

Presentation for Environmental Clearance to
State Environmental Impact Assessment Authority (SEIAA)
for
Proposed Hotel Building & Commercial Building Project “Sky City”

At
plot bearing CTS no. 1405(pt) Village Marol and CTS no. 1(pt) Village Bapnala, Near Hotel Ambassador, Marol, Andheri
(East) Mumbai – 400099, State-Maharashtra

Proposed by
Karmvir Intelligent Infra Pvt. Ltd.

Environmental Consultant



Mahabal Enviro Engineers Pvt. Ltd.

Pollution monitoring, Engineers & Contractors in Environmental Management

QCI/NABET/ENV/ACO/22/2531
Re-Accreditation dated 26.09.2022 valid up 26.12.2022

254th SEIAA Meeting, Sr. No. 18, Date:28.11.2022
Proposal No. SIA/MH/MIS/289260/2022

Introduction

- ❑ **Karmvir Intelligent Infra PVT. LTD.** are developing a Hotel building and Commercial building project “**Sky City**” at plot bearing CTS no. 1405(pt) Village Marol and CTS no. 1(pt) Village Bapnala, Near Hotel Ambassador, Marol, Andheri (East) Mumbai – 400099 Maharashtra.
- ❑ Mumbai International Airport Ltd. (MIAL) obtained Environment Clearance on 01.07.2011 for the construction of total built-up area **4,98,440 m²** & total construction area **8,86,882.96 m²**.
- ❑ Amendment in Environment Clearance on 31.03.2020 for Non-Operational Area (Landside) Development of Chhatrapati Shivaji Maharaj International Airport and construction of Buildings having plot area for entire Non Operational area is **170.61 Ha** & Plot area for Construction of Buildings **1,18,301 m²**, FSI Area of entire Non-operational area is **24,19,188 m²** & FSI Area of buildings is **5,44,558.77 m²**, Non FSI Area for is **3,33,137.08 m²** and Total Construction area of is **8,77,696.77 m²**
- ❑ Karmvir Intelligent Infra Pvt. Ltd. has taken the land from MIAL on lease for **30 years**.
- ❑ We had applied for Environment Clearance for the Hotel and Commercial building project “**Sky City**” for a plot area of **4,727 m²**, FSI area of **16,070.43 m²** and total construction area of **25,225.81 m²**.
- ❑ Project submission was done on Parivesh the portal vide Proposal No. **SIA/MH/MIS/289260/2022** dated 19.08.2022.
- ❑ Project includes **Hotel building and Commercial building**.
- ❑ **Hotel building** with (3 Level Basement + Ground Floor + 1st Floor + Service Floor + 2nd Floor to 11th upper Floor) having height **43.40 m** and **Commercial building** with (3 Level Basement + Ground Floor + 1st to 3rd & 4th (pt) Upper Floor) having **18.6 m** height.
- ❑ The project is accessible by the existing **33.50 m wide I. A. Road**
- ❑ Scrutiny fee paid for Environmental Clearance is **Rs.7 Lakh**
- ❑ Project was considered in 186th SEAC-II meeting dated 29.09.2022 as Sr. no.31. Compliance of the points given in subsequent slides.

Google Image

Latitude	19°6'16.80"N
Longitude	72°52'29.45"E



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SEIAA form

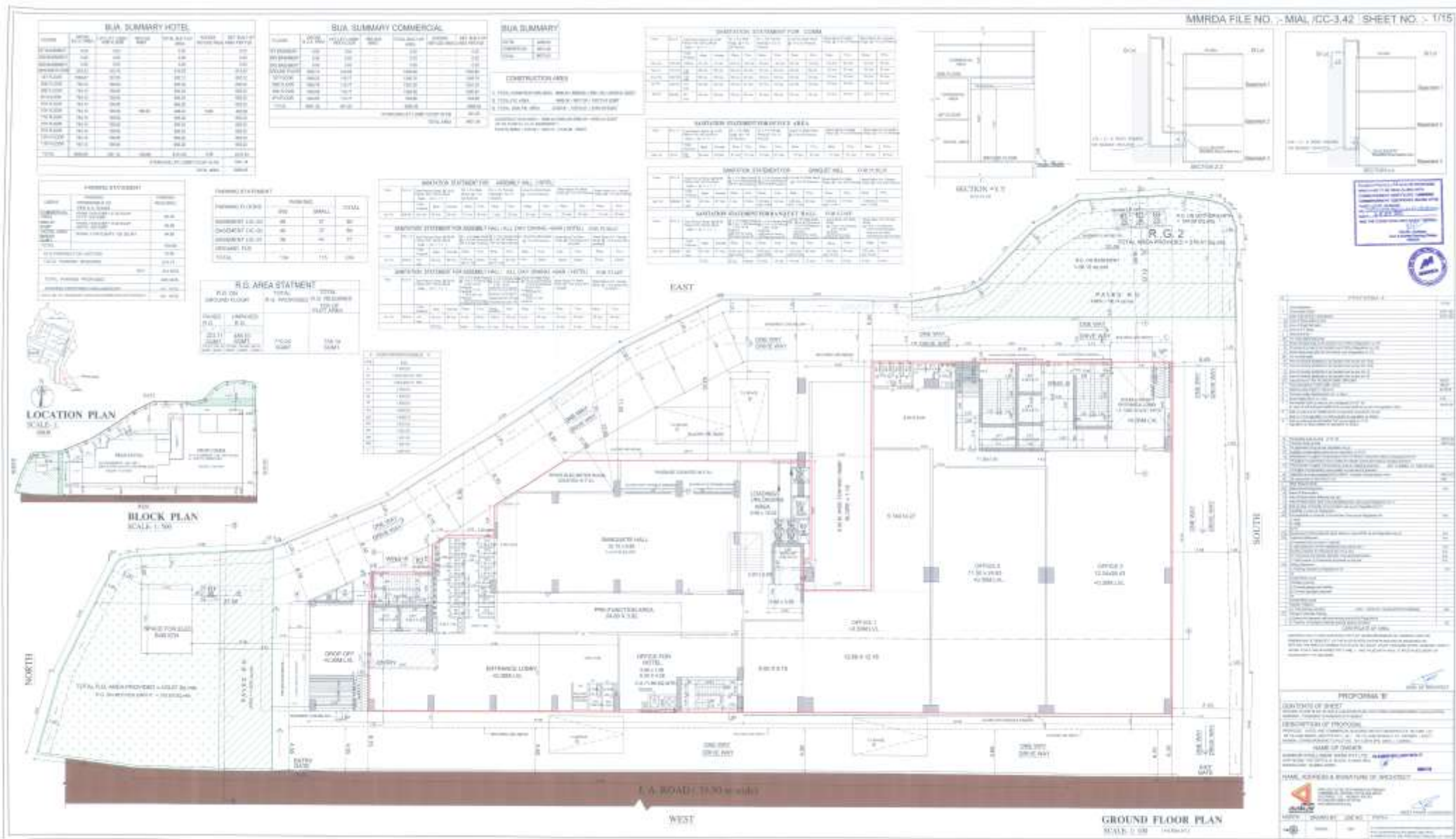
MMRDA Sanction - TCP(P-2)/MIAL/CC-3.42/IU/333/2022

Dated : 8th April,2022

UID No.	SIA/MH/MIS/289260/2022
Previous EC (If any)	MIAL have obtained Prior Environmental Clearance vide letter No. SEAC-2010/CR-53/TC-2 dated 01.07.2011, MIAL also have Amendment in EC vide letter no. SIA/MH/MIS/127703/2019 dated 31.03.2020
Total plot area (m ²)	4,727.159
Permissible FSI (m ²)	16,072.36
Proposed FSI (m ²)	16,070.43
Proposed non FSI (m ²)	9,155.38
TBUA (FSI + non FSI) (m ²)	25,225.81
Approved TBUA (m ²)	25,225.81

A	PROFORMA - A	TOTAL
I	Area Statement	
1	Gross area of plot	4727.159
	gross area of plot in possession	4727.159
a)	Area of Reservation in plot	-
b)	Area of Road Set back	-
c)	Area of D P Road	-
2	Deductions for	-
(A)	For reservation/road area	-
a)	Road set-back area to be handed over (100%) (Regulation no 16)	-
b)	Proposed d p road to be handed over (100%) (Regulation no 16)	-
c)	Reservation area (plot) to be handed over (Regulation no 17)	-
(B)	For amenity area	-
a)	Area of amenity plot/plots to be handed over as per dcr 14(a)	-
b)	Area of amenity plot/plots to be handed over as per dcr 14(b)	-
c)	Area of amenity plot/plots to be handed over as per dcr 15	-
d)	Area of amenity plot/plots to be handed over as per dcr 35	-
(C)	Deductions for 15% RECREATIONAL GROUND	709.07
3	Total deductions: [2(A) +2(B) +2(C)]	709.07
4	Balance area of plot (1 minus 3)	4018.09
5	Plot area under development [4 + 2 A(a)]	
6	Zonal (basic) fsi (1 or 1.33)	4.00
7	Permissible built up area as per zonal(basic) fsi (5 * 6) (in case of mill land permissible built up area shall be as per 4 of regulation 30(a))	16072.36
8	Built up area due to "additional fsi on payment of premium" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3	-
9	Built up area due to admissible "tdr" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3	-
10	Permissible built up area (7+8 +9)	16072.36
11	Proposed built up area	16070.43
12	Tdr generated if any as per regulation 30 (a)	-
13	Fungible compensatory area as per regulation no 31(3)	
a)	i) Permissible Fungible Compensatory area for Rehab component without charging premium	-
	ii) Fungible Compensatory area availed for Rehab component without charging premium	-
b)	i) Permissible Fungible Compensatory area by charging premium. NOT CLAIMED AT THIS STAGE	-
	ii) Fungible Compensatory area availed on payment of premium	-
14	Total Built up Area proposed EXCLUDING Fungible Compensatory Area	16070.43
15	FSI consumed on Net Plot [11/ 4]	3.99

Sanctioned Plan dt.08.04.2022



Site photographs



No work initiated
at site



Query no. 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.

We have received sanction plan file no. TCP(P-2)/MIAL/CC-3.42/IU/333/2022 from MMRDA on 8th April, 2022

No. TCP (P-2)/MIAL/CC-3.42/IU/333/2022

Date: 08 APR 2022

COMMENCEMENT CERTIFICATE UPTO PLINTH

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to applicant M/s Karmvir Intelligent Infra Pvt. Ltd for the proposed development of 'Hotel and Commercial Building' consisting of Hotel Building having common 3 basement + Ground + 1st floor + Service floor + 2nd to 11th upper floors and Commercial Building having common 3 basement + Ground + 1st to 3rd + 4th (part) upper floors on plot bearing 1405 (pt) of Village Marol and CTS No. 1 (pt) of Village Bapnala at Andheri (E), Mumbai, with Built-up area of 16,070.43 sqm with Basic FSI of 3.999 as against the total permissible BUA of 16,072.36 Sq. m. as depicted on the drawing nos. 01 to 15. The Commencement Certificate upto plinth is granted on the following conditions:

Viz:

1. This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way.
2. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if:
 - I. The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans.
 - II. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - III. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
3. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
4. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act, 1966.

Mumbai Metropolitan Region Development Authority

Bandra-Kurla Complex, Bandra East, Mumbai 400 051.

T +91 22 2659 1234 EPABX +91 22 2659 0001 / 4000 F +91 22 2659 1112 / 1264

<https://mmrda.maharashtra.gov.in>

Query no. 2

HE Remark

PP to obtain following NOCs & remarks:

- Water supply
- Sewer connection
- SWD NOC
- Tree NOC

We have HE remark, SWD remark and Tree NOC.

We have applied for sewer connection NOC acknowledgment for the same received dt. 22.11.2022

MUNICIPAL CORPORATION OF GREATER MUMBAI
(HYDRAULIC ENGINEER'S DEPARTMENT)
HE/ 298 /EEWW (P.&R.) /N.O.C.

Office of Ex. Eng. (P & R)
8th Ward Office, 2nd Floor,
Near J. J. Hospital,
Babula Tank Cross Road,
Mumbai-400009

22 JUN 2018

To,
Owner / Developer : Shri Karamvir Singh Rajpurohit,
Karamvir Intelligent Infra Pvt. Ltd.
C/O M/s Jigar K. Nagda of M/s Dimensional Consultants LLP
Hubtown Solaris, Bima Nagar,
Andheri (E), Mumbai - 47.

Subject : HE's remarks for the proposed building of residential Hotel and Commercial building on the plot bearing CTS no. 1405(pt) of village Marol and CTS no. 1(pt) of village Bapnala at Andheri (E), Mumbai in CSIANA.

Reference: 1) Your letter dated 15.06.2018
2) TCP(P-2) / CSIA / CC / 3.42 / 1200 / 2018 Dt. 05.06.2018
3) Scrutiny fee receipt No.1) 1003317942 Dt. 15.06.2018
2) 1003321102 Dt. 20.06.2018

Name of owner / Developer : Shri Karamvir Singh Rajpurohit, Karamvir Intelligent Infra Pvt. Ltd.

As per the plans and documents submitted by Architect the proposed building under reference is a hotel & commercial building accommodating 262 Guest rooms, 1 Restaurant, 6796.32 sq.m. offices. Total water requirement of the building works out to 113675 lpd for hotel purpose & 30600 lpd for commercial purpose.

By direction, I have to inform you that, Hydraulic Engineer's remarks for the proposed building under reference are as under -

1. Water supply for the said hotel & commercial building will be made available as per prevailing norms, on submission of occupation certificate.
2. Municipal water supply will not be made available for the Air conditioning purpose. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains, painted with red colour, shall be used for the same.
3. The Owner / Developer shall lay the water main network in the existing & proposed roads of the layout, as approved by this department (HE / 1421 / EEWV(P&R) / NOC dated 21.11.2012) got it certify and put in to commission, prior to issue of occupation certificate.
4. The internal distribution system within building shall be got approved from this office after obtaining full C.C. and shall be laid & certified from competent authority before availing the permanent water connection.
5. Water supply as per condition no. 1, will be made available only after the laying & commissioning of water main in D.P. Road / only after compliance of condition No. 3.
6. No borewell / Ring Well shall be provided on the plot without specific NOC/Remarks from Assistant Engineer Water Works K/East Ward.
7. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from AEWV K/East Ward. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber. Top of the underground storage tank shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
8. A clear minimum distance of 1.20 m shall be maintained between the bottom of overhead storage tank and terrace floor level or as per Architect's statement, the internal distribution of water supply shall be provided by hydro-pneumatic system, for which the underground suction tank shall be of full storage capacity.

SWD Remark

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.Dy.Ch.E./1954/SWD/WS dt. 14 MAR 2022

Office of
Dy. Ch.Engr.(Storm Water Drain) W.S.
Green Woods C.H.S. Ltd,
Andheri-Kurla Road,
Andheri(E), Mumbai - 93.

To,

M/s. Aakar Architects & Consultants,
Ground floor,
Satyanarayan Prasad commercial Centre,
Dayaldas Road, Vile Parle East,
Mumbai 400 057.

Sub.:- Revalidation of S.W.D Remarks for proposed Commercial /Hotel building on plot bearing C.T.S. No. 1405, Village Marol, Taluka, Vile Parle and CTS No.1(pt.) of Village Bafnala, Taluka Vile Parle, next to Mumbai International Airport, Terminal -2, Mumbai.

Ref.:- 1) Your Letter u/No. AKR/1067/2022 Dated. 04.03.2022.
2) SWD Remarks issued by this office u/No. Dy. Ch.E./954/SWD/WS Dated. 07/03/2019.
3) This office Challan u/no.0000923360/2021 Dated.08/03/2022

Gentleman,

With reference to above subject, Owner/Developer has paid SWD Remarks Revalidation Charges amounting Rs.61,500/- vide SAP receipt no. 1004288541 of dtd.10.03.2022. Hence SWD Remarks issued by this office Dy. Ch.E. / 954/SWD/WS Dated. 07/03/2019 are further revalidated for 2 years up to 06.03.2023.

The SWD Remarks issued by this office Dy. Ch.E. /954/SWD/WS Dated.07/03/2019 remain unchanged/holds good.

Yours faithfully

S.E.(S.W.D.) WS K/E
S.E.(SWD) K/B

Tree NOC

BRIHANMUMBAI MUNICIPAL CORPORATION TREE AUTHORITY

No. DySG/ 16/TA/CC / III dt.13 / 10 /2022.

Sub : NOC for proposed development of Hotel & Commercial building on the plot bearing CTS No. 1405 (pt) of Village Marol and CTS No. 1 (pt) of Village Bapnala at Andheri (E), Mumbai within Chhatrapati Shivaji Maharaj International Airport Notified Area (CSMIANA), Mumbai.

Ref : TCP (P-2) / MIAL / CC-3.42/IV / 116 2022 dt. 08.02.2022.

With reference to above M/s. Aakar Architects, has submitted proposal regarding proposed development of Hotel & Commercial building on the plot bearing CTS No. 1405 (pt) of Village Marol and CTS No. 1 (pt) of Village Bapnala at Andheri (E), Mumbai within Chhatrapati Shivaji Maharaj International Airport Notified Area (CSMIANA), Mumbai.

As per plan & documents submitted by applicant it seems that there are 04 (Four) nos of trees existing on site and the same is not coming in the proposed construction of building.

As per Hon. M.C's circular Vide No. 0041/33/2013 - JTMC-DMU dt. 17.06.2013, this proposal is forwarded for further necessary action please.

Supdt. Of Gardens
& Tree Officer

Dy. Planner
(Town Planning Division)
MMRDA.

Copy to:-

M/s. Aakar Architects,
Ground Floor, Satyanarayan Prasad Commercial Centre,
Dayaldas Road,
Vile Parle (E),
Mumbai - 400 057.

Supdt. Of Gardens
& Tree Officer

building an

Query no. 3

PP to submit certified six-monthly compliance report of earlier EC from Regional Office MOEF&CC, Nagpur.

It's a new project.

Certified six-monthly compliance report is not applicable to this project.

Architect certificate



AKR/1067/2022

Date: 22nd November, 2022

To,
Chairman, SEIAA
Environment and Climate Change Department,
Mantralaya,
Mumbai.

Sub: Architect certificate for Hotel building and Commercial building project "Sky City" at plot bearing CTS no. 1405(pt) Village Marol and CTS no. 1(pt) Village Bapnala, Near Hotel Ambassador, Marol, Andheri (East) Mumbai by Karmvir Intelligent Infra PVT. LTD.

Respected Sir,

The area statement for above referred project, which includes all FSI & non FSI area (i.e., includes basement, staircases, lifts, passages, lobbies etc.) as per approved plan by MMRDA Sanction - TCP(P-2)/MIAL/CC-3.42/IU/333/2022 dated 8th April, 2022 is attached as **Annexure I**.

Thanking you,
Yours faithfully,
For Aakar Architects & Consultants

Ameet G. Pawar
Architect
(Lic.No.: CA/2004/34543)

AREA STATEMENT (ANNEXURE I)

Bldg. Name	Configuration & Height (m)	FSI Area (A)	Basement (A)	Staircases & Lifts/Lobby (b)	Refuge (c)	Setts/Ramp (d)	Amenities (e)	Services area (Substation+ STP+ OWC+ UG tanks etc.) (f)	Non FSI Area B = (a + b + c + d + e + f)	Total Construction area (A+B)
Hotel building	3 level basement + Ground floor + 1 st floor + Serv. floor + 2 nd floor to 11 th upper floor (43.40 m From top of "LMR")	9,409.05	8995.44	Courted in FSI	159.94	—	—	Already included in Basement	9,155.38	18,624.43
Commercial building	3 level basement + Ground floor + 1 st to 3 rd & 4 th (pt) Upper floor (18.60 m From top of "LMR")	6,601.38	—	Counted in FSI	—	—	—	—	NA (As hotel and commercial building has common basement)	6,601.38
Total		16,070.43	8995.44	—	159.94	—	—	—	9,155.38	25,225.81

*All values are in m²

- TOTAL FSI AREA : 16,070.43 m²
- TOTAL NON-FSI AREA : 9,155.38 m²
- TOTAL CONSTRUCTION AREA : 25,225.81m²

Undertaking for RG area located on ground

AKR/1067/2022

Date: 17th November, 2022

Undertaking

RG Area located on ground

Project name: Environment clearance of hotel building and Commercial building project "Sky City" at plot bearing CTS no. 1405(pt) Village Marol and CTS no. 1(pt) Village Bapnala, Near Hotel Ambassador, Marol, Andheri (East), Mumbai

Site address: Plot bearing CTS no. 1405(pt) Village Marol and CTS no. 1(pt) Village Bapnala, Near Hotel Ambassador, Marol, Andheri (East), Mumbai.

Karmvir Intelligent Infra PVT. LTD. is developing hotel building and Commercial building project "Sky City" at plot bearing CTS no. 1405(pt) Village Marol and CTS no. 1(pt) Village Bapnala, Near Hotel Ambassador, Marol, Andheri (East), Mumbai.

We hereby certify that the entire mandatory RG is 710.24 m² (17%) is located on the ground and no part thereof is located on the podium as mandated by NGT order dated 13.09.2022 (Appeal No- 22/2016 WZ).

This mandatory RG area is 710.24 m² kept open to the sky and also enables the plantation of trees.

Place: Mumbai

For AAKAR ARCHITECTS & CONSULTANTS


ARCHITECT
Ameet G. Pawar
(Lic. No. CA/2004/34543)



THANK YOU