CIN: U60100MH2015SGC262054 Telefax: 0712-2553300

महाराष्ट्र मेट्रो रेल कॉर्पोरेशन लिमिटेड

MAHARASHTRA METRO RAIL CORPORATION LIMITED

(भारत सरकार आणि महाराष्ट्र शासनाचा संयुक्त उपक्रम)

(A JOINT VENTURE OF GOVT.OF INDIA & GOVT.OF MAHARASTRA)

FORMERLY KNOWN AS NAGPUR METRO RAIL CO. LTD.

No:NMRCL/Plg/NOC/Metro-Corridor/2017/257/50/Date:08.12.2020

To,
Assistant Director,
Town Planning,
Nagpur Municipal Corporation,
Nagpur.

Sub: Grant of NOC for sanction of building plan of M/s Suntech Infra Estate Nagpur Pvt Ltd through Director Pravin Manoharrao Pohankar, NMC House No. 207, CTS No. 2081, Mouza-Sitaburdi, and Nagpur**(Location: Between Gaddigodam square &Kasturchand Park station in Reach-2 of North-South corridor).**

Ref:-

1. NMC Letter dated 09/07/2019 received on 16-07-2019
2. NMRCL/Plg/NOC-Metro Corridor 2017/257/50/7274 dtd 23 Sept 2019 (Deficiency letter)
3. Owner letter dated 10/10/2019 (Submission for deficiencies of documents)
4. Our letter No. NMRCL/Plg-2/2018/317/3074 dated 18/02/2019 addressed to Municipal Commissioner, NMC (Regarding Confirmation for width of Ramp at LIC location).
5. Our letter No. NMRCL/Plg/NOC/Metro-Corridor/2017/257/I/138/2019 dated 25/10/2019 (Regarding Road widening from Patni Automotive to LIC square - **Reminder**).
6. Owners letter dated 15/11/2019 (Regarding submission of GT Report)
7. Our letter No. NMRCL/Plg/NOC/Metro-Corridor/2017/257/50/509 dated 18/11/2019 addressed to ADTP, NMC (Regarding Road widening from Patni Automotive to LIC square)
8. Owners letter dated 10/02/2020 (Submission of Architectural Plans with demarcation of DP road widening in front of property)
9. ADTP letter No. जा. क्र.- म.न.पा./नरवी /इमारतविभाग/ १७१४dated१७/०२/२०२०.
10. Our letter No. NMRCL/Plg/NOC/Metro-Corridor/2017/257/50 dated 20/05/2020 (additional requirement as per Technical Committee)
11. Our letter No. NMRCL/Plg/NOC/Metro-Corridor/2017/257/50/1815 dated 29/07/2020 (additional requirement as per Technical Committee- **Reminder**)
12. Owners letter dated 22/09/2020 (Submission of additional requirements)
13. Owners Submission vide their letter dated 09 Oct 2020 in reference to our letter at Sr No 11
14. Owners Submission vide their letter dated 31 Oct 2020 in reference to our letter at Sr No 11

Proposal received vide your letter under referencehas been examinedin line with MAHA-Metro's NOC guidelines in extantand subsequent submission made by the applicant against our letter under ref 1 above."**Notice of no objection"** (NOC) is hereby issued for the proposed development/ Compounding of existing structure subjected to compliance of following conditions:

(1) The Architect has proposed a single building on the plot comprising of **TwoBasement+Ground+9floors** having **total height of35.85m** which should be adhered too.

(2) **As per approved Development Control Regulations for NMRC by Urban Development Department, Govt. of Maharashtra through GR No. TPS-2414/477/CR-248(Part-1)/2014/UD-9 dated 2nd November 2018, no compound wall/ fencing shall be permitted on boundary of plot fronting the road and 50% of marginal distance subject to minimum 3 m (shall be kept accessible) and shall be used as footpath for pedestrian. However, it shall be permissible for the applicant to construct/ erect fencing on the boundary after leaving space for pedestrians. No parking be allowed in the said 3m marginal distance from road boundary.**

(3) Upon termination of services of Structural Engineer whose undertaking for supervision and structural design is submitted for obtaining NOC, the applicant shall not carry out any construction till new Structural Engineer is appointed and submit fresh undertaking in the prescribed format. This NOC shall be valid only if the above condition is satisfied.

(4) **Applicant has shown setback as 6.00 m from road edge to face of building at GL No Projection / Construction shall be allowed within 6 meters from Road Edge (Right of Way) in setback except steps at ground level. Any existing structure (Temporary & Permanent) within the front setback is disallowed.**

(5) The NOC issued shall be valid for a period of three years from the date of issue and shall need to be renewed/ revalidated till the completion of construction of Metro project or till the occupancy certificate of the building is issued whichever is earlier.

(6) The NOC issued shall be deemed cancelled, if actual construction at the site is in variation to the plan approved by MAHA-Metro.

(7) Though it has been proposed by the applicant not to use tower crane for construction work, however, if the applicant desires to use tower crane for the proposed development on the plot, then the working arm of the crane should not come within 5 m from Metro Viaduct and also the working arm of the crane should not come over the Metro station.

(8) This NOC shall be deemed to be cancelled immediately if the documents submitted by the Applicant or Architect/Structural Engineer/Surveyor appointed by applicant are found fictitious.

(9) As per clause No. A of GR No. TPS-2416/C.R.176/2016/UD-9 dated 24-07-2017, Concerned Planning Authority shall deposit 50% of premium received from allocation of additional FSI over base FSI as per TOD policy to MAHA-Metro in Account No. 35445493050 of State Bank of India, Main Branch, Nagpur. Building permit should be issued only after confirmation payment of premium.

(10) Necessary safety precaution should be taken by applicant for the vibrations due to Metro Rail movement so that the building is not affected.

(11) **The Metro operations are intensive and induces primary and secondary noise & vibrations in the vicinity. Suitable noise & Vibration mitigation measures shall be adopted in structural design and architectural finishing of proposed construction by the owner.**

(12) **As per Construction Methodology submitted by the owner vide his letter dated 22 Sept 2020 the Owner shall ensure appropriate design of the entire system for substructure and superstructure as per relevant Codes of practice and sound engineering principles.**

(13) As the proposed height of building is 35.85 m please ensure strict compliance on the construction methodology submitted vide letter dated 22 Sept 2020duly signed by the Owner and Structural Consultant. The Indemnification certificate on Stamp Paper on account of any event on part of owner as submitted by them has been kept on record with Maha-Metro.

(14) **As the building is high rise, with 35.85 m and undertaking for providing sealed Windows/Facades in the building facing towards Metro Corridor has been submitted by the owner, please ensure strict compliance of the same.**

(15) The depth of excavation indicatedis up to **10.50m**including basement and foundation,the Construction Methodology of Secant Pile (Protection works for Excavation) along with connected drawings (Four numbers), with required Construction safety measures for the safety of any structure of Maha-Metro, submitted **vide letter dated 22.09.2020** duly signed by the Owner and Structural Consultant. Please ensure strict compliance of the same (Copy of the referred letter of the owner along with drawings duly enclosed for reference), along with following important conditions:

(a) The proposed scheme for protection of excavation (i.e. secant piling similar to that used by Maha-Metro in Zero Mile Station) shall be structurally designed as per relevant standard codes of practice and sound engineering principles. This shall be done duly considering the geotechnical conditions including seasonal variation in level of water table. This pertains to the design of the entire system including dia. of piles, reinforcement, number of levels for waler beams, section for waler beams, spacing and type of soil anchors, etc. The analysis & design calculations shall be documented and preserved by the applicant.

(b) At the stage of commencement of Protection Piling work and excavation, the **Maha-Metro shall be intimated minimum 15 days in advance**, so that Maha Metro ED/CPM/Executive(s) visits the site for compliances towards Construction Methodology for excavation, construction and other related norms submitted by owner vide above reference and check for the protection piling works on entire front face (Facing Metro Structure) and on both sides for 1/3rd length adjoining the front face.

(c) The **Secant Piling System** and the surrounding ground shall be monitored continuously for any possible movement, settlement or other types of failures and remedial actions shall be taken. This shall be continued until foundation work is completed and backfilling is done appropriately with proper compaction. The excavated pit shall not be left unguarded, and the earth retaining structure/foundation works/construction of basement after excavation shall be completed earliest without any delay.

(d) The earth retaining structure/foundation work/construction of basement (at the front side of plot) facing Metro structure/Metro corridor shall be given first priority and completed first amongst excavation protection works/ foundation/ basement construction activities.

(e) The excavated pit shall be kept free from water-logging during the period of construction.

(f) The distance of **13.10 M**between the line/edge of excavation, and the centre line of Metro Structure indicated in the Construction Methodology Plan shall be maintained strictly.

(g) All Construction Safety norms as per standard construction procedures shall strictly be adhered too.

(16) This NOC is specific and being issued concerning towards the Metro corridor/Metro structure (s) and is notconnected at all to any other neighbouring structure.

(17) In the Architectural plan no utility services/ drainage is shown in the front setback. As per the standard procedure there is no Utility Services passing in metro facing setback that shall be ensured under all circumstances.

(18) For excavation for basement below GL, necessary safety precautions should be taken by the applicant during excavation so that Metro work is not affected.

(C. V. Dekatey)
Add.General Manager/Planning-I
08/11/2020

Encl: 1. Building Plan (**09Sheets**) which are resubmitted dated 17 February 2020 as per reference.
2. Copies of the correspondence between Maha Metro and Applicant at reference.
3. Copies of letter containing Construction Methodologyand submitted 4Nos Drawing:Details of Secant Piles (Dwg No- PCPL-2002/471/PP-01 Sheet No 1/4, 2/4, 3/4, 4/4)

Copy to:

M/s of M/s Suntech Infra Estate Nagpur Pvt Ltd., (I) for information and strict compliance on the
Through Director Pravin Manoharrao Pohankar, respective directions & conditions contained
NMC House No. 207, CTS No. 2081, in the Subject letter.
Mouza- Sitaburdi, and Nagpur (II) Intimation to NMRP regarding the matter
Plot No. 08, Kh No.275:brought out at para 15 (b) of subject letter
Mouza, Nagpur.Shall be made and ensured in addition to NMC.