



|| OM SAI RAM ||



Plutonium Business Solutions Pvt. Ltd.

Plot no. 7 & 7A, Next to IKEA, Opposite Turbhe Railway Station, TTC MIDC,
Thane Belapur Road, Navi Mumbai - 400 703

CIN: U24239MH1983PTC030195 ✉ Info@plutoniumgroup.com ☎ 93725 13985

Date: 31-01-2026

To,

Regional Office, Maharashtra Pollution Control Board,
Raigad Bhavan, 7th floor, Sector - 11,
CBD Belapur, Navi Mumbai. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & Conditions stipulated in Environment clearance letter for the proposed 'Plutonium Business Park', at Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane-Belapur Road, Turbhe, Navi Mumbai. Maharashtra.'

Ref. No. : Environmental clearance no. SIA/MH/MIS/284098/2022, dated: 23/02/2023.

Respected Sir/Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of construction work and point-wise compliance status to various stipulations laid down in environmental clearance letter no. SIA/MH/MIS/284098/2022, dated: 23/02/2023.along with the necessary annexure.

This compliance report is submitting for the period from April 2025 to September 2025.

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

Thanking You,

With warm regards,

For, Plutonium Business Solutions Pvt. Ltd. (Mr. Ratilal Patodia – Director)

M/S PLUTONIUM Business Solution Pvt. Ltd.

Authorized Signatory

Director / Authorised Signatory

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

Copy to: Regional Office, MoEF & CC, Nagpur.
Department of Environment, Mantralaya, Mumbai.
Regional Office, CPCB, Pune



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Thane Belapur Road, Navi Mumbai - 400 703

CIN: U24239MH1983PTC030195 Info@plutoniumgroup.com 93725 13985

Date: 31-01-2026

To,

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

Sub : Submission of six-monthly compliance status report as per terms & Conditions stipulated in Environment clearance letter for the proposed 'Plutonium Business Park', at Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane-Belapur Road, Turbhe, Navi Mumbai. Maharashtra.'

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Datasheet & Annexure.

Copy to Regional Office, MPCB, CBD Belapur, Navi Mumbai.
Department of Environment, Mantralaya, Mumbai.
Regional Office, CPCB, Pune

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PART A:

Current Status of Work

Status of construction work		:	Total construction work done till September 2025 is as follows. 1. RCC WORK = 100% 2. FAÇADE WORK = 100% 3. PLUMBING WORK =100% 4. LIFT WORK = 95% 5. ENTRANCE WORK = 9%
a.	Date of commencement (Actual and/or planned)	:	25/07/2020 (Actual)
b.	Date of completion (Actual and/or planned)	:	31/12/2026 (Planned)

PART B:

Compliance status of conditions stipulated in Environmental clearance letter for proposed ‘Plutonium Business Park’, at plot no. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane-Belapur Road, Turbhe, Navi Mumbai, Maharashtra granted by SEIAA, Govt. of Maharashtra vide EC no. SEIAA-EC-0000002317, dated: 22/01/2020 and Further expansion in EC vide letter no. SIA/MH/MIS/284098/2022, dated: 23/02/2023 are as follows;

Sl. No.	Stipulated Clearance Conditions	Compliance Status
Specific conditions: SEAC Condition		
i.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	❖ Maharashtra Industrial Development Corporation (MIDC) issued plan approval vide letter no. MIDC/IFMS/THANE I/E & MD/EETHane2/2022/c-62317, dated 03.08.2022 & amended plan vide letter no. EE/Dn.II/MHP/SPA/A05856/ of 2023, dated: 05.01.2023. ❖ Please refer Annexure – 1 for Plan approval from MIDC ❖ Undertaking stating breakup of commensurate non FSI area as per plan approval is attached. ❖ Please refer Annexure - 2 for Undertaking stating breakup of Non FSI.
ii.	PP to obtain following updated NOCs & remarks as per amended plan: a) Water supply b) Sewer connection c) SWD NOC d) CFO NOC e) Tree NOC.	<u>Water supply NOC</u> ❖ Maharashtra Industrial Development Corporation (MIDC) issued Water NOC for project vide letter no. EE(II) & SPA/Mahape/D-65786/2022, dated: 07/11/2022. ❖ Please refer Annexure – 3 Water NOC <u>Sewer connection</u> ❖ MIDC issued Sewer connection NOC for project vide letter no. MIDC/IFMS/ E & MD/EE/ThaneII/2022/D-63101, dated: 03/11/2022 ❖ Please refer Annexure – 4 for Sewer NOC <u>SWD NOC</u> ❖ PP submitted application for SWD NOC to MIDC dated: 25.10.2022. ❖ Please refer Annexure – 5 for SWD NOC <u>CFO NOC</u> ❖ Chief Fire Officer & Fire Advisor, Maharashtra Industrial Development Corporation (MIDC) granted Provisional Fire

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		NOC for the project vide letter no. MIDC/Fire/D-88955, dated: 28/11/2019. ❖ Please refer Annexure - 6 for Fire NOC. <u>Tree NOC</u> ❖ PP submitted application for Tree NOC to MIDC dated: 07.11.2022 ❖ Please refer Annexure - 7 for Application for Tree NOC.
iii.	PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.	❖ Scientist 'E' from Regional Officer MoEF & CC, Nagpur monitored project site on 7th November, 2022 and issued Certified Compliance report on 21.12.2022 ❖ Please refer Annexure – 8 for CCR report.
iv.	PP to submit cross section of roads at four places showing clear road width, side margins provided from building line/compound wall etc. for services like drainage lines, plantation, parking etc.	❖ Cross section of roads showing clear road width, side margins provided from building line/compound wall etc. for services like drainage lines, plantation, parking etc. is attached. ❖ Please refer Annexure – 9 for Cross section
v.	PP to submit undertaking that separate RG is not required in the project area as per norms	❖ We hereby confirm that separate RG is not required as per Circular dt. 27.12.2016 (vide no. MIDC/CP/E30146/2016) by MIDC. ❖ Please refer Annexure – 10 for Undertaking stating for RG area ❖ Extract of the Circular dt. 27.12.2016 is attached. ❖ Please refer Annexure – 11 for Extract of circular dated 27.12.2016
vi.	PP to explore project as zero liquid discharge.	❖ As per suggestion of Hon. SEAC 2 we have explored possibility of zero discharge; however it is not possible to achieve zero discharge since centralized chillers are not proposed in this project. ❖ We have prepared detailed plan for reuse of excess treated sewage and same is elaborated below: ❖ After full occupation of this project the total treated sewage available for reuse will be 114 KLD ❖ Treated sewage shall be reused for secondary requirement of flushing (68 KLD) and gardening (3 KLD) within site which will help to reduce the quantity of

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		treated sewage to the tune of 38 % ❖ In addition to reuse of treated sewage on site the treated sewage shall be given to tanker water supplier (M/s. Garden Care) which will be used for nearby construction activities. This will further help to reduce the quantity of treated sewage to the tune of 35 % ❖ Please refer Annexure – 12 for Undertaking for reuse of excess treated sewage & acceptance letter from tanker water supplier.
vii.	PP to explore Miyawaki plantation in the project and double row plantation along boundary of the project.	❖ As per suggestion of Hon. SEAC 2 we have explored possibility of Miyawaki plantation and double row plantation along boundary of the project in the project. ❖ Miyawaki plantation is not feasible however we have proposed double row plantation along boundary of the project wherever possible. We have increased proposed tree plantation from 75 nos. to 89 nos. ❖ Revised tree plantation plan is attached ❖ Please refer Annexure –13 for Revised tree plan.
SEIAA Condition :		
i.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	❖ Agreed to comply with
ii.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	❖ Agreed to comply with
iii.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	❖ Noted
iv.	SEIAA after deliberation decided to grant EC for –FSI- 30635.25 m2, non-FSI- 36908.05m2 and Total BUA- 67543.30 m2 (Plan Approval no-EE/Dn. II/MHP/SPA/A05856/of 2023, Dated-05.01.2023.	❖ Noted
General Conditions: Construction Phase		

Sl. No.	Stipulated Clearance Conditions	Compliance Status
i.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed-off to the approved sites for land filling after recovering recyclable material.	❖ Demolition Debris partly recycled and partly disposed to authorized landfill site with permission of MIDC dt. 16.09.2019 ❖ Excavation material has been reused on site for backfilling and leveling ❖ Construction waste material partly reused on site and disposal of remaining waste to the authorized landfill site with permission from MIDC.
ii.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	❖ Demolition Debris partly recycled and partly disposed to authorized landfill site with permission of MIDC dt. 16.09.2019 ❖ Excavation material has been reused on site for backfilling and leveling ❖ Construction waste material partly reused on site and disposal of remaining waste to the authorized landfill site with permission from MIDC.
iii.	Any hazardous waste generated during construction phase should be disposed-off as per applicable rules and norms with necessary approvals of the MPCB Board.	❖ No generation of hazardous waste during construction.
iv.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	❖ All necessary facilities have been provided on site for the construction. ❖ 2 nos of temporary accommodation have been provided for 8 nos of Residential workers and 25 nos of Non-Residential workers on site. ❖ Site sanitation like safe & adequate Municipal water for drinking and domestic purpose, 10 nos of toilets, 05 nos of bathing area have been provided. First Aid and periodical medical checkup facilities have been provided. ❖ Proper housekeeping & regular pest control have been carried out. ❖ Please refer Annexure –14 for Medical report.
v.	Arrangement shall be made that wastewater and storm water do not get mixed.	❖ Minimizing the incremental runoff from the site with the help of rainwater harvesting tank of capacity 70 KL. ❖ Proper management of channelization of storm water from site by using proper internal SWD system and discharge points of adequate capacity.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		❖ Use of screens and silt traps to SWD. ❖ Proper maintenance of storm water drainage to avoid choking of drains and flooding. ❖ Existing external drain of adequate capacity. ❖ STP of capacity 140 KLD has been provided based on MBBR technology for the treatment of wastewater for completed building.
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	❖ We are using Ready Mixed concrete in building construction.
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	❖ The use of ground water is prohibited under MIDC TTC area and no extraction of ground water for construction as well in operation purpose. ❖ Comparative account of onsite monitoring and analysis shows, there is no soil Contamination. Results of water analysis show that water is not potable, but it is not intended to withdraw the ground water for any purpose. ❖ Please refer Annexure - 15 for Monitoring Reports.
viii.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project	❖ The use of ground water is prohibited under MIDC TTC and no extraction of ground water for construction purposes also we are not planning to withdraw ground water for any purpose in future. Hence, permission from CGWA is not applicable.
ix.	Fixtures for showers, toilet flushing, and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	❖ Low flow fixtures will be provided for showers, toilets & in kitchen.
x.	The Energy Conservation Building code shall be strictly adhered to.	❖ ECBC analysis is carried out. ❖ Please refer Annexure - 16 for Detailed ECBC Report.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	❖ As there was a Pharmaceutical industry on the project site; topsoil was negligible.
xii.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	❖ Demolition Debris partly recycled and partly disposed to authorized landfill site with permission of MIDC dt. 16.09.2019 ❖ Excavation material has been reused on site for backfilling and leveling ❖ Construction waste material partly reused on

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		site and disposal of remaining waste to the authorized landfill site with permission from MIDC.
xiii.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	❖ The use of ground water is prohibited under MIDC TTC area and no extraction of ground water for construction as well in operation purpose. ❖ Comparative account of onsite monitoring and analysis shows, there is no soil Contamination. Results of water analysis show that water is not potable, but it is not intended to withdraw the ground water for any purpose. ❖ Please refer Annexure - 15 for Monitoring Reports.
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	❖ Noted
xv.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	❖ 1 DG set capacity of 125kVA during construction phase.
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	❖ Vehicles with valid PUC are allowed during construction to enter the site. Vehicles are operated only during non-peak hours. Records of PUC maintained at main gate. ❖ Please refer Annexure - 17 for PUC Certificate.
xvii.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	❖ Ambient air and Noise levels monitoring is being carried out. ❖ Green area has been developed over an area 1106.36 sq. mt and planted 75 nos trees to mitigate noise pollution and to maintain noise levels within permissible standards. ❖ Please refer Annexure – 15 for Monitoring Reports.
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area Illumination during operation phase should be of enclosed type and conform to rules made	❖ CPCB approved enclosed type D.G. sets will be provided.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with MPCB.	
xix.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	❖ Regular supervision of the above measures is being monitored by competent person.
General Condition : Operation Phase		
i.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	❖ Proper segregation of biodegradable and Non-biodegradable waste on site. ❖ Biodegradable waste will be treated in organic waste converter. ❖ Non-biodegradable waste will be handed over to NMMC ❖ Treated waste (manure) will be utilized in the existing premises for gardening. ❖ Provision of adequate space for solid waste management.
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	❖ E-waste management and disposal shall be done as per E-Waste Management Rule, 2016.
iii.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the Odour problem from STP. b) PP to give 100 %treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	❖ STP capacity of 140 KLD provided for the treatment of wastewater based on MBBR technology. ❖ Treated sewage will be re-used for flushing and gardening. ❖ After full occupation of this project the total treated sewage available for reuse will be 114 KLD ❖ Treated sewage shall be reused for secondary requirement of flushing (68 KLD) and gardening (3 KLD) within site which will help to reduce the quantity of treated sewage to the tune of 38 % ❖ In addition to reuse of treated sewage on site, the treated sewage shall be given to tanker water supplier (M/s. Garden Care) which will be used for nearby construction activities. This will further help to reduce

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		the quantity of treated sewage to the tune of 35 %
iv.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	❖ STP capacity of 140 KLD provided for treatment of wastewater based on MBBR technology. ❖ Treated sewage will be re-used for flushing and gardening. ❖ Biodegradable waste: Treatment by Organic Waste Converter (OWC). ❖ Non-biodegradable waste will be handed over to NMMC on daily basis. ❖ Green area has been developed over an area 1106.36 sq. mt and planted 75 nos trees to mitigate noise pollution and to maintain noise levels within permissible standards.
v.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	❖ Occupancy certificate will be provided once received. ❖ Maharashtra Industrial Development Corporation (MIDC) issued Water NOC for project vide letter no. EE(II) & SPA/Mahape/D-65786/2022, dated: 07/11/2022. ❖ Please refer Annexure – 3 Water NOC ❖ MIDC issued Sewer connection NOC for project vide letter no. MIDC/IFMS/ E & MD/EE/ThaneII/2022/D-63101, dated: 03/11/2022. ❖ Please refer Annexure – 4 for Sewer NOC
vi.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	❖ Proper traffic management for the construction vehicles. ❖ Vehicles having valid pollution under control certificate are allowed to ply on site. ❖ Regular maintenance of vehicles with suitable enclosures and intake silencers. ❖ Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	❖ Provision of 232 nos of electric charging points for 26% of 4W & 2 Wheeler parking.
viii.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant	❖ Green area has been developed over an area 1106.36 sq. mt and planted 75 nos trees to mitigate noise pollution and to maintain noise levels within permissible standards.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	❖ A separate Environment management cell with qualified staff has been established under competent person for the implementation of the stipulated environmental safeguards.
x.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	❖ Separate funds have been allocated for implementation of Environmental protection measures. During construction phase; ❖ Capital Cost: Rs. 95.35 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital Cost: Rs. 195.41 Lakhs & ❖ O & M Cost: Rs. 21.38 Lakhs / Annum.
xi.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	❖ After getting Environment clearance from SEIAA, Govt. of Maharashtra, we published Public Notice in Navshakti (Marathi) and Free Press Journal (English) local newspapers. ❖ Please find Annexure – 18 for Advertisement Copy.
xii.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	Submitting six-monthly compliance reports to; ❖ RO, MPCB, CBD, Belapur, Navi Mumbai. ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya.
xiii.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	❖ Environmental clearance copy submitted to NMMC.
xiv.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x	❖ Complied. Copies have also been uploaded on company website: www.plutoniumgroup.com/images/pdf/Plutonium_Bussiness_Solution_Pvt_Ltd .

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	(ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
General EC condition :		
i.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	❖ Agreed to comply with.
ii.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	❖ MPCB granted consent to establish for the projects vide order no. Format1.0/BO/JD (WPC)/UAN No. 00000086136/CE/CC-2006001020, dated: 23/06/2020. ❖ Please refer Annexure - 19 for Consent to Establish.
iii.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEIAA-EC-0000002317, dated: 22/01/2020. ❖ Further amendment in EC vide letter no. SIA/MH/MIS/284098/2022, dated: 23/02/2023. ❖ Please refer Annexure - 20 for Environmental clearance Copies.
iv.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Submitting six-monthly compliance reports to; ❖ RO, MPCB, CBD, Belapur, Navi Mumbai. ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya.
v.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	❖ Noted.
vi.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case	❖ Noted

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	
vii.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily imply that Forestry & Wildlife clearance granted to the project which will be considered separately on merit.	❖ NOC from Wildlife Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt. ❖ We have applied for NOC with reference to Thane Creek Flamingo Sanctuary to the Forest Officer, Forest Department, Teen-Hath Naka, Louise Wadi, Thane (West), Thane. ❖ Please refer Annexure - 21 for Acknowledgement copy of same.
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	❖ Noted.
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	❖ Noted
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	❖ Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amended	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	time to time.	
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	❖ Noted.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1stFloor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	❖ Noted.

Compliance as per
Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forests & Climate Change
Regional Office (WCZ), Nagpur

Monitoring Report

DATA SHEET

1	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project.
2	Name of the project	:	'Plutonium Business Park', at Turbhe, Navi Mumbai.
3	Clearance letter (s) / OM No. and Date	:	❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEIAA-EC-0000002317, dated: 22/01/2020. ❖ Further amendment in EC vide letter no. SIA/MH/MIS/284098/2022, dated: 23/02/2023.
4	Location		
	a. District (S)	:	Navi Mumbai.
	b. State (S)	:	Maharashtra.
	c. Latitude/ Longitude	:	Latitude: 19° 4'58.47"N Longitude: 73° 1'5.24"E
5	Address for correspondence		
	a. Address of Concerned Project Chief Engineer (With pin code & Telephone / telex / fax numbers)	:	Mr. Mahesh A. Bagade, 'Plutonium Business Park', at plot no. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane-Belapur Road, Turbhe, Navi Mumbai. Email ID : mabagade105@gmail.com Mob No: 8879448865
	b. Address of Executive Project: Engineer/Manager (With pin code/ Fax numbers)	:	Mr. Ratilal Patodia 'Plutonium Business Park', at plot no. 7 & 7A adjoining Ikea, Near Turbhe Railway Station,

			Thane-Belapur Road, Turbhe, Navi Mumbai. Email ID : ratilalvpatel@yahoo.co.in Mob No: 9322513115			
6	Salient features:					
	a.	of the project	: <table><tr><th>Building No.</th><th>Number of buildings</th></tr><tr><td>One building (IT support services & IT offices)</td><td>Ground + 1st floor + 2nd to 5th Parking floor + 6th Podium + 7th to 18th floors.</td></tr></table>	Building No.	Number of buildings	One building (IT support services & IT offices)
Building No.	Number of buildings					
One building (IT support services & IT offices)	Ground + 1 st floor + 2 nd to 5 th Parking floor + 6 th Podium + 7 th to 18 th floors.					
	b.	of the environmental management plans	: Separate funds have been allocated for implementation of Environmental protection measures; During construction phase; ❖ Capital Cost: Rs. 95.35 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Set up Cost: Rs. 195.41 Lakhs & ❖ O & M Cost: Rs. 21.38 Lakhs / Annum.			
7	Breakup of the project area					
	a.	submergence area forest & non-forest	: Not Applicable			
	b.	Others	: ❖ FSI area: 30,785.60 Sq. mt. ❖ Non-FSI area: 36,908.05 Sq. mt. ❖ Total BUA area: 67,693.65 Sq. mt.			
8	Breakup of the project affected Population with enumeration of that losing houses/dwelling unit's Only agricultural land only, both Dwelling units & agricultural Land & landless laborers/artisan.					
			: Not Applicable			
	a.	SC, ST/Adivasis	: Not Applicable			
	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, it a Survey is carried out give details and years of survey)	: Not Applicable			
9	Financial details					
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference.	: Rs. 308.70 Cr.			
	b.	Allocation made for environ-mental management plans with item wise and year wise Break-up.	: Separate funds have been allocated for implementation of Environmental protection measures; During construction phase;			

			❖ Capital Cost: Rs. 95.35 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Set up Cost: Rs. 195.41 Lakhs & ❖ O & M Cost: Rs. 21.38 Lakhs / Annum.
	c.	Benefit cost ratio/Internal rate of Return and the year of assessment	: --
	d.	Whether (c) includes the Cost of environmental management as shown in the above.	: --
	e.	Actual expenditure incurred on the project so far	: Rs. 188.17 Cr.
	f.	Actual expenditure incurred on the Environmental Management plans so	: Rs. 20.86 Lakhs
10	Forest land requirement		
	a.	The status of approval for diversion of forest land for non-forestry use	: Not Applicable
	b.	The status of clearing felling	: Not Applicable
	c.	The status of compensatory afforestation, if any	: Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far.	: Not Applicable
11	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information		
12	Status of construction		
			: Total construction work done till September 2025 is as follows. 1. RCC WORK = 100% 2. FAÇADE WORK = 100% 3. PLUMBING WORK = 100% 4. LIFT WORK = 95% 5. ENTRANCE WORK = 9%
	a.	Date of commencement (Actual and/or planned)	: 25/07/2020 (Actual)
	b.	Date of completion (Actual and/or planned)	: 31/12/2026 (Planned)
13	Reasons for the delay if the Project is yet to start		
			: --
14	Dates of site visits		

	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	: ❖ Scientist 'E' from Regional Officer MoEF & CC, Nagpur monitored project site on 7 th November, 2022 and issued Certified Compliance report on 21.12.2022
	b.	Date of site visit for this monitoring report	: ❖ Scientist 'E' from Regional Officer MoEF & CC, Nagpur monitored project site on 7 th November, 2022 and issued Certified Compliance report on 21.12.2022
15		Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits) (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	: ❖ Scientist 'E' from Regional Officer MoEF & CC, Nagpur monitored project site on 7 th November, 2022 and issued Certified Compliance report on 21.12.2022

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



No EE/Dn. II/MHP/SPA/A05856/of 2023
Office of the Executive Engineer,
MIDC Dn. II, Mahape, Navi Mumbai .
Date: 05 /01 /2023

To,
M/s. Plutonium Business Solution Pvt. Ltd.
Plot No. 7 & 7A, TTC Industrial Area,
Navi-Mumbai.

Sub: TTC Industrial Area.

Approval to additions to Previous Building Plans & Drainage Plans for proposed IT Park Building on Plot No. 7 & 7A, in TTC Industrial Area for M/s. Plutonium Business Solution Pvt. Ltd.

- Ref. 1) Your application vide No. SWC/14/521/201/20190408/625263.
2) Provisional Fire NOC issued by CFO, MIDC vide No. D-88955 dtd.28/11/2019.
3) Approved office notes by Hon.CEO, MIDC vide No.D-36188 dtd.13/11/2019 & No. B-96200 dtd.20/06/2022.
4) Undertaking submitted by you dtd.06/12/2022.

Dear Sir,

You have submitted combined application for Approval to additions to Previous Building Plans & Drainage Plans for proposed IT Park Building. Above applications are examined and following approvals are here by granted.

A] Building Plan Approval

Since you have paid following

Sr. No	Scrutiny Fees Rs.	Development charges Rs.	Compound Wall charge Rs.	Labour Cess Rs.	Initial Fire Protection fees Rs.	Addl. Fire Protection Fee Rs
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	88500.00	4848697.35	250.00	---	561825.30	---
2	88500.00	---	250.00	7887500.00	738533.90	15230085.30
3.	1180.00	12462228.57	---	7990775.00	---	---
	178180.0	17310925.92	500.00	15878275.00	1300359.20	15230085.30

Sr. No	Enclosed Balcony Premium Rs.	Addl. FSI Premium Rs.	Greater Height Premium Rs.	Total	Receipt No.
(1)	(8)	(9)	(10)	(11)	(12)
1	---	---	---	5499272.65	GL20075277 Dt.10/05/2019
2	10841875.00	---	16297050.00	51083794.20	GL20463019 Dt.07/12/2019
3.	65180368.00	151415712.00	---	237050263.57	DV002180Q008918 Dt.31/12/2022
	76022243.00	151415712.00	16297050.00	293633330.42	Total

The set of plans, received from you vide SWC number cited above, is hereby Approved subject to acceptance and follow up of following conditions by you.

- 1) You had submitted plans and drawings for Nil m² of plinth area and upto date plinth area will be 4601.63 m² for the plot area of 10268.00 m², at present this office has approved plans for 22277.93 m² of built up area and total up to date BUA will be 30635.25 m². This office has approved 05 Nos. of drawing details of which are mentioned on the accompanying statement.
- 2) In case of approval to the modified plans, the original approval to the drawings granted earlier is treated as cancelled as the drawing approved now supersedes the previously approved drawing. You are requested to return the above cancelled drawings to this office for record and cancellation.
 - A. In case of approval to the modified plans, the earlier approval to the building plans granted vide letter no. Nil dtd. Nil from the office of the Executive Engineer & SPA, MIDC, Dn.II, Mahape is treated as cancelled. The drawings approved now supersede the previously approved drawings. You are requested to return the cancelled plans to this office for cancellation and record.
 - B. The drawings submitted now include existing/proposed structures/ Fresh proposed plans, which were not approved previously. Present approval along with the previously approved plans vide letter no EE/DN.II/MHP/SPA/E08456/ of 2019 dtd.10/12/2019 from the office of the Executive Engineer & SPA, MIDC, Dn.II, Mahape, is to be treated as combined approval.
3. In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-

The building plans need to be got approved from :

 - i) Directorate of Industrial Safety & Health.
 - ii) Any other Govt. authorities which may be mandatory.
4. You will have to obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd.14/09/2006 and its subsequent amendments'.
5. You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.
6. For the sanitary block, overhead water storage tank shall be provided at the rate of 500liter per W.C. or Urinal.
7. For necessary approach road to the plot from the edges of MIDC. Road, 900 mm dia CD works or a slab drain of required span and size shall be provided.
8. Temporary structures shall not be allowed except during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.
9. During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.
10. The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.
11. No tube well, bore well or open well shall be dug.
12. Plans for any future additions, alterations or extensions will have to be got approved from this office, as well as from concerned competent authority.

13. The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.
14. In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to be left and plan his structures accordingly.
15. The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.
16. Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.
17. In case, water stream/ nalla is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterruptedly through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rainwater through the plot have to be furnished to this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.
18. This permission stands cancelled, if no construction work is started within twelve months from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement.
19. Breach of any rules stipulated will render the plot -holder liable for action as provided in MIDC., Act 1961 (II of 1962 and regulations made there under) and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.
20. This office is empowered to add, amend, vary or rescind any provisions of Building Rules& regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.
21. As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.
22. The plot-holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 100 Sq. m. of plot area along the periphery of the plot. In addition, he shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease.
23. The basement if provided is to be used only for storage purpose. No. manufacturing activates are allowed, similarly toilet is not allowed at the basements.
24. The Name and plot number shall be displayed at main entrance of plot.

25. The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.
26. The plot holder shall ensure that, the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.
27. MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt.13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.
28. Since you have consumed **2.98** of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease.

This building plan approval is with respect to planning point of view and in accordance to MIDC's Development Control Rules, since MIDC is Special Planning Authority (SPA) for this Area.

B) Drainage Plan Approval (Internal Works)

The set of plans in triplicate received along with the letter under reference for the above work is scrutinized the proposal is approved subject to condition as follows:

- 1) The work of internal and external water supply and sanitary fittings etc for the above building shall be carried out through the a licensed plumber registered at local authority or of Environmental Engineering Department, or Govt. of Maharashtra.
- 2) The work should be carried out as per specifications confirming to I.S.S. In case they are not covered under I.S.S. then standard practice allowed by Municipal Corporation / or Local Council shall be followed.
- 3) The wastewater from water closets and urinals shall be passed through a septic tank of standard design.
- 4) The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only location approval to these structures with reference to the plot.
- 5) You will be allowed to join your effluent to MIDC's common effluent collection System only after obtaining of necessary N.O.C. from M.P.C. Board and actual Commissioning of pretreatment activity the factory effluent will be allowed to connect to MIDC system.
- 6) Overhead water tank shall be provided at the rate of 500 Litters per W.C. / Urinal provided.
- 7) The waste water from the closets and Urinals shall be passed through the septic tanks, which is to be adequate to meet the requirements of the persons working in the factory and process waste if any, prior to septic tank in series with suitable size of 100mm dia sewer trap, inspection chamber with 80 mm dia vent pipe shall be provided.
- 8) All vent pipes shall be minimum 80 mm dia size.
- 9) All rain water down take pipes shall be minimum 100 mm dia and should be provided at the rate of 1 Nos. Per 25 Sq. m. of roof area.
- 10) All S.W. pipes shall be minimum of 150 mm dia size.

- 11) It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.
- 12) Rain water pipes are not to be connected to underground effluent collection system. Separate drainage system shall be provided for collection of Industrial and Domestic wastes. Manholes shall be provided at the end of collection system with Arrangements for measurement of the flow.
- 13) In case any of the requirements, stated as above is violated by the plot holder hen he is liable for disconnection of water supply and is liable for action provided under\ MIDC., Act and various regulations and as per provision in the lease agreement.
- 14) The completion of work as per above requirements, it shall be jointly, inspected by the concerned Deputy. Engineer, of MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.
- 15) The waste water after treatment shall be soaked in a soak pit, if sewer line is not available for the plot; whereas if effluent collection system, of MIDC is functioning, then effluent shall be connected to the same after getting drainage plans approved from this office. The effluent shall be outletted only after pretreatment confirming to the standards stipulated by Maharashtra Pollution Control Board of Govt. of Maharashtra and after obtaining their consent under water Act 1974, Air Act 1981, & Hazardous waste Rules 2008 and subsequent amendments.

You are hereby requested to go through above approvals carefully along with the terms & conditions in respect of each approval and take necessary actions accordingly in complying the same scrupulously.

Thanking you.

Yours faithfully,

RAJARAM
GUNDERA
O RATHOD

Digitally signed by RAJARAM
GUNDERAO RATHOD
DN: cn=RAJARAM GUNDERAO
RATHOD c=IN o=Personal
Reason: I am the author of this
document.
Location:
Date: 2023-01-05 15:20:05:30

**Executive Engineer&
Special Planning Authority
MIDC, Division No.II, Mahape.**

- DA:-**1. One Statement showing details of drawings and built up area approved.
2. Copy of approved drawings/plans.

Copy submitted for favour of information to :

1. The Collector, District Thane.
2. The Municipal Commissioner, N.M.M.C.
3. The Chief Fire Officer, MIDC, Andheri.

Copy f.w.c.'sfor information to:

1. The Regional Officer, MIDC Mahape.
2. Architect M/s. Soyuz Talib, Architect CA/94/17095

Copy to

1. The Deputy Engineer, MIDC Sub Dn. No. I, Mahape for information.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)

This statement is accompaniment to letter No. EE/DN.II/MHP/SPA/A-05856/ Of 2023 dtd. 05/01/2023 issued by M.I.D.C. Addressed to M/s. Plutonium Buisness Solution Pvt. Ltd. for Plot no. 7 & 7A in TTC Industrial Area. Tracking ID. SWC/14/521/201/20190408/625263.

Allottees Name: M/s. Plutonium Buisness Solution Pvt. Ltd.

Plot no. :- 7 and 7A

[illegible]

Sr. No	Drg. No.	Name of Architect	Description	Ground Floor	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th,9th, 11th to 13th & 15th to 18th Floor	10th & 14th Floor	Total BUA
				Area in sq.mt.	Area in sq.mt.	Area in sq.mt.	Area in sq.mt.	Area in sq.mt.	Area in sq.mt.	Area in sq.mt.	Area in sq.mt.	Area in sq.mt.	Area in sq.mt.	Area in sq.mt.
b	2 of 5		1) Earlier approved Ground Floor Plan, 1st Floor Plan & 2nd Floor Plan											
c	3 of 5		1) Earlier approved 3rd to 5th Floor Plan, 6th Floor Plan& 7th Floor Plan. 2) Proposed 8th,9th, 11th to 13th & 15th to 18th Floor Plans 3) Area Diagram & Calculations of 10th & 14th Floor									18607.77 (2067.53 X 9)	3670.16 (1835.08 X 2)	22277.93
d	4 of 5		1) Area Diagram & Calculations 2) 10th & 14th Floor Plan 3) Terrace Floor Plan											
e	5 of 5		1) Section AA, Section BB											
		Proposed BUA		---	---	---	---	---	---	---	---	18607.77	3670.16	22277.93
			Total (II + III) =	2936.18	2775.82	4452.11 (FREE OF FSI)	4274.71 (FREE OF FSI)	4274.71 (FREE OF FSI)	4274.71 (FREE OF FSI)	577.75	2067.53	18607.77	3670.16	30635.25

1. Plot Area

:-

10268.00 sq.mt.
2. Plinth Area

:-

4601.63 sq.mt.
3. Total Built up area in m2

:-

30635.25 sq.mt.
4. Total F.S.I. consumed

:-

30635.25/10268.00 =2.98 < 3.00

RAJARAM

GUNDERAO

RATHOD

Executive Engineer & SPA

MIDC, Dn.II, Mahape, Navi Mumbai

Digitally signed by RAJARAM

GUNDERAO RATHOD

DN: cn=RAJARAM GUNDERAO

RATHOD c=IN o=Personal

Reason: I am the author of this document

Location:

Date: 2023-01-05 15:21+05:30

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



No. MIDC/IFMS/THANE I/E&MD/
EETHane2/2022/C-62317

Office of the Executive Engineer &
Special Planning Authority, MIDC,
Division No. II, Mahape - 400701

Date:- 03/08/2022

To,
M/s. Plutonium Business Solution Pvt. Ltd.,
Plot No. 7 & 7A, TTC
Industrial Area, Navi Mumbai

Sub : TTC Industrial Area...

Tentative plan approval for IT Park Building for the purpose of EC
(Environment Clearance) on Plot No. 7 & 7A of **M/s. Plutonium
Business Solution Pvt. Ltd.**

Ref: Your application dated 26.07.2022

Dear Sir,

You have requested this office vide letter under reference to grant tentative plan approval for IT Park Building having total 30635.25 m² BUA (2.98 FSI) on subject amalgamated plots of 10,268.00 m² area for the purpose of obtaining Environment Clearance (EC). You have also submitted tentative plans along with your letter.

As per prevailing Development Control Regulations of MIDC 1.00 basic FSI and 2.00 additional FSI total 3.00 FSI is permissible on plots for I. T. Park activity.

As per your request a tentative approval for the purpose of obtaining Environment Clearance (EC) only is hereby granted for the plans on subject plot submitted by you vide letter under reference for 30635.25 m² total BUA (2.98 FSI) over plot area of 10,268.00 m² subject to condition that you will have to obtain Commencement Certificate for construction purpose by following due process.

One set of drawings (5 Nos.) duly digitally signed by the undersigned is attached herewith.

Thanking you,

D. A.: As above

Yours faithfully,

RAJARAM
GUNDERAO
RATHOD

Digitally signed by RAJARAM GUNDERAO
RATHOD
DN: cn=RAJARAM GUNDERAO RATHOD
c=IN o=Personal
Reason: I am the author of this document
Location:
Date: 2022-08-03 16:41:05:30

Executive Engineer & SPA,
MIDC, Division No. II, Mahape

- Copy to DE, MIDC, Sub-Division No. I, Mahape
- Copy to Guard file.

Date: 05/11/2022

To,
Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
2nd Floor, Annex Building,
Mantralaya, Mumbai,
State: Maharashtra

I hereby certify that proposed “Plutonium Business Park” at Turbhe, Navi Mumbai State: Maharashtra by M/s. Plutonium Business solutions Pvt. Ltd. received Plan Approval dated 03.08.2022 from Maharashtra Industrial Development Corporation (MIDC)

Details of approved Built-up area are given as follows:

Approved FSI	30,635.25 Sq. mt.
Commensurate NON FSI	36,908.05 Sq. mt.
Total Construction Built-Up Area (FSI + NON FSI)	67,543.30 Sq. mt.

We are also submitting herewith the user wise breakup of Commensurate NON FSI as follows:

No.	Details	Area (sq.mt.)
1.	Details	Area (Sq. mt.)
2.	Balcony	2297.15
3.	Stilt	1484.76
4.	Staircase/Lobby	9645.35
5.	Ramp	3518.88
6.	Podium	16891.88
7.	AHU/Electric room	2161.25
8.	Fire balcony	515.50
9.	Gym	190.45
10.	OHT tank	202.80
Total Non FSI		36,908.05



Soyuz Talib Architects Pvt. Ltd.
Ar. Soyuz Talib
(Reg.No.CA/94/17095)

ANNEXURE – A

As per Environment Clearance (EC) dated 22.01.2020				Seeking Expansion in EC				As per constructed on site			
Building Configuration	FSI area (sq.m)	Non FSI area (sq.m)	Construction area (sq.m)	Building Configuration	FSI area (sq.m)	Non FSI area (sq.m)	Construction area (sq.m)	Building Configuration	FSI area (sq.m)	Non FSI area (sq.m)	Construction area (sq.m)
One Building - I.T Support Services and I.T Offices Ground + 1 st floor + 2 nd to 5 th Parking floor + 6 th Podium + 7 th to 18 th floors	30785.60	36908.05	67693.65	One Building - I.T Support Services and I.T Offices Ground + 1 st floor + 2 nd to 5 th Parking floor + 6 th Podium + 7 th to 18 th floors	30785.60	36908.05	67693.65	One Building - I.T Support Services and I.T Offices Ground + 1 st floor + 2 nd to 5 th Parking floor + 6 th Podium + 7 th floor	8357.280	27727.358	36084.638

Thanking you,
Yours Faithfully,



Soyuz Talib Architects Pvt. Ltd.
Ar. Soyuz Talib
(Reg.No.CA/94/17095)

1405 / 1406, 14th Floor, Kesar Solitaire, Plot No. 5, Sec. – 19, Off Palm Beach Road, Sanpada, Navi Mumbai – 400 705.
Tel.: +91 22 2781 0762 / 2781 0763 / 6517 4310 | E-mail: info@stapl.co.in | Web: www.stapl.co.in

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



No. EE(II) &SPA/Mahape/ **D-65786**/2022
Office of the Executive Engineer & Special
Planning Authority, MIDC, Division No. II,
Mahape, Navi Mumbai - 400701
Date: **07/ 11/2022**

To,
M/s. Plutonium Business Solution Pvt. Ltd.
Plot No. 7 & 7 A, TTC Industrial Area,
Navi Mumbai

Sub: TTC Industrial area ...
Water connection NOC for proposed IT Park on Plot
No. 7 & 7 A in TTC Industrial Area, Navi Mumbai.

Ref: Your letter No. nil dated 25/10/2022

Dear Sir,

With reference to your letter cited under reference this is to inform you that MIDC has provided water supply system in TTC Industrial Area. As a part of this system MIDC has laid 600 mm dia. underground water supply pipe line along Thane Belapur Road. Through this pipe line a permanent water supply connection of suitable diameter as per requirement may be sanctioned to your subject Plot / Project on receipt of online application with requisite documents and payment of necessary charges from you on completion of project.

This NOC is issued as per your request letter cited under reference.

Thanking you,

Yours faithfully,

RAJARAM
GUNDERAO
RATHOD

Digitally signed by RAJARAM GUNDERAO
RATHOD
DN: cn=RAJARAM GUNDERAO RATHOD c=IN
o=Personal
Reason: I am the author of this document
Location:
Date: 2022-11-07 16:50+05:30

Executive Engineer & SPA
MIDC, DIVISION No. II, Mahape

- Copy to DE, Sub-Division No. I, Mahape.
- Guard file.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

MIDC Office Building, Plot No. AM-20, Behind Lokmat Building, TTC Indl. Area, MIDC Mahape,
Navi Mumbai - 400 710. Tel :- 022-27781602 Email :- ee@midcindia.org

No. MIDC/IFMS/ E & MD/EE/Thane II/2022/ **D-63101**
Office of the Executive Engineer ,
MIDC, Division No. 2, Mahape,
Navi Mumbai.
Date :- **03/11/2022**

To,

M/s PLUTONIUM BUSINESS SOLUTION PVT. LTD.

Plot No. Gen- 7 & 7 A, Turbhe,

MIDC, T.T.C. Industrial Area,

Navi Mumbai - 400 710.

Sub:- TTC Industrial Area... Availability of Drainage Connection for Plot No.
Gen- 7 & 7 A, Turbhe, Turbhe, MIDC, T.T.C. Industrial Area, Navi
Mumbai

Ref:- Your letter dated. 25/10/2022

Sir,

With reference to above letter, it is to inform you that MIDC is in position to provide drainage connection to your plot no. Gen- 7 & 7 A, Turbhe, MIDC, T.T.C. Industrial Area, Navi Mumbai which is subject to submission of valid copy of MPCB's consent of your industry mentioning the total requisite quantity and fulfilling all condition of MIDC.

This letter is issued as per request vide letter under reference for obtaining the Environmental Clearance from Government of Maharashtra.

Thanking you.

Yours faithfully

RAJARAM
GUNDERAO
RATHOD

Supersigned by Executive Engineer (E & MD) MIDC, Thane II, Navi Mumbai. The letter is valid only if signed by the Executive Engineer (E & MD) MIDC, Thane II, Navi Mumbai.

Executive Engineer & SPA
MIDC, Division No. II, Mahape
Navi Mumbai.

- Copy to Deputy Engineer, MIDC, Drainage Sub Division, Mahape, Navi Mumbai
- Copy to Guard file.



**PLUTONIUM
— GROUP —**



PLUTONIUM BUSINESS SOLUTION PVT. LTD.

Registered Office: Plot No. 7 & 7A, C Zone, Turbhe, MIDC, Thane-Belapur Road,
Near Turbhe Railway Station, Taluka & District - Thane, Navi Mumbai - 400 703.
CIN : U24239MH1983PTC030195 **Email :** plutoniumbs@gmail.com
Mob.: +91 93725 13985 / 93725 90653

Dated: 25/10/2022

To,

The Executive engineer,

MIDC, SPA Sub-Division-II,

Mahape, Navi Mumbai.

Sub: - Sewer water discharge NOC for our Project "Plutonium Business Park" •

REF: Plot No-7 & 7A, C-Zone, TTC Turbhe, Navi Mumbai

Dear Sir,

With reference to above subject, we hereby kindly state and inform you that we had taken development permission from SPA Vide permission No EE/Dn.II/SPA/E08456/2019 dt.10.Dec.2019 for FSI- 1 and works are going on. So as per requirement of Environment clearance authority for additional FSI of 2 & existing FSI -1, MIDC shall allow the Sewer water discharge in the Existing Sever Line/Drain line of MIDC on completion of the Project. So kindly please issue us the NOC for the same.

Please do the needful at your earliest.

Thanking You,

Yours Truly

M/S PLUTONIUM Business Solution Pvt Ltd


Director/Authorised Signatory
Director / Authorised Signatory



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

HEAD OFFICE : "Udyog Sarthi", Mahakali Caves Road,
Andheri (E), Mumbai – 400 093.
Tele: (022) 26870052/54/27/73 Fax: (022) 26871587
PRINCIPAL OFFICE : 4,4 (A), 12th Floor, World Trade Centre, Complex-1,
Cuffe Parade, Mumbai – 400 005
Tele: (022) 22151451/52/53 Fax: (022) 22188203



No. MIDC/Fire/D-88955
Date: 28/11/2019.

**M/s, Plutonium Business
Solution Pvt. Ltd.,
Plot No: 7 and 7A, MIDC
TTC Indl. Area.**

**Sub: Grant of "Provisional No-Objection Certificate" to your
proposed construction of I.T. Building, on plot No, 7 and 7A at
MIDC, TTC Indl. Area.**

Ref: Your application vide no. SWC/14/521/20190408/625263.

Dear Sir,

This has reference to your application under reference above. This office has **"NO Objection (Provisional)"** for your proposed construction; on plot No, 7 and 7A at MIDC, TTC Indl. Area. The details of the constructions as per the Drawing submitted by you are as mapped under your BPAMS application. The plot area is **10,268.00 Sq. mtrs** & proposed built up area is **30,635.25 Sq. mtrs**. The height of the proposed structure is **75.70 mtr**. The details of the proposed construction are as under;

Floor Name	Proposed FSI Area	Bal	Stair	Lift	Pass	Lift Lobby
	Spec.	Spec				
Eighteenth Floor	2047.17	225.08	100.22	101.49	53.02	192.94
Seventeenth Floor	2047.17	225.08	100.22	101.49	53.02	192.94
Sixteenth Floor	2047.17	225.08	100.22	101.49	53.02	192.94
Fifteenth Floor	2047.17	225.08	100.22	101.49	53.02	192.94
Fourteenth Floor	1812.23	204.08	102.65	101.49	53.02	192.94
Thirteenth Floor	2047.17	225.08	100.22	101.49	53.02	192.94
Twelfth Floor	2047.17	225.08	100.22	101.49	53.02	192.94
Eleventh Floor	2047.17	225.08	100.22	101.49	53.02	192.94
Tenth Floor	1812.23	204.08	102.65	101.49	53.02	192.94
Ninth Floor	2047.17	225.08	100.22	101.49	53.02	192.94
Eighth Floor	2047.17	225.08	100.22	101.49	53.02	192.94
Seventh Floor	2047.17	225.08	100.22	101.49	53.02	192.94
Sixth Floor	577.75	0.00	102.65	115.66	0.00	0.00
Fifth Floor	0.00	0.00	0.00	114.82	0.00	0.00
Fourth Floor	0.00	0.00	0.00	114.82	0.00	0.00
Third Floor	0.00	0.00	0.00	114.82	0.00	0.00
Second Floor	0.00	0.00	0.00	115.66	0.00	0.00
First Floor	2775.82	264.58	111.11	115.19	305.54	186.53
Ground Floor	2936.18	0.00	113.06	115.59	675.54	429.51
Grand Total :	30385.94	2923.48	1534.32	2024.40	1617.26	2931.33

- The occupant load should not exceed in any case as prescribed in Table – 3 of NBC 2016 part IV.

This N.O.C. is valid subject to fulfillment of the following conditions:

1. The plans (adhering to the D.C. Rules of MIDC & National Building Code-2016 where necessary,) of the proposed construction should be approved by The Deputy Engineer, Mahape Sub-Division (Special Planning Authority)
2. The Drainage Competition certificate & Occupation certificate should be obtained from The Deputy Engineer, (SPA) MIDC, Sub-Division Mahape. **The B.C.C. shall be issued subject to "Final N.O.C." from this Department.**
3. **Under Section 3 of Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (hereinafter referred to as "said Act")** The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life

Safety measures adhering to National Building Code of India, 2016 and as amended from time to time failing which it shall be treated as a violation of the said Act.

4. **As per the provision as under: - 10 of the said Act.** No person other than the License Agency shall carry out the work of providing Fire Prevention and Life Safety Measures or performing. Such other related activities required to be carried out in any place or building or part thereof:
A list of License Agency is available on Maharashtra Fire Services website www.mahafireservice.gov.in. No Licensed Agency or any other person claiming to be such Licensed Agency shall give a certificate under sub-section (3) of section 3 regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance.
5. **Under Section 11 of the said Act,** the fire service fees shall be assessed and the same shall be payable after serving the notice to that effect or prior to issue of the building completion certificate or occupancy certificate whichever is earlier.
6. **Under Section 45 of the said Act,** the owner/occupier or developer shall appoint Fire Officer/Officers and staff for taking adequate Fire and Life Safety Measures, qualifications and experience of such persons be got approved from the Chief Fire Officer & Fire Advisor, MIDC Fire Services.
7. Though certain conditions are stipulated from the said Act and the National Building Code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant, by what so ever named called to abide with the provisions of the said Act failing which it shall be actionable under the provisions of said act.
8. Proper roads around the building should be provided for easy mobility of the Fire Brigade Appliance for carrying out fire fighting and rescue operations Marginal spaces around the building should be kept free from obstructions & open to sky at all the time. Minimum marginal spaces should be confirming with **Table No.10 of D.C. Rules of MIDC, 2009**. The side roads around the building should have the capacity to withstand the load of **45 tones** of fire appliances.
9. All portable fire fighting equipments installed at various locations as per local hazard such as Co2-DCP, Foam as per **IS: 15683**, & it must be strictly confirming to relevant IS specification. It is recommended for every 100 Sq. Meter one fire extinguisher should be provided for electrical installation Co2 extinguisher of 4.5 Kg should be provided.
10. All the firefighting equipment shall be well maintained and should be easily accessible in case of emergency.
11. Emergency Telephone numbers like **“Police”, “Fire Brigade”, “Hospital”, “Doctors”,** and **“Responsible persons of the office”** should be displayed in Fire Control Room, Security Office and in Reception area.
12. It shall be ensured that security staff & every employee of the office, security are trained in handling **firefighting equipment & in fire fighting**.
13. The Fire Exit Drill or Evacuation Drill should be plan and instruction should be given to the staff minimum **four times in a year** and drill should be carried out **twice in a year**.
14. Cautionary boards such as **"DANGER", "NO SMOKING", "EXIT", "FIRE ESCAPE", "EXTINGUISHER", "FIRE HYDRANT"** etc. should be displayed on the strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in dark.
15. **“On-Site” & “Off-Site”** emergency plan shall be prepared & mock drills shall be conducted twice a year & instructions to every employee shall be given once in three months.
16. The use of combustible surface finishes on walls (including facade of the building) and ceiling affects the safety of the occupants of the building. Such finishes tend to spread the fire and even though the structural elements may be adequately fire resistant, serious danger to life may result. It is therefore, essential to have adequate precautions to minimize spread of flame on wall, façade of building and ceiling surfaces.
17. The finishing materials used for various purposes and décor shall be such that it shall not generate toxic fumes / smoke.

18. Automatic smoke venting facilities shall be provided for safe use of exits in windowless buildings.
19. Natural draft smoke venting shall utilize roof vents in walls at or near the ceiling level, such vents shall be normally open, or, if closed, shall be designed for automatic opening in case of fire, by release of smoke sensitive devices.
20. Where smoke venting facilities are installed for purposes of exit safety, these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served, using available exit facilities with a margin of safety to allow for unforeseen contingencies.
21. The fluorescent glow signs like **“Staircase”, “Extinguisher”, “Fire Escape” “Hydrant Point”, Manual Call Point” “Exit”, “Lift”** shall be installed on strategic locations in all common areas of the building like passages, Corridors etc.
22. Fire evacuation orders & exit map shall be provided in every floor & in lobbies of the buildings.
23. LPG banks should not be stored on upper floor for cooking etc. The kitchen for commercial purpose on upper floors is not permitted.
24. The Glassing and facade other Glasses should have at least one hour fire resistance and should be UL approved and in accordance with NFPA requirements.
25. The glass faced should be protected with coating film so that in case of breaking of glass the glass can remain in its place for some hours before replacement. This will reduce the risk of injuries to occupants and fire & rescue personal. In the event of blast the shock wave created which creates the damage to glass faced the use of film will help to reduce the damages due to glass breaking.
26. This being a very special type of building if any additional recommendations to be added or deleted depending upon the need of the fire safety requirement of buildings.
27. The Chief Fire Officer & Fire Advisor, M.I.D.C. reserves all right to modify the fire safety recommendations and it shall be responsibility of company authorities to maintained close liaison with fire department.
28. **A high rise building during construction shall be provided with the following fire protection measures, which shall be maintained in good working condition at all times:**
29. **Dry riser of minimum 100 m.m. dia. Pipe with hydrant outlets on the floors constructed with a fire service inlet.**
30. **The use of combustible surface finishes on walls (including facade of the building) and ceiling affects the safety of the occupants of the building. Such finishes tend to spread the fire and even though the structural elements may be adequately fire resistant, serious danger to life may result. It is therefore, essential to have adequate precautions to minimize spread of flame on wall, façade of building and ceiling surfaces.**
31. **The finishing materials used for various purposes and décor shall be such that it shall not generate toxic fumes / smoke.**
32. **Automatic smoke venting facilities shall be provided for safe use of exits in windowless buildings.**
33. **Natural draft smoke venting shall utilize roof vents in walls at or near the ceiling level, such vents shall be normally open, or, if closed, shall be designed for automatic opening in case of fire, by release of smoke sensitive devices.**
34. **Where smoke venting facilities are installed for purposes of exit safety, these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served, using available exit facilities with a margin of safety to allow for unforeseen contingencies.**
35. **If the building or part of building is Sub-leased, sold to some other company then the prospective buyer / sub-leased must obtain “No – Objection Certificate” form this office before occupying the building / floors. You are hereby informed to incorporate suitable clause to that effect in sub-leases agreement or agreement for sale.**
36. **Permission from civil aviation for height clearance shall be obtained.**

37. Pressurization should be provided to the either of the staircase and Lift Shaft and Lift lobby of the building. The mechanism for the pressurization shall act automatically with the fire alarm/ sprinkler system and it shall be possible to operate this mechanically also.
38. You are hereby informed that the proposed building or part of building or floor or part of floor shall not be occupied without obtaining “Final No-Objection Certificate” from this office and without obtaining “Occupation certificate” from concerned Special Planning Authority of MIDC failing which you will be fully responsible for consequences, if any, which may please be noted.

Standard Specifications and Regulations to be followed: -

- a. D.C. Rules of MIDC & Part-3 & 4 National Building Code: 2016,
- b. **IS: 3844** – for installation and maintenance of internal fire hydrants and hose reels on premises.
- c. **IS: 2189** – for selection, installation and maintenance of automatic fire detection and alarm system.
- d. **IS: 15683** – for selection, installation and maintenance of portable first aid fire extinguishers.
- e. **IS : 9583 : 1981** Emergency lighting units.
- f. **IS 12456 : 1988** Code of practice for fire protection of electronic data processing installation.
- g. **IS 4963 : 1987** Recommendations for buildings and facilities for physically handicapped.
- h. **IS 3614 (Part I) :1966** Specification for fire check doors.

Other Important Codes & Standards:-

1. Code of practice for Fire Safety Buildings IS-1642 – for Details of Construction.
2. Code of Practice of Fire Safety of Buildings IS-1643– Exposure Hazard.
3. Code of Practice of Fire Safety of Buildings IS-1644 – Exit requirement and Personal Hazard.
4. IS : 1646 :2015 : Code of practice for Fire Safety of Buildings (general) : Electrical installations.
5. IS : 15105 – Design and installation of fixed automatic sprinkler fire extinguishing system.
6. IS 9668 : 1990 Code of practice for provision and maintenance of water supplies and fire fighting.
7. IS 2175 : 1988 Specification for heat sensitive fire detectors for use in automatic fire alarm system.
8. IS 11360 : 1985 Specification for smoke detectors for use in automatic electrical fire alarm system.
9. IS 9457 : 1980 Safety colours and safety signs.
10. IS 12349 : 1988 Fire protection – Safety sign
11. IS 12407 : Graphic symbols for fire protection plan.

FIRE PREVENTION

Passive Fire protection required.

Requirement and Provision: - The following passive fire protection systems will have to be followed and installed for the Life Safety of the building as per Part 3 & 4 of National Building Code 2016:-

Sr. No.	Clause Number	Description.
1.	Clause NO: 3.3.1 & 3.3.2	Fire Test General Requirement: Element / Component shall have the requisite fire resistance performance when tested in accordance with the accepted standards.
2.	Clause NO: C-9	Compartmentation: The building shall be suitably compartmentalized so that the fire & smoke remain confined to the area where the fire incident has occurred & does not spread to other part of the building.
3.	Clause NO: 4.10.5	Smoke Extraction System: The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to

		other floors via the path of extraction system.
4.	Clause NO: 3.4.12.3	Smoke management: Where smoke venting facilities are installed for the purpose of exit safety these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served using available exit facilities, with margin of safety to allow for unforeseen contingencies.
5.	Clause NO: C-1.17	Fire rated ducts: Where the ducts passes through fire walls, the opening around the duct shall be sealed with fire resisting materials having the fire resistant rating of the compartment. Where the duct crosses the compartment which is fire rated for same fire rating. Depending on the services passing around the duct work, which may be affected in case of fire temperatures rising, the ducts shall be insulated
6.	Clause NO: C-1.12 a	Cable ducts: The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible material having the same fire resistance as the fire rating of the duct.
7.	Clause NO: C-1.12 e	Fire rated ceilings: The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to other floors via the path of extraction system.
8.	Clause NO: 3.3.3	Steel protection: Load bearing steel beams & columns of building having total covered area of 500Sq.Mtrs. and above shall be protected against failure collapse of structure in case of fire. This could be achieved by using appropriate methodology using suitable fire rated materials as per the accepted standards.
9.	Clause NO: 4.13	Fire escape enclosure: Fire towers shall be constructed of walls with a 2 hours fire rating without openings other than the exit doorway, with platforms, landings & balconies with the same fire rating of 2 Hours.
10.	Clause NO: C-1.4	Glazing: If glazing or glass bricks are used in a stair case shall have fire rating of minimum 2 hours.
11.	Clause NO: 3.4.19	Glazing: If glass is used as a façade for building it shall have minimum 1 hour fire rating.
12.	Clause NO: 3.4.8.3	Fire stopping: Every vertical opening between the floors of a building shall be suitably enclosed or protected as necessary to provide reasonable safety to the occupants while using the means of egress by preventing spread of fire, smoke or fumes through vertical openings from floor to floor, which will allow the occupants to complete their safe use of means of egress.
13.	Clause NO: 3.4.8.4	Fire Stopping: Openings in the walls or floors which are provided for the passage of all building services like cables, electrical wiring & telephone cables etc. Shall be protected by the enclosure in the form of Ducts/shafts with a fire resistance of not less than 2 Hours.
14.	Clause NO: C-1.9	Fire stopping service ducts & shafts: Service ducts & shafts shall be enclosed by walls of 2 hours & doors of 1 hour fire rating. All such ducts/shafts shall be properly sealed & fire stopped at all floors.
15.	Clause NO: C-1.12	Fire stopping cable ducts penetration: The electrical distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as the fire rating of the cable duct.

REQUIREMENT AND PROVISION: - The following Fire Protection System is required for the fire safety of the building:-

Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
1.	Portable Fire Extinguishers	Required	IS: 15683 & 2190.	Portable Fire Extinguisher should be installed confirming to IS 15683 & other I.S. codes
2.	Hose Reel	Required at prominent places.	At Various strategic Locations.	On each floor in the Staircase landing for Fire Fighting. The first aid hose reel shall be connected directly to riser/down comer main and diameter of the hose reel shall not be less than 19mm confirming to IS 884:1985
3.	Wet Risers & Down Comers	Required in entire Bldg.	In all staircases & fire escape staircases	Required to provide in the Staircase and Fire Escape Staircase. Landing of Valve should be installed confirming to IS:5290.
4.	Court Yard Hydrant or Ring hydrant system around the building.	Required around all proposed buildings.		Fire Brigade Inlet connection should be provided. Hydrant points should be provided with 2 Nos. of Delivery Hose confirming to IS-636 along with Standard Branch (Universal) confirming to IS-2871. The distance between 2 Hydrants should not be more than 30 Mtrs. The guidelines should be followed as per IS 3844:1989 & IS 13039:2012.
5.	Manually Operated Fire Alarm System	Required in entire building	At every floor on strategic location	Manually Operated Fire Alarm should be provided; it should be connected to alternate power supply.
6.	Underground Static Storage Tank	Required 2,00,000 liters		This water storage should be exclusively for Fire Fighting.
7.	Terrace Level Tank	Required 20,000 Ltrs.		For wet riser cum down comer. On each terrace of building
8.	Fire Pump	2 No. 2850 lpm electrical driven main pumps 1 No. 2850 lpm Diesel driven stand by pump 2 No. 180 lpm electric driven jockey pump 900 lpm electric driven Booster Pump on terrace tank.		Fire Fighting pumps shall be well maintained. A separate arrangement of pumping should be done for sprinkler system. All the fire pumps must be centrifugal pumps only Booster pump should be provided on terrace.
9.	Automatic smoke Detection System & Fire alarm system.	Required in entire building at all floors (If false ceiling voids exceeding 800mm of height above false Detection System should be provided)		Automatic Smoke Detection system should be provided. Standards and guidelines given in IS-11360-1985 specification for Smoke Detectors for use in Automatic Electrical Fire Alarm system & IS 2189:2008 Selection, Installation and Maintenance of Automatic Fire-Detection and Alarm System should be followed.

Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
10.	Automatic Sprinkler system.	Required in entire building at all floors and Fire Pump Room (If false ceiling voids exceeding 800mm of height above false ceiling sprinkler should be provided)		Separate Pumping arrangement should be provided for the Sprinkler system. Guidelines are given in IS 15105 Design and installation of Fixed Automatic sprinkler fire Extinguishing system
11.	Sign Indicators for all fire safety, safe evacuation of occupants in case of emergency signs	Required at Prominent Places in all buildings.	Sign indicators should provided at prominent places as per the guidelines given in IS:9457 for Safety colour and Safety IS:12349 for Fire Protection Safety Signs IS:12407 for Graphics symbols for Fire Protection Plan.	
12.	Fire Doors	Required for all staircases. it should be self closing type.	Fire Doors of 2 hrs. Fire Resistance Rating should be provided in all buildings at the entrance of all the staircases on all floors. Certification from the Competent Authority shall be obtained & submitted to this office for record.	
13.	Manual Call Point	Required	Manual Call Point should be provided at prominent places in all buildings	
14.	Emergency Lights	Required in escape routes.	For speedy evacuation in case of emergency. With alternate power backup.	
15.	Pressurization	Required	In all staircase, Lobbies & Lift shaft in Bldg.	
16.	PA System with Talk Back Facility	Required	To guide the occupants in case of emergency.	
17.	Auto D.G. Backup	Required	Required for all fire safety systems.	
18.	Gas flooding system	Required	Gas flooding system should be provided below false ceiling & flooring for server room & Hub / Switch room. Guidelines are given in IS:15517 :2004 /ISO 14520-9	
19.	Fire Lift	Required	50% of total lift shall be fire lift.	
20.	Fire Brigade Connection- For Static Water Tank and For Hydrant System	Required at the Main Gate and on fire water tank		

*****Guidelines for Refuge Area:-**

Refuge Area: Horizontal Exits/Refuge Area :-

A horizontal exit shall be through a fire door of 120 min rating in a fire resistance wall. Horizontal exit require separation with the refuge area or adjoining compartment through 120 min fire barrier. The adjoining compartment of the horizontal exit should allow unlocked and ease of egress and exits for the occupants using defend in place strategy.

- Requirements of horizontal exits are as under:
 - a) Width of horizontal exit doorway shall be suitable to meet the occupant load factor for egress.
 - b) Doors in horizontal exits shall be openable at all times from both sides.
 - c) All doors shall swing in the direction of exit travel. For horizontal exits, if a double leaf door is used, the right hand door leaf shall swing in the direction of exit travel.
 - d) Refuge area shall be provided in buildings of height more than 24 m. Refuge area provided shall be planned to accommodate the occupants of two

consecutive floors (this shall consider occupants of the floor where refuge is provided and occupants of floor above) by considering area of 0.3 m² per person for the calculated number of occupants and shall include additionally to accommodate one wheelchair space of an area of 0.9m² for every 200 occupants, portion thereof, based on the occupant load served by the area of refuge or a minimum of 15 m², whichever is higher, shall be provided as under:

- 1) The refuge area shall be provided on the periphery of the floor and open to air at least on one side protected with suitable railings.
- 2) Refuge area(s) shall be provided at/or immediately above 24 m and thereafter at every 15 m or so.
The above refuge area requirement for D-6 occupancy requirement shall however be in accordance with 6.4.2.2.
- e) A prominent sign bearing the words 'REFUGE AREA' shall be installed at entry of the refuge area, having height of letters of minimum 75 mm and also containing information about the location of refuge areas on the floors above and below this floor. The same signage shall also be conspicuously located within the refuge area.
- f) Each refuge area shall be ventilated and provided with first aid box, fire extinguishers, public address speaker, fire man talk back, and adequate emergency lighting as well as drinking water facility.
- g) Refuge areas shall be approachable from the space they serve by an accessible means of egress.
- h) Refuge areas shall connect to firefighting shaft (comprising fireman's lift, lobby and staircase) without having the occupants requiring to return to the building spaces through which travel to the area of refuge occurred.
- i) The refuge area shall always be kept clear. No storage of combustible products and materials, electrical and mechanical equipment, etc. shall be allowed in such areas.
- j) Refuge area shall be provided with adequate drainage facility to maintain efficient storm water disposal.
- k) Entire refuge area shall be provided with sprinklers.
- l) Where there is difference in level between connected areas for horizontal exits, ramps of slope not steeper than 1 in 12 shall be provided (and steps should be avoided).

NOTE – Refuge area provided in excess of the requirements shall be counted towards FAR.

High rise apartment buildings with apartments having balcony, need not be provided with refuge area; however apartment buildings without balcony shall provide refuge area as given above. Refuge area for apartment buildings of height above 60 m while having balconies shall be provided at 60 m and thereafter at every 30 m. The refuge area shall be an area equivalent to 0.3 m² per person for accommodating occupants of two consecutive floors, where occupant load shall be derived on basis of 12.5 m² of gross floor area and additionally 0.9 m² for accommodating wheel chair requirement or shall be 15 m², whichever is higher.

GUIDELINES FOR INTERNAL STAIRWAYS as per NBC 2016:

- a) Stairways shall be constructed of non-combustible materials throughout. Hollow combustible construction shall not be permitted. Width of Staircase should be **1.5 M.**
- b) **No Gas piping shall be laid down in the stairway.**
- c) Internal staircase shall be constructed as a self-contained unit with at least one side adjacent to an external walls and shall be completely enclosed.
- d) Internal staircase shall not be arranged around lift shaft unless the later is entirely enclosed by material of fire resistance rating as that for type of construction itself.
- e) The access to main staircase shall be gained through at least half-an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircase. They shall be swing type doors opening in the direction of the escape.
- f) No living space, store or other space, involving fire risk, shall open directly in to staircase.
- g) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.

- h) The exit signs with arrows indicating the escape routes shall be provided at a height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit signs should be flush with the wall and so designed that no mechanical damage to them can result from the removing furniture, material or any other equipment.
- i) **Exits shall be so located that it will not be necessary to travel more than 30 Mtrs. from any point to reach the nearest exit.**

Staircase Design requirement:

1. The minimum headroom in a passage under the landing of a staircase and under the staircases shall be **2.2 Mtrs.**
2. Access to main staircase shall be through a fire / smoke check door of a minimum 2 hours fire resistance rating.
3. No living space, store or other fire risk shall open directly in to the staircases. The main and external staircases shall be continuous from ground floor to the terrace level.
4. No electrical shafts, A/c ducts or gas pipe etc. shall pass through or open in the staircases. Lifts shall not open in staircases.
5. The width of the staircase shall not be less than **1.5 Mtrs.**
6. **All the staircases shall be provided with mechanical Pressurization devices, which will inject the air in to staircase, lobbies or corridors to raise their pressure slightly above the pressure in adjacent parts of the building so the entry of toxic gases or smoke in to the escape routes is prevented.**

Staircase Enclosures:-

1. The external enclosing walls of the staircase shall be of the brick or the RCC construction having the fire resistance of not less than two hours. All enclosed staircases shall have access through self-closing door of one hour fire resistance. These shall be single swing doors opening in the direction of escape. The door shall be fitted with the check action door closers.
2. The staircase enclosures on the external wall of the building shall be ventilated to the atmosphere at each landing.
3. Permanent vent at the top equal to the 5% of the cross section area of the enclosure and openable sashes at each floor level with area equal to 1 to 15 % of the cross sectional area of the enclosure on external shall be provided. The roof of the shaft shall be at least 1 meter above the surrounding roof. There shall be no glazing or the glass bricks in any internal closing wall of staircase. If the staircase is in the core of the building and cannot be ventilated at each landing a positive pressure of 5 mm w.g. by an electrically operated blower/ blowers shall be maintained.
4. The mechanism for pressurizing the staircase shaft shall be so installed that the same shall operate automatically on fire alarm system/ sprinkler system and be provided with manual operation facilities.

FIRE ESCAPE: (ENCLOSED TYPE) SHALL COMPLY THE FOLLOWING: -

1. **Travel Distance should be maintained as per the guidelines given in D.C. Rules of MIDC. Exits and staircase guidelines should be followed as per MIDC's DC Rules and National Building Code-2016.**
2. **Fire escape constructed of M.S. angles, wood or glass is not permitted.**
3. **Opening of the Fire Escape Staircase should be from outside.**
4. Fire Escape staircase should be enclosed type. These should always be kept in sound operable condition .
5. Fire Escape Staircase shall be directly connected to the ground.
6. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
7. Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escape Stairs.
8. The route to the external staircase shall be free of obstructions at all times.
9. The Fire Escape stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
10. No Staircase, used as a fire escape, shall be inclined at an angle greater than 45° from the horizontal

- 5) If the building height is more than 60 m and it does not have any single fireman's lift serving all the floors, that is, it has all lifts serving only respective zones, the fireman's lift shall be provided in each zone separately, serving all landings in respective zone, with transfer landing transferring from one zone to another.

Considering all the above, the fireman's lift(s) shall be identified on the building plan and duly displayed in Fire Command Centre.

To be effective in firefighting operation, the fireman's lift shall have following requirements:

- i) The fireman's lift may be used by the occupants in normal times.
- ii) The fireman's lift shall be provided with a fireman's switch. The switch shall be a two position (ON/OFF) switch fixed at the evacuation floor (normally main entrance floor) for enabling the lift to be put into fireman's mode. The switch shall be situated in a glass-fronted box with suitable label and fixed adjacent to the lift at the entrance level. When the switch is on, landing call-points shall become inoperative and the lift shall be on the car control only or on a priority control device. When the switch is off, the lift will return to normal working.
- iii) The fireman's lift shall be provided with an audio and visual signal in the car.
- iv) The fireman's lift shall have a floor area of minimum 1.43 m². It shall have loading capacity of not less than 544 kg (8 persons lift).
- v) The fireman's lift shall be provided with power operated (automatic) doors of minimum 0.8 m width.
- vi) The speed of the fireman's lift shall be 1.0 m/s or more such that it can reach the top floor from main floor/ firefighting access level within 1 min. In case the building is zoned, the fireman's lift shall operate from the lowest served landing to the topmost served landing in 1 min.
- vii) Reliable alternative source of power supply should be provided for all fireman lifts through a manually/automatically operated changeover switch. The route of wiring shall be safe from fire.
- viii) Suitable arrangements such as providing slope in the floor of lift lobby shall be made at all the landings to prevent water used during firefighting from entering the lift shafts.
- ix) The words 'Fireman Lift' shall be conspicuously displayed in fluorescent paint on the lift landing.
- x) Operational requirement of fireman's lift- The lift shall be provided with the following operational control, Phase I and Phase II.

Phase I – Return to evacuation floor –

- Shall start when the fireman's switch at the evacuation floor is turned to the 'ON' position or the signal from smoke detector (if provided by the Building Management System) is on. All lifts controlled by this switch shall cancel all existing car calls and separate from landing calls and no landing or car calls shall be registered. The audio and visual signal shall be turned on. All heat and smoke sensitive door reopening devices shall be rendered inoperative.
- If the lift is travelling towards the evacuation floor, it shall continue driving to that floor.
- If the lift is travelling away from the evacuation floor, it shall reverse its direction at the nearest possible floor without opening its door and return non-stop to the evacuation floor.
- If the lift is standing at a floor other than the evacuation floor, it shall close the doors and start travelling non-stop to the evacuation floor.
- When at the evacuation floor, the lift shall park with doors open.
- The continuous audio signal is turned off after this return drive.

Note – If the building is designed for alternative evacuation floor, in case of fire at main floor the lifts shall park at the alternative evacuation floor with doors open.

Phase II – Operation of the lift shall be as defined below –

- The phase 2 is started after phase 1, if the fireman's switch is 'ON'.
- If the lifts are grounded by the smoke detector signal, for phase II to begin it shall be necessary to turn the fireman's switch 'ON'.
- The lift does not respond to landing call but registered car calls. All heat and smoke sensitive door reopening devices are rendering inoperative.

- When the car call button is pressed, the doors start closing. If the button is released before the doors are fully closed, they re-open. The car call is registered only when the doors are fully closed. After registering a car call the lift starts driving to the call. If more than one car call is registered, only the nearest call is answered and the remaining call will be cancelled at the fire stop.
- At the floor the doors are opened by pushing the door open button. If the button is released before the doors are fully open, they re-close.
- The lift returns to normal service when it stands at the evacuation floor with doors open and the switch is turned 'OFF' thereafter.
- The operation of fireman's lift shall be by means of a full set of push buttons in the car. Other operating systems shall be rendering inoperative.

Building of Height 60 m and above

The following requirements over and above those specified in guidelines mentioned in **Building of Height 15 m and above** are applicable to the lifts and lift enclosures provided in buildings having height more than 60 m.

- a) Fireman's lifts – Following additional requirements apply to all fireman's lifts in the building.
 - 1) The fireman's lift shall have loading capacity of not less than 1000 kg and floor area not less than 2.35 m².
 - 2) Electrical equipment within the fireman's lift well and on the car, located within 1.0 m of any wall containing a landing door, shall be protected from dripping and splashing water or provided with enclosures classified to at least IPX3 according to good practice [8-5A(9)].
 - 3) The electrical switchgear placed less than 1 m above lift pit floor shall be protected to IP 67 as per to good practice [8-5A(9)]. The socket outlet and lowest lamp shall also be located at least 0.5 m above the highest permissible water level in the pit.
 - 4) Suitable means shall be provided in the lift pit to ensure that water will not rise above the level of the fully compressed car buffer.
 - 5) Means shall be provided to prevent the water level in the pit from reaching equipment which could create a malfunction of the fireman's lift.
 - 6) Alternative source of power supply shall be provided for all fireman's lifts through automatically operated changeover electric supply, it shall automatically trip over to alternative supply. The route of wiring shall be safe from fire.
- b) There shall be Fire Command Centre (FCC) and/or Building Management System (BMS) room in the building CCTV cameras shall be fixed in the lift lobbies and the display screen(s) shall be placed in the FCC or BMS room.

FIRE FIGHTING SHAFT (FIRE TOWER) :-

- An enclosed shaft having protected area of 120 min fire resistance rating comprising protected lobby, staircase and fireman's lift, connected directly to exit discharge or through exit passageway with 120 min fire resistance wall at the level of exit discharge to exit discharge.
- These shall also serve the purpose of exit requirement / strategy for the occupants.
- The respective floors shall be approachable from fire-fighting shaft enabling the fire fighters to access the floor and also enabling the fire fighters to assist in evacuation through fireman's lift.
- The firefighting shaft shall be equipped with 120 min fire doors.
- The firefighting shaft shall be equipped with firemen talk back, wet riser and landing valve in its lobby, to fight fire by fire fighters

Staircase and Corridor Lightings:

- a) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis.

- b) Staircase and corridor lighting shall also be connected to alternate source of supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains.
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to the sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.
- d) Emergency lights shall be provided in the staircase/corridor.
- e) All wires & other accessories used for emergency lights shall have fire retardant property.
- f) A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans & blowers, smoke extraction and damper system in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines & circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump or parallel HV/LV supply from a separate substation shall be provided with appropriate transformer for emergency. If this arrangement is provided then the arrangement of generator is not mandatory.

Emergency and Escape Lighting :-

1. Emergency lighting shall be powered from a source independent of that supplying the normal lighting.
2. Escape lighting shall be capable of
 - A) Indicating clearly and unambiguously the escape routes.
 - B) Providing adequate illumination along such routes to allow safe movement of persons towards and through the exits.
 - C) Ensuring that fire alarm call points and firefighting equipment's provided along the escape routes can be readily located.
3. The horizontal luminance at floor level on the centerline of an escape route shall be not less than 10 lux. In addition, for escape routes up to 2 m wide, 50 percent of the route width shall be lit to a minimum of 5 lux.
4. The emergency lighting shall be provided to be put on within 1 s of the failure of the normal lighting supply.
5. Escape lighting luminaires should be sited to cover the following locations
 - a) Near each intersection of corridors
 - b) At each exit door
 - c) Near each change of direction in the escape route
 - d) Near each staircase so that each flight of staircase receives direct light.
 - e) Near any other change of floor level.
 - f) Outside each final exit and close to it
 - g) Near each fire alarm call point.
 - h) Near firefighting equipment, and
 - i) To illuminate exit and safety signs as required by the fire department.
6. Emergency lighting systems shall be designed to ensure that a fault or failure in any one luminaire does not further reduce the effectiveness of the system.
7. The luminaires shall be mounted as low as possible but at least 2 m above the floor level.
8. Signs are required at all exits, emergency exits and escape routes, which should comply with the graphic requirements of the relevant Indian Standard.
9. Emergency lighting luminaires and their fittings shall be of nonflammable type.
10. It is essential that the wiring and installation of the emergency lighting system are of high quality so as to ensure their perfect serviceability at all times.
11. The emergency lighting system shall be capable of continuous operation for a minimum duration of 1 hour and 30 minutes even for the smallest premises.
12. The emergency lighting system shall be well maintained by periodical inspections and tests so as to ensure their perfect serviceability at all times.

Illumination of Means of Exit :-

Staircase and corridor lights shall conform to the following:-

		pressurization is required for lift commuting from ground to basement		
NOTES : 1. The natural ventilation requirement of the staircase shall be, achieved through opening at each landing, of an area 0.5 m² in the external wall. A cross ventilated staircase shall have 2 such openings in opposite/adjacent walls or the same shall be cross-ventilated through the corridor. 2. Enclosed staircase leading to more than one basement shall be pressurized. ¹⁾ Lift lobby with fire doors (120 min) at all levels with pressurization of 25-30 PA is required. However, if lift lobby cannot be provided at any of the levels in air conditioned buildings or in internal spaces where funnel/flue effect may be created, lift hoistway shall be pressurized at 50 Pa. For building greater than 30 m, multiple point injection air inlets to maintain desired pressurization level shall be provided. If the lift lobby, lift and staircase are part of firefighting shaft, lift lobby necessary has to be pressurized in such case, unless naturally ventilated.				

- c) Equipment and ductwork for staircase pressurization shall be in accordance with one of the following:
 - 1) Directly connected to the stairway by ductwork enclosed in non-combustible construction.
 - 2) If ducts used to pressurize the system are passed through shafts and grills are provided at each level, it shall be ensured that hot gases and smoke from the building cannot ingress into the staircases under any circumstances.
- d) The normal air conditioning system and the pressurization system shall be designed and interfaced to meet the requirements of emergency services. When the emergency pressurization is brought into action, the following changes in the normal air conditioning system shall be effected:
 - 1) Any re-circulation of air shall be stopped and all exhaust air vented to atmosphere.
 - 2) Any air supply to the spaces/areas other than exits shall be stopped.
 - 3) The exhaust system may be continued provided
 - i) The positions of the extraction grills permit a general air flow away from the means of egress;
 - ii) The construction of the ductwork and fans is such that, it will not be rendered inoperable by hot gases and smoke; and
 - iii) There is no danger of spread of smoke to other floors by the path of the extraction system which can be ensured by keeping the extraction fans running.
- e) For pressurized stair enclosure systems, the activation of the systems shall be initiated by signalling from fire alarm panel.
- f) Pressurization system shall be integrated and supervised with the automatic/manual fire alarm system for actuation.
- g) Wherever pressurized staircase is to be connected to unpressurized area, the two areas shall be segregated by 120 min fire resistant wall.
- h) Fresh air intake for pressurization shall be away (at least 4 m) from any of the exhaust outlets/grille.

Smoke Control:-

Smoke Exhaust and Pressurization of Areas above Ground -

Corridors in exit access (exit access corridor) are created for meeting the requirement of use, privacy and layout in various occupancies. These are most often noted in hospitality, health care occupancies and sleeping accommodations. Exit access corridors of guest rooms and indoor patient department/areas having patients lacking self-preservation and for sleeping accommodations such as apartments, custodial, penal and mental institutions, etc., shall be provided with 60 min fire resistance wall and 20 min self-closing fire doors along with all fire stop sealing of penetrations. Smoke exhaust system having make-up air and exhaust air system or alternatively pressurization system with supply air system for these exit access corridors shall be required. Smoke exhaust system having make-up and exhaust air system shall also be required for theatres/auditoria. Such smoke exhaust system shall also be required for large lobbies and which have exit through staircase leading to exit discharge. This would enable eased exit of people through smoke controlled area to exit discharge. All

exit passageway (from exit to exit discharge) shall be pressurized or naturally ventilated. The mechanical pressurization system shall be automatic in action with manual controls in addition. All such exit passageway shall be maintained with integrity for safe means of egress and evacuation. Doors provided in such exit passageway shall be fire rated doors of 120 min rating. Smoke exhaust system where provided, for above areas and occupancies shall have a minimum of 12 air changes per hour smoke exhaust mechanism. Pressurization system where provided shall have a minimum pressure differential of 25-30 Pa in relationship to other areas. The smoke exhaust fans in the mechanical ventilation system shall be fire rated, that is, 250°C for 120 min. For naturally cross-ventilated corridors or corridors with operable windows, such smoke exhaust system or pressurization system will not be required.

Smoke Exhaust and Pressurization of Areas below Ground –

Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills, or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of mechanical ventilation system may be provided with following requirements:

- a) Mechanical ventilation system shall be designed to permit 12 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8 'Building Services, Section 3 Air Conditioning, Heating and Mechanical Ventilation' of the Code.
- b) In multi-level basements, independent air intake and smoke exhaust shafts (masonry or reinforced concrete) for respective basement level and compartments therein shall be planned with its make-up air and exhaust air fans located on the respective level and in the respective compartment. Alternatively, in multi-level basements, common intake masonry (or reinforced cement concrete) shaft may serve respective compartments aligned at all basement levels. Similarly, common smoke exhaust/outlet masonry (or reinforced cement concrete) shafts may also be planned to serve such compartments at all basement levels. All supply air and exhaust air fans on respective levels shall be installed in fire resisting room of 120 min. Exhaust fans at the respective levels shall be provided with back draft damper connection to the common smoke exhaust shaft ensuring complete isolation and compartmentation of floor isolation to eliminate spread of fire and smoke to the other compartments/floors.
- c) Due consideration shall be taken for ensuring proper drainage of such shafts to avoid insanitation condition. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked '**AIR INLET**' or '**SMOKE OUTLET**' with an indication of area served at or near the opening.
- d) Smoke from any fire in the basement shall not obstruct any exit serving the ground and upper floors of the building.
- e) The smoke exhaust fans in the mechanical ventilation system shall be fire rated, that is, 250°C for 120 min.
- f) The smoke ventilation of the basement car parking areas shall be through provision of supply and exhaust air ducts duly installed with its supports and connected to supply air and exhaust fans. Alternatively, a system of impulse fans (jet fans) may be used for meeting the requirement of smoke ventilation complying with the following:
 - 1) Structural aspects of beams and other down stands/services shall be taken care of in the planning and provisions of the jet fans.
 - 2) Fans shall be fire rated, that is, 250°C for 120 min.
 - 3) Fans shall be adequately supported to enable operations for the duration as above.
 - 4) Power supply panels for the fans shall be located in fire safe zone to ensure continuity of power supply.
 - 5) Power supply cabling shall meet circuit integrity requirement in accordance with accepted standard [4(13)].

The smoke extraction system shall operate on actuation of flow switch actuation of sprinkler system. In addition, a local and/or remote 'manual start-stop control/switch' shall be provided for operations by the fire fighters. Visual indication of the operation status of the fans shall also be provided with the remote control. No system relating to

smoke ventilation shall be allowed to interface or cross the transformer area, electrical switchboard, electrical rooms or exits. Smoke exhaust system having make-up air and exhaust air system for areas other than car parking shall be required for common areas and exit access corridor in basements/underground structures and shall be completely separate and independent of car parking areas and other mechanical areas. Supply air shall not be less than 5 m from any exhaust discharge openings.

CAR PARKING FACILITIES: GENERAL

- a) Where both parking and repair operations are conducted in the same building, the entire building shall comply with the requirements for group G occupancies, unless the parking and repair sections are effectively separated by separation walls of 120 min.
- b) Floor surface shall be non-combustible, sloping towards drains to remove accumulation of water.
- c) Those parts of parking structures located within, immediately above or below, attached to, or less than 3 m away from a building used for any other purpose shall be separated by fire resistant walls and floors having fire resistance rating not less than 120 min. This shall exclude those incidental spaces which are occupied by cashier, attendant booth or those spaces used for toilets, with a total area not exceeding 200 m².
- d) Vehicle ramps shall not be considered as exits unless pedestrian facilities provided.
- e) Other occupancies like fuel dispensing, shall not be allowed in the building. Car repair facilities, if provided, shall be separated by 120 min fire resistance construction.
- f) In addition to fire protection requirements as per table 7, appropriate fire detection and suppression systems shall be provided for the protection of hydraulic oil tank and pumps located below ground level for operation of car lifts.
- g) Means of egress shall meet the requirements specified

OPEN PARKING STRUCTURES (INCLUDING MULTI-LEVEL PARKING AND STILT PARKING)

- a) The term of open parking structure specifies the degree to which the structures exterior walls must have openings. Parking structures that meet the definition of the term open parking structure provide sufficient area in exterior walls to vent the products of combustion to a greater degree than enclosed parking structure.
- b) A parking structure having each parking level wall openings open to the atmosphere, for an area of not less than 0.4 m² for each linear meter of its exterior perimeter shall be constructed as open parking structure. Such openings shall be distributed over 40 percent of the building perimeter or uniformly over two opposing sides. Interior wall lines shall be at least 20 percent open, with openings distributed to provide ventilation, else, the structure shall be deemed as enclosed parking structures.

NOTE :- A car park located at the stilt level of a building (not open to sky) can be considered an open or an unenclosed car park if any part of the car park is within 30 m of a permanent natural ventilation opening and any one of the following is complied with towards the permanent natural ventilation requirement :-

- i. 50 percent of the car park perimeter shall be open to permanent natural ventilation.
- ii. At least 75 percent of car park perimeter is having the 50 percent natural ventilation opening.
- c) All stilt parking are required to be provided with sprinkler system where such buildings are required to be sprinklered.
- d) Open parking structures are not required to be provided with compartmentation.
- e) Open car parking (open to sky) within building complex having fire hydrant systems shall also need to be protected with yard hydrant installation system in accordance with good practice. [4(29)].

ENCLOSED PARKING STRUCTURES

- a) Those car parking structures which are enclosed on all sides and on top, not falling within the definition of open car parking [see H-3 (b)] and also those situated in the basements shall be known as enclosed car parking structures.
- b) All sprinklers in car parking shall be standard response type with minimum K-Factor of 80, area coverage of 9 m² and designed as per good practice [4(20)].

- c) For the basement car parking, compartmentation can be achieved, with fire barrier or with water curtain nozzle (K-23) or with combination thereof. Automatic deluge system comprising deluge valve, piping, nozzles, etc shall be used to zone the compartment in case of water curtain system. In case of water curtain, existing water storage shall be supplemented by water demand for water curtain nozzles for 60 min considering the largest compartments perimeter out of all compartments of car parking in any of the basements.
- d) The water supply for the water curtain nozzles shall be through independent electric pump of adequate capacity (flow and head) with piping/riser for the water supply to the nozzles.
- e) The water curtain shall be operated by the actuation of flow switch actuating sprinkler system.
- f) For smoke ventilation requirement of car parking.
- g) All fire exit doors from the car parking to exits shall be painted green and shall display exit signage.

Automated Car Parking Utilizing Mechanical or Computerized /Robotic Means

- a) Automated car parking structure can be of open parking type or enclosed types.
- b) Automated car parking facilities pose more hazard compared to manual parking due to following reasons:-
 - 1) High density of cars due to close stacking-one over another.
 - 2) Lack of provision on fire separation/compartmentation-horizontal or vertical leading to rapid fire spread.
 - 3) Non availability of any person to notice/control the fire in initial stages.
 - 4) Limited access to firefighting personnel.
 - 5) Extensive height and depth involved with highly combustible load.
- c) Fire escape staircases, at least 1250 mm wide shall be provided at appropriate locations so that no place is more than 45 m from the nearest staircase. Horizontal walkways, at least 1000 mm wide for access to all the areas shall be provided at every parking level.
- d) Travel distance and means of egress shall be governed by the respective sections of this code.
- e) The hazardous areas like DG sets, transformers, HT/LT panels for the parking lot shall be suitably segregated from the other areas as per requirements given this code and all such areas shall be protected by suitable automatic fire suppressions systems.

SERVICE DUCTS / REFUGE CHUTE:

- 1. Service duct shall be enclosed by walls and door, if any, of two hours fire rating. If ducts are larger than 10 Sq. Meters the floor should seal them, but provided suitable opening for the pipes to pass through, with the gaps sealed.
- 2. A vent opening at the top of the service shaft shall be provided between one fourth and one half of the area of the shaft. Refuge chutes shall have an outlet at least of wall of noncombustible material with fire resistance of not less than two hours. They shall not be located within the staircase enclosure or service shafts or air conditioning shafts. Inspection panel and door shall be tight fitting with one hour fire resistance; the chutes should be as far away as possible from exits.
- 3. Refuge Chutes shall not be provided in staircase walls and A/C shaft etc.

ELECTRICAL SERVICES:

- 1. For the requirements regarding installations from the point of view of Fire Safety, guidelines should be followed as mentioned in **IS Standard :1646 Code of practice for Fire safety Buildings : Electrical Installations.**
- 2. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct.
- 3. **Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables.**
- 4. Separate circuits for water pumps, staircase & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
- 5. The inspection panel doors and any other opening in the shaft shall be provided with **air tight doors having fire resistance of not less than 2hrs.**

6. Medium & low voltage wiring running in shaft and within false ceiling shall run in metal conduit.
7. An independent & well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply. **The doors provided for the service room shall have fire resistance of not less than two hours.**

Electrical services shall conform to the following: (High Rise building)

- a) The electric distribution cables/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts/solid rising mains instead of cables is preferred;
- c) Separate circuits for firefighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labeled;
- d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
- e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services, above false ceiling, shall have 660 V grade insulation. The false ceiling, including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling reference may be made to good practice.
- f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h;
- g) If the licensees agree to provide meters on upper floors, the licensees' cables shall be segregated from consumers' cables by providing a partition in the duct. Meter rooms on upper floors shall not open into stair case enclosures and shall be ventilated directly to open air outside; and
- h) Suitable circuit breakers shall be provided at the appropriate points.

Guidelines for Substation/Transformers

- Areas in substation shall not be used as storage/dump areas or for other utility purposes other than those required for the functioning of the substation.
- The substation area should be adequately ventilated.
- An independent, ventilated or air conditioned MV panel room shall be provided on the ground level or first basement. This room shall be provided with access from outside (or through exit passageway accessible from outside). The MV panel room shall be provided with fire resistant walls and doors of fire resistance of not less than 120 min.
- If the licensees agree to provide meters on upper floors, the licensees cables shall be segregated from consumers cables by providing a partition in the shaft.
- Meter rooms on upper floors shall not open into staircase enclosures and should be ventilated directly to open air outside or in electrical room of 120 min fire resistant walls.
- Electrical MV main distribution panel and lift panels shall be provided with CO2/inert gas flooding system for all panel compartments with a cylinder located beside the panel.

Oil filled substation

- A substation or a switch-station with oil filled equipment shall be limited to be installed in utility building or in outdoor location. Such substation/utility building shall be at least 7 m away from the adjoining building(s).

- Substation equipment (exceeding oil capacity of 2 000 litre) in utility building shall have fire rated baffle walls of 240 min rating constructed between such equipment, raised to at least 600 mm above the height of the equipment (including height of oil conservators) and exceeding 300 mm on each side of the equipment.
- All transformers where capacity exceeds 10 MVA shall be protected by high velocity water spray systems or nitrogen injection system.

Dry type substation

- Transformers located inside a building shall be of dry type and all substation/switch room walls, ceiling, floor, opening including doors shall have a fire resistance rating of 120 min.
- Access to the substation shall be provided from the nearest fire exit/exit staircase for the purpose of electrical isolation.

In addition to the above, all provision under the D.C. Rules of MIDC and N.B.C. shall be strictly adhered, also if any change in activity or Proposed expansion or Subletting of Plot or Transfer of Plot, NOC from this department is essential.

This is a **Provisional No Objection Certificate**. After providing the above fire prevention and protection system and after compliance of above recommendations inspection of the premises & fire prevention & protection arrangements will be carried out by this department and after satisfactory compliance “**Final No Objection Certificate**” will be issued. **This “Provisional No-Objection Certificate” will be treated valid for the period of one year from the date of issue.**

Details of “Fire Protection Fund Fees” are as follow:

	Total Amount	Advance “Fire Protection Fund fees” paid by M/s. Plutonium Business Solution Pvt. Ltd. vide receipt no. : GL20075276 Dt.13/05/2019	Balance “Fire Protection Fund fees” needs to be recovered by SPA
(i)	(ii)	(iii)	(iv)
Initial Protection fees”	Rs. 13,00,359.20/-	Rs. 5,61,825.3/-	Rs. 7,38,533.9/-
Additional Protection fees”	Rs. 1,52,30,085.30/-	Rs. 0.00/-	Rs. 1,52,30,085.30/-
Total	Rs. 1,65,30,444.50/-	Rs. 5,61,825.3/-	Rs. 1,59,68,619.20/-

The undersigned reserves the right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the company.

Thanking you.

Yours faithfully,

Santosh S Warick Digitally signed by Santosh S Warick
Date: 2019.11.28 16:17:47 +05'30'

(S. S. Warick)
Chief Fire Officer & Fire Advisor,
MIDC, MUMBAI 400 093,

Copy to the Deputy Engineer, MIDC, Mahape Sub-Division (SPA), for information. He is requested to recover the Balance fees mentioned in column no.(iv) of above table before issuing work commencement certificate/plan approval.



**PLUTONIUM
— GROUP —**



PLUTONIUM BUSINESS SOLUTION PVT. LTD.

Registered Office: Plot No. 7 & 7A, C Zone, Turbhe, MIDC, Thane-Belapur Road,
Near Turbhe Railway Station, Taluka & District - Thane, Navi Mumbai - 400 703.
CIN : U24239MH1983PTC030195 **Email :** plutoniumbms@gmail.com
Mob.: +91 93725 13985 / 93725 90653

Date:- 07-11-2022

To,
The Regional Officer,
MIDC Regional Office,
Mahape, Navi Mumbai.

Sub: - Tree Plantation NOC at our project site named "Plutonium Business Park".

REF: Plot No- 7 & 7A, C-Zone, TTC Turbhe, Navi Mumbai.

Dear Sir,

With reference to above subject, we hereby kindly request you that please kindly issue us
NOC to plant 89 trees at our above referred plot.

Please do the needful at your earliest.

Thanking You,

Yours Truly,

For, PLUTONIUM BUSINESS SOLUTION PVT. LTD.

M/s PLUTONIUM BUSINESS SOLUTION PVT. LTD

Director/Authorised Signatory

Director/Authorised Signatory

R.O. MIDC

MAHAPE

INWARD No......

DATE..... 07/11/2022

INITIAL.....



भारतसरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE
समन्वित क्षेत्रीय कार्यालय
INTEGRATED REGIONAL OFFICE
Ground Floor, East Wing, New Secretariat Building
Civil Lines, Nagpur - 440001
E-mail: apccfcentral-ngp-mef@gov.in



F. No. EC-1828/RON/2022-NGP | 10822

Dated: 21.12.2022.

To

Shri. Ratilal Patodia
Plot No. 7 & 7A adjoining Ikea,
Near Turbhe Railway Station, Thane Belapur Road,
Turbhe, Navi Mumbai

Subject: Plutonium Business Parl' at Turbhe, Navi Mumbai by M/s Plutonium Business Solutions Pvt Ltd,
-Issue of Certified Compliance Report- Reg.

Sir,

This has reference to your request for the issue of CCR for the above project. In this regard, the above said project was inspected by this office on 07.11.2022. After the site visit and review of additional documents submitted, the implementation of environmental safeguards status in the plant is prepared. Copy of the Inspection report is enclosed. PP should ensure the compliance as observed in the report.

This issues with the approval of Competent Authority.

Encl: as above

Yours faithfully

(E.Thirunavukkarasu)
Scientist 'E'

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

MONITORING REPORT

PART – I

F. No. EC-1828/RON/2022-NGP

- | | |
|---------------------------------------|---|
| 1. Name of the projects | 'Plutonium Business Park' at Turbhe, Navi Mumbai by M/s Plutonium Business Solutions Pvt Ltd, |
| 2. Clearance letter No.& Date | No. 21-469/ 2006 IA.III dated 21.02.2007
SEIAA-EC-0000002317 dated 22.01.2020 |
| 3. Location: District and state/UT | Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane Belapur Road, Turbhe, Navi Mumbai |
| 4. Address for Correspondence | Shri. Ratilal Patodia
Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane Belapur Road, Turbhe, Navi Mumbai |
| 5. Date of site visit for this report | 24.11.2022 |
| 6. Date of previous visit(s) if any | --- |

Brief on the projects along with Present status: The project was inspected on 24.11.2022. During the visit, Shri. Ratilal Patodia, Mr. Ratilal Patodia, (Director), Mr. Shambhulal Gori, (Director), Mr. Hitendra Ghadia, (Director) Mr. Mahesh Bagade, (Project Manager), Mr. Deep Gori were present.

Environmental Clearance: Environment Clearance was granted by SEIAA, Govt. Of Maharashtra in 2020 for proposed 'Plutonium Business Park', with the building configuration Ground + 1st floor + 2nd to 5th Parking floor + 6th Podium + 7th to 18th floors on plot area 10,268.00 Sqm with Total built up area of 67,693.65 Sqm. Total construction work done till September 2022 is 36,084.638 Sqm on site.

Proposal:No change. In EC dt. 22.01.2020 Built up area was restricted to 36,084.638 Sq. mt. as per received Approval from MIDC, hence requested for CCR.

Consent from MPCB:PP has received CTE vide order no. Format1.0/BO/JD (WPC)/UAN No. 00000086136/CE/CC-2006001020, dated: 23/06/2020 which has validity for period upto commissioning or upto 5 years.

Water requirement and wastewater management: PP has obtained NOC from MIDC/NMMC for water supply and copy has been produced.

Environmental Monitoring:As per the records, PP carry out Ambient air quality, Noise level monitoring through accredited consultant on six motnly basis and as per the latest report, the level are within the limit. Similarly, has carried out soil analysis and noted all required parameters are within the limit.

Green Belt Development: PP has submitted green belt development plan. According to Plan, proposed to carry out plantation in an area of 1106.36 Sqm. Total numbers of trees to be planted as per norms is 128 nos. PP proposed to plant 142 nos.



CER/EMP: PP informed that according to the OM dated 25.02.2021 of the Ministry, the building projects to carry out all activities proposed under EMP as well any additional activities that may either be committed by them or prescribed by SEAC. Accordingly, Rs 10.17 Lakhs for EMP during construction phase and Rs 836.88 for EMP activities as as STP, OWC, Rain water harvesting, plantation etc during operation phase.

Based on the records, observation made during the day of site inspection and information provided by the PA a detailed compliance report is prepared.


(E.Thirunavukkarasu)

Sci E



Fig: Google imagery of the project



Fig: Construction at the site

Part-II Compliance in details

Sl. No.	Conditions	Compliance Status
	PP to explore the possibility that demolition waste and concrete debris can be recycled for making paver blocks and use these to the extent possible in the project itself.	PP reported that the debris concrete used for back filing and some used for manufacture of concrete blocks and other cement products. The steel debris have been sold. PP produced letter from Techno Precast regarding manufacturing of paver blocks.
	As shown during the presentation, PP to upload the Layout showing location of services including environmental infrastructure on the website immediately. PP to produce the same to SEIAA.	PP reported that they have uploaded the layout showing location of services on ec-mpcb portal. Snapshot of ec-mpcb portal showing uploaded documents provided.
	PP to ensure that Derbies management should be as per Construction and Demolition Waste Management Rules 2016. Also, the Derbies management plan should approve by local planning authority.	PP refer (i) above
	PP to ensure that, E-waste management should be as per E-waste management rule, 2016	Agreed by the PP. PP reported that there was no e-waste from the demolition.
	PP to provide adequate (1:5) electric charging points/ stations in parking area.	Agreed by the PP. Further reported that they have provided 5 nos of electric charging points each at 2 nd to 5 th Parking floor i.e., total 20 nos of electric charging points in parking area.
	PP to upload CFO NOC. Also, PP to provide Fire hydrants along with necessary equipment on top of the podium and separate stair case which go direct to the podium for fire man.	PP informed that Chief Fire Officer & Fire Advisor, Maharashtra Industrial Development Corporation (MIDC) granted Provisional Fire NOC for the project vide letter no. MIDC/Fire/D-88955, dated: 28/11/2019. Copy of NOC and Plan indicating provision of Fire hydrants along with necessary equipment on top of the podium. PP further informed that point regarding provision of separate staircase for direct access to podium was not discussed during the meeting. Hence there is provision of 3 nos of staircases at a distance of 21.60 mt. for access to the podium for fire man.
	PP to explore the possibility to increase the solar energy saving from 2 % to 3%.	PP has submitted revised solar energy utilization and according to the revised plan, the saving due to solar energy has been increased from 2% to 3.01%.
	PP to ensure ECBC norms are complied with.	Agreed by the PP



PP to obtain the NOC from Petroleum and Explosives Safety Organization (PESO) for DG set, if required.

PP informed that the DG would be operated only in case of power failures during operational phase. The quantity of diesel usage is very less, hence will be purchased as and when required.

The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfillment of this condition before granting CC.

PP informed that they have applied for NOC with reference to Thane Creek Flamingo Sanctuary to the Forest Officer, Forest Department, Teen-Hath Naka, Louise Wadi, Thane (West), Thane in November, 2019, **however, NOC is yet to be received.**

PP to submit CER (as per green field) prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.

PP informed that according to the OM dated 25.02.2021 of the Ministry, the building projects to carryout all activities proposed under EMP as well any additional activities that may either be committed by them or prescribed by SEAC. Accordingly, Rs 4.63 Cr. has been earmarked. Rs 10.17 Lakhs for EMP during construction phase and Rs 836.88 for EMP activities as as STP, OWC, Rain water harvesting, plantation etc during operation phase.

PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.

PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.

It was noted that PP has taken measures and complied with stipulated conditions.

SEIAA decided to grant EC for -FSI:8357.28 m2, non-FSI: 27727.358 m2 and Total BUA: 36084.638 m2 (Plan Approval no-EE/DN, II/MHP/SPA/E08456, Date-10.02.2019)

Noted.



General Condition

- I. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. Agreed by the PP
- II. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms PP has obtained OC for all the completed towers.
- III. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit. PP has applied for NOC with reference to Thane Creek Flamingo Sanctuary to the Forest Officer, Forest Department, Teen-Hath Naka, Louise Wadi, Thane (West), Thane.
- IV. PP has to abide by the conditions stipulated by SEAC & SEIAA. Agreed by the PP.
- V. The height, Construction built up area of proposed shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area. PP assured that the height and construction of building will be as per approval received.
- VI. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site. PP has obtained consent to establish vide order no. Format1.0/BO/JD(WPC)/UAN No. 00000086136/CE/CC-2006001020, dated: 23/06/2020. Copy is attached as Annexure-I.
- VII. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Hygienic measures, like water supply on-site and sanitation facilities are provided for the labors.

The wastewater from labor hutments is drained into existing municipal sewer lines. Solid Waste generated is collected and handed over to TMC.



- | | | |
|-------|---|--|
| VIII. | Adequate drinking water and sanitary facilities should be provided for construction worker stateside. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured. | An adequate drinking water and onsite sanitation facility has been provided to the construction workers. |
| IX. | The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material. | The solid waste generated are properly collected and segregated and managed through recyclers. |
| X. | Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority. | The mucks are being handed over to concerned authority on daily basis. |
| XI. | Arrangement shall be made that waste water and storm water do not get mixed. | Agreed by the PP |
| XII. | All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site. | Excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping. |
| XIII. | Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved. | |
| XIV. | Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept. | pp has submitted green belt development plan. According to Plan, proposed to carry out plantation in an area of 1106.36 Sqm. Total numbers of trees to be planted as per norms is 128 nos. PP proposed to plant 142 nos. |
| XV. | Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants. | Soil and ground water were tested and the Monitoring reports are enclosed as Annexure -II . |
| XVI. | Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach | There is no bituminous waste. All precautions are taken to prevent contamination of water sources. The construction process does not |

- into the ground water.
- involve storage of hazardous material / generation of hazardous waste.
- XVII. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- XVIII. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- NO DG set is used for construction phase.
- XIX. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- The quantity of diesel usage is very less, hence will be purchased as and when required.
- XX. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- Vehicles used for transportation of material are with valid PUC as per Government norms.
- XXI. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- During construction adequate measures such as are barricade, Water sprinkling, vehicle with valid PUC certificates, construction only during day time etc., taken to maintain air quality and noise levels within the prescribed limits.
- Air and Noise level monitoring is being carried out during the construction phase to ensure that the ambient air quality and noise levels are within the prescribed limits.
- The monitoring report of ambient air quality and noise levels during the construction phase are enclosed at **Annexure – III**
- XXII. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable
- PP informed that RMC made up of fly ash is used.



	only if the project site is located within the 100Km of Thermal Power Stations).	
XXIII.	Ready mixed concrete must be used in building construction.	Ready mix concrete is used for construction of Building.
XXIV.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Agreed by the PP
XXV.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Water demand during construction is reduced by use of pre-mixed concrete, curing agents and other best practices.
XXVI.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	PP informed that there are no bore wells and no ground water extraction takes place
XXVII.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	Agreed by the PP. STP of capacity 140 KLD will be provided based on MBBR technology for the treatment of wastewater. Treated sewage will be re-used for flushing and gardening.
XXVIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	PP informed that there are no bore wells and no ground water extraction takes place
XXIX.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Agreed by the PP
XXX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Agreed by the PP.
XXXI.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Agreed by the PP
XXXII.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using	Agreed by the PP



- appropriate thermal insulation material to fulfill requirement.
- XXXIII. Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- XXXIV. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of "Enclosed type" and conform to rules made under Environment (Protection) Act 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with MPCB.
- XXXV. Noise should be controlled to ensure that the noise levels do not exceed the prescribed standards during night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- XXXVI. Traffic congestion near the entry and exit points from the roads adjoining the proposed site must be avoided. Parking should be fully internalized and no public space should be utilized.
- XXXVII. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation to fulfill requirement.
- XXXVIII. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- XXXIX. Regular supervision of above and other measures for monitoring should be in place all through the
- Agreed by the PP. PP proposed CFL, T8, LED lights to conserve energy.
- Agreed by the PP
- Pl refer condition (xxi) above
- Agreed by the PP. PP informed that provisions are made for adequate parking facilities within the project complex and no public space will be used for parking of vehicles.
- Agreed by the PP
- Agreed by the PP
- PP carried out the construction activity only during day time and



- construction phase, so as to avoid disturbance to the surroundings. periodically carry out monitoring of the noise and ambient air quality monitoring through recognised laboratory. The parameters are within the limits.
- XL. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance. According to PP, construction activity was initiated only after obtaining Environmental Clearance.
- XLI. Six monthly monitoring reports should be submitted to the Department and MPCB. Complied.
- XLII. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained. Agreed by the PP
- XLIII. Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises. Local Authority should ensure this. Agreed by the PP
- XLIV. Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB. Noted
- XLV. A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB. PP informed that all the documents submitted to MPCB.
- XLVI. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department. Agreed by the PP
- XLVII. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. PP submitted the details of environment management cell.
- XLVIII. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as According to PP, Rs 10.17 lakhs has been earmarked for the EMP during construction phase.



part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.

- XLIX. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>. PP has submitted copy of advertisement.
- L. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year. PP has submitted six monthly compliance report
- LI. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent. Complied. Copies have also been uploaded on company website.
Weblink:www.plutoniumgroup.com/images/pdf/Plutonium_Business_Solutions_Pvt_Ltd
- LII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- LIII. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. Repetition



- LIV. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- PP submitted copy of the Environment Statement



(E. Thirunavukkarasu)
Sci E



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/ 24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
E-mail: jdwater@mpcb.gov.in



Kalpatur Point, 2nd - 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai-400 022.

Date: 23/04/2020
10/03/2020

Infrastructure /RED/LSI

Consent Order No: - Format 1.0/BO/JD (WPC)/UAN No.00000086136/CE/CC- 2006001000

To,

M/s. Plutonium Business solutions Pvt. Ltd.

"Plutonium Business Park",

Plot No. 7 & 7A, At Adjoining Ikea,

Near Turbhe Railway Station,

Thane - Belapur Road, Turbhe, Navi Mumbai

Sub: Grant of Consent to Establish for IT Park Cum Commercial Project in Red Category.

Ref.: 1. Environmental Clearance obtained vide No. (SEIAA Meeting No.184 meeting SEIAA-EC- 0000002317, dtd. 22/01/2020.

2. Minutes of Consent Committee meeting held on 06/03/2020.

Your application No. 0000086136, Dated 02/01/2020.

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

1. The Consent to Establish is valid for period up to commissioning or up to 5 year whichever is earlier.
2. The capital investment of the project is Rs.308.70 Crs as per undertaking submitted by P.P.
3. The Consent to Establish is valid for construction of IT park cum Commercial project of M/s. Plutonium Business solutions Pvt. Ltd. "Plutonium Business Park", Plot No. 7 & 7A, At Adjoining Ikea, Near Turbhe Railway Station, Thane - Belapur Road, Turbhe, Navi Mumbai, on total plot area of 10268.00 Sq. Mtrs. for total construction BUA of 67693.65 Sq. Mtrs.

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	127	As per Schedule -I	The treated domestic effluent shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and connected to sewerage system provided by Local Body.



Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to provide Sewage Treatment Plants of designed capacity 140 CMD based on MBBR technology for the treatment of 127 CMD of domestic sewage.
- B) The Applicant shall operate the Sewage Treatment Plant (STP) to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent:

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	pH	6.5-9.0
02	BOD	Not more than 10
03	TSS	Not more than 20
04	COD	Not more than 50
05	NH ₄ N	Not more than 5
06	N-total	Not more than 10
07	Fecal Coliform (MPN/100 ml)	Less than 100

- C) The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make-up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system. PP shall achieve the treated domestic effluent standard for the parameter BOD: 10 mg/lit. The online monitoring data of the parameters Flow, BOD, TSS at the STP outlet shall be connected to MPCB Server.
- 1) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system and/ or extension or addition thereto.
- 2) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.

Sr. No.	Purpose for water consumed	Water consumption (in CMD)
1	Industrial Cooling, spraying in mine pits or boiler feed	NIL
2	Domestic purpose	142
3	Processing whereby water gets polluted & pollutants are easily biodegradable	NIL
4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	NIL



Maharashtra Pollution Control Board
5ef2ff3b99513b24b0caec2b

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	SO ₂ Kg/D
1	D. G. Set (750 KVA)	Acoustic Enclosure	5.5	HSD	201 Kg/hr	-
2	D. G. Set (1000*2 KVA)	Acoustic Enclosure	6.5	HSD	268 Kg/hr	-

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

Total Particulate matter	Not to exceed	150 mg/Nm ³
--------------------------	---------------	------------------------

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

Schedule-III

Details of Bank Guarantees

Sr. No.	Consent (C to E)	Ant BG of Imposed	Submission Period**	Purpose of BG	Compliance Period	Validity
1	C to E	Rs.10 Lakh	15 Days	Towards compliance of Consent to Establish conditions	COU	COU

* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.



Schedule-IV

General Conditions:

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

TEST REPORT

ISSUED TO: M/s. PLUTONIUM BUSINESS SOLUTION PVT. LTD.
Plot No.7 & 7A, C Zone, Turbhe, MIDC, Thane Belapur Road,
Near Turbhe Railway Station, Navi Mumbai-400 703.

REPORT NO. : UT/ELS/REPORT/C-124/05-2022
ISSUE DATE : 23/05/2022
YOUR REF. : PBSPL/MoEFCC/2020-21
REF. DATE : 06/02/2020

SAMPLE PARTICULARS :	AMBIENT AIR QUALITY MONITORING
Sampling Plan Ref. No.: C-06/04-2022	Location Code : 01
Sample Registration Date : 04/04/2022	Sample Location : At Project Site
Date of Sampling : 02/04/2022 to 03/04/2022	
Time of Sampling : 14:30 Hrs. to 14:30 Hrs.	
Analysis Starting Date : 04/04/2022	Collected By : ULTRA-TECH
Analysis Completion Date : 06/04/2022	Height of Sampler : 1.0 Meter
Sample Lab Code : UT/ELS/C-032/04-2022	Sampling Duration : 24 Hours
Ambient Air Temperature : 28.6°C to 34.3°C	Relative Humidity : 52.0 % to 66.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO ₂)	IS 5182 (Part 02) : 2001	14	µg/m ³
2.	Oxides of Nitrogen (NO _x)	IS 5182 (Part 06) : 2006	25	µg/m ³
3.	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Method 90-2.1	79	µg/m ³
4.	Particulate Matter (PM _{2.5})	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	27	µg/m ³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.2	mg/m ³

†: Sampling Period 1 Hr.

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Politech Model - PEM-RDS BN1; Sr. No. 3213	Valid up to - 05/01/2023
	Fine Dust Sampler	Make - Netel Model - NPM FD52.5/10µ (A); Sr. No. 222	Valid up to - 27/09/2022

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

- END OF REPORT -

ULTRA-TECH
THANE (W)
INDIA
PIN-400 601
For ULTRA-TECH,
(Authorized Signatory)

ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

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

• SCHEDULE

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

Ambient Air Quality Standards in respect of Noise

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

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

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

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

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

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

• CONSTRUCTION ACTIVITIES

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

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

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

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

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

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

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

TEST REPORT**ISSUED TO: M/s. PLUTONIUM BUSINESS SOLUTION PVT. LTD.**Plot No.7 & 7A, C Zone, Turbhe, MIDC, Thane Belapur Road,
Near Turbhe Railway Station, Navi Mumbai-400 703.**REPORT NO. :** UT/ELS/REPORT/C-125/05-2022**ISSUE DATE :** 23/05/2022**YOUR REF. :** PBSPL/MoEFCC/2020-21**REF. DATE :** 06/02/2020**SAMPLE PARTICULARS :****Sampling Plan Ref. No. :****Date of Monitoring :**

C-06/04-2022

02/04/2022 to 03/04/2022

NOISE LEVEL QUALITY MONITORING**Sample Lab Code :****Survey Done By :**

UT/ELS/C-033/04-2022

ULTRA TECH

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	17:00 to 17:05	54.3	00:00 to 00:05	44.3
02.	Near Site Office	17:10 to 17:15	53.8	00:10 to 00:15	43.3

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

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

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

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

- END OF REPORT -

ULTRA-TECH
Gazetted by MoEF Govt. of India
THANE (W)
INDIA
PIN-400 601
ULTRA-TECH,
(Authorized Signatory)

TEST REPORT

ISSUED TO: M/s. PLUTONIUM BUSINESS SOLUTION PVT. LTD.
 Plot No.7 & 7A, C Zone, Turbhe MIDC, Thane Belapur Road,
 Near Turbhe Railway Station, Navi Mumbai-400 703.

REPORT NO. : UT/ELS/REPORT/C-126/05-2022
ISSUE DATE : 23/05/2022
YOUR REF. : PBSPL/MoEFCC/2020-21
REF. DATE : 06/02/2020

SAMPLE PARTICULARS :

Sampling Plan Ref. No. : C-06/04-2022
Sample Registration Date : 04/04/2022
Date & Time of Sampling : 03/04/2022 at 11:00 Hrs.
Analysis Starting Date : 04/04/2022
Analysis Completion Date : 11/04/2022
Sample Collected By : ULTRA-TECH
Sample Lab Code : UT/ELS/C-034/04-2022

SOIL QUALITY MONITORING

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

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Colour	-	Brown	-
2.	Moisture Content	IS:2720 (Part 2) : 1973	4.4	%
3.	Bulk Density	UT/LQMS/SOP/S03	1216	kg/m ³
4.	Organic Matter	IS:2720 (Part 22) : 1972	1.0	%
5.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.6	%
6.	pH	IS:2720 (Part 26) : 1987	8.3	-
7.	Conductivity(1:2soil:Water Extract)	IS:14767-2000	0.812	mS/cm
8.	Sodium as Na (Water Extractable)	UT/LQMS/SOP/S19	99	mg/kg
9.	Magnesium as Mg (Water Extractable)	UT/LQMS/SOP/S22	66	mg/kg
10.	Chlorides as Cl (Water Extractable)	UT/LQMS/SOP/S23	186	mg/kg
11.	Sulphate as SO ₄ ²⁻ (Water Extractable)	UT/LQMS/SOP/S24	172	mg/kg
12.	Sodium Adsorption Ratio	UT/LQMS/SOP/S26	1.0	(meq/kg) ^{1/2}
13.	Cation Exchange Capacity	UT/LQMS/SOP/S18	28.1	meq/100g
14.	Water Holding Capacity	UT/LQMS/SOP/S12	53.1	%
15.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.8	mg/kg
16.	Phosphorous as P ₂ O ₅ (Available)	UT/LQMS/SOP/S28	89	kg/ha
17.	Potassium as K ₂ O (Available)	UT/LQMS/SOP/S29	237	kg/ha
18.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	201	kg/ha
19.	Iron as Fe	UT/LQMS/SOP/S35 & S37	56214	mg/kg
20.	Zinc as Zn	UT/LQMS/SOP/S35 & S37	99	mg/kg

Opinions / Interpretations: NIL

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

- END OF REPORT -

ULTRA-TECH
 ESTABLISHED BY MoEF Govt. of India
 THANE (W) MIDC
 PIN-400 801
For ULTRA-TECH
(Authorized Signatory)



**PLUTONIUM
— GROUP —**



PLUTONIUM BUSINESS SOLUTION PVT. LTD.

Registered Office: Plot No. 7 & 7A, C Zone, Turbhe, MIDC, Thane-Belapur Road,
Near Turbhe Railway Station, Taluka & District - Thane, Navi Mumbai - 400 703,
CIN : U24239MH1983PTC030195 **Email :** plutoniumbs@gmail.com
Mob.: +91 93725 13985 / 93725 90653

Date: 04/11/2022

To,
Hon. Member Secretary,
State Environmental Impact Assessment Authority (SEIAA)
Environment Department, Mantralaya,
Mumbai, Maharashtra.

Subject : Submission of Undertaking for "Plutonium Business Park" at Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane Belapur Road, Turbhe, Navi Mumbai, Maharashtra

We, M/s. **Plutonium Business Solutions Pvt. Ltd.**, hereby undertake that separate RG is not required in the project area as per Circular dated 27.12.2016 (vide No. MIDC/CP/E30146/2016) by MIDC

Yours Truly,

For PLUTONIUM BUSINESS SOLUTIONS PVT. LTD.

M/S PLUTONIUM Business Solution Pvt. Ltd.

Director / Authorised Signatory
AUTHORIZED SIGNATORY

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

No. MIDC/CP/E 30146/ 2016

Date: 27/12/16

CIRCULAR

Subject: Implementation of Building Plan approval through Auto- DCR
Clarification regarding provision of open space and amenity area

Ref: MIDC's circular no MIDC/CP/A42501/2016 dt: 8.2.2016

MIDC vide above referred circular dt: 8.2.2016 has initiated building permissions processing through web based software solution (Auto-DCR) integrated with Single Window Clearance platform of MIDC. The said system has started and while processing the cases in Auto DCR, plots above 1.0 hect are required to show 10% open spaces and 5% amenity and FSI is calculated on net plot area. Therefore, SPA's and Architects have requested to issue guidance on provision of 10% open space and 5% amenity area within plot size between 1.0 Hect & 4.0 Hect .

A. Regarding provision of open space for plot size between 1.0 Hect & 4.0 Hect.

a. Provision in DCR-1999:

As per Regulation No.27.1 of DCR-1999, "In any layout or sub-division of land admeasuring more than 1hectare for industrial purpose and more than 0.5 hectare for residential purpose, 10% of total area of land so sub-divided shall be reserved for open space, which shall as far as practicable, be located in one central place."

As per Regulation No.27.5 of DCR-1999,"For any layout or sub-division of land, if any part of the land is utilized for carving out plots of more than 4.0 hectare, the land under such large plots of more than 4.0 hectares , shall be excluded from the areas under subdivision of land, for the purpose of reserving 10% open space ;provided that such large sized plots are governed by the following regulations;

Maximum permissible ground coverage for such large sized plots of more than 4 hectares , shall be 0.4 and Floor Area Ratio (FAR)/Floor Space Index(FSI) for such large sized plots, shall be equal to 0.9. Such large plots shall keep 10% of the total plot area as compulsory "open space" within the plot. "

As per Regulation No.37.1, table no 6 of DCR-1999," For plot size more than 4.0 hect permissible F.A.R (Maximum) was 0.9 and for chemical industries 0.7.

9/12/2016
27/12/2016



**PLUTONIUM
— GROUP —**



PLUTONIUM BUSINESS SOLUTION PVT. LTD.

Registered Office: Plot No. 7 & 7A, C Zone, Turbhe, MIDC, Thane-Belapur Road,
Near Turbhe Railway Station, Taluka & District - Thane, Navi Mumbai - 400 703.
CIN : U24239MH1983PTC030195 **Email :** plutoniumbs@gmail.com
Mob.: +91 93725 13985 / 93725 90653

Date: 15.09.2022

To,
The Member Secretary,
State Level Expert Appraisal Committee – II (SEAC-II),
15th Floor, New Administration Building,
Environment Department, Mantralaya,
Mumbai, Maharashtra

Subject: Submission of undertaking for reuse of excess treated sewage available from our
“Plutonium Business Park” at Plot No. 7 & 7A adjoining Ikea, Near Turbhe
Railway Station, Thane Belapur Road, Turbhe, Navi Mumbai, Maharashtra

Respected Sir,

We M/s. Plutonium Business Solutions Pvt. Ltd. have proposed “Plutonium Business Park” at
Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane Belapur Road, Turbhe, Navi
Mumbai, Maharashtra

We hereby undertake that; after full occupation of this project the total treated sewage available for
reuse will be 127 KLD. Recycling of treated sewage shall be done for gardening (3 KLD) and
flushing (68 KLD) within site which will help to reduce the quantity of treated sewage to the tune of
38%

We hereby also propose to have tie up with Tanker water supplier agency named as “M/s. Garden
Care” to whom excess treated sewage shall be given free of cost. They will supply this excess treated
sewage for secondary purposes like for nearby construction activities or to road contractors for
sprinkling of water on roads which will help to reduce the quantity of treated sewage to the tune of
35% (40 KLD)

Yours faithfully,

For PLUTONIUM BUSINESS SOLUTIONS PRIVATE LIMITED

M/s PLUTONIUM BUSINESS SOLUTION PVT. LTD

Director /Authorised Signatory

AUTHORIZED SIGNATORY



Mob.: 9320857502

8454058479

Garden Care

LANDSCAPE GARDEN CONTRACTOR, GARDEN MAINTENANCE CONTRACTOR & AGRO-HORT SERVICES

Office Add: Shop No. 401, Shriharish C.H.S., Plot No. 44, Sector - 11, Kharghar, Navi Mumbai - 410210. E-mail: gardencarekharghar@gmail.com

Date: 15/09/2022

To,
M/s. PLUTONIUM BUSINESS SOLUTIONS PVT. LTD.
Plot 7, Turbhe - Thane Belapur Road,
Belapur Road,
Navi Mumbai 400705

SUBJECT:- Regarding usage of excess treated sewage generated from your "Plutonium Business Park" at Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane Belapur Road, Turbhe, Navi Mumbai, Maharashtra

Respected Sir,

With reference to above, this is to confirm that we will use excess treated sewage generated from your "Plutonium Business Park" at Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane Belapur Road, Turbhe, Navi Mumbai, Maharashtra for supplying water to nearby construction sites. We will take the water free of cost

Thanking you,

Yours Faithfully,

For GARDEN CARE

PROPRIETOR
AUTHORIZED SIGNATORY

TREE PLANTATION PLAN



EXISTING TREES = 53

Details	Nos.
Existing Trees on Site	53
New Tree Plantation required as per MIDC norms	100
New Tree Plantation required as per MoEF & CC norms	128
Proposed Tree Plantation	89
Tree plantation after development (Existing and new tree plantation)	142

Trees name		Quantity
<i>Cassia fitsula</i>	Bahava	10
<i>Lagestroemia speciosa</i>	Tamhan	10
<i>Anthocephalus cadamba</i>	Kadamb	8
<i>Magnolia champaca</i>	Champa	10
<i>Azadirachta indica</i>	Neem	12
<i>Syzygium cumini</i>	Jambhul	10
<i>Cocos nucifera</i>	Coconut Tree	5
<i>Bombax Cebia</i>	Katesavar	9
<i>Cestrum nocturnum</i>	Raat rani	5
<i>Erythrina variegata</i>	Pangara	10
Total		89

क्र.सं.	नाम	मोबाईल नंबर	दिन	मॉडर	टैमिस्ट	मोडर
18	Kayamuddin +1	9921698092	11:40	13:20	36:1	D.P. / Transcom
19	दिप सर		13:15	20:35	36:1	PL शेड
19	गोपनी ✓	गोपनी मोबाईल	15:30	16:35	36:1	मोबाईल

Date-17/3/2023

1	समुदाई एड्रेस	सहस्र विपरीत	8:30	18:00	36:1	PL
2	अजय सर	DP ऑफिसर	8:40	18:15	36:1	DP
3	अजय मोबाईल		9:30	20:45	36:1	PL
4	राज कुमार लम	7495363933	10:35	20:35	36:1	PL
5	अजय गोपनी	8591421298	10:38	20:40	36:1	PL
6	स्वदेव मोबाईल		10:40	17:45	36:1	DP
7	दिप सर		10:55	20:45	36:1	PL शेड
8	राज कुमार	9820202881	11:00	19:05	36:1	B.B.R
9	मोबाईल लम	8879448865	11:00	21:00	36:1	PL
10	अजय +1	9487674531	11:05	18:45	36:1	E.L
11	गोपनी लम	8652784785	11:10	20:21	36:1	PL
12	सदानंद मोबाईल	9892955528	11:50	18:20	36:1	B.B.R
13	अजय मोबाईल ✓	9824958024	12:30	14:00	36:1	N.M.M.C
14	मोबाईल लम		13:45	16:15	36:1	PL शेड
15	अजय मोबाईल		14:35	19:05	36:1	B.B.R
16	गोपनी ✓	गोपनी मोबाईल	15:16	16:25	36:1	मोबाईल
17	मनसुख सर		15:55	20:40	36:1	PL शेड
18	रेखा सर + गोपनी मोबाईल		16:40	19:00	36:1	DP शेड
19	दिनेश लम		16:55	20:40	36:1	PL शेड
20	रिनीलाल लम		17:20	20:40	36:1	PL शेड

Date 18/03/2023

1	आज्ञा यंत्रण		6:40	24:40	36:1	PL
2	गोपनी लम	8652784785	7:25	23:55	36:1	PL
3	गोपनी + गोपनी		7:59	18:20	36:1	B.B.R
4	अजय मोबाईल	DP ऑफिसर	8:00	20:27	36:1	DP
5	विपुल मोबाईल	9833056808	8:10	20:25	36:1	DP
6	समुदाई एड्रेस	सहस्र विपरीत	8:30	18:25	36:1	PL



ECBC COMPLIANCE ANALYSIS REPORT

Plutonium Business Park

Mumbai

Submitted on: 06 November 2019

**For
Millennium Group**

By



KAIZEN DESIGN SOLUTIONS

INDEX

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Disclaimer:

This report has been prepared based on information that we believe to be reliable and accurate. We do not warrant the accuracy or completeness of the assumptions made. This report has been prepared for the exclusive use and benefit of the addressee(s) and solely for the purpose for which it is provided. Unless we provide prior written consent, no part of this report should be reproduced, distributed or communicated to any third party. We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

1. Executive Summary

This report has been prepared for Plutonium Business Park, Mumbai. This report is part of a process towards obtaining Environmental Clearance. The specific objective of this report is to evaluate annual energy usage and apply various energy efficiency measures for ECBC Compliance for maximum Energy Efficiency.

The building was analyzed using hourly energy simulation to evaluate the performance in terms of energy consumption and thermal comfort of the occupants. The purpose of this report is to present the performance of the design building in comparison to a baseline budget building based on ECBC 2017.

It is observed via various analysis tools that the building has efficeint envelope and is equiped with efficient air-conditioning system & has sufficient Daylight. Following are the final outcome of energy simulation of the proposed building.

		ECBC 2017	Proposed Case	Proposed Case + Solar PV
EPI	(kWh/sm/yr)	138.0	130.5	128.7
Energy Consumption	(MWh)	9,342	8,832	8,713
Energy Saving			5.45%	6.73%

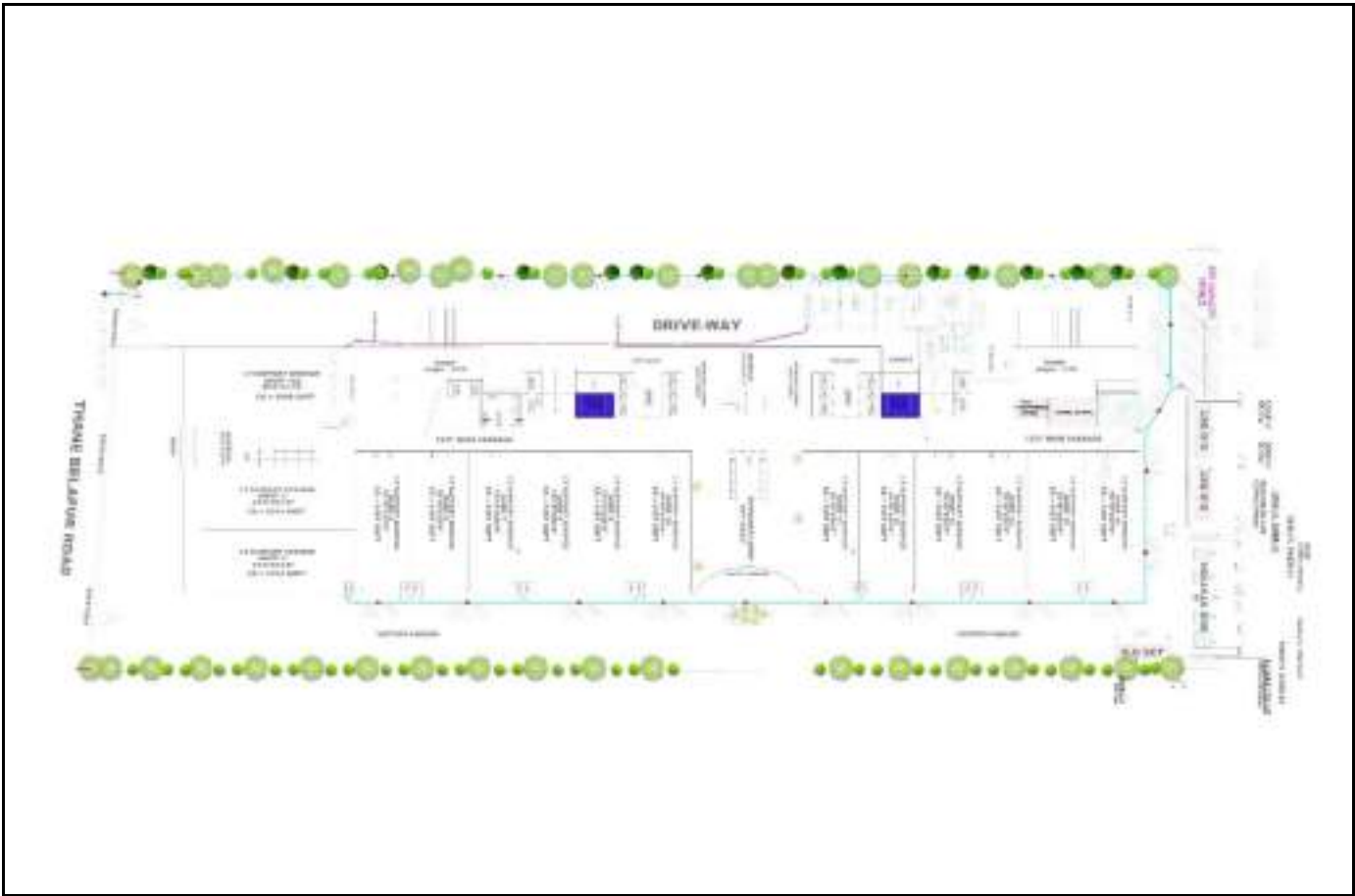
2. Project Description

This report has been prepared for Plutonium Business Park, Mumbai. This report is part of a process towards obtaining Environmental Clearance from MOEF. The specific objective of this report is to evaluate annual energy usage and apply various energy efficiency measures for ECBC Compliance for maximum Energy Efficiency.

The building comprises following space types

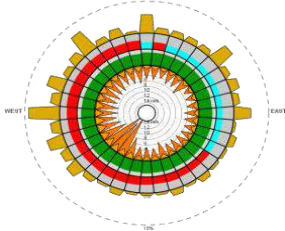
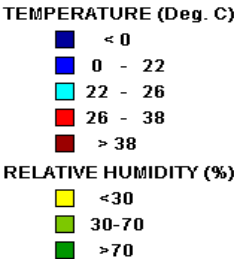
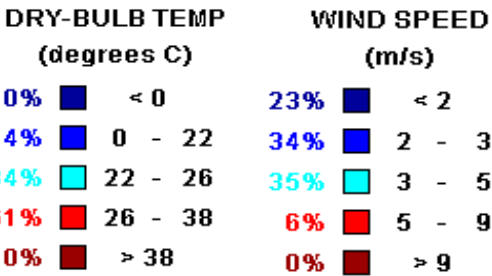
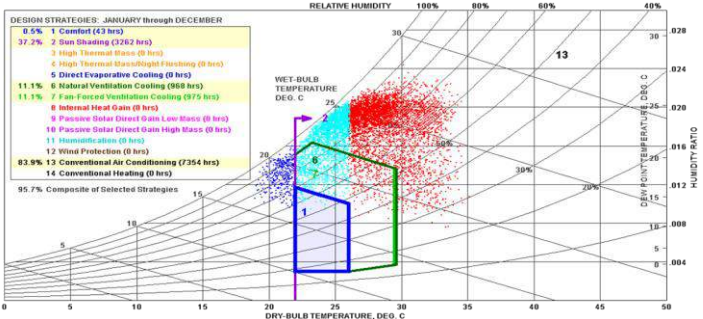
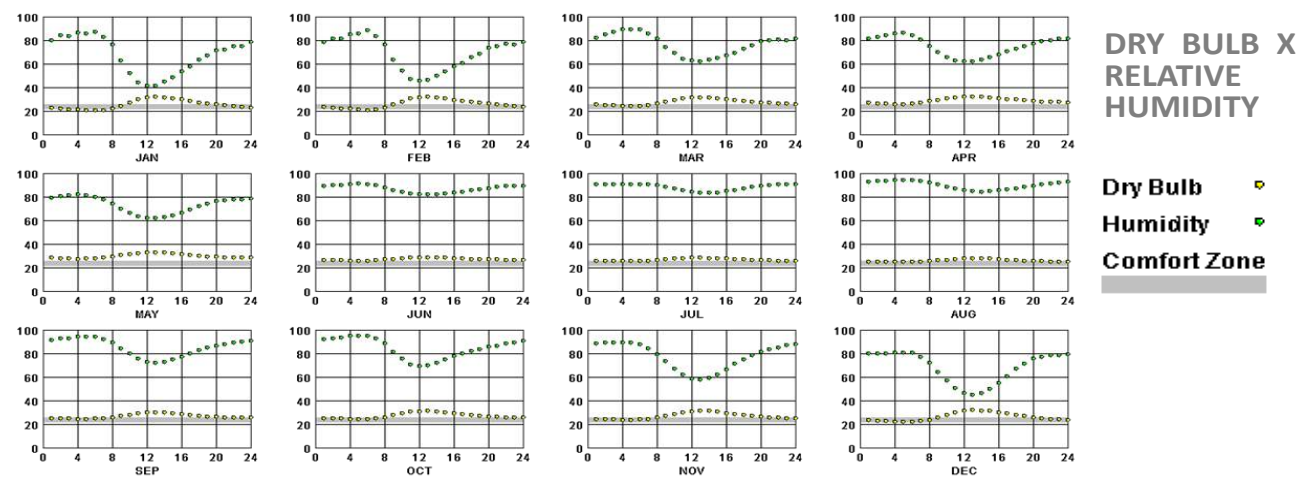
- 1 Commercial Building

SITE LAYOUT



PROJECT DETAILS

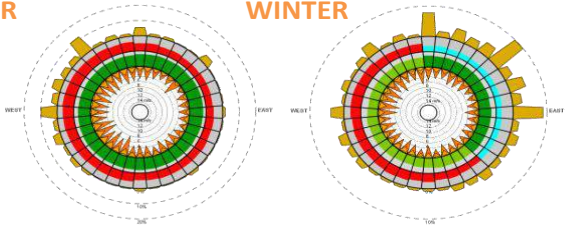
1	Total Site Area	10,268.00 sq.m.
2	Total Built-up Area	67,693.65 sq.m.
3	WWR	42%
4	Total Connected Load	4,158 kW
5	Total Demand Load	2,495 kW
6	Solar PV Capacity	75 kW



ANNUAL WIND PATTERNS

SUMMER

WINTER

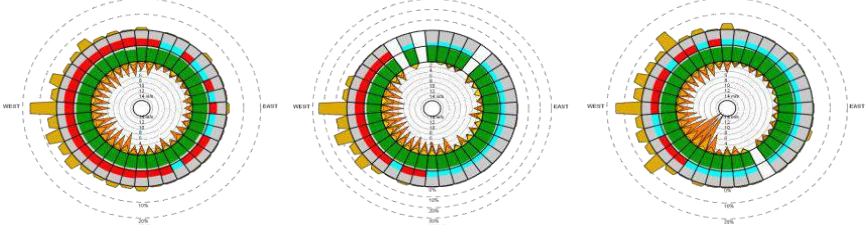


SEASONAL WIND PATTERNS

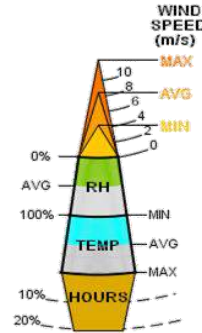
JUNE

JULY

AUGUST



MONTH WISE DETAILS



4. ECBC 2017 Compliance

SECTION 4 - BUILDING ENVELOPE

4.2.1 Fenestration: The vertical fenestration of the project is labelled by manufacturer. The following values has been considered for the same

U-value:	4.60	W/sm.K
SHGC:	0.42	
VLT:	45%	

4.2.2 Opaque Construction: The U-value of roof and wall assembly are calculated and provided in Appendix II.

4.2.3 Building Envelope Sealing: The project is air-conditioned and the building envelope sealing has been provided as per Annexure IV.

SECTION 5 - COMFORT SYSTEM AND CONTROLS

5.2.1 Ventilation: The project building is ventilated using a mechanical system and outdoor air change rate has been designed as per NBC. CO sensors will be provided.

Demand Control Ventilation: The project has not any spaces served by air side economizer and/or automatic outdoor modulating control of outdoor air damper. Hence, the clause is not applicable for this project.

5.2.2 Minimum Space Conditioning Equipment Efficiencies: The space conditioning equipment meets minimum requirement of both COP and IPLV requirement under ANSI / AHRI 550 / 590 conditions. The chiller capacity of standard design and its efficiency have been mentioned in the next section.

5.2.3 Controls: The controls like timelock, temperature controls, occupancy controls, fan controls, dampers etc. have been provided in the project as and where applicable, as per ECBC 2017.

5.2.4 Piping & Ductwork: Piping for HVAC system will meet insulation requirement as per Table 5-8 in ECBC 2017. Wherever the insulation will be kept exposed to weather, it will be protected by either painted canvas or plastic cover.

5.2.5 System Balancing: The project has total conditioned area exceeding 500 sq.m. Air system balancing and hydronic system balancing will be performed to reduce difference losses.

5.2.6 Condensers: Condensers will be located to make heat sink free of interference from heat discharge by devices located in adjoining spaces, and not to interfere with other such systems installed nearby.

5.2.9 Service Water Heating: The project building's type is commercial and the location doesn't fall under cold climate zone. Hence, clause does not apply to this project.

SECTION 6 - LIGHTING AND CONTROLS

6.2.1.1 Automatic Controls: The project has interior lighting fittings for more than 300 sq.m., hence automatic controls have been provided.

The project's built-up area is 67693.65 sq.m., which is more than 20,000. Hence, occupancy sensors have been provided in non-habitable spaces like storage, corridors, etc. as applicable.

6.2.1.2 Space Controls: Each enclosed space will have at least one control device to independently control the general lighting within the space.

6.2.1.3 Control in Daylight Areas: All the luminaires installed within daylighted area will be equipped with manual control device to shut off them.

6.2.2 Exit Signs: Internally illuminated exit signs will be less than 5 watts per face.

SECTION 8 - ELECTRICAL & RENEWABLE ENERGY SYSTEM

7.2.1 Transformers: The transformer will satisfy minimum acceptable efficiency at 50% and full load rating. Permissible total loss values will be within limit specified under this clause.

Recording of losses will be carried out by use of calibrated digital meters having minimum class 0.5 accuracy and certified by the manufacturer.

Voltage drop will not exceed 2% and 3% for feeders and branch circuit respectively.

7.2.2 Energy-efficient Motors: The pumps and motors will be used for water pumping and confirm to relevant IS standards. The efficiency of the motors is IE3 class and which meets the ECBC requirement.

7.2.3 DG Sets: The project will have BEE star rated DG sets in all compliant buildings. Total built-up area of the project is 67693.65 sq.m. and the DG set will be of BEE 3 star rating at minimum.

7.2.4 Check-Metering and Monitoring: The project will have permanently installed electrical metering to record demand (kVA), energy (kWh), and total power factor. The metering will also display current, voltage and total harmonic distortion (THD) as a percentage of total current.

7.2.5 PF Correction: The Power factor would be maintained in the project with the help of Automatic Power Factor Correction (APFC) system. The system is designed to maintain the power factor of 0.98.

7.2.6 Power Distribution Systems: The power cabling has been designed which limit distribution losses upto 3% of the total power usage.

7.2.7 Uninterruptible Power Supply (UPS): The power cabling has been designed which limit distribution losses upto 3% of the total power usage.

7.2.8 Renewable Energy Systems: The project has decided to install roof top Solar PV panels of at least 3.01% of total demand load of the building. The area is free of any obstruction within its boundaries and shadows by objects adjacent to the zone.

RENEWABLE ENERGY CALCULATION

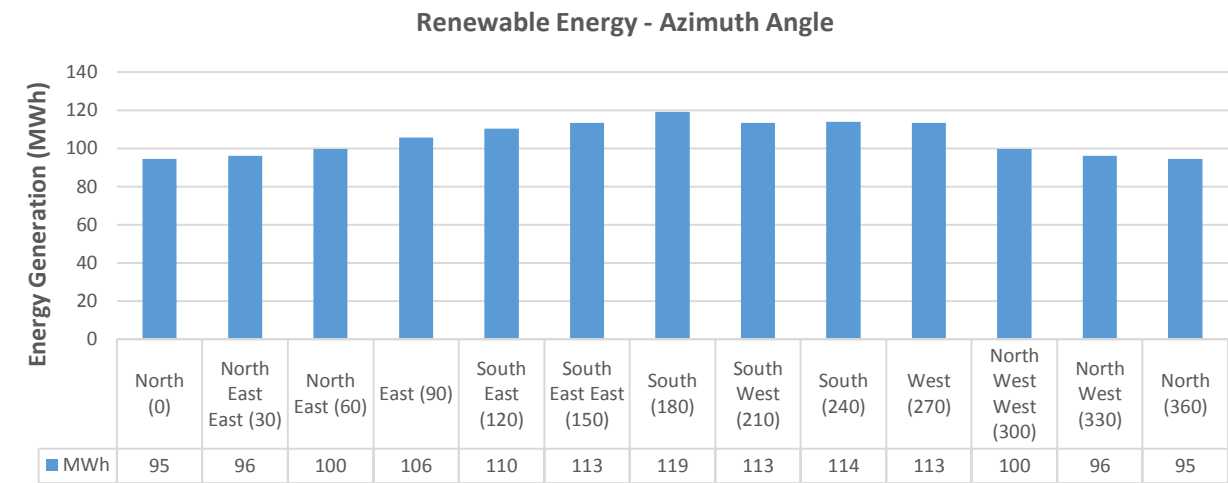
Virtual analysis tool – Retscreen has been used as a basis for the commentary provided in this report. To determine Orientation and Slope of the proposed Solar Panel actual location Mumbai was used for the simulation.

Total Connected Load for Proposed Project	4158	kW
Maximum Demand for load of proposed project	2495	kW
1% of demand load	24.95	kW
Renewable energy proposed for the Project	75	kW

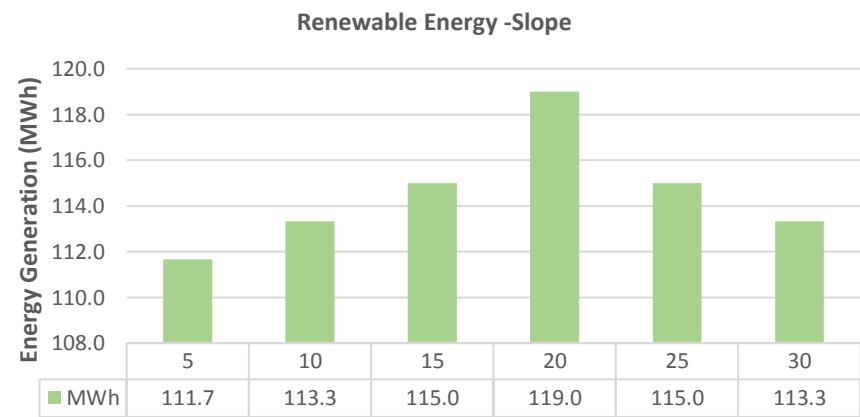
It is determined through simulation that the solar panels of 75 kWp capacity will generate 119 MWh electricity annually. The desired Solar Panel locations are proposed considering right Orientation (Azimuth Angle) and Slope (Altitude Angle) of Solar Panel.

RET Screen Calculation		
Solar tracking mode		Fixed
Slope		20
Azimuth		180
Solar Data		
Photovoltaic		
Type		poly - Crystalline
Power Capacity	kW	75
Manufacturer		Canadian Solar
Model		CS6U - 325P
Number of Units		231
Efficiency	%	16.7%
Nominal operating cell temperature	° C	43
Temperature coefficient	% / ° C	0.4
Solar collector area	m ²	462
Miscellaneous losses	%	5%
Summary		
Electricity generated	MWh	119

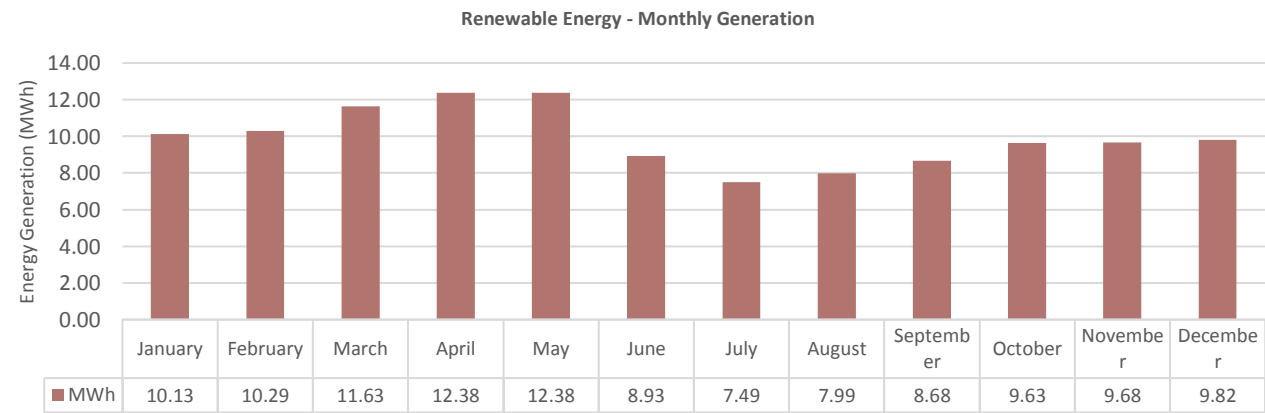
Parametric Study - Azimuth Angles



Parametric Study - Altitude Angles



Monthly Solar Generation



Terrace Area Calculation

For the Proposed Project, Solar PV panels are proposed to encourage the Renewable Energy use and also to encourage sustainable development.

Total Roof Area	-	2307 Sq.m.	
Service Area and Shaded Area on Terrace	-	860 Sq.m.	
Available Roof Area	-	1447 Sq.mt.	(Excluding Services and Shaded Area)
Solar PV can be accomodated	-	121 kW	(@ 12 sq.m. / kW)
Solar PV Considered	-	75 kW	

WHOLE BUILDING PERFORMANCE METHOD

Project: Plutonium Business Park, Mumbai, which lies in Western India.

Zoning: A zoning plan was developed for each floor & entered into the simulation model. Each zone was assigned a set of properties including lighting power density, equipment power density, occupancy rate, outside air requirement etc. Each zone was also assigned physical properties of floor-to-floor height, material conductivity & fenestration area etc.

Modelling: A baseline building as per the properties stated in ECBC 2017 was modelled. The Building was simulated with actual orientation and again after rotating the entire Building by 90, 180 & 270 Degrees and then the annual energy consumption results were averaged out to get the ECBC 2017 Baseline Building Energy consumption in kilowatt hours. As per ECBC 2017, the average base case energy consumption does not consider the effect of building shades & overhangs.

A wide range of actual as-designed parameters such as Envelope (roofs, walls), Windows (type of window glass), Lighting (lighting power density), reduced Exterior Lighting, efficient system design were added to the Baseline case to simulate the performance of the designed building.



The project has been modelled with the e-QUEST energy analysis software that uses the DOE 2.2 Building energy simulation engine. The e-QUEST energy modelling software allows for a graphical display of all the 3-dimensional geometry entered in the application to describe the building. As per the view shown, the Building has been modelled in detail to improve the accuracy of analysis work.

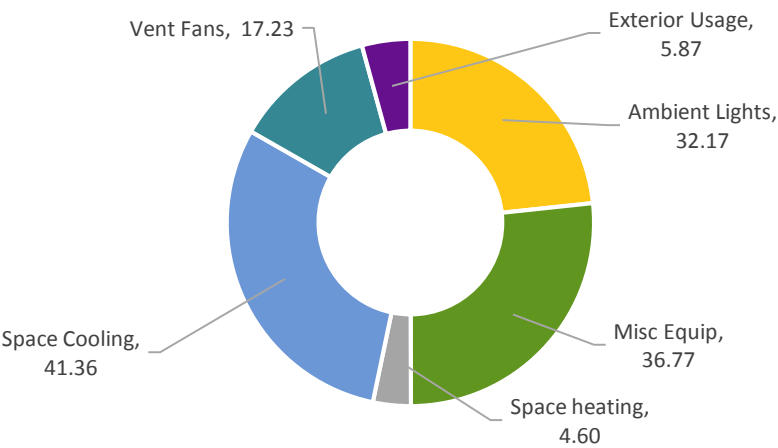
The project objective is to evaluate energy use and the energy efficiency performance of the Building

DETAILED COMPARISON BETWEEN BASE CASE & PROPOSED CASE

Sr. No.	Model Input Parameter	Baseline Case as per ECBC 2017 Parameters		Proposed Case
1	Exterior Wall Construction	U Value: 0.40	W/sm.K	U Value: 0.85 W/sm.K 6" External AAC Wall
2	Roof Construction	U Value: 0.33	W/sm.K	U Value: 0.47 W/sm.K 6" RCC Slab with 2" XPS insulation
3	Glazing	U Value: 3.00	W/sm.K	U Value: 4.60 W/sm.K
		SHGC: 0.25	Non-north	SHGC: 0.42
		0.50	North	VLT: 45%
4	WWR	40%		42%
5	Shading Devices	Not Considered		As per Design
6	Equ Power Density	10	W/sm	10 W/sm
7	Lighting Power Density	As per Building Area Method		As per Building Area Method
		LPD: 11.2	W/sm	LPD: 7.5 W/sm
8	Pumps & Motors	IE 2		IE 3
9	Occupancy Sensors	Applicable		Considered
10	Daylight Sensors	Applicable		Not Considered
11	Ext. Lighting Load	As per Annexure III		30% lesser than Annexure III
12	Domestic Hot Water	No Hot Water Requirement		No Hot Water Requirement
13	Process Load	As per design		As per Design
14	Renewable Energy	1% of Peak Demand (25 kW)		Complied with (75 kW)
15	Data Server Loads	Not Applicable		Not Applicable
16	Ventilation Requirement	10 CFM / person ASHRAE 62.1 2010		13 CFM / person ASHRAE 62.1 2010 + 30%
17	Chiller Parameter	Not Applicable		Not Considered
18	VSD's on Chiller	Not Applicable		Not Considered
19	VFD's on Cooling Tower	Not Applicable		Not Considered
20	Primary, Fire, Condenser Pump	Standard – 60%		Premium – 70%
21	Primary, Fire, Condenser Motor	Standard – 70%		Premium – 85%
22	HVAC System	System A: Split AC		Varial Refrigerant Volume - COP 4.5
23	VFD in AHU's & Secondary Pumps	Not Applicable		Not Considered
24	Demand Control Ventilation	Not Applicable		Not Considerd
25	Heat Recovery Wheel	Not Applicable		Not Considered
26	Airside Economizer	Not Applicable		Not Considered
27	CO Sensors	Not Applicable		Considered
28	DG Set	BEE 3 Star Rated		BEE 3 Star Rated
29	PF Correction	0.97		0.97
30	Power Dist. Loss	< 3%		< 3%

BASELINE MODEL - AS PER ECBC 2017

The ECBC 2017 Minimally Compliant Baseline model is used to benchmark the design case. This model geometry is based upon the design case, but the performance parameters listed below are defined to reflect the minimum efficiency levels that ECBC 2017 defines for various building components.

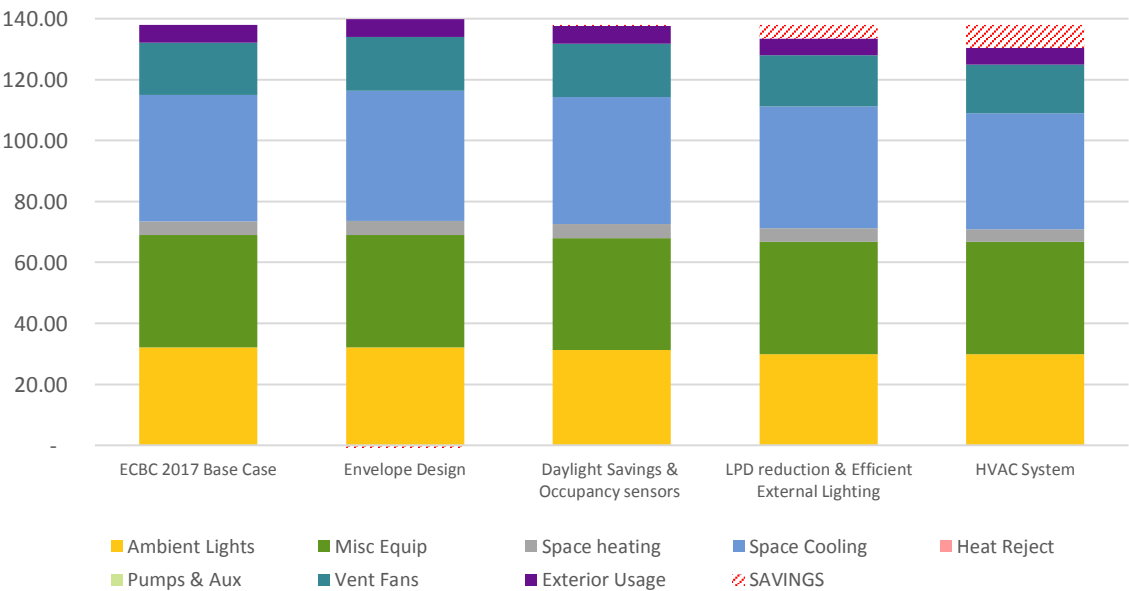


Based on the above paramters,
The average base-case consumption
The EPI is

9,342 MWh
138.0 kWh / sq.m. / yr

PROPOSED CASE MODEL

Proposed case assumptions are based on project drawings and operating parameters assumptions based on experience and standards.



Based on the above paramters,
The average proposed-case consumption
The EPI is

8,832 MWh
130.5 kWh / sq.m. / yr

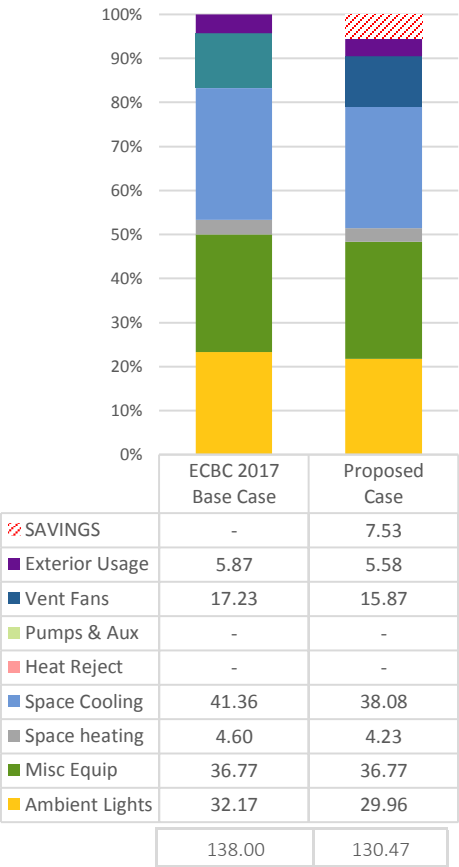
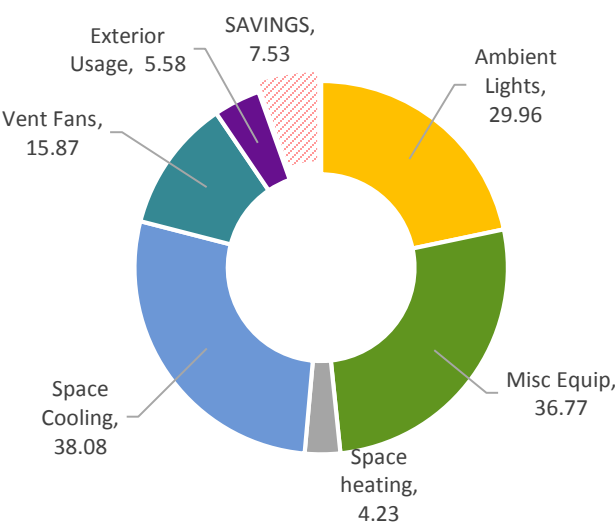
SUMMARY

The Proposed case model shows significant savings in internal lighting as well as space cooling energy consumption as compared with the ECBC 2017 stipulated baseline model. These energy reductions can primarily be attributed to improved lighting power density and reduction in cooling loads due to improved envelope and glazing specifications.

For the purposes of determining energy savings in rupees, the energy costs for the proposed case model are compared to the energy costs for the ECBC 2017 minimally-compliant model

Based on the final design considerations for building envelope and equipment, it is noted from the results of energy simulation that by using efficient envelope and lighting, the total per year energy required for the project - Plutonium Business Park are as under:

Proposed project	8,832 MWh
Base line - ECBC 2017	9,342 MWh
Saving over ECBC 2017 - MWh	509 5.45%



Annexure I: Schedules

COMMERCIAL BUILDINGS

Hrs	Occupancy		Lighting		Equipment		HVAC	
	Weekdays	Weekends	Weekdays	Weekends	Weekdays	Weekends	Weekdays	Weekends
00:00	0%	0%	5%	5%	5%	5%	0%	0%
01:00	0%	0%	5%	5%	5%	5%	0%	0%
02:00	0%	0%	5%	5%	5%	5%	0%	0%
03:00	0%	0%	5%	5%	5%	5%	0%	0%
04:00	0%	0%	5%	5%	5%	5%	0%	0%
05:00	0%	0%	5%	5%	5%	5%	0%	0%
06:00	0%	0%	5%	5%	5%	5%	0%	0%
07:00	0%	0%	5%	5%	5%	5%	0%	0%
08:00	0%	0%	45%	5%	5%	5%	75%	0%
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19:00	75%	15%	90%	10%	50%	15%	95%	5%
20:00	25%	0%	75%	10%	25%	5%	75%	0%
21:00	0%	0%	75%	5%	5%	5%	0%	0%
22:00	0%	0%	5%	5%	5%	5%	0%	0%
23:00	0%	0%	5%	5%	5%	5%	0%	0%

Annexure II: U-value Calculations

Building Envelope

Calculation Of 'U' Value For A Wall Section

Material Specification	'R' Value (sq.ft.degF/btu)
1 Outside Air Film	0.34
2 1" Cement Plaster	0.2
3 6" AAC Wall	5.4
4 0.5" Cement Plaster	0.1
5 Inside Wall Air Film	0.68
Total	6.72

Therefore,

R' Value of Vertical surface (Wall)	6.72 sq.ft.degF/btu
U Value (I-P Unit) :	0.15 btu/sq.ft.degF
(SI Unit) :	0.85 W/sm.degK

Calculation Of 'U' Value For A Roof Section

Material Specification	'R' Value (sq.ft.degF/btu)
1 Outside Air Film	0.17
2 Floor Finish	0.15
3 1" Screed	0.2
4 2" XPS Insulation	10.14
5 1" Screed	0.2
6 6" Concrete Slab	0.6
7 ½" Cement Plaster	0.1
8 Inside Ceiling Air Film	0.61
Total	12.17

Therefore,

R' Value of Vertical surface (Roof)	12.17 sq.ft.degF/btu
U Value (I-P Unit) :	0.08 btu/sq.ft.degF
(SI Unit) :	0.47 W/sm.degK

Annexure III: Exterior Building Lighting Power

ECBC 2017 - Table 6-7 Exterior Building Lighting Power for ECBC Buildings

Exterior lighting application	Power limits
Building entrance (with canopy)	10 W/m ² of canopied area
Building entrance (w/o canopy)	90 W/ linear m of door width
Building exit	60 W/lin m of door width
Building façade	5.0 W/m ² of vertical façade area
Emergency signs, ATM kiosks, Security areas façade	1.0 W/m ²
Driveways and parking (open/ external)	1.6 W/m ²
Pedestrian walkways	2.0 W/m ²
Stairways	10.0 W/m ²
Landscaping	0.5 W/m ²
Outdoor sales area	9.0 W/m ²

Annexure IV: Building Sealing Requirement

Following areas of the building envelope, of all except naturally ventilated buildings or spaces, shall be sealed, caulked, gasketed, or weather-stripped:

- (a) Joints around fenestration, skylights, and door frames
- (b) Openings between walls and foundations, and between walls and roof, and wall panels
- (c) Openings at penetrations of utility services through roofs, walls, and floors
- (d) Site-built fenestration and doors
- (e) Building assemblies used as ducts or plenums
- (f) All other openings in the building envelope
- (g) Exhaust fans will be fitted with a sealing device such as a self-closing damper
- (h) Operable fenestration should be constructed to eliminate air leakages from fenestration frame and shutter frame

Annexure VI: Electrical Wires

It is recommended to use copper wires with high rating to reduce resistance, which would result in energy efficiency. Copper has the highest electrical conductivity of any metal, after silver, with this property accounting for over 50% of its use. As the best, economically affordable conductor of electricity, using copper can reduce electrical energy losses and improve overall energy efficiency.

Vehicle Number	MH43CE0396
Owner Name	*H*N*A* *R*S*N* *H*N*G*
Registering Authority	VASHI (NEW MUMBAI), Maharashtra
Vehicle Class	Goods Carrier(HGV)
Fuel Type	DIESEL
Emission Norm	BHARAT STAGE VI
Vehicle Age	0 Years & 7 months
Vehicle Status	ACTIVE

Tap to Check the Vehicle Impound and Seizure
Document Status

Registration Date	13-Mar-2023
Fitness Valid UpTo	05-Mar-2025
Tax Valid UpTo	29-Feb-2024
Insurance Valid UpTo	23-Feb-2024
PUCC Valid Upto	12-Mar-2024
Permit Valid UpTo	20-Mar-2028

Create Virtual RC

SHOT ON itel
AI DUAL CAMERA

View Challan



Pollution Under Control Certificate

Authorized By

Government of Maharashtra

Date : 02/06/2023
 Time : 13:46:57 PM
 Validity upto : 01/06/2024



Certificate No. : MH04600010017179
 Registration No. : MH46BJ2008
 Date of Registration : 27/Apr/2022
 Month & Year of Manufacturing : February 2022
 Valid Mobile Number : *****3564
 Emission Norms : BHARAT STAGE VI
 Fuel : DIESEL
 PUC Code : MH0460001
 GSTIN :
 Fee : Rs.150.00
 (GST to be paid extra as applicable)
 MIL observation : No

Vehicle Photo with Registration plate
 60 mm x 30 mm



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

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

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

Authorized Signature with stamp of PUC operator



< Vehicle search

Vehicle Number	MH04FU6829
Owner Name	*A*K*M*R* *A*D*A*I*
Registering Authority	THANE, Maharashtra
Vehicle Class	Goods Carrier(HGV)
Fuel Type	DIESEL
Emission Norm	Not Available
Vehicle Age	11 Years & 2 months
Vehicle Status	ACTIVE

[Tap to Check the Vehicle Impound and Seizure Document Status](#)

Registration Date	17-Jan-2013
Fitness Valid UpTo	04-Jan-2025
Tax Valid UpTo	31-Mar-2024
Insurance Valid UpTo	02-Jan-2025
PUCC Valid Upto	29-Apr-2024
Permit Valid UpTo	17-Jan-2028

Create Virtual RC

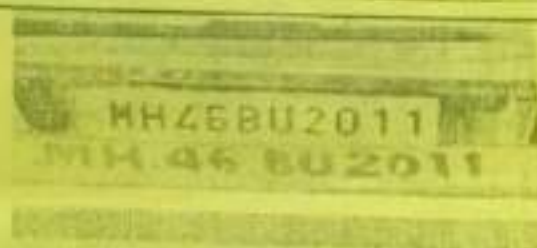


Date: 27/05/2023
 Time: 07:13:51 AM
 Validity upto: 26/05/2024



Vehicle No. : MH00300850005294
 Registration No. : MH46BU2011
 Date of Registration : 27/Apr/2022
 Month & Year of Manufacturing : February-2022
 Model Number : *****9765
 Fuel Type : BHARAT STAGE VI
 Engine Type : DIESEL
 Code : MH0030085
 Price : Rs. 150.00
 (GST to be paid extra as applicable)
 Observation : No

Vehicle Photo with Registration plate
 35 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Exhaust Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
Exhaust idling Emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Light Density	Light absorption coefficient	1/metre	0.7	0.3

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

Vehicle owners can link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Signature with stamp of PUC center

SOUTHERN RAILWAY

Material Management Department , Electric Loco shed, Erode 638002
E-Tender Notice for the supply of Stores
22.ELSD/ED/Purchase/AdvT.06

The Following e-tender has been published in IREPS website. Firms are requested to login to <http://www.ireps.gov.in> --Login--E Tender--Goods & Services (New) and quote against the tender. Manual quotations will not be entertained .Closing Time: 14:30 hours.

Tender No : 72235239A

Description : Supply, installation, testing & commissioning of PCB Diagnostic Tool (PCB Analyzer) as per Technical specification enclosed. Note: Item to be supplied along with warranty certificate.

Due date: 29/05/23, 14:30 hrs.

Attention: Micro Small Enterprises (MSEs). The benefits provided to MSEs under public procurement policy for goods and services are as details provided in the link <http://www.ireps.gov.in> - IREPS Public document -Southern Railway.

AMM/ELSD/ERODE

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SOUTHERN RAILWAY

(Construction Organisation)
E-Tender Notice No. 02-DCE-CN-SA-2023 (OT) Dated 03.05.2023

For and on behalf of The President of India, The Deputy Chief Engineer, Construction, Southern Railway, Salem - 638 005 invites e-tender for the following work as per Notice Inviting Tender (NIT) in our portal www.ireps.gov.in. The tenderers/ contractors intending to apply for the tender needs to get enrolled in the portal www.ireps.gov.in and only online tenders will be accepted.

Name of the work: Doubling of track between Salem and Omalur - Maintenance of Newly laid Doubling line between Salem and Omalur for a period of one year.

Cash Value in: ₹ 89,71,349.10

Earnest Money Deposit: ₹ 1,79,400.00

Period of completion in month(s): Twelve

Closing Date: At 15.00 hrs: 29.05.2023

For further details refer to website portal www.ireps.gov.in or contact Office of the Deputy Chief Engineer, Construction, Salem - 638 005

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EAST CENTRAL RAILWAY

E-TENDER NOTICE

OPEN TENDER

Batch No: 175/23

Dated: 04.05.2023

E-Tender Notice for supply of materials "participation in through" web portal of IREPS-
www.ireps.gov.in offers are invited for supply of the following materials. The closing time for all tenders is at 14.00 hr.

S.N.	Tender No.	Brief Description	Quantity	Published on/time	Closing on
1	04235006	AUTOMATIC SMOKE/FIRE DETECTION	554 sets	27.04.23/18:04:30	29.05.23
2	11230176	Oil Servo System-57	30797 Ltrs	01.05.23/12:55:44	29.05.23
3	04235010	Head Stock for BOXNHL wagon	640 Nos	02.05.23/17:53:53	29.05.23
4	04235011	Hand Brake Arrangement for BOXNHL wagon	400 Sets	02.05.23/17:49:23	29.05.23
5	07235018A	Manufacture and supply of Elastic Rail Clip MK-III	8770385 Nos	03.05.23/11:46:08	29.05.23
6	07235031A	Manufacture and supply of Elastic Rail Clip MK-V	4368660 Nos	03.05.23/11:44:30	29.05.23
7	09235012	USG machine as per attached (Annexure A)	01 Nos	03.05.23/12:01:12	05.06.23
8	03233806	Fire Detection Unit for 3 Phase Locomotives along with connectors	70 Nos	04.05.23/12:23:00	29.05.23
9	05231191A	CURVZ modular liquid soap dispenser	4218 Nos	25.04.23/14:46:41	29.05.23

Participants are required to submit their offer only on-line through the web portal of IREPS - www.ireps.gov.in before the closing date and time. Other details regarding Consignee and detailed description of stores are available in tender document in tender notice on the above portal.

PR/00239/HQ/Store/7/23-24/80 Principal Chief Material Manager/ECR/Hajipur

CENTRAL RAILWAY
VARIOUS WORKS

Open E-tender Notice No.: CR-DRM(WJB)-2023-14 of 03.05.2023. Sr.No.1.
Name of the Work: Replacement of check rail on side of sharp curve location under ADEN(T) BY jurisdiction. **Approximate Value:** ₹ 62.70 lakhs **EMD:** ₹ 125,400/- **Completion Period:** 6 months. **Sr.No.2. Name of Work:** CLA - Repairs and improvement to various offices, workshops, toilets, drainage lines and ladies rest room at Kuria Car Shed. **Approximate Value:** ₹ 102.67 Lakhs **EMD:** ₹ 2,01,300/- **Completion Period:** 12 months. **Sr.No.3. Name of the Work:** Slewing of track (Track Work) in Connection with widening of platform no. 5 & 6 at Thane Station. **Approximate Value:** ₹ 144.73 Lakhs **EMD:** ₹ 22,400/- **Completion Period:** 8 months. **Sr.No.4. Name of Work:** (A) Misc P.Way work for improvement to CSMT Yard under ADEN(T) BY for year 2023-24. (B) Misc P.Way work for improvement to LTT Yard under ADEN(T) BY for year 2023-24. (C) Misc P.Way work for improvement to Bcyulla Yard under ADEN(T) BY for year 2023-24. **Approximate Value:** ₹ 129.27 Lakhs **EMD:** ₹ 22,14,600/- **Completion Period:** 6 months. **Sr.No.5. Name of Work:** (A) Misc P.Way work for improvement to Thane Yard under ADEN(T) TNA for year 2023-24. (B) Misc P.Way work for improvement to Kalva Carshed under ADEN(T) TNA for year 2023-24. **Approximate Value:** ₹ 85.93 Lakhs **EMD:** ₹ 1,71,900/- **Completion Period:** 6 months. **Sr.No.6. Name of Work:** Proposed construction of Waterway culvert at Km 10/800-900 by s 1600 mm dia RCC hume by micro-tunnelling method between Matunga - Sion Railway Stations on CSMT/Kalyan section under ADEN(T)BY. **Approximate Value:** ₹ 914.72 Lakhs **EMD:** ₹ 6,07,400/- **Completion Period:** 8 months. **Sr.No.7. Name of Work:** (Two packet System) A/Rendering services for maintenance under ADEN (M) IOP for Three year. B/Supply of material to rendering service for maintenance under ADEN (M) IOP for Three year. **Approximate Value:** ₹ 359.90 Lakhs **EMD:** ₹ 33,30,000/- **Completion Period:** 36 months. **Note:** I) **Tender closing date & time of aforesaid tender:** Up-to 11.00 hrs. of **Sr.No.1** on 17.05.2023, **Sr.No.2 & 7** on 22.05.2023, **Sr.No.3,4,5 & 6** on 18.05.2023, will be opened after 11.00 hrs. II) The prospective tenderers are requested to visit the website www.ireps.gov.in for details of tenders & corrigendum, if any. III) Tenderer may participate in above e-tender electronically through website www.ireps.gov.in only & submission of manual offers against e-tender are not allowed. Manually, if submitted shall neither be opened nor considered. IV) The Bid security shall be deposited either in cash through e-payment gateway or submitted as Bank Guarantee bond from a scheduled commercial bank of India or as mentioned in tender documents. V) For further enquiry, may contact: Divisional Railway Manager (Works) Office, Central Railway on phone: 022-67455323. VI) This tender complies with Public Procurement Policy Order 2017 dated 16.9.2017. Complete details of tenders are available at the website "www.ireps.gov.in". The complete details of tenders are also available in the "Notice Board" of the Divisional Railway Manager (Works) Office, Mumbai CSMT.

RailMadad Helpline 139

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मुलांपासून आजोबांपर्यंत एकच निवड



नवशक्ति

www.navshakti.co.in

WESTERN RAILWAY

OVERHAULING OF VARIOUS LATERAL AND VERTICAL DAMPERS OF EMU/MEMU COACHES

Tender Notice No: EL30-MX-2021-23-04-M Dated: 02.05.2023 Chief Workshop Manager, EMU workshop Mahalaxmi, Western Railway, Mumbai - 13 invites e-bids through e-Tendering method for the following work. **Name of work with its location:** Overhauling of various lateral and vertical dampers (Hydraulic Shock Absorbers) of EMU/MEMU Coaches as per scope of work at EMU Workshop Mahalaxmi. Approx. Estimated Cost (in Rupees): ₹ 1,02,68,422/- EMD: ₹ 2,01,300/- Last date & time for online Submission of e-bids & opening of e-Tenders.: 26.05.2023 at 14:00 hours & 14:30 hours. The bids forms and other details like corrigendum can be obtained from the website: www.ireps.gov.in

WESTERN RAILWAY

ELECTRICAL WORKS

The Divisional Railway Manager (Rolling Stock) EMU Carshed Mumbai Central Division, Western Railway, and Mumbai 400034 invites **E-Tender No.: DRM/R5/2023-24/1** **Date: 03.05.2023.** **Name of Work:** Supply and installation of Catwalk on roof of MEDHA Under slung and SWAP AC EMU Rakes. Estimated Cost of Work: ₹ 8,77,394/- EMD: ₹ 19,600/- Date & Time of Submission : Not later than 15:00 hrs of 26.05.2023 in the prescribed manner. Date & time of opening: The tender will be opened at the office of Sr. Divisional Electrical Engineer (Rolling Stock), EMU Carshed, Mumbai Central, Mumbai - 400034 on date 26.05.2023 at 15:30 hrs. Website particulars: The tender can be viewed and submitted through website www.ireps.gov.in

Indian Railways

Railway Electrification

Tender Notice No. ETR-252-RE-2613-PSI-MLTR TSS dated 03.05.2023

For and on behalf of President of India, Deputy Chief Electrical Engineer, Railway Electrification, Chennai Region, invites e-tenders for the following works. The tenders shall be submitted online upto 15.00 hrs on 30.05.2023 through website www.ireps.gov.in. Bidders will be able to submit their original/revised bids up to closing date and time only. Manual offers are not allowed against this tender, and any such manual offer received shall be ignored and summarily rejected.

EMD and Tender forms cost (TFC) are to be paid on line through IRPS Portal (www.ireps.gov.in) and no manual payments will be accepted for these tenders.

Tender No.	Name of Work	Approx. cash value in ₹	Earnest Money Deposit ₹	Cost of tender form ₹	Period of completion in months
ETR-252-RE-2613-PSI-MLTR TSS	Design, Supply, Erection, Testing & Commissioning of 110/25 kV Single Phase AC, 50 Hz, Traction Sub- Stations (TSS), Feeding Post, Split Capacitor banks located at Melattur in Shoranur to Nilambur Section (Or.275) of Palghat Division of Southern Railway.	3,18,40,725/-	3,09,200/-	0	Eight

Detailed Notice Inviting Tender (NIT) and the tender documents are available in the website www.ireps.gov.in and the tenderers are advised to refer the same. Tenderers are also advised to quote their rates inclusive of GST.

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SOUTHERN RAILWAY

Central Workshops/Ponnalali - Extra Division

E-Tender Notice No.CW/DSL/2303/PU-46 dt. 29-04-2023

Chief Workshop Manager, Central workshops, Southern Railway, Ponnalali, Trichirappalli- 620 004 for and on behalf of President of India invites ONLINE Tenders for the following work as per tender notice given our e-tender portal www.ireps.gov.in.

The tenderer(s)/Contractor(s) intending to apply for e-tender for works in Golden Rock Workshop Extra Division, need to get enrolled in the E-Tender portal www.ireps.gov.in and only online tender will be accepted. It is the responsibility of tenderer(s)/Contractor(s) to obtain Digital signature certificates for participating in E-Tendering.

Approx. value of the work	Cost of Tender form	Bid Security/ Amount	Period of contract	Closing /Opening Date
₹ 1,09,30,796/-	₹ 5000/-	₹ 2,04,700/-	12 Months	31.05.2023 at 15.00hrs

- The cost of tender forms can be deposited only through online gateway payment through multiple Banks 'Net banking which will not be refunded. Offline mode of submission of cost of tender forms will not be entertained. So there is no need to upload the scanned copy of financial instrument for cost of tender forms.
- A complete detail of the above tender is given on the e-portal www.ireps.gov.in.
- For details bid submission, terms and conditions can be seen in the Tender document.
- The online bias for tenders floated through the above portal are required to be digitally signed.

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YOUR DAY

By Vinayak Vishwas Karandikar

ARIES: You will have to keep your feet out of the house today. Expect expenditure for education. People in fields like tourism, shipping and import-export will do well. A family tour is indicated. Some people may suffer from sciatica.

TAURUS: Control your communication, as it may affect your profit. You may pay insurance premium or education loan instalments. People in fields like consultancy and communication will get success. Help from in-laws is expected.

GEMINI: You will see promotion or a growth in business or production. People in fields like education, law or tourism will get success. You will successfully manage business and family life. Some of you may have knee pain.

CANCER: Today is a day to earn and progress in your career. You may spend money on court matters. People in fields like law and education will benefit. It's a good day for those pursuing higher studies. You may suffer from muscle pain.

LEO: Loss is indicated today, so proceed with care. Expect expenditure on premiums and travel. People in fields like law and construction will get success. You may have a dispute with children. Some people may suffer from muscle pain.

VIRGO: Today is a day for losses, so take decisions wisely. Expect expenditure for business expansion. People in fields like education and building will get success. You may attend a settlement meeting in the family. You may have indigestion.

LIBRA: You will enjoy commercial stability today. Expect expenditure for travel or communication. People in fields like education and medicine will be benefited. Dispute with or ill health of father or spouse is indicated. Some of you may have inflammation.

SCORPIO: It's a day for meditation. You may spend money on children or religious rituals. People in fields like finance and share trading will do well. Dispute among family members is indicated. Some people may suffer from throat pain.

SAGITTARIUS: It's a day for study and meditation. You may spend on house renovation. People in fields like education and law will benefit. Ill health or dispute with family member. Some of you may suffer from headache or shoulder pain.

CAPRICORN: Keep your feet outdoors today. Expect expenditure for travel or spouse. People in fields like tourism and communication will benefit. Foreign travel or hospitalisation of family members is indicated. Some people may suffer from ear problems.

AQUARIUS: Today is a day to celebrate success. You will see financial stability. People in fields like consultancy and education will be successful. Maternal relatives may visit your home. Some people may suffer from muscle pain.

PISCES: Don't depend on others in your work. You may invest time and money to increase productivity. People in fields like counselling will do well. You will take the initiative in household activities. Some of you may suffer because of weight gain.

CENTRAL RAILWAY

OpenTender Notice No.: DRM WNGP-34-2023 Date: 03.05.2023

Name of Work: Rendering services on the basis of Badwar Park Model under Sr. DEN (CTL) NGP jurisdiction for 4 years. **Estimated Cost of Work:** ₹ 3,45,65,212.07 **Earnest Money Deposited:** ₹ 3,22,8,001/- **Last Date & Time for Submission of Tender:** 24.05.2023 at 15:00 hours. Details on Railway's website www.ireps.gov.in

DRM (Works) SPAN-09/55 Nagpur

RailMadad Helpline 139

WESTERN RAILWAY

SUPPLY AND INSTALLATION OF AUTOMATIC WATER LEVEL GAUGE

DEN (South) MMCT invites Tender Notice No. BCT/23-24/28 dtd.04.05.2023. Work and location: Churchgate-Vihar Section: - Supply and installation of Automatic Water Level Gauge at Bridge No. 26 (Mahim Junction-Bandra), 65 (Borivali-Bahisar), 72 (Dahisar-Vihar Road) and 75(Bhayandar-Naigaon) in Churchgate-Vihar Section. Approx. cost of work in Rs.: ₹ 19,03,811.08 EMD: ₹ 38,000.00/- Date and time of submission: on 30.05.2023, till 15:00 hrs. Date and time of Opening: on 30.05.2023 at 15:30 hrs. NOTE:- Please visit our website www.ireps.gov.in to download the tender document, corrigendum and further details. 0143

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WESTERN RAILWAY

ELECTRIFICATION WORK

Dy. Chief Electrical Engineer (Construction), Ratlam invites Tender Notice No.: EL/CRTM/2023/02.T. Name of Work: Electrification and internal wiring work of station building, S&T structures, platforms, PF shelter, FOB, Circulating area and providing lift in connection with new line between Dahad - Indore Section in Ratlam Division. Approx Value: ₹ 43,51,898/- Bid Deposit: ₹ 3,51,800/- Online Bidding Start Date: 12.05.2023. Tender Closing Date: 26.05.2023 upto 15:00 hrs. Website particulars and Notice Board: Complete details of tender including eligibility location where complete details of criteria are available on Indian railway website tender can be seen & address of the www.ireps.gov.in and in the office of Dy. Chief Electrical Engineer (Const.) Western Railway, DRM Office Annex Building 3rd Floor Dr Batti, Ratlam. In case of any clarification the firms may contact at the above office during the working hours in person or at office telephone No. 07412233966. 0144

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WESTERN RAILWAY - VADODARA DIVISION

SIGNAL & TELECOMMUNICATION DEPARTMENT

E-TENDER NOTICE

TENDER NOTICE No: S&T/BR/22-23/04/SIG-R Dated: 01.05.2023; Sr. DSTE/Vadodara acting for and on behalf of The President of India invites e-Tenders against Tender No. SandT_BR/22-23_04_SIG-R. Bidders will be able to submit their original / revised bids up to closing date and time only. Manual offers are not allowed against this tender, and any such manual offer received shall be ignored. (1) **Name of work with its location:** Vadodara Work in connection with (1) Vadodara- Godhra Section- Elimination of Level X-ing No. 37 between Derol-Kharsaliya at Km. 455/16-18 by providing two lane Road Over Bridge, and (2) Vadodara-Godhra Section- Elimination of Level X-ing No. 33 between Derol-Kharsaliya at Km. 446/29-31 by providing two lane Road Over Bridge. (2) **Approx. cost of the work:** ₹ 49,08,481.78/- (3) **Earnest Money to be deposit:** ₹ 98,200.00/- (4) **Date & time for submission of e-tender and opening of e-tender:** 29.05.2023 At 15:00 Hours and 29.05.2023 At 15:30 Hours. (5) Web site particulars and notice for location where complete details can be seen etc. <http://www.ireps.gov.in> Senior Divisional Signal & Telecommunication Engineer, 2nd Floor - Annex Building, DRM's Office, Western Railway, Pratapnagar, Vadodara - 390 004 023

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NOTICE

ANAND NAGAR ANAND CO-OPERATIVE HOUSING SOCIETY LIMITED (registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No.BOM/HSG/0041 dated 30th August 1983 having registered address at Anand Nagar, Gurnarayan Marg, Santacruz (East), Mumbai-400055 ("the Society") is the Lessee of the Property more particularly described in the Schedule hereunder written ("the Property") and derives title to the Property vide an Indenture of Lease and Deed of Sale both dated 9th October 1985 duly registered under Serial No.PBDR-1/1398/35dated 9th October 1995 and Serial No.ADJ/4361/94 dated 19th August 1995 respectively. The 20residential flats in the Society's building named and known "ANAND" standing on the Property are owned by the members of the Society who also hold shares of the Society. The Society has granted development rights in respect of the Property to my clients R-Stone Design and Build Private Limited. I have been instructed by my clients to investigate the title to the Property described in the Schedule hereunder written.

Any person having any claim in to or upon or to the Property described in the Schedule hereunder written by way of sale, exchange, mortgage, charge, gift, trust, inheritance, maintenance, possession, lease, lien, tenancy, license, right of way, development rights, easement or otherwise whatsoever is hereby required to make the same known in writing alongwith documentary evidence to the undersigned at Flat No. 2, Ground floor, Building No B-4 Banashilpada, Mahesh Nagar, S. V. Road, Mumbai - 400062 within fourteen days from the date hereof, otherwise it shall be presumed that there do not exist any claims/objections and the same, if any, will be considered as waived/ abandoned.

THE SCHEDULE

All that piece and parcel of leasehold land bearing C.T.S. Nos.I-116 (Pt), I-116/23, I-116/24, I-116/25 (A) Village Bandra T, Taluka Andheri measuring 803.40 square meters along with the building known as "ANAND" comprising of ground plus four upper floors and consisting of Twenty Flats standing thereon lying, being and situate at Gurnarayan Marg, Santacruz (East), Mumbai- 400055in the Registration District of Mumbai Suburban.

MUMBAI DATED 6th May, 2023.

Sd/-
Purav Damania
Advocate

PUBLIC NOTICE

This is to inform to the general public that, the proposed construction of "PlutoniumBusinessPark", at plot nos. 7 & 7A, adjoining Ikea, Near Turbhe Railway Station, Thane-Belapur Road, Turbhe, Navi Mumbai, Maharashtra by developer 'M/s. Plutonium Business Solutions Pvt. Ltd. has been accorded Environmental Clearance from Environment & Climate Change Department, Mantralaya, Govt. of Maharashtra vide letter no. SIA / MH / MIS / 284098 / 2022, dated: 23/02/2023. Copies of the said Environmental Clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>

Sd/-
M/s. Plutonium Business Solutions Pvt. Ltd.
Plot no. 7, Thane-Belapur Road, Turbhe, Navi Mumbai - 400703. Maharashtra.

PUBLIC NOTICE

This is to inform to the general public that, the proposed construction of "Redevelopment of Patel Nagar C.H.S. Ltd. At CTS no. 1084, Kandivali (West), Mumbai by developer M/s. Pebble Park Developers LLP has been accorded Environmental Clearance from Environment & Climate Change Department, Mantralaya, Govt. of Maharashtra vide letter no. SIA / MH / MIS / 285338 / 2022, dated: 11/04/2023. Copies of the said Environmental Clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at <http://parivesh.nic.in>

Sd/-
M/s. Pebble Park Developers LLP
CA to Patel Nagar CHS Ltd.
Ratheja Chambers, Linking Road & Main Avenue, Santacruz (West), Mumbai - 400054, Maharashtra.

PUBLIC NOTICE

We are investigating the title of (1) Mr. Ashwin Madanlal Jain, (2) Mr. Babulal Kundanlal Jain & (3) Mrs. Ushaben Babulal Jain in respect of the Property which is more particularly described in the schedule hereunder.

Any person having any claim to or against the said property or any part thereof by way of conveyance, lease, sub-lease, tenancy, licence, sale, exchange, arrangement, mortgage, gift, trust, inheritance, bequest, possession, lien, charge, maintenance, easement, development agreement, joint-venture, partnership, etc., and any person in possession of the original title deeds or otherwise, however is hereby required to make the same known in writing with the documentary proof thereof to the undersigned at B-404, B Wing, Jai Hanuman Nagar, Opp. Kangar Stadium, Senapati Bapat Marg, Mumbai - 400028 within 7 days from the date hereof failing which the title with respect of Schedule Property shall be deemed to be unencumbered and claim(s), if any, of such person/entity, shall be treated as waived to all intents and purpose

THE DESCRIPTION OF THE PROPERTY: All that Flat No. 302 addressing area about 836 Sq. Ft. Carpet area on 3rd Floor of A Wing of Building known as Shreepal Nagar, belonging to Raja Shreepal Nagar Co-operative Housing Society Ltd., situated at 12, J. M. Mehta Marg, Nepean Sea Road, Malabar Hill, Mumbai - 400006, Constructed on or about 1970 on land bearing Cadastrol Survey No. 1/226 in Malabar and Cumbala Hill Division, Mumbai City.

Advocate Tejas Kirti Doshi 022-24365577
Place: Mumbai, Date: 06-May-2023

PUBLIC NOTICE

TO WHOMSOEVER IT MAY CONCERN

TAKE NOTICE THAT THE MOU dated 12/12/2022 executed between (1) Mr. Prakash H. Patel & (2) Mrs. Meeraben H. Patel ("Clients") AND Mr. Rajeshree H. Morar pertaining to sale of "Flat No. 1803/1804, Wing B, Vishnu Shivam Tower C.H.S. Ltd., Thakur Village, Kandivali East, Mumbai 400101" ("Flat") is terminated and cancelled and further our clients intend to sell the said Flat to any third party.

TAKE FURTHER NOTICE THAT ANY PERSON, INSTITUTION/S (financial or otherwise) having any claim or right in respect of the said Flat by way of inheritance, share, sale, mortgage, lease, lien, license, gift, possession or encumbrance however or otherwise is hereby required to intimate to the undersigned within 14 (fourteen) days from the date of publication of this notice of his/her/their such claim(s), if any, with all supporting documents to the undersigned, failing which the transaction shall be completed without reference to such claim and the claims, if any, of such person shall be treated as waived and not binding on our clients whatsoever.

Prem K. Pandey - Advocate
kamdhenu associates - Advocates & Legal Advisers
#13-14, Gokul Horizon, Opp. Gundecha's Trillium,
Thakur Village, Kandivali (East), Mumbai 400101.
01109/2023

NOTICE

JAI-AMBE NIVAS-GEETANJALI BHAGAT NIVAS & CHAWL

MALAD (E), MUMBAI-400 097

PLEASE TAKE NOTICE that my clients (1) SMT. KANTABEN BABUBHAI PATEL (2) PRADEEP BABUBHAI PATEL (3) MAHESH BABUBHAI PATEL (4) SMT. PRAVINA ANANTAI KAKADIA and (5) CHANDRAVADAN MANJIBHAI PATEL (6) SMT. ARUNA VIRENDRA PATEL (7) SMT. PANNA BIPIN PATEL (8) SMT. GEETA MADHUSUDAN KHAJURIA & (9) RASIK MANJIBHAI PATEL are giving Development rights and thereafter sale the under mentioned property and I am investigating and certifying their title to the under mentioned property.

All persons having any right, title, interest or claim against the said property by way of Development rights, Sale Deed, mortgage, charge, gift, lease, maintenance, use, trust, possession, inheritance, lien, tenancy or otherwise or if any person is having any Original documents or any Authority Letters thereof are hereby required to make the same known in writing alongwith the copies of the documents in support thereof to the undersigned at their office at B/203, Suraj Apartments, 20, S. V. Road, Malad (W), Mumbai-400 064 within 14 days from the date hereof otherwise it will be deemed that the title of the under mentioned property is clear, marketable and free from all encumbrances without any reference to such claim if any, and will be considered as waived, and will be considered as waived and Sale Deed and / or Development rights documents will be executed and Registered.

SCHEDULE

ALL That right, title and interest in respect of the plot of land bearing City survey No. 239, 239/1 to 15 (old plot land No. 71 and old Survey No. 193, Hissa No. 1) of Malad-Town planning Scheme No. 1) of village Malad-East Mumbai Taluka Borivali within Mumbai Suburban District addressing about 1396 Sq. Meters with Building named as "JAI AMBE NIVAS", "GEETANJALI", "BHAGAT NIVAS" & Chawl existing upon the plot of land at Manchubhai Road, Malad (E), Mumbai-400 097 and bounded as follows :-

On or towards the East by : Municipal No. Nala
On or towards the West by : Manchubhai Road
On or towards the North by : Municipal No. Nala
On or towards the South by : Dr. Suchak Hospital
Dated this 6th day of May, 2023.

Sd/-
NALIN R. PAREKH & MANISH M. KENIA
ADVOCATES
Rameshwar Media

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN TO PUBLIC AT LARGE THAT MY CLIENTS, **Mrs. Parveen Shabbir Khalifa and Mr. Saiyaf Shabbir Khalifa** propose to buy from **Mr. Hasan Nursha Mujawar, Owner / Member / Outgoing Seller**, his right, title, share and interest in respect of **Shop No. 11, Rabindra CHSL., Shanti Niketan, 19, L. J. Road, Mahim** (as Described in **Schedule-'A'** and hereafter called the said **Shop /Property**). The said Shop was purchased / acquired in resale by him from the Original first member **Mrs. Akhtar Jahan Haleem** under an Agreement for Sale dated 10.11.2010, duly registered with the Sub-Registrar, Mumbai-City under Serial No. BBE-1/8747/2010. All the chain of Agreements / Documents including the Agreement for Sale of the said Original Member, the said **Mrs. Akhtar Jahan Haleem**, with the Builder / Promoter, (as described in the **Schedule "B"**) are reportedly lost and misplaced by her and were never handed over to the said **Mr. Hasan Nursha Mujawar**. Interestingly, the society has issued Share Certificate directly to him vide Share Certificate No. 37 dated 10th October 2022 for ₹ 250/- in respect of 5 Shares bearing distinctive No. 181 to 185 (both inclusive) issued in the name of Mr. Hasan Nursha Mujawar, omitting the previous history of transfer endorsement on the reverse portion of the Share Certificate.

Before the said Purchasers, my clients, **Mrs. Parveen Shabbir Khalifa and Mr. Saiyaf Shabbir Khalifa**, enter into Agreement for Sale with the said **Mr. Hasan Nursha Mujawar**, this notice is issued to initiate the process of due diligence.

ALL PERSONS having any claim / objection, based on the said original Documents lost in respect of the said Shop thereof by way of any Agreement, Sale Deed, MOU, exchange, gift, mortgage, loan, dispute, judicial attachment by statutory or government authorities / semi government authorities, litigation, borrowing, charge, trust inheritance, possession, lease, lien, Release, muniment or otherwise whatsoever in respect of the said Property in whatsoever capacity including the lender, creditor or banker are hereby requested to inform the same in writing to the undersigned having his office at address mentioned below, **WITHIN 14 DAYS** from the date of the Notice, failing which, the claim or claims, if any, of such person or persons in respect of the said Shop will be considered to have been waived and / or abandoned.

THE SCHEDULE 'A' OF THE SHOP / PROPERTY

ABOVE REFERRED TO

Commercial Premises being, Shop No. 11 on Ground Floor, measuring area 200 Sq. Ft. Carpet, in the building known as Shanti Niketan, Rabindra Co-operative Housing Society Ltd., bearing Flat Plot No. 745, TPS III, (Cadastral Survey No. 1694) Mahim Div., situated at, 19, Lady Jamshedji Road, Mahim (W), Mumbai 400 016, together with 5 shares of ₹ 50/- each fully paid bearing Distinctive No. 181 to 185 (both inclusive), Share Certificate No. 37, dated 10th October 2022. The property "Shanti Niketan" Assessed by MCGM, G/North Ward under A/c. No. GN150920090000, G-5123 (6) 451E, 451A.

THE SCHEDULE 'B' OF THE LOST / MISPLACED / NOT HANDED OVER / UNTRACEABLE ORIGINAL AGREEMENT



वेदांता लिमिटेड

सीआयएएफ: एल१३२०१एमएफ१६५५एलसी११३१३१४

नॉट. कार्यालय: १ ला मजला, 'सी' विंग, युनिट १०३, कॉर्पोरेट इन्फो, अलुत पोस्टबस्टर, चकाला, अंधेरी (पूर्व), मुंबई ४०० ०३६

दूरध्वनी क्र. +९१-२२-६६४३४५००, फॅक्स: +९१-२२-६६४३४५०३, ईमेल: comp.sect@vedanta.co.in, वेबसाईट: www.vedantalimited.com

मंडळाच्या सभेची सूचना

याद्वारे सूचना देण्यात येते की, कंपनीच्या संचालक मंडळाची सभा ३१ मार्च, २०२३ रोजी संपलेल्या चौथ्या तिमाही आणि वार्षी कार्या तालिमां प्रसिध्ता निष्कर्षना इतर बाबींसह विचारात घ्यावयासाठी ११ मे, २०२३ रोजी घेण्यात येणार आहे.

उपरोक्त संदर्भातील स्टॉक एक्सचेंजला दिलेली सूचना त्यांचे संकेतस्थळ www.bseindia.com आणि www.nseindia.com आणि तसेच कंपनीचे संकेतस्थळ www.vedantalimited.com यावर उपलब्ध आहे.

वेदांता लिमिटेड करिता

उपेणा हनुवांसिया

कंपनी सचिव आणि अनुपालन अधिकारी

ठिकाण: नवी दिल्ली

दिनांक : मे ०६, २०२३



पं.वेनल गाळा कार्यालय: कार्यालय क्र.६ (भाग बी), पहिला मजला, नाना एलनेस सीएएलएएल, प्लॉट क्र. १२-१३, सेक्टर १/एस न्यू पवेनल, नवी मुंबई, महाराष्ट्र-४१००१०.

नॉवणी. कार्यालय: १ला मजला, अंतरिक्ष भवन, २२, के. जी. मार्ग, नवी दिल्ली-११० ००१.

दूरध्वनी: ०११-२३३४३०१०२, २३३४३०१०२, २३३४३०१०२, वेबसाईट: www.pnbhousing.com

कल्याण शाखा कार्यालय: शेला पार्क, इमारत क्र. ५, कार्यालय क्र. १, सिसा मजला, त्याची तिर्थ, खडकवाण्या सडक, कल्याण पश्चिम, महाराष्ट्र - ४२१३०१.

कच्चा सूचना (स्थावर मालकीसाठी)

ज्याअशी, निम्नव्यावृत्तीवारींनी पीएनबी हाऊसिंग फायनान्स लि. चे प्राधिकृत अधिकारी म्हणून सिस्म्युटिटाइडेशन अँड रिक्न्स्ट्रक्शन् ऑफ फायनान्सिअल असेट्स अन्वये आणि एफकोसॅमॅट ऑफ सिस्म्युटिटाइडेशन अँड अँड, २००२ च्या नियम ८(१) च्या अनुपालनात आणि कलम १३(१२) सहाचका सिस्म्युटिटाइडेशन (एफकोसॅमॅट) कलम, २००२ च्या नियम ३ अन्वये प्राधिकाराने प्राधिकार प्राप्त करून घेतल्यामुळे तालाखे एफ मार्गणी सूचना जारी करून संबंधित कर्जदारांना प्रत्येक कल्याणमोर्गेल दिलेल्या कर्जेची नोंद घ्यावयाची प्राप्तीत तालाखे/सूचनेच्या तालाखेपुढे ६० दिवसांत कल्याण संपादित होवे.

रकमेची परतफेड करणारा कर्जाची अंदाजे उल्लेख याद्वारे कर्जदार आणि सर्वसाधारण जनेला सूचना देण्यात येते की, निम्नव्यावृत्तीवारींनी येथे खाली नमूद केलेल्या मिळकती/तीं चा कच्चा तलास करून अर्ज च्या कलम १३(४) सहाचका प्रदान करून घ्याव्यात निम्न ८ अन्वये प्राधिकाराने प्राधिकार प्राप्त करून घेतल्यामुळे तालाखे एफ मार्गणी सूचना जारी करून संबंधित कर्जेची नोंद घ्यावयाची प्राप्तीत तालाखे/सूचनेच्या तालाखेपुढे ६० दिवसांत कल्याण संपादित होवे.

निघेतल: कर्जदार असाधारण जनेला याद्वारे इशाा देण्यात येते की, मिळकतीची व्यवहार करू नये आणि मिळकतीची केलेला कोणताही व्यवहार पोन्ची हाऊसिंग फायनान्स लि. च्या रकमा व कर्ज कारागणाने त्यावरील व्याज असा रकमेसाठी भाराअर्थात राहिल. कर्जदाराचे सव तालाखे मत्तेच्या विमोचनकरिता उपलब्ध वेळेच्या संदर्भात अर्जचे कलम १३ च्या उप-कलम ८(१) च्या तरतुदीकडे येण्यात येत आहे.

अ. क्र.	कर्ज खाते क्र.	कर्जदार/सह कर्जदार/जागीरदार यांचे नाव	मागणी सूचनेची तारीख	थकबाकी रकम	कच्चा घेतल्याची तारीख	मागणा मिळकतीचे वर्णन
१.	एनएएएए/केएलएए/०५१११/८८११२२	प्रभाकर अतर पाटील	१८.११.२०२१	रु. १६,९६,५८०.५८ (एकूण सोळा लाख आठश्याच हजार नऊशे ऐशी आणि सव आठश्याच शतका)	२०.०४.२०२३ (सांकेतिक)	फ्लॅट क्र. ०१, सी विंग, २ रा मजला, जीवनराज को-ऑप हाऊस सोसा, चिक्करन जीवन सांघिष्ठ सोसायटी लि., राम बाग लेन क्र. ४, कल्याण, ठाणे एन एच १०१२३ रोडवत
२.	एचओए/पीएनएएए/ता/०५१११/७००४११	नितीन श्रीक्रिष्णा पारकर	०५.०८.२०२१	रु. ३०,५५,१५१.१९ (एकूण तेरा लाख पंधराश्याच हजार चारशे नव्वदाश्या आणि सव एकशियाच शतका)	०२.०५.२०२३ (प्रत्यक्ष)	फ्लॅट क्र. २०१, २ रा मजला, एस्सॅसी १, सॉ सुभिम हिल्ला, प्लॉट क्र. १२१, सेक्टर ५, कर्जाड, पंचवेल, रायगड (महाराष्ट्र) ४१०२०६
३.	एचओए/केएलएए/०७०११/४००१५०	साविताबाई जहिराबाई सक्कर/साविताबाई सविदाबाई सक्कर	१६.११.२०२२	रु. ३०,५५,४२१.८८ (एकूण तेरा लाख पंधराश्याच हजार चारशे नव्वदाश्या आणि सव एकशियाच शतका)	०३.०५.२०२३ (सांकेतिक)	६०८, ६, विंग बी, गोखल हिल्ला, प्रस्तावित इमारत अर्जात मधील मधील व्याज वार्षी पारक म. क्र. ८०१/१/१८, ८०१/३/ती आरडी/२/३/१६, गाव सिवली, महाराष्ट्र का अक्षराय, वि. ठाणे, जिल्हा आराला, ठाणे, महाराष्ट्र - ४११०१३

ठिकाण: कल्याण, पंचवेल, दिनांक: ०५.०५.२०२३

प्राधिकृत अधिकारी, पीएनबी हाऊसिंग फायनान्स लि.



मुथुथट होमफिन (इंडिया) लि.

कॉर्पोरेट कार्यालय: ११२०१ आणि ११२०२, १२ वा मजला, ए. विंग, लोटस कॉर्पोरेट पार्क, वेस्टेन्ड एफएमएस हायवे लगत, गोंगाव (पूर्व), मुंबई-४०० ०६३

कच्चा सूचना (जोडपत्र IV सहाचका सिस्म्युटिटाइडेशन एफकोसॅमॅट कलम, २००२ च्या नियम ८(१) तुरसर)

ज्याअशी निम्नव्यावृत्तीवारींनी मुथुथट होमफिन (इंडिया) लि. (एमएचएआयएल) चे प्राधिकृत अधिकारी म्हणून सिस्म्युटिटाइडेशन अँड रिक्न्स्ट्रक्शन् ऑफ फायनान्सिअल असेट्स अन्वये आणि एफकोसॅमॅट ऑफ सिस्म्युटिटाइडेशन अँड अँड, २००२ अन्वये आणि सिस्म्युटिटाइडेशन (एफकोसॅमॅट) कलम, २००२ च्या नियम ३ सहाचका कलम १३(१२) अंतर्गत प्रदान केलेल्या अधिकारचा वापर करून सदर सूचना प्राप्त झाल्याच्या तालाखेपुढे ६० दिवसांत सूचनेत नमूद केलेली रकम चुकवी करणाऱ्यांनी येथील खालील नमूद कर्जदार/सहकर्जदारांना बोलावण्यासाठी कर्जेचीच्या प्राधिकृत अधिकार्यांनी मागणी सूचना जारी केली आहे. कर्जदारांनी रकमा चुकवीत कल्याण करू केलेली आहे. विशेषत: कर्जदार/सह-कर्जदार/सहकर्जदार/सहकर्जदार आणि सर्वसाधारण जनेला सूचना याद्वारे देण्यात येते की, निम्नव्यावृत्तीवारींनी येथे खाली नमूद केलेल्या मिळकती/तीं चा कच्चा तलास करून अर्ज च्या कलम १३(४) सहाचका प्रदान निम्नव्यावृत्तीच्या नियम ८ अंतर्गत त्यांना प्रदान केलेल्या अधिकारचा वापर करून येथील खालील संपादितल्या मिळकतीच्या कच्चा घेतला आहे. विशेषत: कर्जदार आणि सर्वसाधारण जनेला याद्वारे सावाधान कल्याणत येते की, सदर मिळकतीसह व्यवहार करू नये आणि मिळकतीसह केलेला कोणताही व्यवहार हा मुथुथट होमफिन (इंडिया) लि. शी खाली दिलेली रकम आणि त्यावरील व्याज या रकमेसाठी भाराअर्थात राहिल. कर्जदाराचे सव तालाखे मत्ता विमोचनकरिता उपलब्ध वेळेच्या संदर्भात अर्जच्या कलम १३ च्या पोटकलम (८) च्या तरतुदीकडे येण्यात येत आहे.

अ. क्र.	कर्जदार, सह-कर्जदारांचे नाव/कर्ज खाते क्र. / शाखा	तातण मत्तेच्या संक्षिप्त तपशील	मागणी सूचनेची तारीख आणि एकूण थकबाकी रकम (रु.)	कच्चा घेतल्याची तारीख
१.	नामदेव नाना पाटिल/जयश्री नामदेव पाटिल/००१०००००१३१/कोल्हापुर	मिळकत क्र. १४४४, शेलकावाडी रोड, वाशी येथे, ता. कर्वाडी, कोल्हापुर, कोल्हापुर, महाराष्ट्र ४१६००१.	२०-मे-२१/रु. ८,३१,१००/- (रुपये आठ लाख एकोनचौदासह हजार शंभर मात्र)	मे ०२, २०२३
२.	गणेश खंडू गायकवाड/सोमनाथ खंडू गायकवाड/संगिता गणेश गायकवाड/००३००३०२१९१/पुणे	फ्लॅट क्र. २०४, २रा मजला, निळकंठ हाईस, स.क्र. ५४/२/बी, वानवेल मंदिर जवळ, धावरी, पिन: ४११०१९.	२१-नोव्हें-२२/रु. १२,२५,३५३/- (रुपये बारा लाख पंचवीस हजार तीसशे अनेक मात्र)	मे ०२, २०२३
३.	अक्षरा माकटी वेळेक/वर्षा अरण वेळेक/००१०००००३१०/कोल्हापुर	आर.एस. क्र.६९, टिक्कवाडी, ता. भुरगदाड, वि. कोल्हापुर-४१६२०१.	२१-नोव्हें-२२/रु. ११,२०,१९२१/- (रुपये सतरा लाख सव हजार सतरा बारा मात्र)	मे ०२, २०२३

ठिकाण : मे ०६, २०२३

प्राधिकृत अधिकारी

मुथुथट होमफिन (इंडिया) लिमिटेड



जीएस महानगर को-ऑप.बँक लि. (शेड्युल बँक)

प्रशासकीय कार्यालय -तळमजला, हिरामणी सुपर मार्केट विल्डिंग,डॉ. बी. ए. रोड, लालबाग, मुंबई-400012.

फोन नं. - (022) 68860826/68860837, Email - recovery@mahanagarbank.com

जाहीर ताबा नोटीस

(दि सेम्युटिटाइडेशन अँड रिक्न्स्ट्रक्शन् ऑफ फायनान्सिअल असेट्स अँड एफकोसॅमॅट ऑफ सिस्म्युटिटाइडेशन अँड अँड 2002 अन्वये)

तमाम जनेतेस आणि निम्नलिखित कर्जदवार जामिनदार संपादन जाहीर ताबा नोटीस मध्ये कळविण्यात येते की, ज्या अशी जीएस महानगर को-ऑप.बँक लि, मुंबई (शेड्युल बँक) या संस्थेचे अधिकृत अधिकारी म्हणून प्राप्त झालेल्या अधिकाऱ्यांनुसार मी खाली नमूद केलेल्या कर्जदारांना मदत केलेली रकम नमूद केलेल्या तारखेस व त्या तारखेपासून पुढील व्याज व इतर खर्चाची रकम, मागणी नोटीस मिळाल्यापासून 60 दिवसांचे आत भरणेस कळविणे होते. कर्जदार (सेम्युटिटाइडेशन अँड कलम 2 (क) अन्वये) यांनी उपरोक्त नोटीस प्रमाणे मागणी केलेली रकम मुदतीत भरणेकामी करू केला आहे. त्या अशी कर्जदार, जामिनदार व तमाम जनेतेस कळविण्यात येते की खाली सही करणारी यांनी वरील परिशिष्टात नमूद केलेल्या मिळकतीचा उपरोक्त कायद्याचे कलम 13 (4) नियमाअन्वये दि.02/05/2023 रोजी प्रत्यक्ष ताबा घेतला असून पुढील कारवाई सुरु केलेली आहे.

अ. क्र.	कर्जदाराचे नाव	शाखा व कर्ज क्रमांक	मालमत्तेचा तपशील	डिमांड नोटीस दिनांक	ताबा दिनांक	वसुलप्राप्त रकम व त्यावरील व्याज
1	मे. होरायसम फिशरिज प्रो. लि., (संचालक) - १. श्री. विजय राधू वाबके, २. श्री. शांता राधू वाबके ३. श्री. लीना दिनेकर राव) जामिनदार :- १. सौ. लीना दिनेकर राव, २. श्री. विवेक विजय सुर्व, ३. सौ. शांताबाई राधू वाबके, ४. श्री. उद्धव किसन वाराड, ५. श्री. विजय आर. सुर्व	कुलाबा EMHYP /51 ODCC 100105	मालमत्तेचा तपशील गिरीधर प्रताप, २४ फेब्रुवारी नं. 1, क्षेत्र 506 फी. फूट, तळमजला, (सह-कर्जदार) कर्ज खाते क्रमांक 100105 नवीन नं. 16666, एस. बी. एस. रोड, कुलाबा, मुंबई-400005	01/01/2019 (13/4)	02/05/2023 प्रत्यक्ष ताबा	रु.2,22,31,602/- (रुपये दोन कोटी- बोवीस लाख एकशेस हजार सहाशे दोन मात्र - दि. 30.09.2018 अखेर व पुढील व्याज, इतर खर्च)

संदर्भ कर्जदारांनी वर नमूद केलेल्या मालमत्ता बँकेकडे त्यांच्या कर्जासाठी गणायखत करून तारणा दिलेल्या आहेत. सबब विशेषतः कर्जदार, जामिनदार व तमाम जनेतेस कळविण्यात येते की, वरील परिशिष्टात नमूद केलेल्या मिळकतीबाबत कोणीही, कोणताही कोणत्याही प्रकारचा तलाबीदारी/हस्तांतरणाचा करार/व्यवहार करू नये आणि कोणीही तसा व्यवहार केल्यास तो बँकेच्या संपूर्ण कर्जाची व्याजासह परतफेड झाल्याशिवाय बँकेवर व सदर मिळकतीवर बंधनकारक राहणार नाही याची तमाम जनेतेस दखल घ्यावी.

सही :-
अधिकृत अधिकारी
जीएस महानगर को-ऑप.बँक लि.(शेड्युल बँक)

दिनांक : 06/05/2023
ठिकाण: मुंबई



कायदालय: आयसीआयसीआय बँक लिमिटेड, तळमजला, आकृती सेंटर, एमआयडीसी, टेलिफोन एक्सचेंज जवळ, आकृती स्टारच्या शमोर, अंधेरी पूर्व, मुंबई-४०००१३

जाहीर सूचना - तालाख मत्तेच्या विक्रीसाठी निविदा ई-लिलाव

[नियम ८(६) चे तरतुदीकडे पहा]

स्थावर मिळकतीच्या विक्रीवरील सूचना

सिस्म्युटिटाइडेशन अँड रिक्न्स्ट्रक्शन् ऑफ फायनान्सिअल असेट्स अँड एफकोसॅमॅट ऑफ सिस्म्युटिटाइडेशन अँड अँड २००२ च्या नियम ८(६) च्या तरतुदीनुसार स्थावर मालमत्तेचा ई-लिलाव विक्री सूचना.

सर्वसाधारण आणि विशेषतः कर्जदार आणि जामिनदार यांना सूचना देण्यात येत आहे की खाली वर्णन केलेली स्थावर मालमत्ता जी सिस्म्युटिटाइडेशन अँड अँड २००२ च्या नियम ८(६) च्या तरतुदीनुसार स्थावर मालमत्तेचा ई-लिलाव विक्री सूचना आहे. त्याचे प्रत्यक्ष ताबा आयसीआयसीआय बँक लि.चे अधिकारी यांनी घेतला असून ती "जसे आहे तिथे आहे" "जसे आहे ते आहे" "आणि" "तेथे जे असलेल ते" या भाषेने होणार आहे, त्याचे परतडीत खाली देण्यात आले आहेत.

अ. क्र.	कर्जदार/सह. कर्जदाराचे नाव/हमीवदाराचे नाव/कर्ज खाते क्रमांक	काही असल्यास शात बोजारास तालाख मत्तेचा तपशील	थकबाकी रकम	आरंभित मूल्य (₹) इमारत/अनामत देव	मालमत्तेच्या परीक्षणीत तारीख आणि ठळ	ई-लिलाव तारीख आणि वेळ
(१)	(बी)	(सी)	(डी)	(ई)	(एफ)	(जी)
१	श्री अशोक पी पटेल कर्जदाराचे), श्रीमती जयश्री अशोक पटेल (सह-कर्जदाराची)/कर्ज खाते क्रमांक/LBTNE00004896666/LBTNE000043931745	फ्लॅट क्र. ३०२, तिसरा मजला, बी विंग, चंद्रेश निक्केल नवी सी डी सीएलएल लिमिटेड, लोहा हवन, कल्याण शिल रोड, डोबिवली पूर्व, महाराष्ट्र, ठाणे-४२१२०४. मोजमापित क्षेत्र ४१५ चौरस फूट विल्ड अप	३४,६७,२६५/- (दि. मे ०५, २०२३ पर्यंत)	रु. २०,८४,०००/- (दि. मे ०५, २०२३ पर्यंत)	मे २२, २०२३ सकाळी ११:०० ते दुपारी ०२:०० पर्यंत	मे ३०, २०२३ सकाळी ११:०० ते दुपारी ०२:०० पर्यंत
२	श्री नरद कुमार देवेंद्र मिश्रा (कर्जदाराचे) श्रीमती राधिका नरेंद्र मिश्रा (सह-कर्जदाराची)/कर्ज खाते क्र. -LBMM000004408228	दुकान नं. ३०४, तळमजला, मैत्री आर्केड सी एस एल एल सेक्टर क्र. २०, प्लॉट क्र.१२ आणि १३, विले पारकी, ता- पंचवेल, (दि. मे २१, २०२३ पर्यंत) महाराष्ट्र-४१०२०९. मोजमापित क्षेत्र ३१.२०८ चौरस मीटर चौरस आणि ११.९२५ चौ.मी. लॉन्ग एरिया	६१,४७,८७८/- (दि. मे ०५, २०२३ पर्यंत)	रु. ३७,८०,०००/- (दि. मे ०५, २०२३ पर्यंत)	मे २२, २०२३ सकाळी ११:०० ते दुपारी ०२:०० पर्यंत	मे ३०, २०२३ सकाळी ११:०० ते दुपारी ०२:०० पर्यंत
३	श्रीमती मुरारी प्रशांत चंद्रशेखर (कर्जदाराचे) आणि श्री प्रशांत चंद्रशेखर (सह-कर्जदाराची) कर्ज खाते क्रमांक: LBMM0000024421692	फ्लॅट नं. ००४, तळमजला, बी विंग, कार्लियुस फ्लॅटवेल, गाव-रीस, सारंगधर कार्म-१२३, हिरा क्रमांक ८, ता. खलपूर, जिल्हा-नायगाड, खोपोली-४१०२०३. मोजमापित क्षेत्र ६२८ चौ.फूट	२८,९८,०३४/- (दि. मे ०५, २०२३ पर्यंत)	रु. १२,३३,०००/- (दि. मे ०५, २०२३ पर्यंत)	मे २३, २०२३ सकाळी ११:०० ते दुपारी ०२:०० पर्यंत	मे ३०, २०२३ सकाळी ११:०० ते दुपारी ०२:०० पर्यंत

आर्गलॉन्ड लिलाव युआएल लिंक- (URL Link-www.disposalhub.com) मे. नेक्ससने सोल्युशन्स प्रायव्हेट लिमिटेड या ई-लिलाव पद्धतीच्या वेबसाईटवर आयोजित करण्यात येईल. तालाख नोटीसी यांना दि. मे २२, २०२३ रोजी संध्याकाळी ५.०० वाजणेपूर्वी एकूण थकबाकी आणि पुढील व्याजासह रकम परतफेड करण्याची संधी देण्यात येत आहे. अन्यथा सदर तालाख मालमत्तेवर परिशिष्टाप्रमाणे विक्री करण्यात येईल.

संभाव्य आकर्षणीतल्या रकम (ईएमपी) आयसीआयसीआय बँक लिमिटेड, लेवल ३-५, ७४ टेनो पार्क, सीएच गेट क्रमांक ०२ समोर, मरील एमआयडीसी, अंधेरी पूर्व, मुंबई ४०००१३ याचेशे डिमांड झाल्या (डीडी) (कोलम ई पहा) दि. मे २१, २०२३ रोजी संध्याकाळी ०४.०० वाजणेपूर्वी सादर करावी आणि त्यानंतर त्याची व्याजा प्रस्ताव पत्रक वर नमूद डिमांड झाल्यास दि. मे २१, २०२३ रोजी संध्याकाळी ५.०० वाजणेपूर्वी इमपीडच्या पैसे भरल्याच्या पुराव्यासाठी बँक पोचवई-डीडीची स्कॅन केलेल्या इमपीडस सादर करणे आवश्यक आहे. कृपया नोंद घ्यावी, जर समोर बोलीदारांना वेबसाईटमार्फत त्यांचे प्रस्ताव सादर करणे शक्य नसल्यास, स्वाक्षरीकृत निविदा प्रस्तावित्या प्रत आयसीआयसीआय बँक लिमिटेड, लेवल ३-५, ७४ टेनो पार्क, सीएच गेट क्रमांक ०२ समोर, मरील एमआयडीसी, अंधेरी पूर्व, मुंबई ४०००१३ येथे दि. मे २१, २०२३ रोजी संध्याकाळी ५.०० वाजणेपूर्वी सादर करता येतील. बायान एकत्रण राहणीकर/वर्गिकृत कोणत्याही डिडी/एचडी "आयसीआयसीआय बँक लिमिटेड" यांच्या नावे मुंबई येथे देणे सादर करावी.

पाहणीसंबंधित, ई-लिलावच्या शर्ती व अटी किंवा निविदा सादर करण्याशी संबंधित कोणत्याही खुलाशाकरिता कृपया संपर्क आयसीआयसीआय बँक लिमिटेडला ८४४४०८९३५३/७३४४९१५९४ वर संपर्क करा.

कृपया नोंद घ्यावी की मार्केटिंग एजन्सी १. मे. नेक्ससने सोल्युशन्स प्रायव्हेट लिमिटेड, २. अंजीओ अॅसेस मॅनेजमेंट प्रायव्हेट लिमिटेड, ३. मॅटेस गेट प्रायव्हेट लिमिटेड यांनादेखील सदर मालमत्तेच्या विक्री सुविधेसाठी नेमणूकत आले आहे.

कोणतेही करण न देता कोणतीही किंवा सर्व बोली रिकारणे किंवा नाकारणेचा अधिकार प्राधिकृत अधिकार्याकडे राखील आहे. विक्रीच्या विस्तृत शर्ती व अटीकरिता कृपया भेटा, www.icicibank.com न 4p4३

दिनांक : मे ०६, २०२३

ठिकाण: मुंबई

जाहीर नोटीस

गाव मौजे - चिखलडोरी, तालुका - वरसई, जि - पालकर येथील सवई. नं. १७५, हिरसा, नं. १/४/१, क्षेत्र ८३० मी. मी ही जमिन मिळकत श्री. हरिश्चंद्र नायगाव भाग व इतर शांच्या सामाजिक मालकीची असून त्याच्या नावी आहे. आता सदर मिळकती पैकी ६३८ चौ. मी इके क्षेत्र कामगमनशील विवतत एक्सचेंजसाठी माझे अधिकार व जमिन मालक यांच्यात वाटाघाटी सुरू आहेत. तरी सदर मिळकतीकरी कोणातही हक्क, हितसंबंध, हजेरे वगैरे असलेल तर त्यांनी ही नोटीस प्रसिध्द झाल्यापासून १४ दिवसांच्या आत आम्हास शीत नं. १०२, पहिला मजला, काकी सदन, श्री मंगल कार्यालय रोडव्या खाली, विर सावरकर मार्ग, विरार (पु. ता. वरसई, जि. पालकर, या पत्त्यावर लेखी पुराव्यासह कळवावा.

सही/-

अॅड. रंजन हाणा पाटील,

(१२१२२०५७४८)

PUBLIC NOTICE

Notice is hereby given that we are investigating the title of Mr. Amin Abdul Mohammed Tharani in respect of the premises being Shop No. 26 admeasuring 290 square feet carpet area on the Ground floor in the Building No. A of the building named "Laram Centre" now known as "Laram Centre Co-operative Housing Society Ltd.", constructed on plot of land bearing CTS No. 781 and 781/1 of 8, Village - Andheri, Taluka - Andheri, lying being and situated at S.V. Road, Andheri (West), Mumbai - 400058 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with Five fully paid up shares of Rs.250/- bearing distinctive nos. 301 to 305 (both inclusive) under Share Certificate No. 00201 issued by the Laram Centre Co-operative Housing Society Limited.

Any person or persons having any right, share, title, interest, benefit or demand or any claim by way of inheritance, succession, bequest, sale, exchange, arrangement, gift, lease, license, tenancy, mortgage, charge, lien, trust, maintenance, easement, partnership is hereby called upon to send claim/s in writing together with documentary proof thereof to the undersigned at the address mentioned below within 15 days of the publication of this public notice, failing which any such claim or interest shall be deemed to have been waived for all intents and purposes.

Advocate Naresh Pai
M/s. One Point Legal Solutions
A-2/302, Laram Centre, Opp. Railway Station, Andheri (W), Mumbai - 400 058.
Dated: 06/05/2022
Place: Mumbai

सही/-

सम्या. सचिव

जाहीर सूचना

सर्व तमाम जनेतेस या सूचनेद्वारे असे कळविण्यात येते की, प्रस्तावित "प्लोटीअजम विझनेस पार्कवे", बांधकाम, प्लॉट क्र. ७ आणि ७ अ, आयकिया शेजारील, तुर्मे रेल्वे स्थानकाजवळ, ठाणे-बेलापूर रोड, तुर्मे, नवी मुंबई, महाराष्ट्र ह्या प्रकल्पासाठी विकासक मे, प्लोटीअजम विझनेस सोल्युशन्स प्रा. लि. यांना पर्यावरण आणि हवामान बदल विभाग, मंत्रालय, महाराष्ट्र शासनकडून मंजुरी पत्र क्र. एसआएए/एमएच/एमआयएस/२८४०९८/२०२२, दिनांक: २३/०३/२०२३ रोजी देण्यात आली आहे. पर्यावरण मंजुरी पांच्या प्राती "महाराष्ट्र प्रदूषण नियंत्रण मंडळ", यांच्याकडे उपलब्ध आहेत आणि <http://parivesh.nic.in> या संकेतस्थळावर देखील पाहता येतील.

सही/-

मे. प्लोटीअजम विझनेस सोल्युशन्स प्रा. लि.

प्लॉट क्र. ७, ठाणे-बेलापूर रोड, तुर्मे, नवी मुंबई - ४००७०३, महाराष्ट्र.

जाहीर नोटीस

माझे अशिल श्रीमती सतीश दिवसाव हिंसुझा यांनी दिलेल्या माहितीवरून ही जाहीर नोटीस देत आहे की, माझे अशिल जाहीर नमूद निवासी मिळकत मूळ भाडेकरू श्री. सवेन्द्रियन एच. हिंसुझा यांचे नावावरून स्वतःचे नावे हस्तांतरित करीत आहेत. सदर श्री. सवेन्द्रियन एच. हिंसुझा यांचे दि. ०६/०४/१९९० रोजी निधन झाले आहे. तरी सदर मिळकतीबाबत जर कोणा व्यक्तीचा, संस्थेचा, बँकेचा किंवा अन्य कोणत्याही कंपनीचा दावा, बोवा, हक्क, अधिकार किंवा हक्क असल्यामा ह्या खालील पत्त्यावर व मा. प्रशासकीय अधिकारी, मालमत्ता, 'एच' नॉर्थ विभाग, युनिवर्सिटी बिल्डिंग, भाड दाजी लाड रोड, माटुंगा, मुंबई-४०० ०११ या पत्त्यावर आली हक्कत १४ दिवसांच्या आत पुराव्यानिशी सादर करावी, अन्यथा सदरहू दावे माझे अशिलवर बंधनकारक राहणार नाहीत.

मिळकतीचा तपशील

रम नं. १८, पहिला मजला, बिल्डिंग नं. 'डी', ८० आरडी, नामदेव कोळी मार्ग, सायन आगरवाडा, सायन पूर्व, मुंबई-४०० ०२२.

सही/-

अॅड. एस. बी. शिंदे,

पत्ता : युनिवर्सिटी ट्रेडिन्ग कॅम्प, २/१९, भोईवाडा गाव, जेवईा वाडीवा रोड, पेल, मुंबई-४०० ०१२.

फोन: ९९६५१७२३१

जाहीर नोटीस

सदर नोटीसीद्वारे सर्व जनेतेस कळविण्यात येते की, गाव मौजे उत्तम, भाईदर (प.), ता. व. जि. ठाणे येथील १) सर्व नंबर ५, हिस्सा नंबर १०/२, क्षेत्र ०-०६-०००४ और. चौ. मी.) २) सर्व नंबर ५, हिस्सा नंबर ८, क्षेत्र ०-०८-०० ०० और. चौ. मी. या जमीन मिळकती श्री. आर्यवन् रुडोफोर्ग डिझीना व इतर १४ यांच्याकडून माझ्या अशिलानी विवतत येण्याचे ठरविले आहे व त्यासंदर्भात ठाण्याचे बोलणी चालू आहेत. तरी सदर मिळकतीवर कोणत्याही इस्माचा वा संस्थेचा कोणत्याही प्रकारचा हक्क, अधिकार वा हितसंबंध असलेल तर तो त्यांनी सदर नोटीस प्रसिध्द झाल्यापासून १४ दिवसांचे आत कागदोपची पुराव्यासह निम्नशाक्षरीकोणत्या खालील पत्त्यावर लेखी कळवावा अन्यथा तसा कोणाचाही कोणत्याही प्रकारचा हक्क वा हितसंबंध नाही व असल्यास त्यांनी तो सोडून दिला आहे असे समजून व्यवहार पुर्ण करण्यात येईल.

सही/-

अॅड. लॉ

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/ 24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
E-mail: jdwater@mpcb.gov.in



Kalpataru Point, 2nd - 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai-400 022.

Infrastructure /RED/LSI

Date: 23/06/2020
103/2020

Consent Order No: - Format 1.0/BO/JD (WPC)/UAN No.00000086136/CE/CC- 2006001020

To,

M/s. Plutonium Business solutions Pvt. Ltd.
"Plutonium Business Park",
Plot No. 7 & 7A , At Adjoining Ikea,
Near Turbhe Railway Station,
Thane - Belapur Road, Turbhe, Navi Mumbai

Sub: Grant of Consent to Establish for IT Park Cum Commercial Project in Red Category.

Ref.: 1. Environmental Clearance obtained vide No. (SEIAA Meeting No.184 meeting SEIAA -EC- 0000002317, dtd. 22/01/2020.

2. Minutes of Consent Committee meeting held on 06/03/2020.

Your application No. 0000086136, Dated 02/01/2020.

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

1. The Consent to Establish is valid for period up to commissioning or up to 5 year whichever is earlier.
2. The capital investment of the project is Rs.308.70 Crs as per undertaking submitted by P.P.
3. The Consent to Establish is valid for construction of IT park cum Commercial project of M/s. Plutonium Business solutions Pvt. Ltd. "Plutonium Business Park", Plot No. 7 & 7A , At Adjoining Ikea, Near Turbhe Railway Station, Thane - Belapur Road, Turbhe, Navi Mumbai, on total plot area of 10268.00 Sq. Mtrs. for total construction BUA of 67693.65 Sq. Mtrs.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	127	As per Schedule -I	The treated domestic effluent shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and connected to sewerage system provided by Local Body.

5. Conditions under Air (P& CP) Act, 1981 for air emissions:

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
1	D. G. Set (750 & 1000*2 KVA)	1	As per Schedule -II

6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000:

Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	174 Kg/D	OWC	Used as Manure
2	Non-Biodegradable	261 Kg/D	Segregate	Hand over to Local Body for recycling
3	STP Sludge	19 Kg/D	Drying	Used as Manure
4	E-Waste	222 Kg/M	--	Sale to reprocessor

7. Conditions under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 for treatment and disposal of hazardous waste

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
NIL					

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
- Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by SEIAA vide No. (SEIAA Meeting No.184 meeting SEIAA -EC-0000002317, dtd. 22/01/2020.
- The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and reaming shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- Project Proponent shall install online monitoring system for pH, SS and flow at the outlet of Sewage Treatment Plant.
- Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC /CRZ clearance and C to E.
- Project Proponent shall install organic waste converter along with composting facility for the treatment of wet garbage.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount	DR/ DD/ RTGS/ NEFT/ TXN No.	Bank Name	Date
1	Rs. 6,17,414/-	5458557(RTGS)	IDBI Bank	24/01/2020

Copy to:

- Regional Officer (Navi Mumbai)/ Sub-Regional Officer (NM-II), M.P.C. Board.
-They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Mumbai.
- CC/CAC desk- for record & website updating purposes.



Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plants of designed capacity **140 CMD** based on MBBR technology for the treatment of **127 CMD** of domestic sewage.
- B] The Applicant shall operate the Sewage Treatment Plant (STP) to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent:

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	pH	6.5-9.0
02	BOD	Not more than 10
03	TSS	Not more than 20
04	COD	Not more than 50
05	NH ₄ N	Not more than 5
06	N-total	Not more than 10
07	Fecal Coliform (MPN/100 ml)	Less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system. PP shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit. The online monitoring data of the parameters Flow, BOD, TSS at the STP outlet shall be connected to MPCB Server.
- 1) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system and/ or extension or addition thereto.
- 2) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1	Industrial Cooling, spraying in mine pits or boiler feed	NIL
2	Domestic purpose	142
3	Processing whereby water gets polluted & pollutants are easily biodegradable	NIL
4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	NIL



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	SO ₂ Kg/D
1	D. G. Set (750 KVA)	Acoustic Enclosure	5.5	HSD	201 Kg/hr	--
2	D. G. Set (1000*2 KVA)	Acoustic Enclosure	6.5	HSD	268 Kg/hr	--

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

Total Particulate matter	Not to exceed	150 mg/Nm ³
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

Schedule-III

Details of Bank Guarantees

Sr. No.	Consent (C to E)	Amt of BG Imposed	Submission Period**	Purpose of BG	Compliance Period	Validity
1	C to E	Rs.10 Lakh	15 Days	Towards compliance of Consent to Establish conditions	COU	COU

* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: January 22, 2020

To,
M/s. Plutonium Business solutions Pvt. Ltd. (Mr. Ratilal Patodia -Director)
at Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane Belapur Road, Turbhe, Navi Mumbai.

Subject: Environment Clearance for Environment Clearance for IT Park

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 116th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 184th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8 (a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as below :-

1.Name of Project	"Plutonium Business Park" at Turbhe, Navi Mumbai.
2.Type of institution	Private
3.Name of Project Proponent	M/s. Plutonium Business solutions Pvt. Ltd. (Mr. Ratilal Patodia -Director)
4.Name of Consultant	M/s. ULTRA TECH
5.Type of project	IT Park
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not Applicable
8.Location of the project	Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane Belapur Road, Turbhe, Navi Mumbai.
9.Taluka	Navi Mumbai
10.Village	Turbhe
Correspondence Name:	M/s. Plutonium Business Solutions Pvt. Ltd. (Mr. Ratilal Patodia -Director)
Room Number:	--
Floor:	Plot No.7
Building Name:	--
Road/Street Name:	Turbhe-Thane Belapur Road
Locality:	Belapur Road
City:	Navi Mumbai
11.Whether in Corporation / Municipal / other area	Maharashtra Industrial Development Corporation (MIDC)
12.IOD/IOA/Concession/Plan Approval Number	Application No.: SWC/14/521/20190408/625263 Dated 27.09.2019
	IOD/IOA/Concession/Plan Approval Number: Application No.: SWC/14/521/20190408/625263 Dated 27.09.2019
	Approved Built-up Area:

SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (
SEIAA-STATEMENT-0000003335)
SEIAA-MINUTES-0000002876
SEIAA-EC-0000002317

Page 1 of 15

Shri. Anil Diggikar (Member Secretary
SEIAA)

13.Note on the initiated work (If applicable)	Not Applicable
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15.Total Plot Area (sq. m.)	10268.00 Sq. mt.
16.Deductions	--
17.Net Plot area	10,268.00 Sq. mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 30,785.60 Sq. mt.
	Non FSI area (sq. m.): 36,908.05 Sq. mt.
	Total BUA area (sq. m.): 67693.65
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): --
	Approved Non FSI area (sq. m.): --
	Date of Approval: 27-09-2019
19.Total ground coverage (m2)	5313.093
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	51.74 %
21.Estimated cost of the project	3087071281

Government of Maharashtra

28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Excavation material shall be disposed to Authorized landfill site.
	Disposal of the construction waste debris:	Construction waste material shall be partly reused/ recycled and remaining shall be disposed to the authorized site.
Waste generation in the operation Phase:	Dry waste:	261 Kg/day
	Wet waste:	174 Kg/day
	Hazardous waste:	Not applicable
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	19 kg/day
	Others if any:	E-waste: 222 kg/month
Mode of Disposal of waste:	Dry waste:	To Authorized recyclers
	Wet waste:	Treatment in Organic Waste Converter
	Hazardous waste:	Not applicable
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	Use as manure
	Others if any:	E- Waste: To Authorized recyclers
Area requirement:	Location(s):	Ground
	Area for the storage of waste & other material:	13 Sq. mt.
	Area for machinery:	12 Sq. mt.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 9.00 Lacs
	O & M cost:	Rs. 0.81 Lacs/annum

Government of
Maharashtra



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Director

PLUTONIUM BUSINESS SOLUTION PRIVATE LIMITED

Plot No. 7, C Zone, Turbhe, MIDC, Thane Belapur Road, Near Turbhe
station, Thane Navi Mumbai -400703

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/284098/2022 dated 18 Jul 2022. The particulars of the environmental
clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH123049
2. File No.	SIA/MH/MIS/284098/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	"Plutonium Business Park" at Turbhe, Navi Mumbai by M/s. Plutonium Business Solutions Private Limited
7. Name of Company/Organization	PLUTONIUM BUSINESS SOLUTION PRIVATE LIMITED
8. Location of Project	Maharashtra
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 23/02/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (Maharashtra)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

This is a computer generated cover page.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/284098/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Plutonium Business Solutions Private Limited,
Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station,
Thane Belapur Road, Turbhe, Navi Mumbai.

Subject : Environmental Clearance for proposed "Plutonium Business Park" at Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane Belapur Road, Turbhe, Navi Mumbai by M/s. Plutonium Business Solutions Private Limited.

Reference : Application no. SIA/MH/MIS/284098/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 185th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 256th (Day-5) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. **Brief Information of the project submitted by you is as below:-**

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/284098/2022	
2	Name of Project	"Plutonium Business Park" at Turbhe, Navi Mumbai,	
3	Project category	8 (a)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Ratilal Paandia
		Regd. Office address	M/s. Plutonium Business solutions Pvt. Ltd. Address: Plot 7, Turbhe-Thane Belapur Road, Belapur Road, Navi Mumbai 400705
		Contact number	9322513115
		e-mail	ratilalpaandia@yahoo.co.in
6	Consultant	ULTRA TECH Certificate No: NABET/SEIA/2023/RA/0194 Validity: 9 th March 2023	
7	Applied for	Expansion in EC	
8	Location of the project	Plot No. 7 & 7A, Village: Turbhe, Navi Mumbai, Taluka & District: Thane	
9	Latitude and Longitude	Latitude: 19° 458.47"N;	

		Longitude: 73° 1'5.24"E					
10	Plot Area (sq.m.)			10268 Sq. mt.			
11	Deductions (sq.m.)			--			
12	Net Plot area (sq.m.)			10268 Sq. mt.			
13	Ground coverage (m ²) & %			5313.09 Sq. mt. (52%)			
14	FSI Area (sq.m.)			30785.60 Sq. mt.			
15	Non-FSI (sq.m.)			36908.05 Sq. mt.			
16	Proposed built-up area (FSI + Non FSI) (sq.m.)			67693.65 Sq. mt.			
17	TBCA (m ²) approved by Planning Authority till date			Plan approval received from MIDC on dt.03.08.2022			
18	Earlier EC details with Total Construction area, if any.			Received EC from SEIAA, Maharashtra dt. 22.01.2020 (No. SEIAA-EC-0000002317). At the time of earlier EC; SLAC-2 in its 116 th meeting dt. 10.10.2019 had appraised the project for total Construction Built-up Area of 67,693.65 Sq. mt. however EC was restricted for 36,084,638 Sq.mt. as per Commencement Certificate (CC)			
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			Total constructed work on site till date: 36,084,638 Sq. mt.			
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Buildin g Name	Configurati on	Height (m)	Building Name	Configurati on	Height (m)	
	Building 1			Building 1			
	1 Buildin g: I.T Support Services and I.T Offices	Ground + 1 st floor + 2 nd to 5 th Parking floor + 6 th Podium + 7 th to 18 th floors	75.70 mt	1 Building: I.T Support Services and I.T Offices	Ground + 1 st floor + 2 nd to 5 th Parking floor + 6 th Podium + 7 th to 18 th floors	75.70m	EC was restricted for 36084.638 Sq.mt. as per Approval received from MIDC
21	No. of Tenements & Shops			Offices and I.T. Support			
22	Total Population			4348 numbers of person			
23	Total Water Requirements (CMD)			145 CMD			
24	Under Ground Tank (UGT) location			Underground			
25	Source of water			Maharashtra Industrial Development Corporation (M.I.D.C)			
26	STP Capacity & Technology			STP Capacity: 140 KL Technology: MBBR (Moving Bed Bio Reactor)			
27	STP Location			Underground			
28	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage Generation: 177 CMD % of treated sewage discharge in sewer line : 35 %			
29	Solid Waste Management during Construction Phase			type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	9	Disposal of	

		Wet waste	6	segregated waste generated to authorized recyclers.
		Construction waste	—	Part reuse /recycle and disposal of remaining waste to Authorized landfill site
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	261	Disposal through authorized recyclers
		Wet waste	174	Organic Waste Converter (OWC)
		E-Waste	3	Disposal through authorized recyclers as per E-waste (Management) Rules, 2016 and as amended in 2018
		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq.m.	RG required: 1026.80 Sq. mt. RG provided on ground: 346.99 Sq.mt. RG provided on podium: 759.37 Sq.mt. Total: 1106.36 Sq.mt. Existing trees on plot: 53 Nos. Number of trees to be planted: 75 Nos. a) In RG area: 75 Nos. in Periphery b) In Miyawaki Plantation (with area): Nil Number of trees to be cut: Nil Number of trees to be transplanted: Nil		
33	Power requirement	During Operation Phase: Connected load (K.W): 4158 KW Maximum demand (KW): 2495 KW		
34	Energy Efficiency	a) Total Energy saving (%) 21.14% b) Solar energy (%): 5.04 %		
35	D.G. set capacity	DG set of capacity 750 kVA 2 DG sets of capacity 1000 kVA each		
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 774 Nos. 2-Wheeler: 96 Nos. Provision of 26% nos. of E-charging points.		
37	No. & capacity of Rain water harvesting tanks /Pits	Rain water harvesting tank of capacity 70 KL.		
38	Project Cost in (Cr.)	Rs. 308.70 Cr.		
39	CMP Cost	Construction Phase: Rs. 95.35 Lacs Operation Phase:		

		Capital cost: Rs. 195.41 Lacs Operational and Maintenance cost: Rs. 21.38 Lacs/annum
40	CER Details with justification if any.....as per MoEF & CC circular dated 01/05/2018	--
41	Details of Court Cases/ litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land

The comparative statement showing the details of project as per the earlier EC and the proposed project is as below:

Description	Appraised by SEAC-2 in 116 th meeting dt. 10.10.2019	Expansion in EC	Remarks w.r.t. appraisal in SEAC 2 meeting dt. 10.10.2019 & EC received dt. 22.01.2020
A. Area Statement			
Plot Area (Sq. mt.)	10268.00	10268.00	No change
Permissible Built-up Area as per FSI (Sq.mt.)	30804.00	30804.00	No change
Built-up Area as per FSI (Sq.mt.)	30,785.60	30,785.60	No change In EC dt. 22.01.2020 FSI area was restricted to 8357.28 Sq. mt. as per received Approval from MIDC As per amended letter of approvability from MIDC, Built up area as per FSI is 30635.25 Sq.mt.
Built up area as per Non FSI (Sq.mt.)	36,908.05	36,908.05	No change In EC dt. 22.01.2020 Non FSI area was restricted to 27727.358 Sq. mt. as per received Approval from MIDC
Total Construction Built-up Area (Sq.mt.)	67,693.65	67,693.65	No change In EC dt. 22.01.2020 Built up area was restricted to 36084.638 Sq. mt. as per received Approval from MIDC

Description	Appraised by SEAC-2 in 116 th meeting dt. 10.10.2019	Expansion in EC	Remarks w.r.t. appraisal in SEAC 2 meeting dt. 10.10.2019 & EC received dt. 22.01.2020
Parking spaces provision (Nos.)	4-Wheeler: 766 Nos. 2-Wheeler: 96 Nos.	4-Wheeler: 774 Nos. 2-Wheeler: 96 Nos.	4-wheeler: Proposed increase by 8 nos.
B. Project Proposal			
Building details	One Building - I.T. Support Services and I.T Offices Ground + 1 st floor - 2 nd to 5 th Parking floor + 6 th Podium + 7 th to 18 th floors	One Building - I.T. Support Services and I.T Offices Ground + 1 st floor + 2 nd to 5 th Parking floor + 6 th Podium + 7 th to 18 th floors	No change
	Offices and I.T. Support	Offices and I.T. Support	No change
Height	Height: 75.70mt.	Height: 75.70 mt.	No change
C. Environmental Parameters			
Occupancy (Nos.)	4348	4348	No Change
Total Water Requirement (KLD)	157	145	Proposed decrease by 12 KLD due to decrease in green cover area provision
Sewage Generation (KLD)	127	127	No Change
Capacity of STP	140	140	No Change
Solid waste generation (kg/day)	435	435	No Change

3. Proposal is an expansion of existing construction project. PP obtained earlier EC vide SEIAA-EC-0000002317, dated: 22.01.2020 for plot area of 10,268.00 Sq.Mtrs., total Construction area of 67,693.65 Sq.mt., & FSI area of 30,785.60 Sq.Mtrs. Proposal has been considered by SEIAA in its 256th (Day-5) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following updated NOC's & remarks as per amended plan:

- a) Water supply; b) Sewer connection; c) SWD NOC; d) CFO NOC; e) Tree NOC.
3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit cross section of roads at four places showing clear road width, side margins provided from building line/compound wall etc. for services like drainage lines, plantation, parking etc.
5. PP to submit undertaking that separate RG is not required in the project area as per norms.
6. PP to explore project as zero liquid discharge.
7. PP to explore Miyawaki plantation in the project and double row plantation along boundary of the project.

B. SEIAA Conditions:-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-(A.III) dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – ISI – 30635.25 m2. Non FSI- 36908.05 m2, Total BUA- 67543.30 m2. (Plan approval No. EE/Dn. II/MHP/SPA/A058564 of 2023, dated -05.01.2023)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an

- independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
 - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line in the project site and proper disposal of treated water as per environmental norms.
 - VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
 - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
 - VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - X. Separate funds shall be allocated for implementation of environmental protection measures/FMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.mie.in
 - XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the

respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

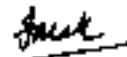
- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without

any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Thane.
6. Commissioner, Navi Mumbai Municipal Corporation
7. CEO, MIDC.
8. Regional Officer, Maharashtra Pollution Control Board, Navi Mumbai.

Signature Not Verified

Digitally signed by Shri Pravin C. Darade, I.A.S.
Member Secretary

Date: 2/23/2023 5:32:59 PM

O/C



**PLUTONIUM
— GROUP —**

PLUTONIUM BUSINESS SOLUTION PVT. LTD.

Registered Office: Plot No. 7 & 7A, C Zone, Turbhe, MIDC, Thane-Belapur Road, Near Turbhe Railway Station, Taluka & District - Thane, Navi Mumbai - 400 703.

CIN : U24239MH1983PTC030195 **Email :** plutoniumbs@gmail.com

Mob.: +91 93725 13985 / 93725 90653

Date: 09.11.2019

To,
The Forest Officer,
Forest Department,
Teen-Hath Naka, Louise Wadi,
Thane (West), Thane

Subject : Application for Wildlife NOC with reference to Thane creek flamingo sanctuary

Reference: : Application for Environmental Clearance (EC) for "Plutonium Business Park" project at Plot No. 7 & 7A adjoining Ikea, Near Turbhe Railway Station, Thane Belapur Road, Turbhe, Navi Mumbai

Dear Sir,

This is with reference to above mentioned subject we are developing "Plutonium Business Park" project near Turbhe Railway Station, Thane Belapur Road, Turbhe, Navi Mumbai. We have submitted Application for obtaining Environmental Clearance from SEIAA, Maharashtra.

We would like to bring to your notice that, our projects falls within 10 Km radius from the Thane Creek Flamingo Sanctuary.

The project is in well- developed locality and also separated from Thane Creek Flamingo Sanctuary by other urban settlement.

We are submitting herewith our application for grant of Wildlife NOC for the above mentioned project

Please do the needful and oblige

Thanking you,

Yours faithfully

For PLUTONIUM BUSINESS SOLUTIONS PVT. LTD.


AUTHORIZED SIGNATORY

Encl.: Google image of the project site


13/11/2019
श्री वन विभाग
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