

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 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 Piramal Group	Rs. 968 Cr
Average sale price for existing allotments for sold units (per sq. ft.)- Carpet area	Rs. 21181/-
Slum Rehabilitation Authority:	
<ul style="list-style-type: none"> - Slum Rehabilitation Authority accepted the proposal and first letter of intent was issued on 26th May 2008. - It is shown in books that a sum of Rs. 87.91 Crores on has been spent on liaison with Slum Rehabilitation Authority. 	

Status of Sold & Unsold area and Balance Receivables as per information submitted to RERA

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)	430901	21181	919	912.70	311.08	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		
Sl. No.	Particulars	Amount admitted (In Cr.)
1.	APRN Enterprises Private Limited (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 Debentures	32.35
2.	Investment in Preference shares of companies (Unlisted)	31.50
3.	Slum Rehabilitation Authority – maintenance deposit	1.20
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 Ltd	176.95

- 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	1078.90	1244.15
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- 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.
- 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.

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 Abbreviations

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
B	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
CP	Condition Precedent	RMP	Revised Master Plan
CTC	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.

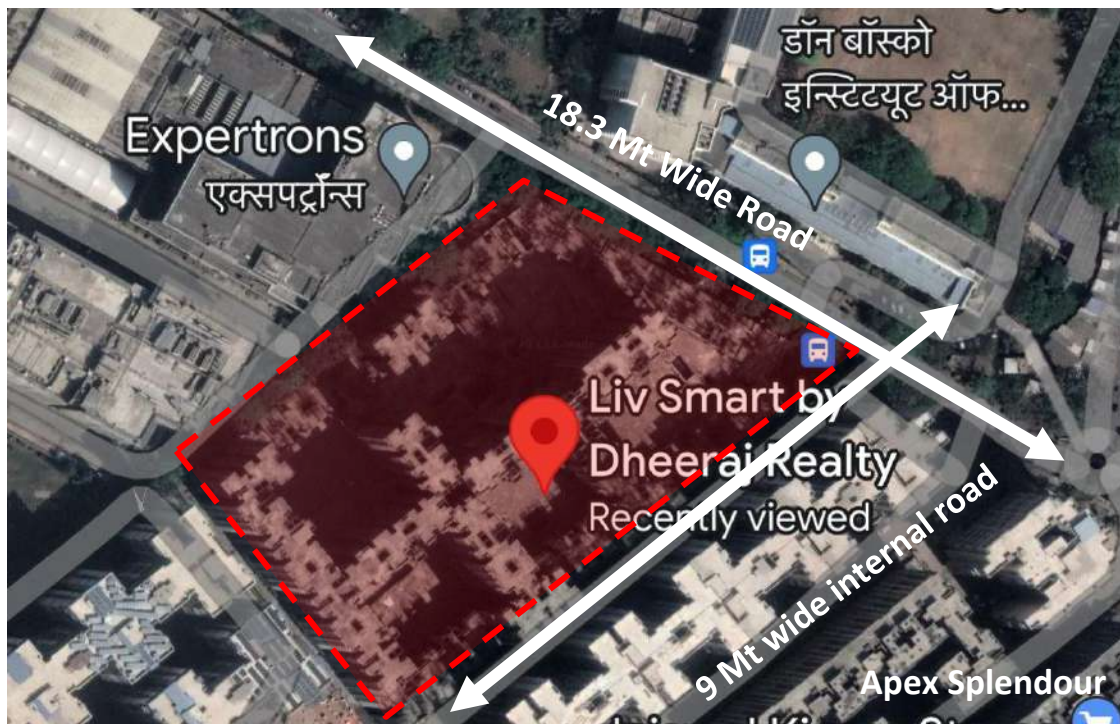


Figure 3: Google satellite map showing site

3.2. Project Details

Following are the broad details of the project -

<i>Table 1: Project Details</i>			
Sr No	Particulars	Details	
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	<i>Approved Configuration</i>	<i>Configuration considered for the exercise</i>
6.	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
	Wing 14	3B+G+14	3B+G+14
	Wing 15	3B+G+14	3B+G+14
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	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 Sq Ft)	
10.	Total proposed nos. of units	1694 Residential + 9 Commercial	
11.	RERA Registration Number	P51800000340	
12.	Project start date as per RERA	15/07/2017	
13.	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

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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28																					
Legends							Complete					Not started									

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	Towers		Excavation	RCC works	MEP Works			Finishing Works		
	Configuration		% Progress	% Progress	Fire Fighting	Electrical works	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	Towers		Excavation	RCC works	MEP Works			Finishing Works			
	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		Yet to Start				Work On Hold			Completed	

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

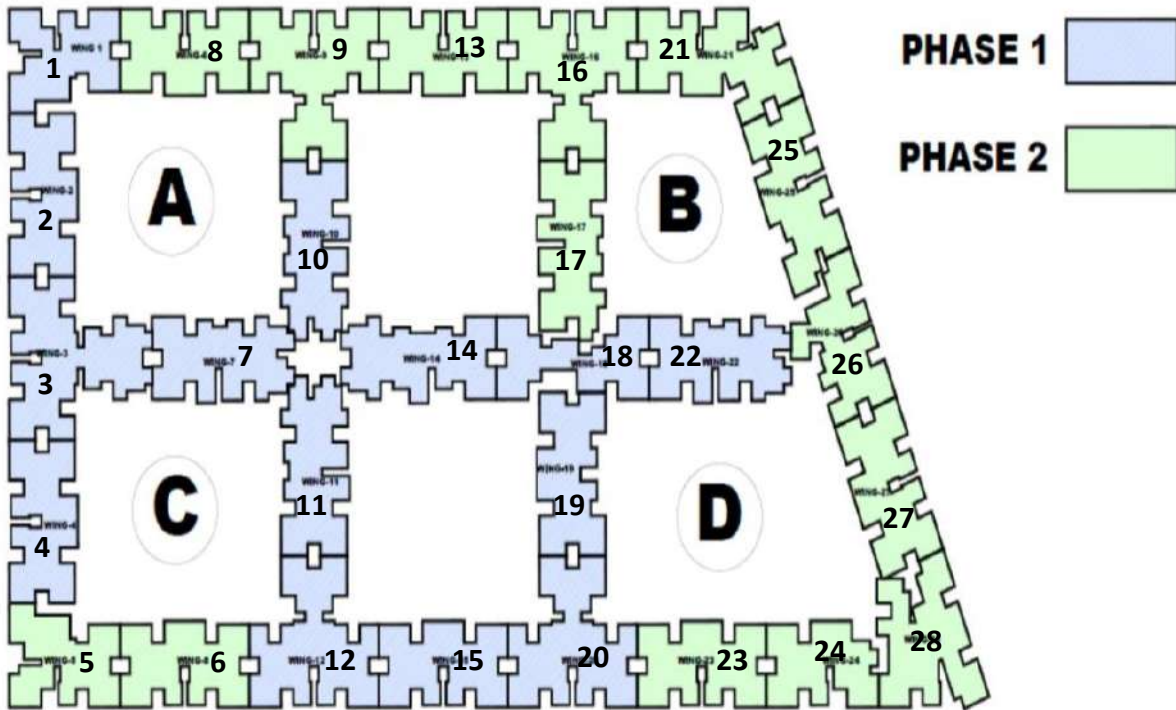


Figure 4: Phasing Layout

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:

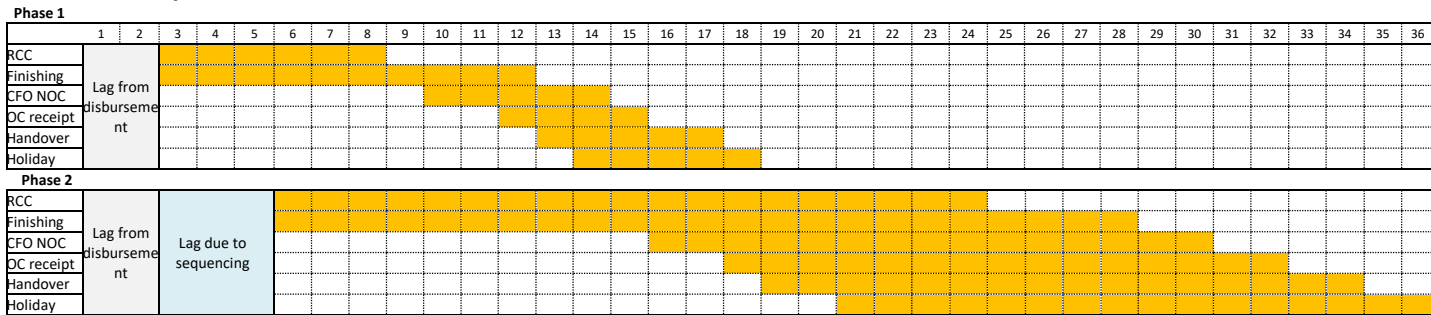


Figure 5: Order of completion

4.1. Schedule Working

Table 4 : Phase 1 Timeline as per SILA (in months)

Activity	WING													
	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
Addln 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	WING													
	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
Addn 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 wise Timeline as per SILA (in months)

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	Number of towers in each phase	Towers in each phase	Duration
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
			√

- 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 –

Activity	Duration Per Floor(In days)
Conventional Shuttering	25
MIVAN Shuttering (One Set)	10
Interior Works	12-15
MEP	12-15

5. Site Photographs as on 29-Apr-23



9 Mt internal Road



Temporary mandap encroachment



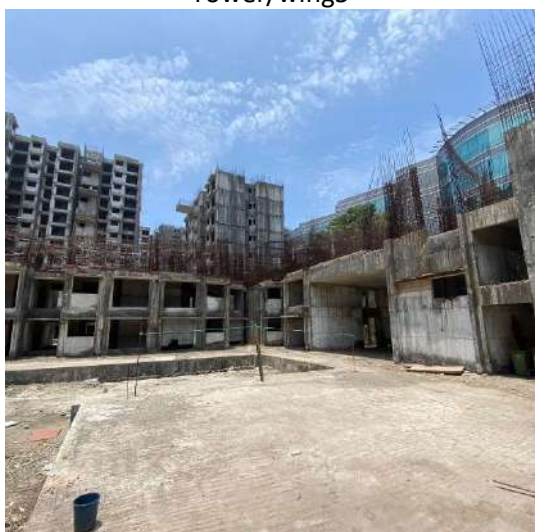
Tower/wing7



Tower/wing5



Tower/wing20



Tower/wing21



Temporary GI Boundry wall



B1 Level



Wing/22



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 excluding 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 :

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.

Sale BUA Released till date :- :

- 1) Construction TDR = 611077.00 sq.mtrs.
- 2) In-Situ BUA OCCUPIED 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. |
| 2) In-Situ BUA OC Balance = D.K. Realities BUA = | 85187.65 | sq.mtrs. |

Important Conditions to be complied with:- :

- 1) Compliance of MoEF NOC for OC
- 2) CFO NOC for OCs of Rehab Buildings and Sale Buildings
- 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. Realities 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 14th 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

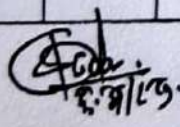
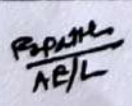
D. K. REALTIES WORKS ON SITE													
WINGS	FLOORS PLANNED		WORKS EXECUTED UPTO HERE ON SITE								REMARKS		
	TOTAL	BUA IN SQ.MTRS.	RCC	BK.WKS	TOTAL % BASED ON SRA DECIDED NORMS FOR TDR RELEASE				BUA EXECUTED IN SQ.MTRS.				
					PLINTH FDN BASEMENT (Fully Casted)	RCC	BK.WKS	TOTAL %					
1	G + 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/flrs	
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 INCLDNG		
5	G + 14	2594.34	G+8	G+8	18	15.6	8.4	42	1089.623	sq.mtrs.	FDN		
6	G + 14	2894.6	G+4	G+4	18	8.66667	4.66667	31.33333	906.9747	sq.mtrs.	BASEMENT		
7	G + 14	2935.67	G+13	G+13	18	24.26667	13.06667	55.33333	1624.404	sq.mtrs.	ETC = 18%		
8	G + 14	2894.6	G+1	0	18	3.46667	0	21.46667	621.3741	sq.mtrs.			
9	G + 14	4057.52	G+1	0	18	3.46667	0	21.46667	871.0143	sq.mtrs.			
10	G + 14	2935.67	G+13	G+13	18	24.26667	13.06667	55.33333	1624.404	sq.mtrs.			
11	G + 14	2935.67	G+13	G+13	18	24.26667	13.06667	55.33333	1624.404	sq.mtrs.			
12	G + 14	4057.52	G+13	G+13	18	24.26667	13.06667	55.33333	2245.161	sq.mtrs.			
13	G + 14	2739.12	G+8	0	18	15.6	0	33.6	920.3443	sq.mtrs.			
14	G + 14	3164.34	G+13	G+13	18	24.26667	13.06667	55.33333	1750.935	sq.mtrs.			
15	G + 14	2739.12	G+3	G+3	18	6.933333	3.733333	28.66667	785.2144	sq.mtrs.			
16	G + 14	4057.52	G+1	0	18	3.46667	0	21.46667	871.0143	sq.mtrs.			
17	G + 14	3070.22	G+1	0	18	3.46667	0	21.46667	659.0739	sq.mtrs.			
18	G + 14	2376.91	G+13	G+13	18	24.26667	13.06667	55.33333	1315.224	sq.mtrs.			
19	G + 14	2774.12	G+6	G+6	18	12.13333	6.533333	36.66667	1017.177	sq.mtrs.			
20	G + 14	4057.52	G+7	G+7	18	13.86667	7.466667	39.33333	1595.958	sq.mtrs.			
21	G + 14	3111.89	G+1	0	18	3.46667	0	21.46667	668.0191	sq.mtrs.			
22	G + 14	2935.67	G+13	G+13	18	24.26667	13.06667	55.33333	1624.404	sq.mtrs.			
23	G + 14	2894.6	G+1	0	18	3.46667	0	21.46667	621.3741	sq.mtrs.			
24	G + 14	2240.96	G+2	0	18	5.2	0	23.2	519.9027	sq.mtrs.			
25	G + 14	2511.24	G+1	0	18	3.46667	0	21.46667	539.0795	sq.mtrs.			
26	G + 14	2050.55	G+1	0	18	3.46667	0	21.46667	440.1847	sq.mtrs.			
27	G + 14	2352	G+1	0	18	3.46667	0	21.46667	504.896	sq.mtrs.			
28	G + 14	2642.03	G+1	0	18	3.46667	0	21.46667	567.1558	sq.mtrs.			
29	TOTAL	83208.57	sq.mtrs.						31749.78	sq.mtrs.	37.270398	% age	
COMM	G+1	1937.97	sq.mtrs.									work carried out on site till date	
TOTAL BUA =		85146.54	sq.mtrs.										
ADD EXC REFUGE AREA =		41.11	sq.mtrs.										
GROSS TOTAL BUA =		85187.65	sq.mtrs.									accounted in FSI	
Staircase Lift Areas taken Free of FSI =				15486.72	sq.mtrs.								
Basement Area Constructed approx =				3 x (134.33+191.33) x 0.5 x 98.73									
				48228.62	sq.mtrs.								
Gross Construction Area				148903	sq.mtrs.								
Ratio of Gross Const area to BUA achvd				=	1.748785	achieved							
Ratio of (Const area without Basement) to BUA =					1.181795	applicable to balance construction							

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

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

Premier- Kurla Project Details Statement for Handing Over of T/s.

BLDG NO.	FLOORS.	REHAB RESI	REHAB SHOP	BALWADI	WELFARE CENER	SOC. OFF.	TOTAL	OCC Granted	Remarks
BLDG 1	G+12	622	25	7	7	7	668	-	OCC Not Issued
BLDG 2	G+12 (Pt.)	592	25	7	7	7	638	03.09.2015	first 93 T/s. & on dt. 13.08.2020 545 T/s. Total 638 T/s. Handed over to MIAL on "As is where is basis"
BLDG 3	G+11	569	28	6	6	6	615	05.09.2015	Handed over to MIAL on dt. 13.08.2020 "As is where is basis"
BLDG 4	G+12(Pl.)	592	25	7	7	7	638	-	OCC Not Issued
BLDG 5	G+12	622	25	7	7	7	668	19.09.2011	1336 T/s. HDIL Transit Camp as per letter received from MMRDA dtd. 03.10.2011 as is where is basis
BLDG 6	G+12	622	25	7	7	7	668	19.09.2011	
BLDG 7	G+12	622	25	7	7	7	668	23.04.2015	400 T/s Handed over to MCGM on 14.12.2016 268 T/s Handed over to MIAL on 13.08.2020 as is where is basis out of these 221 tenements proposed for lottery on dated 02.07.2021 as per request Hon'ble MLA.
BLDG 8	G+12	622	25	7	7	7	668	23.04.2015	Handed over to MIAL on dt. 13.08.2020 "As is where is basis"
BLDG 9	G+12	260	10	3	3	3	279	26.09.2015	Handed over to MIAL on "As is where is basis"
BLDG 10	G+12	518	20	6	6	6	556	01.07.2015	556 T/s. Handed over to MMRCL on 30.11.2015 as is where is basis
BLDG 11	G+12	622	25	7	7	7	668	01.07.2015	Handed over to MIAL on dt. 13.08.2020 "As is where is basis"
BLDG 12	G+12	622	25	7	7	7	668	-	OCC Not Issued
BLDG 13	G+13	562	20	6	6	6	600	-	OCC Not Issued
BLDG 14	G+12	354	14	4	4	4	380	03.02.2016	Handed over to MIAL on dt. 13.08.2020 "As is where is basis"
BLDG 15	G+12(Pt.)	576	28	6	6	6	622	03.02.2016	Handed over to MIAL on dt.13.08.2020 "As is where is basis"
BLDG 16	G+12(Pl.)	590	28	6	6	6	636	-	OCC Not Issued
BLDG 17	G+12(Pt.)	675	31	7	7	7	727	-	OCC Not Issued
BLDG 18	G+11	324	25	4	4	4	361	19.09.2011 & 16.10.2012	361 T/s. Handed over to MMRDA 10.05.2011 & 18.12.12 as is where is basis

BLDG 19	G+11	324	14	4	4	4	350	16.09.2011	6 T/s Handed over to MMRDA on 16.09.2011 14 T/s. Handed over to MIAL on 13.08.2020 as is where is basis
BLDG 20	G+11	645	31	7	7	7	697	-	OCC Not Issued
BLDG 21	G+11	569	28	6	6	6	615	-	OCC Not Issued
BLDG 22	G+11	569	28	6	6	6	615	-	OCC Not Issued
BLDG 23	G+13(Pl.)	569	22	6	6	6	609	-	OCC Not Issued
BLDG 24	G+13(Pl.)	652	28	6	6	6	698	-	OCC Not Issued
BLDG 25	G+13(Pl.)	652	28	6	6	6	698	-	OCC Not Issued
BLDG 26	G+13(Pl.)	645	28	6	6	6	691	-	OCC Not Issued
BLDG 27	G+13(Pl.)	578	22	6	6	6	618	-	OCC Not Issued
Total 'A'		15169	658	164	164	164	16319		

BLDG NO.	FLOORS.	REHAB RESI	REHAB SHOP	BALWADI	WELFARE CENER	SOC. OFF.	TOTAL	OCC Granted	Remarks
BLDG 28	G+13	830	29	9	9	9	886		80 % RCC work completed and Brick work, plaster finishing work incomplete.
BLDG 29	G+13	674	25	7	7	7	720		RCC complete, external plaster complete & external plaster finishing work incomplete.
BLDG 30	G+13	674	25	7	7	7	720		
Total 'B'		2178	79	23	23	23	2326		

Total A	15169	658	164	164	164	16319
Total B	2178	79	23	23	23	2326
Total A + B	17347	737	187	187	187	18645

T/s. handed over to MIAL for which O.C. already issued (As is where is basis) **4152 T/s**
T/s. will be available after issue of O.C. 1, 4, 12, 13, 16,17, 20, 21, 22, 23, 24, 25, 26 & 27 **9178 T/s**
Work in progress 3 building 28,29,30 - **2326 T/s**
T/s. will be available after vacating of transit of occupied by HDIL on rent **1336 T/s**

Handed over to MMRDA-697
Handed over to MMRCL-556
Handed over to MCGM-400
Total - 1653

Total 18645

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SE/L

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AE/L

Balance Rehab Works on site :-

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

STATUS for BALANCE REHAB BLDGS 28, 29 & 30			Rest of Rehab Buildings are completed on site										
REHAB WINGS/BLDGS	FLOORS PLANNED		WORKS EXECUTED UPTO HERE ON SITE										
	TOTAL	BUA IN SQ.MTRS.	TOTAL % BASED ON SRA DECIDED NORMS FOR TDR RELEASE										
			PLINTH & FOUNDATION (Fully Casted)	RCC	BRICK WORKS	Ext. PLASTER	Int. PLASTER	TOTAL %	BUA EXECUTED IN SQ.MTRS.		REMARKS		
28	G + 13	25092.1	Full	80%	80%	80%	70%	62.600%	15707.65	sq.mtrs.	Plinth =	18%	
									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.			
		Balance BUA to be constructed =		21410.78	sq.mtrs.	4.125652	% of Total Rehab BUA						
				With Repairs to Exst Bldgs say			5	% of Total Rehab BUA					

Report of Approvals in the Project

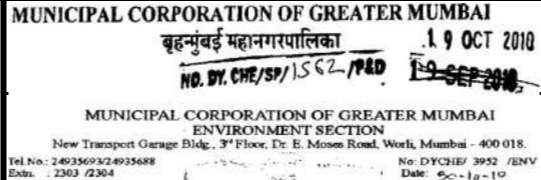
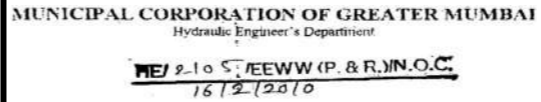
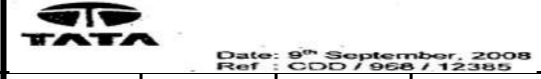
KINDLY REFER SEPARATE SHEETS AT THE END OF THIS REPORT [3 SHEETS TOTAL]

----- XXXXXXXXXXXX ----- XXXXXXXXXXXX ----- XXXXXXXX -----

List of Approvals / NOCs / Remarks Obtained and Balance required

Sr. No.	Approvals Details / Document obtained / Required	Department Involved	Number, if any, of Department Concerned for the NOC / Remarks obtained	Approx Timelines post initiation / Application	Remarks
TO START THE WORKS OF D. K. REALTIES BLDG					
1	Latest D. P. Remarks of 2034 DP	MCGM - D. P. Dept	Not Obtained		
2	Latest Survey Remarks from A.E. (Survey of MCGM)	MCGM - B. P. Dept	Not Obtained		
3	Revalidation of IOA & CC	SRA / MMRDA	No. SRA/DDTP/525/L/PL/AP 18 JAN 2019		
4	Revalidation of CFO's NOC for current height, if required	MCGM - CFO		3 months	Better to take Fresh NOCs with enhanced Height
5	Revalidation of MoEF NOC & CTE	Env Department	GOVERNMENT OF MAHARASHTRA No. : SEAC-2008/CR10/TC2 (CR 150 /TC1) Environment Department, Dated : 05.02.2009	12 months	Fresh NOC would be required. Revalidation may not be possible since more than 10 years have elapsed
6	Revalidation of I to R/C permission, if required	MCGM - D. P. Dept	MUNICIPAL CORPORATION OF GREATER MUMBAI No : CHE/495/DPES of 07/7/2008 MUNICIPAL CORPORATION OF GREATER MUMBAI No : CHE/941/DPES of 16.10.08 (I to R/C -L-103)	1 month	
7	Revalidation of Current NOC of Civil Aviation [G+13]	Civil Aviation - Central	इचगामी बाह्य/SPFD P031 भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA पश्चिमी क्षेत्र मुख्यालय WESTERN REGION HQRS. REVISED N.O.C. पत्र संख्या : कोटी-1एन.ओ.सी.सीएचि एम्पु/08/454/966-97 दिनांक : 04/02/2010.	6 months	Fresh NOC would be required
	Structural Stability Certificates of Existing Structures with NDTs	IIT / VJTI / SPCE / Ind Regd Structural Consultant	Fresh Certificates would be required	3 months	
8	Full CC / Regularization of all wings of D. K. Realities' Bldg for current heights upto G+13	SRA / MMRDA	No. SRA/DDTP/525/L/PL/AP 18 JAN 2019		Bal Payments of SRA / MMRDA for appvls Addl Infra Chgs = 18645 x 25 x 560 x 2 =
9	RERA Compliance / Re-Registration / Fresh Registration			This can be initiated only if Sales are to happen any further. Once initiated it should not take more than one month	
	Uploading of all permissions and Revalidations on RERA				
	Revised Timelines for OCs with Concurrence of all Stakeholders				
	Uploading of all Certificates of Architect, Engineer & C.A for costs incurred till date etc				
	Removal of Stay Orders if any				
	Uploading of all Progress of works till date				
	Balance Costs required Certificate from CA, Arch, Eng				
	Uploading all orders of NCLT, GoI, Staer Govt etc				
Uploading Fresh Allotment Letters/Agreements if any					
DURING THE ONGOING WORKS OF D. K. REALTIES BLDG					
10	DoI NOC for change of user / Closure of Factory	Industries Department	Not Found in Records		
11	Civil Aviation NOC - Revised for enhanced Height [G+14]	Civil Aviation - Central	इचगामी बाह्य/SPFD P031 भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA पश्चिमी क्षेत्र मुख्यालय WESTERN REGION HQRS. (NOC for Height Clearance Only) REVISED NOC पत्र संख्या : कोटी-1एन.ओ.सी.सीएचि एम्पु/08/431/524-30 दिनांक : 31/03/2010.	As above	As above
12	Revised CFO's NOC for Enhanced Height, if reqd	MCGM - CFO		As above	As above
13	OCs of all balance 17 Rehab Buildings of 3.11 scheme	SRA / MMRDA			would involve completion of Rehab Buildngs balance & Repair works and Infra Works
	Cmpln/Handover Cert's of Rehab Layout infra works				
	a Electric Supply	TATA / Adani	Handed over as noticed on site		
	b Water supply	MCGM - HE's Dept			

14	c	Drainage / STP		MCGM - Sewerage Dept															
	d	SWDs & Nalla		MCGM - SWD Dept	BRIHANMUMBAI MAHANAGARPALIKA No. Dy. Ch. E. / 1974 / Planning dt. 16 SEP 2000 SWD / 1974 / Cell														
					MUNICIPAL CORPORATION OF GREATER MUMBAI No. DyChE/ 2429 /SWD/ES dt. 12/11/09														
	e	Road Setbacks etc & Int. Layout Rds		MCGM - D. P. / Ward / Road Dept															
	f	CFO's Completion		MCGM - CFO															
	g	Lift Installation certificate frm PWD		PWD															
	h	Consent to Operate [CTO]-MPCB		MPCB															
		i	Railway NOC for OC		Railways	CENTRAL RAILWAY No. BB.W.6561.NOC.CLA.769.DB. Date: 02.05.2011 CHATRAPATI SHIVAJI TERMINUS, DIVISIONAL RAILWAY MANAGERS OFFICE, MUMBAI - 400001													
						CENTRAL RAILWAY No. BB.W.6561.NOC.CLA.769.DB. Date: 20.10.2009 CHATRAPATI SHIVAJI TERMINUS, DIVISIONAL RAILWAY MANAGERS OFFICE, MUMBAI - 400001													
		j	Revalidation of Civil Aviation NOC		Civil Aviation - Central	CAA NOC for D.K. Realities Bldg not found in records													
		k	MoEF NOC Compliances		Env Department	Not found in records													
		l	Tree Authority Completion		MCGM - Tree Authority	ब्रह्म-मुंबई महानगरपालिका कामक : 333/वृषा/2007 वृक्ष प्राधिकरण दिनांक : 30/05/07													
		m	Amenities-Hospital & Nurse Trg Inst		MCGM - D. P. & Ward														
	n	Annexure - II from PIA for Slum Dwellers affecting Vital Public Purpose Project Land		MMRDA / MCGM / PWD/ MSRDC / Railways / Collector / Civil															
FOR COMPLETION OF WORKS & OC OF D. K. REALTIES BLDG																			
15	Compliance of I to R/C permission conditions			MCGM - D. P. Deptmt	MUNICIPAL CORPORATION OF GREATER MUMBAI No : CHE/ 495 /DPES of 07/7/2008														
16	Final ULC NOC u/s 22 of ULC Act & Compliance of conditions of any other ULC NOC			UD - ULC - Comp Auth.	OFFICE OF THE ADDITIONAL COLLECTOR & C.A. (ULC) GREATER MUMBAI 5 th floor, Near Chetana College, Mumbai Suburban Dist. Admn Bldg, Bandra (East) Mumbai-51 No. C/ULC/D-111/22/8731 Date : 4 / 10 / 2007														
					Office of the Additional Collector U.L.C. Brihanmumbi 5 th floor, Administrative Bldg., M.S.J.J. Govt. Colony, Vandra (East) Mumbai-51 No. C/ULC/D.11/22/8731 Date : 26 / 9 / 2007														
17	Compliance of Labour Comm NOC Conditions				क्रमांक : काआ/नाहप्र/प्र.क्र.५६/२००७/कायासन-७ कामगार आवृत्त यांचे कार्यालय, कामगार सेंटर, ताडदेव, मुंबई-४०००३४. दिनांक : 13 ऑगस्ट 2007														
18	Compliance of Conditions of DoI NOC, if any like Factory Closure permission, user change etc			Directorate of Industries	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 granted for the use of the land for the purpose of the project."														Premium @ 15% of SDRR (Psmd 40 k psmt) Value of SVL of 38187 sqmtrs / Land for release from ULC Conditions might be imposed
19	PWD Inspector's Lift Installation NOC			PWD															
20	CFO's completion			MCGM - CFO															
21	Consent to Operate [CTO] from MPCB			MPCB	MAHARASHTRA POLLUTION CONTROL BOARD Consent No. BO/RO (P&P)/E/C. No. MU-1096-09/E/CC-81 Date: 16/03/2009 Consent to Establish is granted to M/s. Housing Development & Infrastructure														
22	Tree Authority's NOC / Completion			MCGM - Tree Authority	ब्रह्म-मुंबई महानगरपालिका कामक : 333/वृषा/2007 वृक्ष प्राधिकरण दिनांक : 30/05/07														
23	MCGM's Road Departments' NOC / Completion for Internal Layout Roads / Setbacks handing over etc			MCGM - D. P. / Ward / Road Dept	BRIHANMUMBAI MAHANAGARPALIKA No: Dy. Ch. Eng. / 6562 / Rds. / E.S. Of 2-3-09														
24	SWD NOC / Completion			MCGM - SWD / Nalla Department	MUNICIPAL CORPORATION OF GREATER MUMBAI No. DyChE/ 2429 /SWD/ES dt. 12/11/09														
	Nalla Remarks / Completion		Nalla is complete on site		BRIHANMUMBAI MAHANAGARPALIKA No. Dy. Ch. E. / 1974 / Planning dt. 16 SEP 2000 SWD / 1974 / Cell														

25	Drainage / STP Completion with payment of Extra water Sewerage charges		MCGM - Sewerage Dept/Env Dept of MCGM									
26	H.E's Completion for Water supply connection		MCGM - HE's Dept									
27	Electric Meters installation Power Supply Confirmation		TATA / Adani									
28	Compliance of Railway NOCs		Indian Railways									
29	PCO NOC / Compliance											
30	Rcvng Station / Substation Completion for the Layout		TATA / Adani	On site TATA Power Receiving station is complete and appears to be handed over								
31	Compliance towards Lease of Land underneath the D.K. Realities Sale Bldg to the society of purchasers by SRA		SRA / MMRDA / GoM	Not done yet								
	Disclaimers:-											
	a	Many Approvals / NOCs / Remarks are not found in records, but records themselves are incomplete. Hence Many NOCs / Remarks / Approvals, although are shown required above might actually be in place.										
	b	Timelines are Approximate out of Experience and Presumptions										

HDIL PREMIER – D.K.Realities 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. Realities was part of, following approvals, permissions, remarks NOCs etc were required amongst which following are in place :

1. **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 6th 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 future 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".

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.

2. **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

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

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,
 9th floor, Dheeraj Arma,
 Anant Kanekar Marg,
 Station Road, Bandra (E),
 Mumbai - 400 051.

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 (I-3) at Kurla (West) in 'L' Ward.

Ref:- Your letter dated 21.6.2008.

Sir,

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 Mumbai, 1991, subject to the compliance of the following terms and conditions:-

1. That NOC from the Addl. 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 Mumbai, 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. Reg.
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.

7. That the layout / sub-division shall be got approved from concerned approving authority.
8. That the structures existing on the plot as shown in yellow line on the plan shall be demolished.
9. 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 I.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,


**EXECUTIVE ENGINEER
(DEVELOPMENT PL)**

Acc: 1 plan.

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,
9th 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, 637/58A(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 '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 :-
"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".
2. 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 & 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: 16th November, 2005.**

NOTICE

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

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

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

प्रति,
अध्यक्ष,
हाऊसिंग डेव्हलपमेंट अॅण्ड इन्फ्रास्ट्रक्चर लिमिटेड,
वांद्रे (पूर्व), मुंबई.

**विषय: छत्रपती शिवाजी इंटरनेशनल एअरपोर्टचा पुनर्विकास व
वाढीबाबत.**

कृपया आपले दिनांक २७.३.२००८ चे पत्राचे अवलोकन व्हावे.

आपले पत्रातील मुद्याबाबत मला आपणास खालील प्रमाणे कळविणेचे आदेश आहेत.

१) मुद्दा क्र.१:- 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 पर्यंत अनुज्ञेय करण्यात यावा.

याबाबत शासनाने दिनांक 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 आली आहे व ६५० टेनामेंट / हेक्टर असणाऱ्या योजनेत शासनाच्या मंजूरीने ४.०० पर्यंत वाढविण्याची तरतूद केली आहे. सदर आदेशाच्या अनुषंगाने आपण मुंबई महानगर प्रदेश विकास प्राधिकरण / झोपडपट्टी पुनर्वसन प्राधिकरण ह्यांचेकडे संपर्क साधावा.

मुद्दा क्र.२:- विकास नियम क्र.५६(३)(सी) व ५७(४)(सी) अन्वये अॅमिनिटी स्पेसेस आवश् करू 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

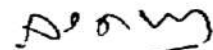
३

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

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

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

आपला,



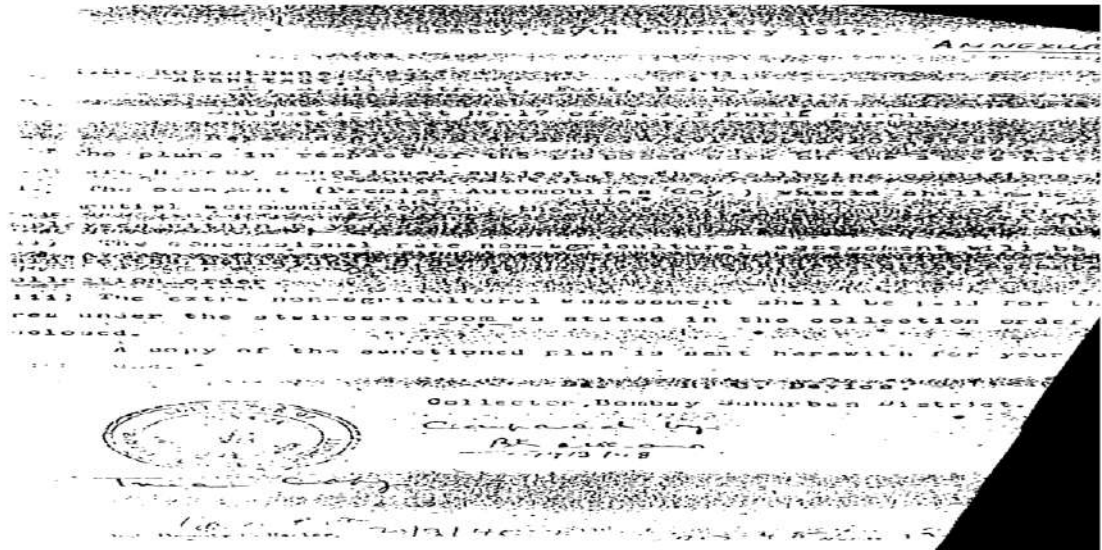
अवर सचिव, महाराष्ट्र शासन

प्रति,

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 :-

8093

ANNEXURE 1/04

255

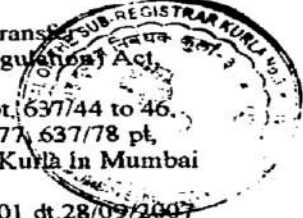
**OFFICE OF THE ADDITIONAL COLLECTOR & C.A.
(ULC) GREATER MUMBAI**

5th floor, Near Chetana College, Mumbai Suburban Dist, Admn. Bldg, Bandra (East) Mumbai-51
No. C/ULC/D-III/22/8731
Date: 4 / 10 / 2007

To,
✓ 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

बदर-३३
६३२६ २२
२००७

Sub : No Objection Certificate for intended transfer u/s.27 of the Urban Land (Ceiling & Regulation) Act, 1976. for the property bearing CTS No. 637pt. 637/44 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.28/09/2007



Please refer to your Architect's letter cited above, seeking No Objection Certificate for intended transfer u/s.27 of the Urban Land (Ceiling & Regulation) Act, 1976. in respect of the property under reference. This office 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) Act, 1976.



Yours faithfully,

(Signature)

(S.R. Jondhale)
Additional Collector and C.A.
(ULC)Gr.Mumbai

Copy forwarded to
The Sub-Registrar, Kurla I and III, Kurla

CERTIFIED TRUE COPY
(Signature)
ARCHITECT



Office of the Additional Collector
U.L.C. Brihanmumbai

5th Floor, Administrative Bldg., M.S.D. Govt. Colony, Bandra (East) Mumbai-51
No. C/ULC/D.11/22/8731 Date: 26/9/2007

M/s. Fiat India Pvt.Ltd.,
C/o.M/s. Gorakhpur Expressway (P)Ltd.,
C/o.Anil Patil Consultants (P)Ltd.,
401, Nilambari, Off: College Lane, Dadar (W)
Mumbai 28

Sub: Permission for redevelopment of property
bearing CTS No. 637pt, 637/44to-46, 49pt, 53pt, 54to 56, 58pt, 59 to
77, 637/78pt, 87to121 of Village Kurla II Taluka Kurla in Mumbai
Suburban District.

Sir,

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

B At this stage, the land is non-vacant and within the meaning of the U.I. (C&R) Act, 1976 because it is built up with 48 structures which containing Nil dwelling unit. The calculation of plinth area, land appurtenant, additional land appurtenant and proportionate 10 percent R.C. etc. show that the land is non vacant to the extent of 165707.53 Sq.Mtrs (One lac sixty five thousand seven hundred seven point fifty three Sq.Mtrs) excluding area under road set back to the extent of 724.55 Sq.Mtrs. D.P.Road area adm. 8207.70 Sq.Mtrs ; 5% A.S.area adm. 10251.75 Sq.Mtrs existing road area adm. 15789.10 Sq.Mtrs; existing road area used as testing track adm. 9606.6 Sq.Mtrs, nalla set back area adm. 3680.0 Sq.Mtrs.

Thus, the question of permission under section 22 of the ULC Act, 1976, in your case can be considered only when the land becomes vacant after all the structures are demolished with the consent of the existing occupants/tenants 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 Mumbai should verify the same before issuing JOD/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. Mtrs plinth 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 to 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 Mumbai to ensure rehabilitation of existing tenants/occupants as per their rules.
6. Form No. VI prescribed in rule No.12 w/s.22 of the Act, shall be filed within a period of three months from the demolition of the existing structures. Question of issuing regular order w/s.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.

(2)

of the structures, which are not demolished, for the period of five years from the date of its issue and really if work is not commenced within the specified period. As per 102/07.53 Sq.Mtrs (One Lacs, sixty five thousand seven hundred and fifty three Sq.Mtrs) excluding area under road set back to the extent of 724.55 Sq.Mtrs. D.P.Road area adm. 8207.70 Sq.Mtrs, 5% A.S.area adm.10251.75 Sq.Mtrs existing road area adm.15789.10 Sq.Mtrs existing road area used as testing track adm.9606.6 Sq.Mtrs, nalla set back area adm. 3680.0 Sq.Mtrs. is non vacant land available 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 a cancellation order of Director of Industries issued w/s.20 of the UIC Act 1976 to this office at the time of formal order. That you should obtain factory closure certificate from Labour Commissioner. The above conditions will be binding on all the owners/their assignees, constituted agency, developers and transferees.

This letter of intent is also subject to your obtaining NOC/Clearance permission from any other authorities viz. The Bombay Housing and Area Development Board, the Additional Collector, BSD/Sub. Div. Officer BSD/Additional Dy. Collector, NAA etc applicable in your case under the respective Acts or any other for the time being in force. This letter of Intent only clarifies for you that your land is non vacant land to the extent of 165707.53 Sq.Mtrs. (One Lacs sixty five thousand seven hundred, seven point fifty three Sq.mtrs.) including area of road set back to the extent of 724.55 Sq.Mtrs. D.P.Road area adm. 8207.70 Sq.Mtrs, 5% A.S.area adm.10251.75 Sq.Mtrs existing road area adm.15789.10 Sq.Mtrs existing road area used as testing track adm.9606.6 Sq.Mtrs, nalla set back area adm. 3680.0 Sq.Mtrs. within the meaning of the U.I.C Act,1976, and that the question of permission w/s.22 may arise only if the land becomes vacant on account of demolition of buildings and proposed building has been constructed as per approved plans and is on verge of completion.

As per the power entrusted with me, I hereby allow the land holder to hold the land for the redevelopment purpose after demolition of the existing structures till the validity of this order.

You may approach the Municipal Corporation of Greater Mumbai with an undertaking that all the above mentioned conditions are acceptable to you to get your redevelopment proposed approved. You should apply for permission w/s.22 of the Act, at the mentioned in the condition No.6 above. You may also note that you would be required to submit the progress of the utilization of the existing tenants/occupants of the structure every six months.

Yours faithfully,

(Signature)

(S.R. Jondhale)
Additional Collector & C.A.
(U.I.C.) Gr. Mumbai



to: 1) The Principal Secretary, LDD Mantralaya Mumbai-32 for information.
2) City Engineer (DP) BMC Mahapalika Marg, Fort, Mumbai 400001 for information.
3) Ex. Engineer (B.P.) Western Suburbs, "T" Ward, Ghatkopar, Mumbai
He is requested to inform this office after the existing structure have been demolished forward a copy of the undertaking furnished by the land owner developer and vide Para E above and copy of IOD/CC is granted.
Set File

CERTIFIED TRUE COPY

(Signature)

ARCHITECT

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 (DoI, 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. In spite 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.

Labour NOC – 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.

क्रमांक : काआ/नाहप्र/प्र.क्र.५६४/२००७/कांवांसन-७
कामगार आयुक्त यांचे कार्यालय,
कामगार सेंटर, ताडदेव, मुंबई-४०००३४.
दिनांक : 13 2007

प्रति,

मा.आयुक्त,
बृहन मुंबई महानगर पालिका,
मुंबई.

विषय : मे. फियाट इंडिया प्रा.लि., किरोळ व्हीलेज, कुर्ला (प), मुंबई-४०००७०
या आस्थापनेस जमिनीच्या विकासाबाबत ना हरकत प्रमाण पत्र मिळणेबाबत.
कामगारांच्या करवदेशीर देणी प्रलंबित नसल्याबाबतचा दाखला.

महोदय,

उपरोक्त विषयाच्या अनुषंगाने मे. फियाट इंडिया प्रा.लि., किरोळ व्हीलेज, कुर्ला (प), मुंबई-४०००७० येथील २१३९६७.३० चौ.मी. जमिनीचा विकास करण्यासाठी ना हरकत प्रमाण पत्र देण्याबाबत कामगार आयुक्त, मुंबई यांचेकडे व्यवस्थापनाने दिनांक २९.१.२००७ रोजी अर्ज केलेला होता.

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

- १) मे. फियाट इंडिया प्रा.लि. हा कारखाना राजनगाव, एमआवडीमी, ता.शिरूर जि.पुणे येथे स्लाबिरीत करण्यात आला आहे. त्यामुळे सदर कारखान्यातील उत्पादन प्रक्रिया दिनांक ९.३.२००० पासून बंद करण्यात आलेली आहे. त्याबद्दी या कारखान्यात एकूण १४२९ कामगार/कर्मचारी कार्यरत होते.
- २) सदर कारखान्यातील सा सर्व कामगारांना एकूण रक्कम रु. २१५ कोटी ४६ लाख, १० हजार ३१५/- इतकी रक्कम स्वेच्छा निवृत्ती योजनेपोटी वाटप करण्यात आलेली आहे.

KSHIRSAGAR



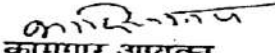
त्यामुळे या संदर्भात कामगारांची वा कामगार संघटनेची कोणतीही तक्रार तसेच न्यायालयीन प्रकरण प्रलंबित नाही.

- ३) सदर कारखान्याच्या २१३९६७.३० चौ.मी. एवढ्या क्षेत्रफळाचा विकास करण्याचा आहे.
- ४) सदर कारखान्यातील सर्व कामगारांना त्यांची कायदेशीर देणी प्राप्त झाल्यामुळे कार्यरत असलेल्या तीनही कामगार संघटनातर्फे व्यवस्थापनास ना हरकत प्रमाण पत्र देण्यात यावे अशी लेखी स्वरूपात शिफारस कामगार आयुक्त यांना आपल्या उपरोल्लिखित पत्रात केलेली आहे.
- ५) उक्त कारखान्यातील कामगारांनी त्यांच्या कायदेशीर देण्याबाबत मागणी केल्यास अथवा भविष्यात काही विवाद उपस्थित झाल्यास कामगारांना त्यांची देणी देण्यासंबंधीचे हमीपत्र व्यवस्थापनाने दिलेले आहे.

शासनाने त्यांच्या निर्देशनास आणून दिलेल्या बाबीचा विचार करून व व्यवस्थापनाने दिनांक १४.३.२००७ रोजी दिलेल्या हमीपत्राचा विचार करून शासनाने त्यांच्या दिनांक १२.९.२००७ रोजीच्या पत्र क्र. नाहप्र-२००७/प्र.क्र.४८३४/काम-२अन्वये ना हरकत प्रमाण पत्र जारी करण्याबाबत आदेश निर्गमित केलेले आहेत.

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

आपला विश्वासू,


कामगार आयुक्त
महाराष्ट्र राज्य
मुंबई.

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

CERTIFIED TRUE COPY

ARCHITECT

CERTIFIED TRUE COPY
For Fiat India Private Limited

Managing Director

4. **Factory Closure Permission (NOC from DoI – 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 DoI


(Directorate of Industries), the Authority, who allowed to setup the factory. Hence before allowing closure of Factory, it is required to ensure NOC from Dol. Precisely because of this NOC from Dol (Directorate of Industries) is insisted while allowing change of users. Accordingly, NOC from Dol (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. **Railway NOC.** 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 :

C-173

CENTRAL RAILWAY



CHETANRAVI SELVAJI TERREBUS,
DIVISIONAL RAILWAY MANAGERS OFFICE,
MUMBAI - 400001

No.BB.W.6561.NOC.CLA.769.DR. Date:-02.05.2011

To,

BIDCO ENGINEERING DIVISION
Dheeraj Apartment II, P.P.Dins Compound,
Narwar Nagar, Road No. I, W. E. Highway,
Jogeshwari (E), Mumbai- 400 060.

Sub : **Kurla- NOC 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 Road,Kurla (W), Mumbai.**

Ref : **Your letter no. Nil dt. 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 Road, 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. **DRM (W) BB/R-22063-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.)	The minimum distance provided between railway track boundary and nearest edge of the proposed buildings (mtr.)
1	38.45	38.75	21.39	29.26
	42.65	42.95	26.72	34.57
2	38.45	38.75	26.72	29.26
	42.65	42.95	26.88	34.73
3	38.45	38.75	21.51	29.56
	42.65	42.95	26.93	35.78
4	38.45	38.75	21.30	29.13
	42.65	42.95	26.72	34.57
5	38.45	38.75	21.30	29.13
	42.65	42.95	26.72	34.57
6	38.45	38.75	21.30	29.13
	42.65	42.95	26.72	34.57

महाराष्ट्र राज्य रेल्वे प्रशासन
 मुंबई
 अखिल भारतीय रेल्वे प्रशासन
 दिनांक 3-0 MAY 2015

महाराष्ट्र राज्य रेल्वे प्रशासन
 मुंबई
 अखिल भारतीय रेल्वे प्रशासन

7	38.45	38.75	21.30	29.15
	42.65	42.95	25.72	34.57
8	38.45	38.75	21.30	29.15
	42.65	42.95	25.72	34.57

2. The parameters/dimensions mentioned vide Sr. No. 1 above should be strictly followed./ Adhered at site.
3. 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.
5. No access will be provided to the proposed building from railway land or proposed building to railway land.
6. 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.
12. Adequate precaution / safety be taken for excavation work so that may not cause any damaged 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 NOC 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.
18. Due to construction of additional one floor, the old Drawing bearing no DRM (W)BB / R-22068 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

Obtaining 03.05.11
Divisional Engineer (Works)
Central Railway C.S.T. Mumbai
Divisional Engineer (L/A)
Central Railway C.S.T. Mumbai

Copy to City Engineer, Municipal Corporation of Greater Mumbai.



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

Date:-20.10.2009

To,

BIDCO 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 viilage-Kurla-II
 at Kiroi 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 Kiroi Roa, Kurla(W), Mumbai to general Arrangement drawing No. DRM (W), Mumbai R- 22068 subject to fulfilling the following conditions.

- 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 railway track boundary 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.

20/10
 मंडल अभियंता (धु.प्र.)
 मध्य रेल, छ. शि. ट. मुंबई
 Divisional Engineer (L/M)
 Central Railway C.S.T. Mumbai

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

- 2) In no case should encroachment of Railway land be allowed during the construction of the proposed structure.
- 3) No access will be provided to the proposed structure from Railway land or proposed structure to Railway land.
- 4) 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.
- 8) 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), BBR- 22068

Call away 20/10/19
Divisional Railway Engineer (Works)
Central Railway, Mumbai C.S.T. (W.)
Divisional Engineer (L/M)
Central Railway C.S.T. Mumbai

Copy to City Engineer, Municipal Corporation of Greater Mumbai.

6. SWD / Nalla NOC / Remarks. 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.

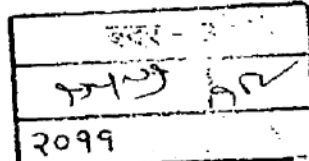
8683

BRIHANMUMBAI MAHANAGARPALIKA

Ndy. Ch. E. / 1974 Planning Cell dtd. 6 SEP 2008

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,
Jogeshwan (East),
Mumbai-400 060.



Sub : Major nalla remarks for plot bearing CTS No. 637A, 637B/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, -637B/2, 637B/3, 637B/4, 637B/5, 637B/6, 637B/7, 698, 757 of village Kirod at Kirod Road, Kurla (West).

Ref : Your letters dtd. 16.06.2008.



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 concrete masonry shall be retained and the south side nalla wall shall be reconstructed in R.C.C. with a clear water way width of 13.00 Mt. by zonal S.W.D. Deptt./ Road Deptt. through contractual agency.

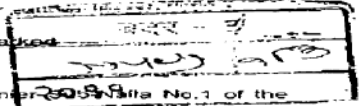
2. The pro-rata charges for the nalla walls already constructed i.e. of Premier Main Nalla and Premier Sub-Nalla No.1, and also nalla walls proposed to be constructed by Dy.Ch.E.(SWD) E.S. shall be paid to M.C.G.M. as and when demanded.
3. The balance nalla training work shall be carried out by M.C.G.M. through contractual agency.
4. To pay the pro-rata 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 charges for the following :-

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

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

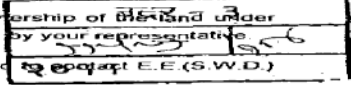
1. The holding under reference is shown bounded in black and marked A-B-C-D-E-F-G-H-I-A as shown on the acc. plan.
2. The plan holding is affected by Premier Main Nalla & Premier Sub-Nalla No.1 of the Nehru Nagar Nalla System designated as catchment No. 50 in master plan report.
3. The existing nalla size of Premier Main Nalls 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 Coicrete 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 Reinforced 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 nalla 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 conforming 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.
9. 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/SWDP&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.



Case:VNRSH.doc

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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.
20. 3 Nos. of Grates, each 3.00 m. wide, shall be provided as shown on the acc. plan.



Yours faithfully,

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



TRUE COPY



MUNICIPAL CORPORATION OF GREATER MUMBAI

No. DyChE/ 2429 ISWD/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.

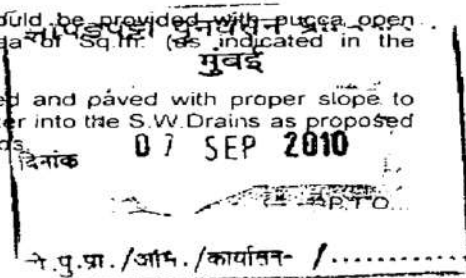
Sub: Remarks regarding S.W Drains for the plot bearing C.T.S. No 637(pt.), 637/44 to 46, 637/49(pt.), 637/53(pt.), 637/54 to 56, 637/58(pt.), 637/59 to 77, 637/78(pt.), 637/87 to 121 of village Kurla-II, Kurla(W).

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. | : | |
| 2 | Size of existing natural water course. | : | Nalla remarks
u/no. DyChE/1974/Planning Cell
dt. 16.9.08 |
| 3 | Size to which the existing natural water course should be widened. | : | |
| 4 | Nature of land (whether the R.L. is above 27.43 THD or not) | : | |
| 5 | Minimum formation level of the plot required. | : | 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. | : | 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. | : | |
| 8 | 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. Mtr. (as indicated in the accompanying plan. | : | |
| 11 | Side open spaces shall be leveled consolidated and paved with proper slope to drain in such a way to dispose off the storm water into the S.W.Drains as proposed and/into the existing drains along Municipal Roads. | : | |



12 The S.W Drain remarks for the holding under reference shown bounded in black as shown by you and marked as A-B-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.
- d) Adequate number of pipes (150 mm Ø) shall be provided in the compound walls wherever necessary.
- e) 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.
- l) 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.
- p) 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.1 is 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 Six 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

NOTE :- 1) The remarks offered above are valid for one year from the date of issue.

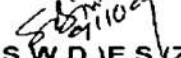
2) These S.W.D. remarks are issued without prejudice the ownership / use of land.

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.

4) All the slab and walls gwno & culverts shall be designed by licensed structural Engineer.


S.E. (P&D) S.W.D.
'L' Ward


A.E. (S.W.D.)
'L' Ward


Ex. Eng. (S.W.D.) E.S. (Z-V)

ssr*2011'08

381

BRIHANMUMBAI MAHANAGARPALIKA

No: Dy. Ch. Eng. / .6562 / Rds. / E.S. Of 2-309

Office of the
Dy. Chief Engineer Roads)E.S.
Pant Nagar Garage Bldg.,
5th 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 referencè 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 -

- 1) 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.
- 2) 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.

E:\My Documents\PLANNING-2009\Road Remarks.doc.5

- 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,

V. G. G. Wani
 2.3.09
Executive Engineer
 (Roads) Eastern Suburbs
 (Planning)

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MUNICIPAL CORPORATION OF GREATER MUMBAI

No : CHE/272/DPES of 19 SEP 2008

Office of the
 Chief Engineer (Development Plan)
 Municipal Head Office, 4th floor,
 Annex Building, Mahapalika Marg,
 Fort, Mumbai - 400 001

To,
 Shri. S.S. Shinde
 Bidco Engineer
 Dheeraj Arma, 9th 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 mt. 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.

Yours faithfully,

Acc : Plan.

S. P. Jadhav
 19/9/08
Executive Engineer
 (Development Plan) E.S.
 मुंबई
 दिनांक 07 SEP 2010
 प.सा./आ.प./अवकाश

377

MUNICIPAL CORPORATION OF GREATER MUMBAI
Hydraulic Engineer's Department

HE/ 2-10 S/EEWW (P. & R.)N.O.C.
16/2/2010

To

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

Sub : Layout of internal water mains for proposed SRA scheme on plot bearing CIS 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, L ward.
Ref : Your letter u. no. Nil dated 12.1.2010.

Sir,

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 as 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 red colour in plan.
- 2) To lay 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.
- 6) 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 near node 21, 22, 23 as shown 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 13.
- 11) To provide sluice valve chambers of adequate sizes with M.S. frame and heavy duty cover.

07 SEP 2010

- 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 cement 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 cancelled.

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 road 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

Opach
16/2/10
Executive Engineer Water Works
(Planning & Research)

MUNICIPAL CORPORATION OF GREATER MUMBAI

बृहन्मुंबई महानगरपालिका

19 OCT 2010

NO. DY. CHE/SP/1562/P&D

~~19 SEP 2010~~

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

To,
Shri 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.), 637/44 to 46, 637/49(Pt.), 637/53(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. 19.09.2010 . 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.) i/c.'s approval dated 12.10.2010.
 - 7) Undertaking no.DK 175452 of 13.10.2010.

Sir,

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 bye-pass arrangement incase of S.T.P. failure connect to 600 mm.dia. existing sewer line on Kiro 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 1.22M. dia. shall be constructed if the depth of manhole is between 1.52Mt. and 2.28Mt. and 1.52 Mt.dia. 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 1.22M. the rectangular Inspection chamber shall be constructed of size 0.91M.x 0.61M.x 0.45M. 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 c.c. for conical M.H. of size 1.22M. dia. & 1.52M. dia. 23 cm. thick 1:2:4 bed concrete for 0.91M.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 Asstt. Commissioner 'L' Ward 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,


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

7. **Civil Aviation NOC for Height of Buildings permissible on plot.** 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. Civil Aviation N.O.C.:

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.)
A	BT-1/NOCC/CS/M/08/431/896	2/1/09	43.35	3.30	40.05
B	BT-1/NOCC/CS/M/08/431/895	2/1/09	41.17	3.27	37.90
C	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. No.	Sub Plot	Civil Aviation NOC No.	Date	Height (AGL)
1	A	BT-1/NOCC/CS/M/08/431/527-30	31/03/2010	48.64 mt.
2	B	BT-1/NOCC/CS/M/08/432/531-34	31/03/2010	45.95 mt.
3	C	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.



इत्तगामी डाक/SPEED POST

NOC FOR HEIGHT CLEARANCE ONLY

(केवल ऊँचाई के क्लियरन्स के लिए अनापत्ति प्रमाण - पत्र)

311 (E)
भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
पश्चिमी क्षेत्र मुख्यालय
WESTERN REGION HQRS.

REVISED N.O.C.

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

दिनांक : 04/ 02/2010.

सेवा में,

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

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

विषय : प्रस्तावित भवन निर्माण / चिमनी के लिये अनापत्ति प्रमाण-पत्र जारी करना । (केस न .मुं/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 मे 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, बशर्ते 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 ।**



इतगामी डाक/SPEED POST

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

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

REVISED NOC

पत्र संख्या : बीटी-1/एन.ओ.सी.सी/सि एस/मु/08/432/531-34 दिनांक : 31/03/2010.
सेवा में

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

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

विषय : प्रस्तावित भवन निर्माण/चिमनी के लिये अनापत्ति प्रमाण-पत्र जारी करना।(केस न. मु/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, जिन्हे इस पत्र 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) धरातल के उपर (Above Ground Level) ऊँचाई तक का निर्माण करने के लिये कोई आपत्ति नहीं है, बशर्ते 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।"



इतगामी डाक/SPEED POST

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

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

REVISED NOC

पत्र संख्या : बीटी-1/एन.ओ.सी.सी/सि एस/मु/08/431/524-30 दिनांक : 31/03/2010.
सेवा में

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

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

विषय : प्रस्तावित भवन निर्माण/चिमनी के लिये अनापत्ति प्रमाण-पत्र जारी करना।(केस न. मु/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, जिन्हे इस पत्र में 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, बशर्ते कि प्रस्तावित भवन / संरचना के निर्माण पूरा होने पर संरचना ऊँचाई 48.64 मीटर (Above Ground Level) धरातल के उपर + 3.30 मीटर स्थल उत्थापन (Site Elevation) = 51.94 मीटर माध्य समुद्रतल (A.M.S.L.) से अधिक 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/मु/08/431/
1430-33 दिनांक, 22-05-2009 .**

(Handwritten Signature)
(ए.वि.धुरि)

सहायक महाप्रबंधक (ए.टी.सी./अनापत्ति)
कृते महाप्रबंधक (विमान क्षेत्र)प.क्षे

8. **CFO NOCs.** 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. **Lift Installation permission from PWD.** 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]

323

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 Development & Infrastructure Ltd. (HDIL)
Dheeraj 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. Form 1, 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 specific and general conditions mentioned in Annexure - II.

दिनांक 07 SEP 2010
को.प्र.सा./ऑफ.कार्यालय
Yours,
(Vaisa Natf-Singh)
Secretary (Environment)

ANNEXURE I
Project Details

1. The project proponent, M/S Housing Development & 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 m³ /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 m³ /day, Flushing- 4230 m³ /day, Gardening purposes 375 m³ /day and cooling towers of A.C - 4280 m³ /day water shall be used.
- 7) The Fire Fighting arrangement shall be made as per the NOC from Chief Fire Officers, Mumbai.
- 
- 8) Storm water around 3968 m³ /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 m² and 1245 trees with approved trees species by the SEAC shall be planted..
- 11) The amenities like Hospital, School, Police Station, Post Office etc. shall be provided in amenity open space.

Annexure II

PART A- .SPFCIFIC CONDITIONS

I. Construction Phase

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

Tree NOC :-

बुधमुंबई महानगरपालिका

वृक्ष प्राधिकरण

उद्यान अधिक्षक यांचे कार्यालय,
वीरमाता जीजाबाई भोसले उद्यान,
डॉ. आंबेडकर मार्ग, भायखळा(पूर्व).
मुंबई-४०० ०२७.
क्रमांक : ३३अ/वृप्रा/२०१९
दिनांक : ३०/१२/१९

प्रती,

वैशंपत सिंग ऑफ अडुसिंग डेव्ह अँड
इन्फ्रास्ट्रक्चर लि.
एडी एमएल, उला मंत्रालय,
आगत काण्डर मार्ग, कल्याण रोड,
वाड (२), मुंबई-४०००४९.

विषय :

कुर्ला (१) रडियोक मार्ग येथील कुर्ला-२ गॉनवस
ने.म.क. इन्फ्रा (भाग), इन्फ्रास्ट्रक्चर डी. इन्फ्रा/४९ (भाग)
इन्फ्रास्ट्रक्चर (भाग) इन्फ्रास्ट्रक्चर डी. इन्फ्रा/४९ (भाग)
इन्फ्रास्ट्रक्चर (भाग) इन्फ्रास्ट्रक्चर डी. इन्फ्रा/४९ (भाग) वर
अस्तित्वात असलेल्या झाडांबाबतचे ना हरकत प्रमाणपत्र.

महोदय,

उपरोक्त विषयासंदर्भातील आपले / आपल्या वास्तुशाखेचे दिनांक २२-१२-२०१० चे पत्र
क्रमांक ३३अ/वृप्रा/२०१९ कृपया पहावे.

आपण सादर केलेल्या आराखड्यामध्ये नियोजित इमारतीच्या बांधकामात झाडे / झाडे येत नाही
/ नाहीत म्हणून मालमत्तेचा विकास करण्यास कोणतीही हरकत नाही.

तसेच इमारत भोगवट्याचे प्रमाणपत्र/ बांधकाम पूर्णत्वाचे प्रमाणपत्र घेण्यापूर्वी, १०० चौ.मीटर
मोकळ्या जागेत २(दोन) झाडे व मनोरंजन मैदानामध्ये दर १०० चौ.मी. क्षेत्रफळ परिसरात ५ झाडे
ह्याप्रमाणे आवश्यक ती झाडे लावण्याबाबतचे ना हरकत प्रमाणपत्र वृक्ष अधिकारी यांच्याकडून मिळविणे
आवश्यक आहे.

भूभागावर अस्तित्वात असलेली ६९ झाडे आहेत तशीच राखणे आवश्यक
आहे. तसेच उपरोक्त भूभागावर निकषानुसार आवश्यक असलेली नवीन झाडे लावण्यात यावीत.

धन्यवाद.

आपला विश्वासू,
Supet of
Tree Officer

11. **STPs (Sewerage Treatment Plants).** MoEF NOC prescribes provision of STPs in the Layout. Accordingly the Developer has procured permission for installation of STP in the layout.

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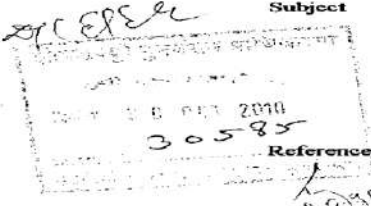
**MUNICIPAL CORPORATION OF GREATER MUMBAI
ENVIRONMENT SECTION**

New Transport Garage Bldg., 3rd Floor, Dr. E. Moses Road, Worli, Mumbai - 400 018.

Tel.No: 24935693/24935688
Extn. : 2303 /2304

No: DYCHE/ 3952 /ENV
Date: 20-10-10

To,
The Managing Director,
M/s. Superklean Environmental Engineers Pvt. Ltd.,
Pratap Plaza, 3A, Sunmill compound,
Lower Parel (West),
Mumbai 400 013.



Subject

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 Scheme 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.

Reference

- 1) This office NOC u.no.DYCHE/1582/Env dt. 3.7.2010 for the proposed STP
- 2) Letter from M/s. HDIL dt. 26.10.2010

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.

AE II
20/10/10
20-10-10
SP/10
20/10/10

- 1) A layout comprising of residential & commercial buildings, hospital etc. is approved by Dy.Ch.Engr.(SRA) u.no.SRA/DDTP/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 pre-treated in the proposed STP. The proposed STP is approved in the layout plan u.no.SRA/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 Pvt. 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... Lamella clarifier, sludge collection tank.

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

At present only one module of STP to treat 3500 cu.m/day of sewage is constructed as proposed and is ready for commissioning and operation.

The STP (1st 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) 2nd and 3rd 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 certificate must be obtained from this office.
- e) This approval will be revoked in case 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 establishment and 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,

Sd/-

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

AN 3001/2010/3952

Copy to:

9 OCT 2010

DY.CHE(SP) P&D (ES)

✓ Dy.Ch.E.(S.R.A.)

Copy forwarded for information & necessary action please.

Dehanna
Dy.Chief Engineer (Civil)
Environment (I/c)

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@vsni.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.

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 Kuria-II at Kiroi Road,
 Kurla (W), Mumbai

For and on behalf of the
 Maharashtra Pollution Control Board


 (Sanjay Khandare)
 Member Secretary

Copy forwarded with compliments to
 The Collector, Mumbai

- Copy to
1. Regional Officer, Mumbai, MPCB,
 2. Sub Regional officer, Mumbai-II, MPCB,



13. SWD NOC, Water Supply (H.E's) NOC, Electric Substation & Receiving Station NOC etc infrastructure works. The developer has submitted relevant NOCs / Remarks as below:

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

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BRIHANMUMBAI MAHANAGARPALIKA

No. CH E / 1974 / Planning Cell dt. 16 SEP 2008

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 Kirof at Kirof Road, Kurta (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.
4. To pay the pro-rata 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 charges for the following :

- a) Already constructed north side wall of the Premier Main Nalla.
- b) To be constructed south side wall of the Premier Main Nalla.
- c) For the already constructed nalla wall of Premier Sub-Nalla No.1 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 nalla, to the Road Deptt.,

आपडपडी पुनर्वसन प्रालय
मुंबई
दिनांक 16 SEP 2010
पु.प्रा./आय./कार्यालय /

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 nalla 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 conforming 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.
9. 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.

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.
20. 3 Nos. of Gates, each 3.00 m. wide, shall be provided as shown on the site plan.

Yours faithfully,


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

C-139



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

Housing Development & Infrastructure Ltd.,
9th 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, Kirof Road, Kurla**

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

...2/-

Received
B. Nagaraj
22/9/08



: 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.



(D B RANE)

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. **Handing Over Road Setbacks / Roads.** 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. **4 FSI insitu allowed by Govt subject to tenement density of Existing Eligible slums on Airport's land being more than 650 t/h. Hence Certified Annexure – II (certified by Competent Authority) of Airport's land encumbered with slums is most important.**

24/5/09

GOVERNMENT OF MAHARASHTRA

25 MAY 2009

818

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

Date 29th May,2009.

To:

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

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
13th March, 2009 on the above mentioned subject.

A.E.H.
C.L.
316
Dy.Ch.E.

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
rehabilitation, Government in UDD may allow FSI to be exceeded upto
sanctioned FSI, but not exceeding 4 in the receiving plot.

DYCE
CEO
SERVE
H.Ram
Ar-2

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 density¹ of 719 tenement per Hectare
which is more than 650 per hectare and therefore, in-situ FSI
consumption may be allowed upto 4.00.

29/5/09
248125316
1992/4

In view of the facts and circumstances referred above, I am
directed to convey Government's approval under clause 3.11 of DCR
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,

Under Secretary to Government.

Copy to:

- 1) Chief Engineer (D.P.)
Municipal Coprn.of Greater Mumbai,
Mahapalika Maarg, Mumbai.
- 2) Select file.

महाराष्ट्र शासन

2933

21 JUN 2008
967 A

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

प्रति,
मुख्य कार्यकारी अधिकारी,
झोपडपट्टी पुनर्वसन प्राधिकरण,
बांद्रा (पूर्व), मुंबई ४०० ०५१.

Handwritten signature and date 23/6

विषय: 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.३.११ अंतर्गत प्रस्तावित झोपडपट्टी पुनर्वसन योजनेसंबंधात.

महोदय,

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

बृहन्मुंबईची विकास नियंत्रण नियमावली, नियम क्र.३३(१०)अपेंडिक्स IV, क्लॉज क्र.३.५ आणि ३.१९ सह क्लॉज क्र.३.११ अंतर्गत विषयांकित जमिनीवर विकसित करीत असलेल्या झोपडपट्टी पुनर्वसन योजनेमध्ये आपण उपस्थित केलेल्या मुद्यांबाबत आपणास खालील प्रमाणे कळविण्याचे मला आदेश आहेत.

Handwritten notes: AEF, 112, BEEF

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

अभिप्राय- विकास नियम क्र.३३(१०) मधील क्लॉज ३.११ अन्वये सदर प्रकरणी, एअरपोर्टच्या जमिनीवरील स्तनची घनता ६५० टनामॅट / 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 जमिनीचा टीडीआर अनुज्ञेय करणे.

Handwritten notes: SE Shri Anilkar, Pl. attach to file, A.F. 112

झोपडपट्टी पुनर्वसन प्राधिकरण
मुंबई
20 JUN 2008
सं.पु.प्र.व.व...3844

क्र.मा.प.

क्लॉज क्र.३.११ मध्ये नमूद आहे की, पुनर्वसन आणि खुल्या विक्रीच्या घटकाबरोबरच या कारणासाठी ठेवलेल्या जमीनीच्या क्षेत्राच्या संदर्भात हस्तांतरणीय विकास हक्क मंजूर करण्यात येईल (for the area of land spared for this purpose) व त्यानुसार पुनर्वसनाच्या क्षेत्रासाठी प्रस्तावित केलेल्या जमीनांसाठीच हस्तांतरणीय विकास हक्क मंजूर करण्यात याव.

३) मुद्दा क्र.३:- क्लॉज १.११ अन्वये विक्रीयोग्य इमारतीखालील जमीन परस्पर त्या सोसायटीने हस्तांतरण करणेबाबत.

क्लॉज ३.११ अंतर्गत संपूर्ण जमीन प्राधिकरणास हस्तांतरित करणारी तरतूद आहे त्यामुळे प्राधिकरणाने नियम १.११ अंतर्गत विक्री इमारतीखाली क्षेत्र त्या सोसायटीस हस्तांतरित करण्याचा कंपनीची विनंती आहे. सदर विनंती मान्य करणंस हरकत नसावी व त्यानुसार प्राधिकरणाने, क्लॉज १.११ च्या आधारे विक्री इमारतीखाली क्षेत्र परस्पर त्या इमारतीच्या सोसायटीस लिजवर देण्यास हरकत नसावी.

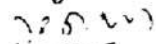
४) मुद्दा क्र.४:- स्टअरकेस, लिफ्टखालील क्षेत्राबाबत

याबाबत प्राधिकरणकडून अधिक माहिती आवश्यक असल्याने सदर मुद्दा प्रलंबित ठेवण्यात आला आहे.

५) मुद्दा क्र.५:- २५% रिक्रेशन प्राऊंडची अट रद्द करून ८% ठेवण्याबाबत अनुज्ञय करण्याबाबत.

क्लॉज ६.२० नुसार नियम ३३(१०) खालील प्रस्तावात किमान ८% खुले क्षेत्र ठेवण्याची तरतूद आहे. क्लॉज ३.११ खालील प्रस्तावात ६५० / हेक्टर पेक्षा अधिक घनता असलेल्या प्रस्तावात ४.०० चटई क्षेत्र निर्देशांक मंजूर करण्याची तरतूद असून त्यात नियोजनाचे दृष्टीन २५% आर.जी. ठेवणे कठीण आहे. त्यामुळे क्लॉज ३.११ खालील ज्या प्रकरणात ४.०० चटई क्षेत्र निर्देशांक मंजूर करण्यात येईल त्या प्रकरणात क्लॉज ६.२० प्रमाणे ८% पर्यन्त आर.जी. अनुज्ञय करण्यास हरकत नाही.

आपला,



अवर सचिव, महाराष्ट्र शासन.

प्रति,

१) महानगर आयुक्त मुंबई महानगर प्रदेश विकास प्राधिकरण, वांद्रे (पूर्व), मुंबई

२) उपसंचालक, नगर रचना, बृहन्मुंबई

२०५१
२०५१

महाराष्ट्र शासन

क्रमांक: सि.ए.एस/टिपीबी-४३०८/१७६/प्र.क्र.१३५/०८/नवि-११

नगर विकास विभाग,

मंत्रालय, मुंबई ४०० ०३२.

दिनांक: २४ सप्टेंबर, २००८

प्रति,
अभ्युक्त,
बृहन्मुंबई महानगरपालिका,
मुंबई ४०० ००१.

विषय: सि.टी.एस.क्र.६३७, ६३७/४४ ते ४६, ६३७/४९(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
जमिनीवरील झोपडपट्टी पुनर्वसन योजनामध्ये जमिनीची डीआरसी
व बांधकामाचा डीडीआर धर्जूर करणेबाबत.

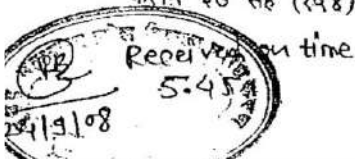
महोदय,

प्रकरणी प्रमुख अभियंता (वि.आ.), बृहन्मुंबई महानगरपालिका यांनी शासनास पाठविलेल्या दिनांक ११.८.२००८ रोजीच्या पत्राचे अवलोकन व्हावे.

०२. मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण यांनी दिनांक ३०.७.२००८ चे पत्रान्वये मौ.कुर्ला येथील सि.स.क्र.६३७(पार्ट), (क्षेत्र १,१६,९७०.०२ चौ.मी.) या जागेवर नियम क्र.३३(१०) मधील क्लॉज क्र.३.११ सह ३.५० सह ३.१९ अन्वये मंजूर केलेल्या झोपडपट्टी पुनर्वसन योजनेसाठी मे.हाऊसिंग डेव्हलपमेंट अँड कन्स्ट्रक्शन लि.ला टी.डी.आर. अनुज्ञेय करणेबाबत प्रस्ताव महानगरपालिकेस पाठविला आहे. यापूर्वी महानगरपालिकेने प्राधिकरणाच्या दिनांक ९.७.२००८ च्या प्रस्तावानुसार ३४,०४० चौ.मी. क्षेत्राचा लॅण्ड 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 विभागासधील जमिनीच्या ले-आऊटमध्ये २५ टक्के जमीन ही पब्लिक युटीलिटीज व अॅमिनिटी जंसे बस स्टेशन, पोस्ट ऑफिस, गार्डन, स्कूल, डिस्पेन्सरीसाठी राखीव ठेवणे आवश्यक आहे व त्यापैकी ५० टक्के जमीन ही खुल्या वापरासाठी राहणे आवश्यक आहे. यानुसार महानगरपालिकेने विनंती केली आहे की, शासनाने प्राधिकरणास सदर २५ टक्के अॅमिनिटी ओपन स्पेस (५१.१६० चौ.मी.) ही महानगरपालिकेस हस्तांतरित करणेबाबत आदेश द्यावेत.

विषयांकित जमिनीवरील प्रकल्प, हा सार्वजनिक हिताचा (Vital Public Project) असल्यामुळे शासनाने दिनांक १९.९.२००८ रोजी महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ सह (१५४) अन्वये बृहन्मुंबई महानगरपालिकेस दिलेल्या निदेशामधील तरतुदीनुसार



विषयांकित प्रकरणी जमिनीच्या एकूण क्षेत्राच्या १०% क्षेत्राची अॅमिनिटी स्पेस मान्य करण्यात यावी. तसेच शासनाच्या दिनांक ३० जून, २००८ चे निदेशाप्रमाणे विक्रीयोग्य इमारतीखालील क्षेत्र व अॅमिनिटी स्पेस खालील क्षेत्र वगळून, नियम क्र.३३(१०) मधील ३.११ चे तरतुदीस अधीन राहून योग्य Land TDR मंजूर करण्यात यावा असे शासनाचे मला आपणास कळविणेचे निदेश आहेत.

आपला,

अवर सचिव, महाराष्ट्र शासन.

प्रत,

- १) मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण, म्हाडा इमारत, बांद्रा (पूर्व), मुंबई.
- २) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ला संकुल, बांद्रा (पूर्व), मुंबई-१५२.
- ३) प्रमुख अभियंता (वि.आ.), बृहन्मुंबई महानगरपालिका, मुंबई.
- ४) 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:

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: 16th November, 2005.

NOTICE

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

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.

----- XXXXXXXXXXXXXXXX ----- XXXXXXXXXXXXXXXXXXXXXXXX ----- XXXXXXXXXXXX -----

71	Sandu Construction Co.		Sandu Construction Co., Room No 442, Hari Om Mira Mandai, Amar Nagar, Malund Colony, Dergah Road, Mumbai, Maharashtra, 400062	3,86,677.00	27.07.2023	
72	LARSEN AND TOUBRO LIMITED	subhoth.shetty@larsentoubr.com	L & T HOUSEBALLARD ESTATE NA MUMBAI MH 400001 IN	46,93,85,540.00	27.07.2023	
73	LARSEN AND TOUBRO LIMITED	subhoth.shetty@larsentoubr.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 LIMITED	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	HDL TOWERS, 4TH FLOOR ANANT KANEKAR MARG, BANDRA (EAST) MUMBAI MH 400051 IN	14,17,321.00	07.08.2023	