देशांक हा संपूर्ण जागेवर वापरायचा असल्याने संपूर्ण जॉमनीचा टीडीआर अनुजय करणे.



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क्लॉज क्र.३.११ मध्ये नमुद आतं की, उनवंसन आणि खुल्या विक्रीच्या घटकांबरोबरच या कारणासाठी ठेवलेल्या जॉमनीच्या क्षेत्राच्या संदर्भात हस्तांतरणीय विकास हक्क मंजुर करण्यात यहंत (for the area of land spared for this purpose) a त्यानसार प्नवंसनाच्या संत्रामांश प्रस्तावित केलेल्या जीमनोसाठीच हस्तांतरणीय विकास टक्क मंजूर करण्यात याव.

3) महा क्र.३:- क्लॉज १११ अन्वये विक्रीयांग्य इमारतोखालील जमान परस्पर त्या सांसायटोल हस्तांतरण करणेबाबत.

क्लॉज ३.११ अंतर्गत संपूर्ण जमान प्राधिकरणास हस्तांतरीत करणची तरतुद आह त्यामुळे प्राधिकरणाने नियम १.११ अतर्गत विक्री इमारतोखाली क्षेत्र त्या सोसायटीस हस्तांतरित करण्याचा कंपनीची विनंती आहे. सदर विनंती मान्य करणेस हरकत नसावी व त्यानुसार प्राधिकरणाने, क्लॉज १.११ च्या आधारे विक्री इमारतीखाली क्षेत्र परस्पर त्या इगारतीच्या सोसायटीस लिजवर देण्यास हरकत नसावी.

४) मुद्दा क्र. ४:- स्टअरकंस, लिप-खालील क्षेत्राबायन

याबाबत प्राधिकरणक इन अधिक माहिती आवश्यक असल्याने सदर मुद्दा प्रतीवन ठेवण्यात आला आहे.

५) मुद्दा क.५:- २५% रिकिएशन प्राऊंडची अट रह करुन ८% ठेवण्याबाबत अनुजय करण्याबावत.

क्लॉज २.२० नुसार नियम ३३(२०) खालोल प्रस्तावात किमान ८% खुल लग ठेवण्याची तरतुद आहे. क्लॉज ३.११ खालॉल प्रस्तावान ६५० / हंक्टर पंक्षा अधिक घनना अमलल्या प्रस्तावात ४.०० चटई क्षेत्र निर्दशांक मंजुर करण्याची तरतुद असून त्यात नियोजनाचे दुष्टीन २५ ७ आर.जी. ठेवणे कठीण आहे. त्यामुळे क्लॉज ३.११ खालोल ज्या प्रकरणात ४.०० चटई क्षेत्र निदंणाक मंजूर करण्यात येईल त्या प्रकरणात क्लॉज ६.५० प्रमाण ८% पर्यन्त आर.जी. अनुजय करण्याम हरकत नाही.

आपला, २१९२२) अवर सचिव, महाराष्ट्र शासन.

प्रत,

भहानगर आयुकत भुवई महानगर प्रदेश विकास प्राधिकरण, वाद्रे 'पूर्व', मुंग्रे २) उपसंचालक. नगर रचना. बृहम्मुबई

No Land TDR for I to R Amenity Space, Sale Comp Land & Reduction of Amenity to 10% - Govt Order

2941

क्रमोक: सिएंगएस/टिपीबी-४३०८/१७६/प्र.क्र.१३५/०८/नवि-११ नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२. दिनॉक: २४ सप्टेंबर, २००८

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महाराष्ट्र शासन

प्रति,

आग्युक्त, बृहन्मुंबई महानगरपालिका, मेंबई ४०० ००१

## विषया सि.ही.एस.क.६३७, ६३७/४४ ते ४६, ६३७/४९(थाग), ६३७/५३ (भाग), ६३७/५४ ते ५६, ६३७/५८(भाग), ६३७/५९ ते ७७, ६३७/७८(भाग), ६३७/८७ ते १२१ कृली Ц. सालुका कुर्ला या जमिमीवरील झोपडपट्टी युनवेसन योजनेमध्ये जमिनीची डीआरसी व बांधकामाचा शीडीआर भंजूर करणेबावत.

महोदय,

प्रकरणी प्रमुख अभियंता (वि.आ.), बृहन्मुंबई महानगरपालिका यांनी शासनास पाठविलेल्या दिनॉक ११.८.२००८ रोजीव्या प्रत्राचे अवलीकन व्हावे.

०२. मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्बसन प्राधिकरण यांनी दिमांक ३०.७.२००८ चे पत्रान्वये मौ.कुर्ला सेथील सि.स.क.६३७(पार्ट), (क्षेत्र १,१६,९७०.०२ चो.मी.) या जागेवर नियम क्र.३३(१०) मधील क्लॉज क्र.३.११ सह ३.५० सह ३.१९ अख्वये मंजूर केलेल्या झोपडपट्टी पुनर्वसन योजनेसाठी मे.हाऊसिंग डेव्हलपप्रेंट अण्ड कन्स्ट्रक्शन लि.ला टी.डी.आर. अनुज्ञेय करणेबाबत प्रस्ताव महानगरपालिकेस पाठविला आहे. यापूर्वी महानगरपालिकेने प्राधिकरणाच्या दिनांक ९.७.२००८ च्या प्रस्तावानुसार ३४,०४० चो.मी. क्षेत्राचा लण्ड टी.डी.आर. अनुज्ञेय करणेवाबत प्रस्ताव प्रस्तावानुसार ३४,०४० चो.मी. क्षेत्राचा लण्ड टी.डी.आर. अदा केलेला आहे.

प्रकरणी महानगरपालिकेने पुढे नमूद केले आहे की, शासनाचे दिनांक १४.५.२००७ चे अधिसूचनेअन्वये विकास नियंत्रण नियमावली ५६(३) व ५७(४) मध्ये फेरबदल केलेला आहे व त्यानुसार ५ हेक्टर क्षेत्राच्या वरील औद्योगिक विधागांसधील जमिनीच्या ले-आऊटमध्ये २५ टक्के जमीन ही पब्लिक युटीलिढीज व ऑमिनिटी जसे बस स्टेशन, पोस्ट ऑफिस, गार्डन, स्कूल, डिस्पेन्सरीसाठी राखीव ठेवणे आवश्यक आहे व त्यापैकी ५० टक्के जमीन ही खुल्या वापरासाठी राहणे आवश्यक आहे. यानुसार महानगरपालिकेने बिनंती केली आहे की, शासनाने प्राधिकरणास सदर २५ टक्के ऑमिनिटी ओपन स्पेस (५१.१६० चौ.मी.) ही महानगरपालिकेस हस्लांतरित करणेबाबत आदेश द्यावेत.

विषयांकित जमिनीवरील प्रकल्प, हा सार्वजनिक हिताचा (Vital Public Project) असल्यामुळे शासनाने दिनांक १९.९.२००८ रोजी महासंख्रू प्रादेशिक व नगर रचना अधिनियम,१९६६ चे कुलुम ३७ सह (१५४) अन्वये बृहन्मुंबई महासमरपालिकेस दिलेल्या निदेशामधील तरंतुदीनुसार

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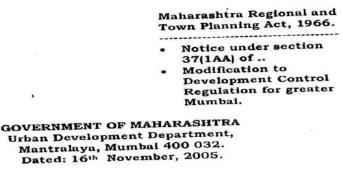
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विषयांकित प्रकरणी जमिनीच्या एकूण क्षेत्राच्या १०% क्षेत्राची ॲमिनिटी स्पेस मान्य करण्यात यावी. तसेच शासनाच्या दिनांक ३० फ्रूक्स १००८ चे निदेशाप्रमाणे विक्रीयोग्य इमारतीखालील क्षेत्र व ॲमिनिटी स्पेस खालील क्षेत्र वगळून, नियम क्र.३३(१०) मधील ३.११ चे तरतुदीस अधीन राहून योग्य Land TDR मंजूर करण्यात याखा असे शासनाचे मला आपणास कळविणेचे निदेश आहेत.

आपला. cnv अवर सचिव, महाराष्ट्र शासन. प्रत. र्मेख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण, म्हाडा इमारत, बांद्रा (पूर्व), मंबई. २) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ला संकुल, बांद्रा (पूर्व), म्बिइन्दर., रे प्रमुख अभियता (वि.आ.), बहन्मंबई महानगरपालिका, मंबई. ह) उपसंचालक, नगर रचना, बृहन्मुंबई. ५) निवडनस्ती.

Above Govt Orders dtd. 24/09/2008 r/w orders dated 20/06/2008 (subsequent to Notification below!!! Allowing TDR against I to R Amenities) disallowed Land TDR against Amenities Land (I to R Amenities) inspite of Notification below, sanctioned prior to above Orders of Govt, had already allowed Land TDR for I to R Amenities:



NOTICE

No. TPB-4304/2770/CR-312/04/UD-11:

1

The above Notification infact is a Draft Notification u/s 37(1AA) of MRTP Act only for inviting Suggestions Objections from Public and not the final Sanctioned Notification allowing FSI on 100% Gross plot w/o deducting Amenities. However, the notification allowing FSI/TDR against I to R Amenities got sanctioned in 2007 on 14/05/2007 & portion of Notification allowing old cases under this notification got sanctioned on 31/08/2009 with additional clauses added to it but the Gist remained the same wrt allowing FSI of Amenities insitu itself. Therefore TDR for Land under Amenities was allowed.

5. No 1	Name of the Abhay Trading	Email address abtr.mumbai@gmail.com	Address 5F 5TH FLOOR AVSAR77/81 KAZI SYED STREET MANDVI MUMBAI MH 400003	Amount 1,15,00,000	Date of Communication Made 07.08.2023	Response Received
2	Della Concept Stores Pvt. Ltd	manojyadav@dellaresorts.com	IN Ground Floor, Rati Villa, Off Tardeo Road Mumbai Mumbai City MH 400007 IN	1,18,00,000.00	04.03.2023	29.03.2023, no sum is due or payable by our company. we call upon you to disclose all
2		nanojada vigacilar con a com		1,10,00,000.00	04.03.2023	25.05.2023, to same size or payable by our company, we can upon you to discuss an necessary documents on the basis of which you are making your purported claim against our company.
3	Rajhans Infracon (India) Pvt. Ltd.	roc@rajhans.co.in	Rajhans Empire, Beside Le Méridien Hotel, Near Airport, Dumas Road, Surat	17,18,025	04.03.2023	17.03.2023. An unsecured loan was taken in 2016 and was paid off in 2018. It is stated
			Surat GJ 395007 IN			that the CD continued to charge the company with 9% interest P.A.even after mutually settiling for an interest of 8% P.A. The company however, paid off the debt. It is alleged
						that the CD had agreed to repay the excess amount as per the interest of 9% P.A. and
						now the CD has not repaid the excess amount. It is requested that their company is cleared off from our books as sundry debtor. Calculation as per their books is Rs.80,314/
						Documents enclosed for proof:- Ledger (2016-2021) and Abstract of Financial Statement
4	Skykite Construction Pvt Ltd	pramodyadav1352200@gmail.com	C 6 Summeru Township, Opp. Varahi SOC Ghogha Road BHAVNAGAR	1,00,00,000	04.03.2023	
		pranouyauav rauzzoolgyman.com	Bhavnagar GJ 364001 IN	1,00,00,000	04.03.2023	15.03.2023, An unsigned ledger document was produced, wherein it was showed that a debt amounting to Rs. 1,00,55,480 has been cleared
5	RESONANT REALTORS PROJECT PVT LTD	contact@omkar.com	OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP. SION CHUNNABHATTI SIGNAL, SION(EAST), MUMBAI Mumbai City MH 400022 IN	22,64,000	04.03.2023	14.03.2023, A letter stating that the CD had accepted and acknowledged the paid off
						amount and a credit note was produced in the following reply wherein it was duly signed by the CD. The receipt of the same was acknowledged by us on 15-March-2023
			Office No. 213, 214 and 215, 2nd Floor Hub Town Solaris, N.S. Phadke Marg.	1.70.08.228		
6	National Plastic Industries Ltd Adv	cs@nationalplastic.com	Office No. 213, 214 and 215, 2nd Floor Hub Town Solaris,N.S. Phadke Marg, Andheri (East) Mumbai Mumbai City MH 400069 IN	1,70,08,228	04.03.2023	08.03.2023, It is stated that on 22nd June 2017, National Plastic Industries Limited has raised an invoice of Rs. 1,65,60,645 for supplying and laying of Artificial Turf on Stadium to
						D K Realty (India) Pvt. Ltd. for which the Company has received the full payment after
						deducting the TDS, and in the book of account of the Company there is no due pending
7	Unno Industries Limited	unnoindustries@gmail.com	B1/A, Utkarsh Co-op Housing Society, M.A. Road, Andheri West Mumbai Mumbai	2,45,00,000	04.03.2023	
8	Tadkeshwar Enterprises Pvt Ltd	rajat.jpr11@gmail.com	City MH 400058 IN Plot No F 2, F 201 202, Vaishali Tower, Vaishali Nagar Jaipur RJ 302021 IN	202,500,000	04.03.2023	
9	Rup Rajat Enterprises Pvt Ltd	raj.vboy@gmail.com	71, FLOOR-0,4, POPULAR ARCADE, TATA ROAD NO 1, ROXY CINEMA OPERA	43,39,00,350	04.03.2023	
10	Royal Refinery Pvt. Ltd.	royalrefinery12@gmail.com	HOUSE, GIRGAON MUMBAICity MH 400004 IN 3-E, Trishla Premises Co-op Soc., Ltd. 3rd Floor, 122 Sheikh Menon Street,	1,00,00,000	04.03.2023	
11	Rudresh Trading Pvt Ltd	AKSHITAANAND23@GMAIL.COM	Mumbai Mumbai City MH 400002 IN 204, TRIPOLIA BAZAR JAIPUR Jaipur RJ 302002 IN	4,50,00,000	04.03.2023	
11	Primoon Multiventure Pvt Ltd.	dnpps4318e@gmail.com	0-310,Floor-3, 11/15, Regal Arcade Tata Road No 2, Roxy Cinema,Opera House	100,000,000	04.03.2023	
13	Madhulika Multitrade Pvt Ltd	info.madhulikamultitrade@gmail.com	MUMBAI Mumbai City MH 400004 IN ROOM NO 02,OFFICE NO 203, 2ND FLOOR,PARAM BHAVAN	47,860,000	04.03.2023	
14	KIL Infrastructure Ltd	kilinfrasitd@rediffmail.com	MAHIDAPURA, DIAMOND MARKET Surat GJ 395003 IN FLAT NO.101, VASU VILLA, AMAR JYOTI SOC. COMPOUND, OPP.	275,100,000	04.03.2023	
			TELEPHONE EXCH., S. V. ROAD, KANDIVALI (WEST) MUMBAI Mumbai City MH 400067			
15	Illuminati Information Pvt. Ltd	bhushanjadhav648@gmail.com	Kamla Hairtege, 7th Floor, Plot no. 127, Gulmohar Road, 10 JVPD, Andheri (West) Mumbai Mumbai City MH 400049 IN	6,00,00,000	04.03.2023	
	Hopewell Tie Up Pvt Ltd	bimconindia@gmail.com	362, S.K.B. SARANI P.S DUM DUM KOLKATA Kolkata WB 700030 IN	1,00,00,000	04.03.2023	
17	Gurukul Exim Pvt Ltd		6/2497, CABIN NO. B, GROUND FLOOR, BALAJI SADAN AJANTA METALAR, LIMBU SHERI, MAHIDHARPURA SURAT Surat GJ 395003 IN	6,60,71,500	04.03.2023	
18	Gajpal Build Infra Pvt Ltd	dadheechrmanseta@gmail.com	Office 81, Chandresh Accord Bidg 13, Mira Bahindar Road, Mira Road - East, Thane Thane MH 401107 IN	50,00,000	04.03.2023	
	FloyJoy Commodities Pvt Ltd	floyjoycommodities@gmail.com	8,G.C.AVENUE KOLKATA Kolkata WB 700013 IN	1,00,00,000	04.03.2023	
20	Diasoft Trade Pvt. Ltd. Database Trading Pvt. Ltd	rajat.jpr11@gmail.com dstpltd@yahoo.in	F-8, 1st FLOOR, Ganesham Tower, Vaishali Nagar Jaipur RJ 302021 IN UNIT 1B, SUSHIL SAMIR CO-OP HSG SOC, "A" WING, ASHOK CHAKRAVORTY	2,50,00,000 3,50,00,000	04.03.2023 04.03.2023	
	-		ROAD NO.1, KANDIVALI (E), MUMBAI Mumbai City MH 400101 IN			
22	Bhairav Nath traders Pvt Ltd	BHAIRAVNATHTRADERSPVTLTD@GM	PN-125, T-21, VIRAG CHAMBERS, MEHANDI KA CHOWAK, BAKSHI KA CHOWAK, RAMGANJ JAIPUR Jaipur RJ 302002 IN	2,00,00,000	04.03.2023	
23	Basant Marketing Ltd.	basantmarketingltd@gmail.com	MAX LOHIA SQUARE,OFFICE NO.4B, 4TH FLOOR, PREMISES NO.23, GANGADHAR BABU LANE KOLKATA Kolkata WB 700012 IN	6,27,00,000	04.03.2023	
24	Allworth Fintrade Pvt Ltd	kayanindia@rediffmail.com	R12 & 15, 1st Floor Akra Road, S A Froquie Road Metiabruz kolkata Kolkata WB	6,03,09,160	04.03.2023	
25	Alekhya Projects	corporate@adarshdevelopers.com	700024 IN NO. 10, VITTAL MALLYA ROAD BANGALORE KA 560001 IN	1,25,00,000	07.08.2023	
26	ASKamdar Multicap LLP	ahk2013@gmail.com	8th Floor,office-B/808/A+B,International com. Centre,BLDG/B Ring Road,Nr.Kadiwala Scho ol NA Surat Surat Gujarat 395002	75,00,000	07.08.2023	
27	Avance Technologies Limited	avancetechnologiesltd@gmail.com	Office No. 226/227, Majestic Center, Second Floor, 144 Opera House, Mumbai Mumbai City MH 400004 IN	4,20,00,000	07.08.2023	
28	JITO Administrative Training Foundation	accounts@jatf.in	B-101, BUSINESS SQUARE, 1ST FLOOR, ANDHERI-KURLA ROAD, CHAKALA,	25,00,000	16.03.2023	16.03.2023, acknowledged the recipt of the E-mail. On 16-March-2023 reply to the same
			ANDHERI (EAST), MUMBAI Mumbai City MH 400093 IN			was sent via email, wherein it was requested that a proof is produced by their good office
						to support the same. However, no reply received.
29	MEHTA MARKETING AGENCIES PRIVATE LIMITE	2 mehtaaries@yahoo.co.in	23,SIDDHARTH BUILDING,40,C.P.RAMASWAMY ROAD, ALWARPET,MADRAS, 600018 TN 600018 IN		07.08.2023	
30	MEHTA MARKETING COMPANY (GUJARAT) PV	T. LTD.	409 ELLOR COMMERCIAL CENTRE4TH FLOR NR.G.O.O.SALAPOSE RD.AHMEDABAD GJ 000000 IN		07.08.2023	
31	MEHTA MARKETING PVT LTD	skylinelaminates@hotmail.com	302 18 Deepak Vallabh Bhai Patel Road Nr Kismat Bldg Santacruz (West) Mumbai	25,00,000	07.08.2023	
					01.00.2020	
32	Param Enterprises	param2008@gmail.com	Mumbai City MH 400054 IN 23A, NETAJI SUBHAS ROAD, 3RD FLOOR, ROOM NO 7 P S HARE STREET	1,50,00,000	16.03.2023	18.03.2023, We have never done any business with this corporate debtor. Hence there is
32		param2008@gmail.com	23A, NETAJI SUBHAS ROAD, 3RD FLOOR, ROOM NO 7 P S HARE STREET KOLKATA WB 700001 IN	1,50,00,000	16.03.2023	18.03.2023, We have never done any business with this corporate debtor. Hence there is no question of any debt.
32	Param Enterprises Pinnacle Stock Broking ROYAL TRADING PRIVATE LIMITED		23A, NETAJ I SUBHAS ROAD, 3RD FLOOR, ROOM NO 7 P S HARE STREET KOLKATA WB 700001 IN 35, HARRIPADA DUTTA LANE KOLKATA Koikata WB 700033 IN LINR ROAD CUTTACK OR 753012 IN		16.03.2023 07.08.2023 07.08.2023	
32	Pinnacle Stock Broking	param2008@gmail.com mmmimani@yahoo.co.in	22A, NETALI SUBHAS ROAD, 3RD FLOOR, ROOM NO 7 P S HARE STREET KOLKATA WE 70001 N 35, HARRIPADA DUTTA LANE KOLKATA Koikala WE 70003 N LINK ROAD CUTTACK OR 753012 N FLATI NO.403, VENKAT WHAR APARTMENTS STREET NO.18, HIMAYATH	1,50,00,000	16.03.2023 07.08.2023	
32 33 34	Pinnacle Stock Broking ROYAL TRADING PRIVATE LIMITED	param2008@gmail.com mmmimani@yahoo.co.in trading_royal001@yahoo.co.in	23A, NETAJ I SUBHAS ROAD, 3RD FLOOR, ROOM NO 7 P S HARE STREET KOLKATA WB 700001 IN 35, HARRIPADA DUTTA LANE KOLKATA Koikata WB 700033 IN LINR ROAD CUTTACK OR 753012 IN	1,50,00,000	16.03.2023 07.08.2023 07.08.2023	
32 33 34 35 36 37	Pinnacle Stock Broking RCYAL TRADING PRIVATE LIMITED RCYAL TRADING (INDIA) PRIVATE LIMITED Saarwi Enterprises Saket Enterprises	param2008@gmail.com mmmimani@yahoo.co.in tradina_royahoo.co.in yunusm24@hotmail.com ESJAIN2007@YAHOO.COM saketent87@gmail.com	22A, NETAJ SUBHAS ROAD, 3RD FLOOR, ROOM NO 7 P S HARE STREET KOLKATA WI 30001 N 35, HARRIPADA DUTTA LANE KOLKATA Kokada WIS 700333 N LINK ROAD CUTTACK OR 753012 N FLAT NO430, VERNAKT VIMAR APARTMENTS STREET NO-18, HIMAYATH NAGAR IYOERABAD Hydranaba 1G 50029 N 16, B, POCKT - J PMASE - 3 ASHKO VIMAR DELHI Morth Delhi DL 110052 N 12, TLAK MARG, C-SCHEIME, JAPUR RJ 000000 N	1,50,00,000 20,00,000 50,00,000 1,95,00,000 1,15,00,000	16.03.2023 07.08.2023 07.08.2023 07.08.2023 07.08.2023 16.03.2023 16.03.2023	
32 33 34 35 36 37 38	Prinade Stock Broking ROYAL TRADING PRIVATE LIMITED ROYAL TRADING (NDIA) PRIVATE LIMITED Saand Enterprises Sara Enterprises Sara Enterprises	param2008@gmail.com mmmimani@yahoo.co.in trading.royal001@yahoo.co.in yunusm24@hotmail.com ESJAIN2007@YAHOO.COM	22A, NETAJ SUBHAS ROAD, SID FLOOR, ROOM NO 7 P S HARE STREET KOLNATA WE NOODI N 35, HARERPADA DUTTA LAKE KOLKATA Kalkala WE 700030 N LIM ROAD CUTRAC OR 730712 N FLAT NO 403, VENKAT WHAR APARTNENTS STREET NO 18, HIMAYATH NAGARY IVCERABAD Hyderabad T 500020 N 158, POCKET - A, PHASE - 3 ASHOK VHAR DELIH North Dehin DL 110052 N 12 TLAM MARG, C SCHAME, JANPIN D 400000 N 13 TB67, DOKKET - A, PHASE - 3 ASHOK VHAR DELIH North Dehin DL 110052 N 12 TLAM MARG, C SCHAME, JANPIN D 400000 N	1,50,00,000 20,00,000 50,00,000 1,95,00,000 1,15,00,000 34,75,00,000	16.03.2023 07.08.2023 07.08.2023 07.08.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023	
32 33 34 35 36 37 38 39	Privade Stock Broking ROYAL TRADING (RRIVATE LIMITED ROYAL TRADING (INDIA) PRIVATE LIMITED Saard Enterprises Saar Enterprises Sare Enterprises Saham Trading	param2008@gmail.com mmmimani@yahoo.co.in trading.royab01@yahoo.co.in yuruum24@homail.com ESUNI2002@YAHOO.COM saketent87@gmail.com cajeptate@gmail.com nimeshjoshi@yahoo.com	22A, NETAJ SUBHAS ROAD, SID FLOOR, ROOM NO 7 P S HARE STREET KOLHATA WI SOODI N SI, HARIPRIAD, DUTTA LAKE KOLHATA Kalakai WI 700033 N LIMR ROAD CUTHAC OR 738012 N HIK ROAD CUTHAC OR 738012 N 158, POCKET - A. PHASE - 3 ASHOK VHAR DELIN NURI Delin DL 110052 N 12.TLAK MARG. C-SCHEIME, JAPUR RJ 000000 N 10582, PIEV COUNY KAKARMANTA VARANASI Yaramasi UP 221004 N NAMALAXAME ENGERERIA ROUSTRES ESTATES LADY JAMSEDJI CROSS ROAD. MAHI MUMBAI MEI 40001 N	1,50,00,000 20,00,000 50,00,000 1,95,00,000 1,15,00,000 34,75,00,000 60,00,000	16.03.2023 07.08.2023 07.08.2023 07.08.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023	
32 33 34 35 36 37 38 39 40	Primade Stock Broking ROYAL TRADING PRIVATE LIMITED ROYAL TRADING (INDIA) PRIVATE LIMITED Saard Enterprises Saar Enterprises Softem Trading Vodil Enterprise	param 2008@gmail.com mmmimani@vahoo.co.in trading.roval001@vahoo.co.in yunusm24@hotmail.com ESUNIX2007@VAHOO.COM saketent87@gmail.com ca.jkpatel@gmail.com	22A, NETAJ SUBHAS ROAD, SID FLOOR, ROOM NO 7 P S HARE STREET KOLHATA WE YOODI N SIS, HARERPIAD, DUTTA LAKE KOLHATA Kalakau WE 700033 N LIMR ROAD, CUTHAC OR 753012 N HAR ROAD, CUTHAC OR 753012 N HAR TAY OLGA, VERMAT YIHAR APARTMENTS STREET NO 18, HIMAYATH NAGARY IVEERABAD Heldraded TGS0029 N 158, POCKET - A. PHASE - 3 ASHKK VHAR DELIH North Dehir DL 110052 N 12,TLAK MARG, C-SCHERE, JAPUR RJ 000000 N N. 10569. X. NEV CLOWY KAKAYAMATKA VARANASI YAramahai UP 221004 N NAMAL AXM EXCAREERING NOUSTRES ESTATES LADY JAMSEDJI CROSS ROAD. MAH MINIMENI HE 400016 N 131, CHITTERANJAN AVENUE 1ST FLOOR KOLHATA Kakaba WE 70073 N	1,50,00,000 20,00,000 50,00,000 1,95,00,000 1,15,00,000 34,75,00,000 60,00,000 5,00,000	16.03.2023 07.08.2023 07.08.2023 07.08.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023	no question of any debt.
32 33 34 35 36 37 38 39 40 41	Prinade Stock Broking BCYAL TRADING (PRIVATE LIMITED RCYAL TRADING (INDA) PRIVATE LIMITED State Tenterprises State Tenterprises State Transprises Statem Trading Valie Enterprise ABBOT TOURS AND TRAVELS	param2008@gmail.com mmmimani@yahoo.co.in trading.royab01@yahoo.co.in yuruum24@homail.com ESUNI2002@YAHOO.COM saketent87@gmail.com cajeptate@gmail.com nimeshjoshi@yahoo.com	22A, NETAJ SUBHAS ROAD, SID FLOOR, ROOM NO 7 P S HARE STREET KOLNATA WI SOODI N 35, HARIBPADA DUTTA LAKE KOLKATA Kaislauk WI 70003 N LIM: ROAD CUTRAC OR 7303 P S FLAT NO 603, VERKAT YHAR APARTNEHTS STREET NO 18, HIMAYATH NAGARI YUERABAD Hyderabad T SG0009 N 158, POCKET - A. PHASE - J ASHKK YHAR DELHI Norh Dein DL 10002 N 158, POCKET - A. PHASE - J ASHKK YHAR DELHI Norh Dein DL 10002 N 158, POCKET - A. SHARE NU STREET STATES LADY JAMSEDJ CROSS ROAD, MAHM MURAL NU STREES ESTATES LADY JAMSEDJ CROSS ROAD, MAHM MURAL NU STREES ESTATES LADY JAMSEDJ CROSS ROAD, MAHM MURAL PHACE, RALENDAR ALCE, DEIN - 10008	1,50,00,000 20,00,000 50,00,000 1,15,00,000 34,75,00,000 60,00,000 5,00,00,000 32,82,000	16.03.2023 07.08.2023 07.08.2023 07.08.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023 20.07.2023	
32 33 34 35 36 37 38 39 40 41 42	Prinade Stock Broking BCVAL TRADING (PRIVATE LIMITED RCVAL TRADING (INDA) PRIVATE LIMITED Stake Enterprises Stake Enterprises Stake Triterprises Stake Trading Voall Enterprise BROOT TOULS AND TRAVELS Anna Trading	param2008@gmail.com mmmimani@yahoo.co.in trading.royab01@yahoo.co.in yanum24@homail.com ESMN2007@YAHOO.COM saketent97@gmail.com nimeshjosh@yahoo.com bhagwati27091944@gmail.com	22A, NETAJ SUBHAS ROAD, SID FLOOR, ROOM NO 7 P S HARE STREET KOLNATA WE YOODI N 35, HARIPRAD, DUTTA LANE KOLKATA Kaihala WE 70003 N LIM: ROAD CUTRAC OR 73307 H FLAT NO 403, VENACI PHANA RAVATNENTS STREET NO 18, HIMAYATH NAGARI YUCERADA Hearbait T GOXO20 N 158, POCKET - A. PHASE - 3 ASHKY VHAR DELIH Norh Dehi DL 110052 N 158, POCKET - A. PHASE - 3 ASHKY VHAR DELIH Norh Dehi DL 110052 N 158, POCKET - A. PHASE - 3 ASHKY VHAR DELIH Norh Dehi DL 110052 N 158, POCKET - A. PHASE - 3 ASHKY VHAR DELIH Norh Dehi DL 110052 N 159, POCKET - A. PHASE - 3 ASHKY VHAR DELIH Norh Dehi DL 110052 N 159, POCKET - A. PHASE - 3 ASHKY VHAR DELIH Norh Dehi DL 110052 N 159, DECKET - A. PHASE - 3 ASHKY VHAR DELIH Norh Dehi DL 110052 N 159, JCALMAN DENGA DELISTER STATES LADY JAMSEDJ CROSS ROOL MAHM MUMIA H 40016 PALCE - RAVENDA FALCE Dehi - 110030 PLOT NO GAV MOI 41, MILUMA KHARRA NO 119 BRUDEPE OLONY MULA LAVIANBER, ANNA, ARD, UEN PACKAR, 32007	1.50,00,000 20,00,000 1.95,00,000 1.155,00,000 34,75,00,000 60,00,000 5,00,00,000 32,82,000 75,00,000	16.03.2023 07.08.2023 07.08.2023 07.08.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023 20.07.2023	no question of any debt.
32 33 34 35 36 37 38 39 40 41 42 43	Primade Stock Broking ROYAL TRADING PRIVATE LIMITED ROYAL TRADING (INDIA) PRIVATE LIMITED Saard Enterprises Saar Enterprises Sofam Trading Visel Enterprise RABEOT TOURS AND TRAVELS Amina Trading Adroka Trading	param2008@gmail.com mmminari@yahoo.co.in trading.roya001@yahoo.co.in yuruum24@hotmail.com ESIAIN2007@YAHOO.COM saketem87@gmail.com nimeshjoshi@yahoo.com bhagwata27091944@gmail.com bhagwata27091944@gmail.com	22A, NETAJ SUBHAS ROAD, SID FLOOR, ROOM NO 7 P S HARE STREET KOLHATA WI SOODI N SIS, HARRIPADA DUTTA LAKE KOLHATA Kadikala WI 700030 N LIMR ROAD CUTRAC OR 739312 N HAR ROAD SUBHAS THARA PARTNEHTS STREET NO:18, HIMAYATH NAGAR'I YUDERADA Hydrahad T GOX029 N 158, POCKET - A, PHASE - 3 ASHOK YHARO BELIN North Delhi DL 110552 N 12,TLAK MARG, C-SCIEME, JAPUR RJ 000000 N 10582 - NEW COCLIMPLA JAPUR RJ 000000 N 13052 - NEW COCLIMPLA JAPUR RJ 000000 N 13, CHITERANJAN EKOLUSTRES ESTATES LAOY JAMSEDJI CROSS ROAD. MAHIM MUMBA IMH 400018 N 130, JARJENDRA PLACE, RAJENDRA N. 119 BRIDED COCLIMY MOJA LAOHANDUR, Andani, Aga LIME Phadea, 22007 LAOY NO AGA NA DI MUMJUAK AND NJ 19 BRIDED COCLIMY MOJA LAOHANDUR, Andani, Aga LIME Phadea, 22007	1.50,00,000 20,00,000 1.95,00,000 1.15,00,000 34,75,00,000 60,000,000 5,00,000,000 32,92,000 75,00,000 6,10,00,000	18.03.2023 07.08.2023 07.08.2023 07.08.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 28.07.2023 28.07.2023	no question of any debt.
32 33 34 35 36 37 38 39 40 41 42	Prinade Stock Broking BCVAL TRADING (PRIVATE LIMITED RCVAL TRADING (INDA) PRIVATE LIMITED Stake Enterprises Stake Enterprises Stake Triterprises Stake Trading Voall Enterprise BROOT TOULS AND TRAVELS Anna Trading	param2008@gmail.com mmmimani@yahoo.co.in trading.royab01@yahoo.co.in yanum24@homail.com ESMN2007@YAHOO.COM saketent97@gmail.com nimeshjosh@yahoo.com bhagwati27091944@gmail.com	22A, NETAJ SUBHAS ROAD, SID FLOOR, ROOM NO 7 P S HARE STREET KOLKATA WI SOODI N SIS HARERPADA DUTTA LANE KOLKATA Kalakau WI 700033 N LWK ROAD CUTKAC 017 2630 21 NUK ROAD	1.50,00,000 20,00,000 1.95,00,000 1.155,00,000 34,75,00,000 60,00,000 5,00,00,000 32,82,000 75,00,000	16.03.2023 07.08.2023 07.08.2023 07.08.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023 16.03.2023 20.07.2023	no question of any debt.
32 33 34 35 36 37 38 39 40 41 42 43	Primade Stock Broking ROYAL TRADING PRIVATE LIMITED ROYAL TRADING (INDIA) PRIVATE LIMITED Saard Enterprises Saar Enterprises Sofam Trading Visel Enterprise RABEOT TOURS AND TRAVELS Amina Trading Adroka Trading	param2008@gmail.com mmminari@yahoo.co.in trading.roya001@yahoo.co.in yuruum24@hotmail.com ESIAIN2007@YAHOO.COM saketem87@gmail.com nimeshjoshi@yahoo.com bhagwata27091944@gmail.com bhagwata27091944@gmail.com	22A, NETAJ SUBHAS ROAD, SID FLOOR, ROCM NO 7 P S HARE STREET KOLNATA WE NOOD I N 35, HARERPAD, DUTTA LAKE KOLKATA Kalkala WE 70003 N LINK ROAD CUTRAC OR 753012 N MARCAR TIVERBADD HIGHING TO STREET NO 18, HIMWATH NAKARI TIVERBADD HIGHING TO STREET NO 18, HIMWATH NAMEAN XIE HIGHING HIGHING THAT DE NATIONAL TA STREET NO 10, THIN TEXANING TO STREET NO 19, THIS TO STREET ROAD JAMMIM MIMBINI HIGHING STREET STATES LADY JAMISED I CROSS ROAD JAMMIM MIMBINI HIGHING TO STREET STATES LADY JAMISED I CROSS ROAD JAMMIM MIMBINI HIGHING TO STREET STATES LADY JAMISED I CROSS ROAD JAMMIM MIMBINI HIGHING TO STREET STATES LADY JAMISED I CROSS ROAD JAMMIM MIMBINI HIGHING TO STREET STATES LADY JAMISED I CROSS ROAD JAMIM MIMBINI HIGHING TO STREET STATES LADY JAMISED I CROSS ROAD JAMIM MIMBINI HIGHING TO STREET STATES LADY JAMISED I CROSS ROAD JAMIM MIMBINI HIGHING THAN THE STREET STATES LADY JAMISED I CROSS ROAD JAMIM MIMBINI HIGHING HIGHING THAN THAN THAN THE STREET STATES LADY JAMISED I CROSS ROAD JAMIM MIMBINI HIGHING HIGHING THAN THAN THAN THAN THAN THE STREET STATES LADY JAMISED I CROSS ROAD JAMIM MIMBINI HIGHING HIGHING THAN THAN THAN THAN THAN THAN THAN THAN	1.50,00,000 20,00,000 1.95,00,000 1.15,00,000 34,75,00,000 60,000,000 5,00,000,000 32,92,000 75,00,000 6,10,00,000	18.03.2023 07.08.2023 07.08.2023 07.08.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 28.07.2023 28.07.2023	no question of any debt.
32 33 34 35 36 37 38 39 40 41 42 43 44	Primade Stock Broking ROYAL TRADING PRIVATE LIMITED ROYAL TRADING (RIVATE LIMITED Sawd Enterprises Sawd Enterprises Softem Trading Voale Enterprise ABBOT TOURS AND TRAVELS Antrika Trading Atricka Trading BHARATI VIDYAREETH PLINE Chemie Line	param2008@gmail.com mmminari@yahoo.co.in trading.roya001@yahoo.co.in yuruum24@hotmail.com ESIAIN2007@YAHOO.COM saketem87@gmail.com nimeshjoshi@yahoo.com bhagwata27091944@gmail.com bhagwata27091944@gmail.com	22A, NETAJ SUBHAS ROAD, SID FLOOR, ROCM NO 7 P S HARE STREET KOLNATA WI SOODI N 35, HARERPAD, DUTTA LAKE KOLKATA Kaihala WI 70003 N LIM, ROAD CUTRA CR 75302 N HUR ROAD CUTRA CR 75302 N HUR ROAD CUTRAC RE 7302 N HUR ROAD CUTRAC RE 7502 N HUR ROAD ROAD ROAD ROAD ROAD ROAD ROAD ROA	1,50,00,000 20,00,000 5,00,000 1,15,00,000 34,75,00,000 5,00,00,000 32,52,000 75,00,00,000 6,10,00,000	18.03.2023 07.08.2023 07.08.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 28.07.2023 28.07.2023 28.07.2023 28.07.2023	no question of any debt.
32 33 34 35 36 37 38 39 40 41 42 43 44 45 46	Prinade Stock Broking ROYAL TRADING (RIVIATE LIMITED ROYAL TRADING (RIVIATE LIMITED Saard Enterprises Saard Enterprises Sard Enterprises Safat Trading RABORT TOURS AND TRAVELS Antwar Trading BMARATI VERYAPEETH-PUNE Chemie Line Laweb Trading	param2008@gmail.com mmminari@yahoo.co.in trading.roya001@yahoo.co.in yuruum24@hotmail.com ESIAIN2007@YAHOO.COM saketem87@gmail.com nimeshjoshi@yahoo.com bhagwata27091944@gmail.com bhagwata27091944@gmail.com	22A. NETAJ SUBHAS ROAD, SID FLOOR, ROOM NO 7 P S HARE STREET KOLHATA WI SOODI N SIS. HARRIPADA DUTTA LAKE KOLHATA Kalkala WI 700030 N LIMK ROAD CUTRAC OR 739312 N HARR ROAD CUTRAC OR 739312	1,50,00,000 20,00,000 1,96,00,000 1,150,00,00 34,75,00,000 60,00,000 5,00,00,000 75,00,000 6,10,00,000 5,00,00,000 75,00,000	16.03.2023 07.08.2023 07.08.2023 17.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 28.07.2023 28.07.2023 28.07.2023 07.08.2023	no question of any debt.
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32           33           34           35           36           37           38           39           40           41           42           43           44           45           46           47           48	Prinade Stock Broking RCYAL TRADING (RNIVATE UNITED RCYAL TRADING (INDIA) PRIVATE LIMITED Start Enterprises Start Enterprises Start Enterprise ABBOT TOURS AND TRAVELS Anna Trading Advoka Trading BHARATI VDVAPEETH PUNE Chemic Line Latesh Trading Monya Sales Corporation Sunt Enterprises	param2008@gmail.com mmminari@yahoo.co.in trading.roya001@yahoo.co.in yuruum24@hotmail.com ESIAIN2007@YAHOO.COM saketem87@gmail.com nimeshjoshi@yahoo.com bhagwata27091944@gmail.com bhagwata27091944@gmail.com	22A, NETAJ SUBHAS ROAD, SID FLOOR, ROCKI NO 7 P S HARE STREET KOLNATA WI SOODI N 35, HARERPAD, DUTTA LAKE KOLKATA Kolkala WI 70003 N LIM, ROAD CUTTAC LAKE KOLKATA Kolkala WI 70003 N LIM, ROAD CUTTAC LAKE KOLKATA Kolkala WI 70003 N LIM, ROAD CUTTAC LAKE KOLKATA Kolkala KOLKATH NAKARI YUDERAKAT WIAKA PARATIKENTS STREET NO 18, HIMAYATH NAKARI YUDERAKAT WIAKA PARATIKENTS STREET NO 18, HIMAYATH NAKARATI YUDERAKAT WIAKA PARATIKENTS STREET NO 18, HIMAYATH NAKARATIKATA YARANATA VARANIATA VARANIASI Varanala UP 221004 IN MAHALAWAKI EKGABERRAG NOUSTRIES ESTATES LARY VAMSEDJ CROSS ROOD, MAHAM MURAKI HAKO STREET STATES LARY VAMSEDJ CROSS ROOD, MAHAM MURAKI HAKO STREA NO. 119 BR/DEEP CCLONY MOJA LAKIMAPUCI, KANANIA ARJ, LIME PARAFA NAKA Kakata WB 700073 N 1932, ARADAS TRADING CONSTRUES, GSTATES LARY VAMSEDJ CROSS ROOMA TRADING AND ALS, MURAKI PARAFA NAKATA KAkata WB 700073 N 1932, ANDAS TRADING CONSTRUES AND ALSO CONSTRUES ROOMA TRADING CONSTRUES, GSTATES LARY MAKEDJ CROSS ROOMA TRADING CONSTRUES, GSTATES ROOMA TRADING CONSTRUES, GSTATES ROOMA TRADING CONSTRUES, GSTATES ROOMA TRADING CONSTRUES, STATAD, SHIRANATAN, 41103 STORMAR MONA HAMAYEN, FIROZABAD, FINIZAMA, MAHARANIA, 41103 STORMAR MONA HAMAYEN, FIROZABAD, FINIZAMA, MAHARANATA, 4103 STORMAR MONA HAMAYEN, FIROZABAD, FINIZAMA, MAHARANATA, 41033 STORMAR MONA HAMAYEN, FIROZABAD, FINIZAMA, MAHARANATA, 41003 STORMAR MONA AND HAMAYEN, FIROZABAD, FINIZAMA, MAHARANATA, 41043 STORMAR MONA HAMAYEN, FIROZABAD, FINIZAMA, MAHARANATA, 41003 STORMAR MONA HAMAYEN, FIROZABAD, FINIZAMA, MAHARANATA, 41003 STORMAR KAKAYANA HAMAYEN, FIROZABAD, FINIZAMA, MAHARANATA, 41003 STORMAR KAKAYANA HAMANA, HAMANARANA, CANA, CANA, CANANA, MAHARANANA, 4400, CANA, MAHARANANA, 4400, C	1.50.00.000 20.00.000 1.95.00.000 1.95.00.000 24.75.00.000 23.92.20.00 75.00.000 5.00.0000 5.00.0000 5.00.0000 75.00.000 75.0000	18.03.2023 07.08.2023 07.08.2023 07.08.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 28.07.2023 28.07.2023 28.07.2023 28.07.2023 28.07.2023 28.07.2023 28.07.2023	no question of any debt.
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32           33           34           35           36           37           38           39           40           41           42           43           44           45           46           47           48           49	Prinade Stock Broking RCYAL TRADING (RNIVATE UNITED RCYAL TRADING (INDIA) PRIVATE LIMITED Start Enterprises Start Enterprises Start Enterprise ABBOT TOURS AND TRAVELS Anna Trading Advoka Trading BHARATI VDVAPEETH PUNE Chemic Line Latesh Trading Monya Sales Corporation Sunt Enterprises	param2008@gmail.com mmminari@yahoo.co.in trading.royab01@yahoo.co.in yuuum24@homail.com ESMN2007@YAHOO.COM saketm87@gmail.com nimeshjoshi@yahoo.com bhagwat927091944@gmail.com bhagwat927091944@gmail.com saturadingcompany3932@gmail.com saturadingcompany3932@gmail.com	22A. NETAJ SUBHAS ROAD, SID FLOOR, ROOM NO 7 P S HARE STREET KOLNATA WE YOODI N 35. HARERPAD, DUTTA LAKE KOLKATA Kadikal WF 70030 N LIM: ROAD CUTRAC OR 739312 N HAR ROAD	1.50.00.000 20.00.000 1.95.00.000 1.95.00.000 24.75.00.000 23.92.20.00 75.00.000 5.00.0000 5.00.0000 5.00.0000 75.00.000 75.0000	18.03.2023 07.08.2023 07.08.2023 07.08.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 28.07.2023 28.07.2023 28.07.2023 28.07.2023 28.07.2023 28.07.2023 28.07.2023	no question of any debt.
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32 33 34 35 36 37 38 39 40 41 42 43 44 44 45 46 47 48 49 50 51 52 53 54 55 55 55 55 56 57 58 59 60 61 61 62	Promote Stock Broking ROYAL TRADNOR (INUTAE) ROYAL TRADNOR (INUTAE) Sawar Enterprises Sawar Enterprises Softem Trading Count Status Status Softem Trading Atakka Trading BHARATT VEVEXAFELS Atakka Trading Chemic Line Chemic Line Chemic Line Chemic Line Status Chemic Line Chemic Line Chemic Line Chemic Line Status Status Chemic Line Chemic Line Chemic Line Status Status Chemic Line Status	param2008@gmail.com mmminari@yahoo.co.in trading.royab01@yahoo.co.in yurum24@hotmail.com ESJIN2007@YAHOO.COM saketent37@gmail.com inmedijoshi@yahoo.com bhagwat27091944@gmail.com bhagwat27091944@gmail.com skatrading.company3932@gmail.com x. bxdu/@bharativdyageeth.edukumi ularat@aftonfitness.comkannanatyeet sales@wastikimgex.in, info@wastik	22A. NETAJ SUBHAS ROAD, SID FLOOR, ROCM NO 7 P S HARE STREET KOLNATA W TOOD IN SIS, HARRIPAD, DUTTA LAKE KOLKATA Kalaka W 700030 N LINK ROAD CUTTACKO R7 53012 N NUK ROAD CUTTACKO R7 53012 N HARRA RUNCKO R7 54012 N HARRA RUNCKO R7 54012 N HARRA RUNCKO R	1.50.00.000 20.00.00 1.55.00.000 1.55.00.000 2.500.000 2.500.000 2.500.000 5.000 5.000	18.03.2023 07.08.2023 07.08.2023 16.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 28.07.	no guestion of any debt.
32           33           34           35           36           37           38           40           41           42           43           44           45           66           47           48           90           50           51           52           53           54           55           56           57           58           59           60           61           62           63	Prinade Slock Broking ROYAL TRADING (RNUATE LIMITED ROYAL TRADING (RNUAD) RIVATE LIMITED Saard Enkryntes Saar Enkryntes Saar Enkryntes Saar Enkryntes Saar Enkryntes RABOT TOUSK AND TRAVELS Antiva Trading BHARATT VOYAPEETH PUNE Chemie Line Line Line Line Line Line Line Line	param2008@gmail.com mmminani@yahoo.co.in tradma_row801@yahoo.co.in gradma_row801@yahoo.co.in tradma_row801@yahoo.co.in ESLAN2001@YAHOO.COM saketen87?@gmail.com comparison of the second	22A. NETAJ SUBHAS ROAD, SIDD FLOOR, ROCKI NO 7 P S HARE STREET KOLNATA W TOXON IN SIS. HARRIPADA DUTTA LANE KOLKATA Kadikal W 700030 N LINK ROAD CUTTACKO R7 5307 S NEW KORKAT WHAR ARARTNENTS STREET NO.18, HIMAYATH NAGARI YUERAKOA I Mekada MARAKATNENTS STREET NO.18, HIMAYATH NAGARI YUERAKOA I MEKADA I NAKATNA YARANAKASI Yuenaka U P 201004 N N 10962, NEW COLOWY KAWARINATA VARANAKSI Yuenaka U P 201004 N N 10962, A REV COLOWY KAWARINATA VARANAKSI Yuenaka U P 201003 N 131, CHITTERANIAM AVENUE IST FLOOR KOLKATA Kakikata WE 700073 N 130, CHITERANIAM AVENUE IST FLOOR KOLKATA Kakikata WE 700073 N 130, CHITERANIAM AVENUE IST FLOOR KOLKATA Kakikata WE 700073 N 1000, KAKIKA NO CULEGE SERIAK NO S027, BMARATI 10008 PLOT NO 400 AND 41. MINUMA, KHARSRA NO.119 BIRDEEP COLOWY MUCA LOWAWEUG, ANAKON, AND LIKE MARAKAKAN, AND AND YANG YANGA MARAKAKAN KAKIKA KAKIKA NA YANAKAKANA, ANAKA KATEKA, SATARA ROAD, DHANKAWAD, Pune, Maharashita, 41103 Coround Boo, NS, COLLEGE SERIA, MSAKAKAMA, MAHARAMAN, 41103 Coround Boo, NS, COLLEGE SERIA, MARAKANAN, PUNAPEETH, KATEKA, SATARA ROAD, DHANKAWAD, PUNA, Maharashita, 41103 SINGA NA, ANA MANAKAKAN, FINDZABAD, FINDZABAU, WANAKAKAN MANAKAKAKAN MANAKA JAKANA, MANAKANAN, PUNA KANAKAKAN MANAKA JAKANAN, MANAKANAN, MANAKANAN, MANAKANAN, MANAKANAN, MANAKAKAN MANAKAKANAN, MANAKA JAKANAN, MANAKANAN, MANA	1.50.00.000 20.00.000 1.50.00.000 1.55.00.000 5.00.000 5.00.000 5.00.000 75.00.000 75.00.000 75.00.000 75.00.000 75.00.000 75.00.000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.00000 5.00000 5.00000 5.00000 5.00000 5.00000 5.00000 5.00000 5.00000 5.000000 5.00000 5.00000 5.000000 5.000000 5.000000 5.000000 5.0000000 5.0000000 5.0000000 5.0000000 5.00000000	18.03.2023 07.08.2023 07.08.2023 07.08.2023 118.03.2023 118.03.2023 118.03.2023 118.03.2023 118.03.2023 118.03.2023 118.03.2023 28.07.2023	no guestion of any debt.
32 33 34 35 36 37 38 39 40 41 42 43 44 44 45 46 47 48 49 50 51 52 53 54 55 55 55 55 56 57 58 59 60 61 61 62	Promote Stock Broking ROYAL TRADNOR (INUTAE) ROYAL TRADNOR (INUTAE) Sawar Enterprises Sawar Enterprises Softem Trading Count Status Status Softem Trading Atakka Trading BHARATT VEVEXAFELS Atakka Trading Chemic Line Chemic Line Chemic Line Chemic Line Status Chemic Line Chemic Line Chemic Line Chemic Line Status Status Chemic Line Chemic Line Chemic Line Status Status Chemic Line Status	param2008@gmail.com mmminari@yahoo.co.in trading.royab01@yahoo.co.in yurum24@hotmail.com ESJIN2007@YAHOO.COM saketent37@gmail.com inmedijoshi@yahoo.com bhagwat27091944@gmail.com bhagwat27091944@gmail.com skatrading.company3932@gmail.com x. bxdu/@bharativdyageeth.edukumi ularat@aftonfitness.comkannanatyeet sales@wastikimgex.in, info@wastik	22A. NETAJ SUBHAS ROAD, SIDD FLOOR, ROCKIN 07 P 5 HARE STREET KOLNATA W DOOL IN SI, HAREPADA DUTTA LAKE KOLKATA Kadikal WF 20030 N LINK ROAD CUTRAC OR 73012 N HARKAGA HYDERARC RO R 73012 N HARKAGA HYDERARC RO R 73012 N HARKAGA HYDERARC I MARKAGA HARKAGA HARKAGA HARKAGA HYDERARC IN HARKAGA HYDERARC I MARKAGA HARKAGA HARKAGA HARKAGA HARKAGA HYDERARC I MARKAGA HYDERARC I MAR	1.50.00.000 20.00.00 1.55.00.000 1.55.00.000 20.00.00 20.	18.03.2023 07.08.2023 07.08.2023 10.03.2023 118.03.2023 118.03.2023 118.03.2023 118.03.2023 118.03.2023 118.03.2023 118.03.2023 118.03.2023 118.03.2023 128.07.20	no guestion of any debt.
32           33           34           35           36           37           38           39           40           41           43           44           45           46           47           55           55           55           56           57           58           59           60           61           62           63	Prinade Stock Broking ROYAL TRADING (RUIVATE LIMITED ROYAL TRADING (RUIVATE LIMITED Samu Enterprise Sawa Enterprise Softem Trading Usab Enterprise Softem Trading Attacka Trading Chemic Line Status Trading Status Trading Status Trading Status Trading Usab Enterprise Status Trading Status Trading Status Trading Status Trading Usab Enterprise Status Trading Status Enterprise Status Prove Enterprise Status Prove Enterprise Status Maya Adda Adda Adda Adda Adda Adda Adda A	param2008@gmail.com mmminani@yahoo.co.in trading.royab01@yahoo.co.in grunum24@homail.com ESMNX007@YAHOO.COM saketentS7@gmail.com nimeshjoxh@yahoo.com bhagwati27091944@gmail.com bhagwati27091944@gmail.com skatoding.company3932@gmail.com skatoding.company3932@gmail.com skatoding.company3932@gmail.com skatoding.company3932@gmail.com skatoding.company3932@gmail.com skatoding.company3932@gmail.com skatoding.company3932@gmail.com skatoding.company3932@gmail.com skatoding.company3932@gmail.com skatoding.company3932@gmail.com skatoding.company3932@gmail.com skatoding.company3932@gmail.com Skatoding.company3932@gmail.com Skatoding.company3932@gmail.com	22A, NETAJ SUBHAS ROAD, SIDD FLOOR, ROCKI NO 7 P S HARE STREET KOLNATA W DOOD IN SIS, HARERPAD, DUTTA LAKE KOLKATA Kakada W 700030 N LINK ROAD CUTTACKO R7 53012 N NUK ROAD CUTTACKO R7 53012 N NUK ROAD CUTACKO R7 53012 N TLATA KNAC, COR 753012 N NUK ROAD CUTACKO R7 53012 N TLATA KNAC, COR 753012 N N 10862, NEW COLONY KAKAT WHAR APARTMENTS STREET NO.18, HIMAYATH ANAGAR IVCERADA Heardead TCA 800000 N N 10862, NEW COLONY KAKATWARA APARTMENTS STREET NO.18, HIMAYATH ANAGAR IVCERADA Heardead TCA 800000 N N 10862, NEW COLONY KAKATWARA RATAT VARANASI Vaanaal UP 221004 N AMAHLAM ENGERANG AUGUST B N 10862, NEW COLONY KAKATWARA VARANASI Vaanaal UP 221004 N I 1090, 4 RAJENDAR PLACE, RAJENDAR PLACE, Dehn - 110003 ROAD JAMMA MIMIEMA HEADON'S B N 10862, NEW COLONY KAKATWARA VARANASI Vaanaal UP 221004 N I 1090, 4 RAJENDAR PLACE, RAJENDAR PLACE, Dehn - 110003 ROAD JAMMA MIMIEMA HEADON'S B N 10862, CINC AND AN	1,50,00,000 20,00,000 1,50,000 1,55,00,000 34,75,00,000 5	18.03.2023 07.08.2023 07.08.2023 16.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 28.07.	no guestion of any debt.
32           33           34           35           36           37           38           39           40           41           42           43           44           45           66           57           56           57           58           59           60           61           62           63           64	Prinade Stock Broking ROYAL TRADING (RIVIATE LIMITED ROYAL TRADING (RIVIATE LIMITED Sawr Enterprise Saw Enterprise Solar Trading Urali Enterprise RABOT TOURS AND TRAVELS Arriva Trading BHARATT VIDYARETH FUNE Chemie Line Chemie Line Chemie Line Chemie Line Chemie Line Status Trading SHARATT VIDYARETH FUNE Chemie Line Status Trading SHARATT VIDYARETH FUNE STEX SPORTS STEX SPORTS STEX SPORTS STEX SPORTS Status Components STEX SPORTS Status Components Status Co	param2008@gmail.com mmminani@vahococin tradma_row801@vahococin gamem2008@cmail.com ESIAN2007@VAHOO.COM saketen87@gmail.com clipatel@gmail.com clipatel@gmail.com bhagwati27051944@gmail.com sc.budu@bharativdyapesth.edukumu sc.budu@bharativdyapesth.edukumu bharat@aftonfitness.comkannanatyer bharat@aftonfitness.comkannanatyer sc.budu@bharativdyapesth.edukumu bharat@aftonfitness.comkannanatyer bharat@aftonfitness	22A. NETAJ SUBHAS ROAD, SIDD FLOOR, ROCKI NO 7 P S HARE STREET KOLNATA WI DOOD IN SIS. HARRIPADA DUTTA LAKE KOLKATA Kaduak WI 70003 N LINK ROAD CUTTACKO R7 5307 S NEW KORKAT WHAR CARATA KAJAKA WI 70003 N LINK ROAD CUTTACKO R7 5307 S NEW KORKAT WHAR APARTNENTS STREET NO.18, HIMAYATH ANAGAH IYOERAND Helewiden T GOOD N 158, PCOKET - A, PHASE - 3 ASHOK WHAR DELHI North Dehi DL 110052 N 127, LYOCKET - A, PHASE - 3 ASHOK WHAR DELHI North Dehi DL 110052 N 127, LYOCKET - A, PHASE - 3 ASHOK WHAR DELHI North Dehi DL 110052 N 127, LYOCKET - A, PHASE - 3 ASHOK WHAR DELHI North Dehi DL 110052 N 127, LYOCKET - A, PHASE - 3 ASHOK WHAR DELHI North Dehi DL 110052 N 127, LYOCKET - A, PHASE - 3 ASHOK WHAR DELHI North Dehi DL 110052 N 127, LYOCKET - A, PHASE - 3 ASHOK WHAR DELHI North Dehi DL 110052 N 127, LYOCKET - A, PHASE - 3 ASHOK WHAR DELHI North Dehi DL 110052 N 131, CHITTERANIAM AVENUE 157 FLOOR KOLKATA Kaduak WB 700073 N 130, - 4 RALENDRA PHACE, RALENDRA FLACE, Dehi - 110008 PLOT NO GAK AND 41, MINUMA, HHARSRN NO.119 BR/DEEP COLONY MCUA LANGAWAR MANIENIA HEAD (LINK HARSRN NO.119 BR/DEEP COLONY MCUA LANGAWAR MANIENIA HARD, LINK HARDRAND, LINK MANNEN LANGAWAR ANAWAR MANIENIA HARD (LINK HARDRAND, LINK HARDRAND, LINK HARDRAND, LINK ANAWAR MANIENIA HARDRAND, LINK MANNEN LANGAWAR ANAWAR MANIEN HARDRAND, LINK MANNEN LANGAWAR ANAWAR MANNEN HARDRAND, LINK HARDRAND, LINK HARDRAND, LINK ANAWAR MANNEN HARDRAND, LINK HARDRAND, LINK HARDRAND, LINK ANAWAR MANNEN HARDRAND, LINK H	1.50.00.000 20.00.00 1.55.00.000 1.55.00.000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.00000 5.0000 5.0000 5.00000 5.00000 5.00000 5.000000 5.000000 5.00000	18.03.2023 07.08.2023 07.08.2023 07.08.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 18.03.2023 28.07.2023 29.07.2023 20.07.2023 20.07.2023 20.07.	no guestion of any debt.
32           33           34           35           36           37           38           39           40           41           43           44           45           46           47           55           55           55           56           57           58           59           60           61           62           63	Prinade Stock Broking ROYAL TRADING (RUIVATE LIMITED ROYAL TRADING (RUIVATE LIMITED Samu Enterprise Sawa Enterprise Softem Trading Usab Enterprise Softem Trading Attacka Trading Chemic Line Status Trading Status Trading Status Trading Status Trading Usab Enterprise Status Trading Status Trading Status Trading Status Trading Usab Enterprise Status Trading Status Enterprise Status Prove Enterprise Status Prove Enterprise Status Maya Adda Adda Adda Adda Adda Adda Adda A	param2008@gmail.com mmminari@vahoo.co.in tading.cova001@vahoo.co.in garane.2008.00.co.in ESIAN2007@VAHOD.COM Gastertel??@gmail.com clipatel@gmail.com bhagsynati27091944@gmail.com bhagsynati27091944@gmail.com sc.bvdu@bharativdyapeeth.edukumi sc.bvdu@bharativdyapeeth.edukumi sales@awatikimpex.in_info@waatikimpex.in_info@waatik sales@awatikimpex.in_info@waatik sales@awatikimpex.in_info@waatik sales@awatikimpex.in_info@waatik sales@awatikimpex.in_info@waatik sales@awatikimpex.in_info@waatik sales@awatikimpex.in_info@waatik sales@a	22A. NETAJ SUBHAS ROAD, SIDD FLOOR, ROCKIN NO 7 P S HARE STREET KOLNATA WI DOOL IN SI, HARERPAD, DUTTA LANE KOLKATA Kadika WI 70003 N LIM, ROAD UTTA LANE APARTMENTS STREET NO.18, HIMATATH NAGARI YUERARDA DHeardeal TC 20000 N 156, ROCKET - A, PHASE - J ASHOK VIARA DELHI Nom Dehi DL 110052 N 127LAN, MARC, CO CHEM, JAPKI RU 20000 N N 10962 A LEW COLOWY KAKARAMATA VARANASI Vianasi UP 221004 N MAHALAMI ENGREERING INDUSTRIES STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET STATES LADY JAKEEDI CROSS ROAD. MWH IN MURLING HOUSING STREET MURLING STREET NO COM DON NO. 20 CHLOSS STREE MURLING STREET MURLING STREET NO COM DON NO. 20 CHLOSS STREET MURLING STREET MURLING STREET NO ROAD. MURLING STREET MURLING STREET MURLING STREET NO ROAD. MURLING STREET MURLING STREET MURLING STREET NO AT A MURLING MURLING STREET. THE MURLING STREET MURLING STREET NO AT A MURLING STREET, MURLING STREET, MURLING STREET MURLING STREET NO AT A STREET MURLING STREET, MURLING STREET MURLING STREET NO AT A STREET MURLING STREET, MURLING STREET, MURLING STREET, MURLING STREET MURLING STREET MURLING STREET MURL	1,50,00,000 20,00,000 1,50,00,000 1,55,00,000 34,75,00,000 5,0000 5,00,000 5,00,000 5,0000 5,00,000 5,	18.03.2023 07.08.2023 07.08.2023 10.03.2023 116.03.2023 116.03.2023 116.03.2023 116.03.2023 116.03.2023 28.07.2023 2	no guestion of any debt.
32           33           34           35           36           37           38           39           40           41           42           43           441           45           56           51           52           53           54           55           56           57           58           59           60           61           62           63           64           65           66           67           68	Prinade Stock Broking ROYAL TRADING PRIVATE LIMITED ROYAL TRADING (PRIVATE LIMITED Samu Enterprises Sakat Enterprises Sakat Enterprises Sakat Trading Varie Enterprise REMERTING CONSTRUCTION ROWS AND TRAVELS Aniver Trading Chemic Line	param2008@gmail.com mmminani@vahoo.co.in tading.roya001@vahoo.co.in gaturani24@homail.com ESLMN2001@VAHOO.COM saketent87@gmail.com inmeshjosh@vahoo.com bhagwati27091944@gmail.com company2922@gmail.com company292@gmail.com company2	22A. NETAJ SUBHAS ROAD, SIDD FLOOR, ROCUN IN 7 P 5 HARE STREET KOLNATA WI DOOD IN 35. HARENPAD, DUTTA LAKE KOLKATA Konkal WI 70003 N LINK ROAD CUTRAC OR 73072 N 10. ROAD TO 700 N 10. ROAD N 10. ROAD TO 700 N 10. ROAD N 10. ROAD N 10. ROAD TO 700 N 10. ROAD N 10. RO	1.50.00.000 20.00.00 1.50.00.00 1.55.00.00 2.50.00.00 2.50.00.00 2.50.00.00 2.50.00.00 2.50.00.00 2.50.00.00 2.50.00.00 2.50.00.00 2.225.00 2.225.00 2.225.00 2.225.00 2.225.00 2.20.00.00 2.225.00 2.20.00.00 2.225.00 2.205.00 2.205.00 2.205.00 2.205.00 2.205.00 2.205.0	18.03.2023           07.08.2023           07.08.2023           07.08.2023           18.03.2023           18.03.2023           18.03.2023           18.03.2023           18.03.2023           28.07.2023           28	no guestion of any debt.
32           33           34           35           36           37           38           39           40           41           42           43           44           45           6           57           56           57           58           59           60           61           62           63           64           65           64           65           66           67	Prinade Stock Broking ROYAL TRADING (RIVIATE LIMITED ROYAL TRADING (RIVIATE LIMITED Saard Enkrytike Saard Enkrytike Saard Enkrytike Saard Enkrytike Saard Enkrytike Saard Enkrytike RABOT TOUS AND TRAVELS Arman Trading BHARATI VOYAPIETH PUNE Chemie Line Line Line Line Line Line Chemie Line Line Line Line Line Line Line Line	param2008@gmail.com mmminani@vahoo.co.in tading.roya001@vahoo.co.in gaturani24@homail.com ESLMN2001@VAHOO.COM saketent87@gmail.com inmeshjosh@vahoo.com bhagwati27091944@gmail.com company2922@gmail.com company292@gmail.com company2	22A. NETAJ SUBHAS ROAD, SIDD FLOOR, ROCKI NO 7 P S HARE STREET KOLNATA W DOOD IN SIS, HARERPAD, DUTTA LAKE KOLKATA Kalaka W 700030 N LINK ROAD CUTTACKO R7 53012 NEW R04 CUTTACKO R7 71 NEW R04 CUTTACK	1.50.00.000 20.00.000 1.95.00.000 1.95.00.000 20.0000 20.0	18.03.2023 07.08.2023 07.08.2023 10.03.2023 116.03.2023 116.03.2023 116.03.2023 116.03.2023 116.03.2023 28.07.2023 2	no guestion of any debt.
32           33           34           35           36           37           38           39           40           41           42           43           44           49           50           51           52           53           54           55           56           57           58           59           60           61           62           64           65           66           67           68           69	Prinade Stock Broking ROYAL TRADING PRIVATE LIMITED ROYAL TRADING (PRIVATE LIMITED Samu Enterprises Sakat Enterprises Sakat Enterprises Sakat Trading Varie Enterprise REMERTING CONSTRUCTION ROWS AND TRAVELS Aniver Trading Chemic Line	param2008@gmail.com mmmimani@yahoo.co.in trading.royab01@yahoo.co.in yaunum24@homail.com ESMN2007@YAHOO.COM GaketentS?@gmail.com inmedijosh@yahoo.com bhagwati27091944@gmail.com bhagwati27091944@gmail.com x bodu@bharatividuageeth.edukumi x bodu@bharatividuageeth.edukumi sc.bodu@bharatividuageeth.edukumi com bharat@aftorfitness.comkannanalyee bharat@aftorfitness.comkannanalyee com bharat@aftorfitness.comkannanalyee com com balvindermaihotra@hotmail.com balvindermaihotra@hotmail.com balvindermaihotra@hotmail.com balvindermaihotra@hotmail.com szasetschon@ogstid@gmail.com compliance.officer@huscon.com parxextschon@ogstid@gmail.com compliance.officer@huscon.com parxextschon@ogstid@gmail.com	22A. NETAJ SUBHAS ROAD, SIDD FLOOR, ROCKI NO 7 P S HARE STREET KOLNATA W TOXON IN SIS. HARRIPADA DUTTA LAKE KOLKATA Kaduak W 700030 N LINK ROAD CUTTACKO R7 5307 S NUMBER CONTROL NETA SUBHAS AND SUBH	1.50.00.000 20.00.00 1.50.00.00 1.55.00.00 2.50.00.00 2.50.00.00 2.50.00.00 2.50.00.00 2.50.00.00 2.50.00.00 2.50.00.00 2.50.00.00 2.225.00 2.225.00 2.225.00 2.225.00 2.225.00 2.20.00.00 2.225.00 2.20.00.00 2.225.00 2.205.00 2.205.00 2.205.00 2.205.00 2.205.00 2.205.0	18.03.2023           07.08.2023           07.08.2023           07.08.2023           18.03.2023           18.03.2023           18.03.2023           18.03.2023           18.03.2023           28.07.2023           28	no question of any debt.

71	Sandu Construction Co.		Sandu Construction Co., Room No 442, Hari Om Mitra Mandal, Amar Nagar,	3,86,677.00	27.07.2023	
			Mulund Colony, Dargah Road, Mumbai, Maharashtra, 400082			
72	LARSEN AND TOUBRO LIMITED	subhodh.shetty@larsentoubro.com	L & T HOUSEBALLARD ESTATE NA MUMBAI MH 400001 IN	46,93,85,540.00	27.07.2023	
73	LARSEN AND TOUBRO LIMITED	subhodh.shetty@larsentoubro.com	L & T HOUSEBALLARD ESTATE NA MUMBAI MH 400001 IN	20,00,00,000.00	27.07.2023	
74	N Ramani					
75	JVP CONSTRUCTION COMPANY PRIVATE LIMITE	accounts@superklean.in	3-A SUNMILL COMPOUNDLOWER PAREL MUMBAI MH 400013 IN	37,17,530.00	27.07.2023	
76	RKW CONSTRUCTION FACILITY MANAGEMENT	intimate.sec@gmail.com	HDIL TOWERS, 4TH FLOOR ANANT KANEKAR MARG, BANDRA (EAST)	14.17.321.00	07.08.2023	
			MUMBAI MH 400051 IN	, ,		