

Consent

From: Consent
Sent: 28 March 2026 14:25
To: 'sromumbai2@mpcb.gov.in'
Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for the construction Yashwant Nagar, Teen Dongri, Goregaon (W.), Mumbai.M/s. Reddy Builders & Developers,
Attachments: PMR Reddy Developers April, 2025 - September, 2025.pdf

To,
The SRO Mumbai-II,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400 022.
Maharashtra

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for the construction of “Shri Ganesha Ekta SRA CHS & Omkar, Tanaji and Kranti SRA CHS. Ltd.” Residential Project under SRA Scheme at CTS No. 49 (pt), 50-A (pt) & 55 (pt) at Village Pahadi, Yashwant Nagar, Teen Dongri, Goregaon (W.), Mumbai.

Reference: Clearance letter no. SEAC- 2010/CR- 468 /TC-2 dtd. 29.03.2011.

Dear Sir,

This is with reference to the above subject for our project. We are submitting herewith our half yearly monitoring report with following contents:

- Data Sheet.
- Compliance Report.
- Post monitoring report.
- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,
Yours truly,
M/s. Reddy Builders & Developers,

C.C TO: 1. The Director, MoEF&CC, Nagpur.
2. Environment Department, Mantralaya, Mumbai

Thanks & Regards,
DWIRUKTI PODDAR

Consent – Asisstant | **ENVIRO ANALYSTS AND ENGINEERS PRIVATE LIMITED.**

Landline: **91-22 2854 1647/48/49/67/68**, Mobile: +91 9322086202 / 9321619714 | d.poddar@eaepl.com



Corporate Office: B-1003, Enviro House, 10th Flr. Western Edge II,
W.E. Highway, Borivali (E), Mumbai - 400066.

Landline: 022-2854-1647/48/49/67/68 | info@eaepl.com

Branch Offices: Mumbai | Nagpur | Pune | Tarapur | Mira Road (Lab) | Nashik | Thane
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From: Consent
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Attachments: PMR Reddy Developers April, 2025 - September, 2025.pdf

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for the construction of “Shri Ganesha Ekta SRA CHS & Omkar, Tanaji and Kranti SRA CHS. Ltd.” Residential Project under SRA Scheme at CTS No. 49 (pt), 50-A (pt) & 55 (pt) at Village Pahadi, Yashwant Nagar, Teen Dongri, Goregaon (W.), Mumbai.

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Your (Half Yearly Compliance Report) has been Submitted with following details

Proposal No	SIA/MH/INFRA2/431495/2023
Compliance ID	1223102028
Compliance Number(For Tracking)	EC/M/COMPLIANCE/1223102028/2026
Reporting Year	2025
Reporting Period	01 Dec(01 Apr - 30 Sep)
Submission Date	01-04-2026
RO/SRO Name	Shri Senthil Kumar Sampath
RO/SRO Email	agmu156@ifs.nic.in
State	MAHARASHTRA
RO/SRO Office Address	Integrated Regional Offices, Nagpur

Note:- SMS and E-Mail has been sent to Shri Senthil Kumar Sampath, MAHARASHTRA with Notification to Project Proponent.

Date: 06.03.2026

To,

The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for the construction of “Shri Ganesha Ekta SRA CHS & Omkar, Tanaji and Kranti SRA CHS. Ltd.” Residential Project under SRA Scheme at CTS No. 49 (pt), 50-A (pt), 50A/26 To 50A/50, 50A/67 To 50A /145 & 55 (pt) at Village Pahadi, Yashwant Nagar, Teen Dongri, Goregaon (W.), Mumbai.

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Yours truly,
M/s. Reddy Builders & Developers,



Authorized Signatory



- C.C TO:
1. M.S., MPCB, Mumbai.
 2. Environment Department, Mantralaya, Mumbai.

Project 34 Park Estate

Office Address - Reddy House, 1st Floor, Opp. Bank of Baroda,
Marve Road, Orlem, Malad (West), Mumbai - 400 064, TEL: 022 - 28056111

Site Address - 34 Park Estate, Yashwant Nagar (beside Ganesh Mandir), Goregaon West, Maharashtra - 400104

Date: 06.03.2026

To,

The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

1150

Subject: Present status of Project work for the period of April, 2025 – September, 2025.

Reference: Clearance letter no. SEAC- 2010/CR- 468 /TC-2 dtd. 29.03.2011.

Dear Sir,

This is with reference to the above subject, for our construction of "Shri Ganesha Ekta SRA CHS & Omkar, Tanaji and Kranti SRA CHS. Ltd." Residential Project under SRA Scheme at CTS No49 (pt), 50-A (pt), 50A/26 To 50A/50, 50A/67 To 50A /145 & 55 (pt) at Village Pahadi, Yashwant Nagar, Teen Dongri, Goregaon (W.), Mumbai.

The present project status at site is as follows:

Buildings	Wings	floors	Status
Rehab Bldg. No. 1		Gr + 23 Floors	14 th floor
Rehab Bldg. No. 2		Gr + 23 Floors	Completed
Rehab Bldg. No. 3		Gr + 23 Floors	Completed
Rehab Bldg. No. 4		Gr + 23 Floors	Completed
Parking Tower		Proposed Parking Tower for Rehab	Not Started
Sale Bldg. No. 1	A	Lower Ground 3 + Lower Ground 2 + Lower Ground 1 + Ground Floor +1 st to 36 th Upper Residential Floor	Completed
	B	Lower Ground 3 + Lower Ground 2 + Lower Ground 1 + Ground Floor +1 st to 7 th	Completed

Project 34 Park Estate

Office Address - Reddy House, 1st Floor, Opp. Bank of Baroda,
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Site Address - 34 Park Estate, Yashwant Nagar (beside Ganesh Mandir), Goregaon West, Maharashtra - 400104

		Floor (part parking Tower and part residential)+ 8 th to 36 th Upper Residential Floor	
	C	Lower Ground 3 + Lower Ground 2 +Lower Ground 1 + Ground Floor +1 st to 7 th Floor (part parking Tower and part residential)+ 8 th to 36 th Upper Residential Floor	Completed
	D	Lower Ground 3 + Lower Ground 2 +Lower Ground 1 + Ground Floor +1 st to 7 th Floor (part parking Tower and part residential)+ 8 th to 36 th Upper Residential Floor	Rcc work completed
Sale Bldg. No. 2	E	Ground Floor +1 st to 3 rd Commercial Floor	Not Started

Thanking you,

Yours truly,
M/s. Reddy Builders & Developers,


Authorized Signatory



Project 34 Park Estate

Office Address - Reddy House, 1st Floor, Opp. Bank of Baroda,
Marve Road, Orlem, Malad (West), Mumbai - 400 064, TEL: 022 - 28056111

Site Address - 34 Park Estate, Yashwant Nagar (beside Ganesh Mandir), Goregaon West , Maharashtra - 400104

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests
Regional Office, West Central Zone, Nagpur.

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river-valley/ mining/ Industry/thermal/ nuclear/ Other (specify).	Townships and Area Development project
2.	Name of the project	"Shree Ganesh Ekta SRA Chs Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd"
3.	Clearance letter (s) / OM/ no and date:	File No. SEAC- 2010/CR- 468 /TC-2 dtd. 29.03.2011.
4.	Location	Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 50A/26 To 50A/50,50A/67 To 50A/145, 55 (Pt), Of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai - 400062, For, "Shree Ganesh Ekta SRA Chs Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd" M/s. REDDY BUILDERS & DEVELOPERS
a.	District (s)	Mumbai
b.	State (s)	Maharashtra
c.	Latitude / Longitude	
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	M/s. REDDY BUILDERS & DEVELOPERS Reddy House, 1 st Floor, Opp. Dena Bank, Marve Road, Malad (W.), Mumbai- 400064.
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	

6.	Salient features:	
a.	of the project	Total Plot area: 19,259.62 Sq.m FSI area: 98275.17 Sq.m. Non - FSI area: 70636.97 Sq.m Total construction area: 168912.14 Sq.m
b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with capacity of 1120 KLD will be provided for treating the wastewater. 100 KLD Mobile STP is provided for Rehab buildings.</p> <p>2. <u>Water Management:</u> Rain Water Harvesting shall be provided to recharge the ground water table.</p> <p>3. <u>Solid Waste Management:</u> Dry Waste: Will be handed over to authorized recyclers. Wet Waste: Biodegradable waste will be processed in OWC and manure so obtained will be used for landscaping and replacement for dry manure in OWC. STP Sludge: Used as a manure</p>
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non Forest
b.	Others	Total Plot area: 19,259.62 Sq.m FSI area: 98275.17 Sq.m. Non - FSI area: 70636.97 Sq.m Total construction area: 168912.14 Sq.m
8.	Break up of the project affected: Population with enumeration of those losing houses / dwelling units, only agriculture land only, dwelling units and agriculture land and landless laborers / artisan.	The project does not envisage acquisition of land and / or displacement.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are	

	based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey).									
9.	Financial details									
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total project cost: Rs 594.00 Crores.								
b.	Allocation made for environmental management plans with item wise and year wise break-up	<p>EMP Cost:</p> <p>a) Construction Phase:</p> <p>1. Capital Cost: Rs. 44.80 Lakhs.</p> <p>2. O & M Cost: Rs.37.70 Lakhs/Annum.</p> <p>b) Operation Phase:</p> <p>1. Capital Cost: Rs. 1966 Lakhs.</p> <p>2. O & M Cost: Rs.139.75 Lakhs/Annum.</p>								
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	Total = 208.68 cr								
f.	Actual expenditure incurred on the environmental management plans so far	<table border="1"> <thead> <tr> <th>Particulars</th> <th>September, 2025</th> </tr> </thead> <tbody> <tr> <td>STP</td> <td>23,88,650/-</td> </tr> <tr> <td>Rainwater Harvesting</td> <td>16,82,495/-</td> </tr> <tr> <td>Solar Panel</td> <td>34,62,000/-</td> </tr> </tbody> </table>	Particulars	September, 2025	STP	23,88,650/-	Rainwater Harvesting	16,82,495/-	Solar Panel	34,62,000/-
Particulars	September, 2025									
STP	23,88,650/-									
Rainwater Harvesting	16,82,495/-									
Solar Panel	34,62,000/-									
10.	Forest land required									
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.								
b.	The status of clearing and felling	<p>R.G. Area Provided: 4483.70 Sq. m</p> <p>A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.</p>								

c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads) , if any with quantitative information	N.A.
12.	Status of construction (Actual and / or planned)	--
a.	Date of commencement	April, 2011
b.	Date of completion (Tentative)	31 st December, 2028
13.	Reasons for the delay if the project is yet to start	N.A
14.	Dates of site visits.	
a.	The date on which the project was monitored by the regional office on previous occasions, if any.	Not yet visited.
b.	Date of site visit for this monitoring report	02.09.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	SIA/MH/INFRA2/431495/2023 dtd 01.11.2023 File No. SEAC- 2010/CR- 468 /TC-2 dtd. 29.03.2011. M/s. Reddy Builders & Developers, Reddy House, 1st Floor, Opp. Dena Bank, Marve Road, Malad (W.), Mumbai- 400064.

COMPLIANCE REPORT

Developer

M/S. Reddy Builders & Developers

PLOT BEARING C.T.S NO. 49. (PT), 50-A (PT), 50A/26 TO 50A/50,50A/67 TO 50A/145, 55 (PT), OF
VILLAGE PAHADI GOREGAON, TAI- BORIVALI, YASHWANT NAGAR AT GOREGAON (W), MUMBAI

COMPLIANCE REPORT

TERMS & CONDITIONS

SEAC Specific 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.	PP is in receipt of IOA from SRA dated 21.04.2023
2.	PP to obtain following NOCs & remarks as per amended planning: a) CFO NOC for R1; b) Tree NOC.	We have obtained the mentioned NOC. <ul style="list-style-type: none"> ➤ CFO for R1 is received dated 20.09.2023 ➤ Tree noc is received dated -19.09.2010.
3.	PP to upload updated EIA report with certified copies of Environment Damage Assessment Report, Remedial Plan and Natural & Community Resource Augmentation Plan from PP, their Architect & Accredited Environment Consultant as well as CA certificate.	We have mailed the EIA report to members and Department, as EDS for uploading the revise EIA report is not available
4.	PP to submit a Bank Guarantee of Rs. 2,70,89,844 /-to Maharashtra Pollution Control Board towards effective implementation of the Remediation plan and Natural and Community Resource Augmentation Plan.	Noted and will be complied before grant of EC by Hon'ble SEIAA
5.	PP to submit penalty of Rs. 2,46,50,500 /- to SEIAA, Maharashtra.	Noted and will be complied before grant of EC by Hon'ble SEIAA
6.	PP to deduct area under services proposed in RG area & submit revise RG area calculations with Architect certificate mentioning that all required RG as per prevailing DCR is proposed on mother earth as per Apex court's order.	Architect certificate mentioning that the required RG area of 1335.39 sq.m located on mother earth & open to sky and no part thereof is located on podium as mandated by special leave petition (civil) Diary No(s). 11843/2023 of Supreme court of India & NGT order dated 13.09.2022 (Appeal No-22/2016 WZ). Service i.e UG tank and substation which are already constructed at site for R2 and R3 are deducted from the proposed RG
7.	PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC,	letter dated 25.07.2023 has been received from IRO, Nagpur

	Nagpur.	
8.	PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/ agency/third party for use of excess treated water generated in the project.	Out of 936 KLD treated water from STP 477 KLD is proposed to be used in on site through Flushing, landscaping, Miyawaki, HVAC. 7 KLD is proposed to be used in garden and playground reservation, however the reservation is still occupied by Slums till date, hence application to MCGM regarding usage of excess treated water will be done before handing over the reservation of the plot to MCGM.
9.	PP to relocate flushing tank adjacent to the STP: pp to provide 40% open to sky area for Sale as well as Rehab STP & submit revise layout.	The flushing Tank for rehab building is proposed along with the STP. For the sale building the RCC of UG tank is already caste within the footprint of the Sale building, Changing the location of the flushing tank will be difficult. We request the Honble SEIAA to allow the current sale flushing tank location.
10.	PP to relocate UGTs of proposed building to the 1st basement such that top of the UGTs arc flush to the ground level	The UGT is proposed underground as there is no Basement proposed in the project. UGT for Rehab 1 and Sale 2 which are yet to be constructed are planned with manhole 1.5m below ground level.
11.	PP to comply with SEIAA decision regarding activities to be carried out for Environmental restoration programme	noted
12.	PP to submit an indemnity bond indemnifying Environment Department., Government of Maharashtra, SEIAA and SEAC-2 from any legal consequences arises on account of disputes in respect of ownership of the land and other issues of the project.	Indemnity bond is submitted.
<u>SEIAA Specific Conditions -</u>		
1.	PP to submit Bank Guarantee of Rs. 2,70,89,844 /- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of Rs. 2,46,50,500 /-.	Condition is noted by PP.

2.	Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.	Condition is noted by PP.
3.	PP has provided mandatory RG area of 1335.39m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Condition is noted by PP.
4.	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 as well as to allow effective fire tender movement.	Condition is noted by PP.
5.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted by PP.
6.	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.	Condition is noted by PP.
7.	SEIAA after deliberation decided to grant Environment Clearance for- FSI Area of 98275.17 sq.m. Non FSI 70636.97, Total BUA 168912.14 sq.m (Plan approval No-P/S/MHDA/0013/20050531, dated-21.04.2023) (Restricted as per approval)	Yes, PP received the EC for - FSI Area of 98275.17 sq.m. Non FSI 70636.97, Total BUA 168912.14 sq.m

General Conditions for Construction Phase: -

1.	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.	PP reported that solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed	PP reported that all construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be

	taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	PP reported that used oil will be disposed through Authorized vendor of MPCB.
4.	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.	PP reported that adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	PP reported that separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	PP reported that ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	As per the PP, there is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP reported that they are not drawing any water from ground. We are using only Tanker water for construction from MCGM.
9.	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.	PP reported that adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted by PP.

11.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	PP reported that Excavated topsoil is used for landscaping.
12.	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.	PP reported that the cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
13.	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.	PP reported that soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted by PP.
15.	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.	PP reported that DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted by PP.
17.	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.	PP reported that the PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	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	Following care are taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime

	stipulated standards by CPCB/MPCB.	<p>hours only.</p> <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.</p>
19.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation 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 GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> • D.G. set of 1 X 750 KVA, 1 X 150 KVA, will be provided as back up for Commercial buildings. • D.G. sets provided are with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
20.	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.	PP reported that regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
General Conditions operation phase:-		
1.	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.	<p>PP reported that the solid waste generated shall be properly collected and segregated and also being stored separately in two bin system.</p> <p>Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste shall be managed through recyclers.</p>
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	The PP reported that E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled /	<p>PP reported that STP with total capacity of 1120 KLD will be provided. Construction and installation of STP shall be carried out by expert consultant.</p> <p>Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area</p>

	refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	development. After the satisfactory completion of the work, the installation will be get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed 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	PP reported that the provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.
5.	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 must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted by PP.
6.	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.	<ul style="list-style-type: none"> • This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”. • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00

		<p>m. wide road.</p> <ul style="list-style-type: none"> • Parking Details: <ul style="list-style-type: none"> ➤ Four - Wheeler Parking Rehab: 176 Nos. Sale 1: 1116 Nos. Sale 2: 15 Nos. Total: 1307 Nos. ➤ Two-Wheeler Parking- 55 No's
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted by PP.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	<ul style="list-style-type: none"> • The green area provided is 4483.70 m². Accordingly, same will be provide as per approved plan. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	PP reported that separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP 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 and year-wise expenditure should reported to the MPCB and this department.	<p>PP reported that EMP cost has been worked out and allocated for all air pollution devices and other facilities.</p> <p>EMP COST:</p> <p>a) Construction Phase:</p> <ol style="list-style-type: none"> 1. Capital Cost: Rs. 44.80 Lakhs. 2. O & M Cost: Rs.37.70 Lakhs/Annum. <p>b) Operation Phase:</p> <ol style="list-style-type: none"> 1. Capital Cost: Rs. 1966 Lakhs. 2. O & M Cost: Rs.139.75 Lakhs/Annum.
11.	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	The PP reported that the advertisement is published in two local newspapers. One of which is a local newspaper and one is national. Copies of the same are enclosed in the Annexures.

	of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	PP reported that they are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	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.	Yes, PP noted the condition & agreeable to the same.
14.	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 mainly; SPM, RSPM, SO ₂ , 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.	PP reported that regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

General EC Conditions: -

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted by PP.
2.	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 t Department before start of any construction work at the site.	Obtained Consent to Establish and Operate from MPCB. Copies is enclosed.
3.	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	Environmental Clearance is already obtained. Obtained Consent to Establish.

	started without obtaining environmental clearance.	
4.	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 email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	PP reported that they are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 st 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.	Yes, PP noted the condition & agreeable to the same.
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	Condition is noted by PP & agreeable to the same.
7.	The environmental Clearance is being issued without prejudice to the 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 of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, PP noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from 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.	Condition is noted by PP & agreeable to the same.

9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, PP noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted by PP. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, 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.	Yes, PP noted the condition & agreeable to the same.
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, PP noted the condition & agreeable to the same.

**ENERGY
CONSERVATION
MEASURES**

Developer

M/S. Reddy Builders & Developers

PLOT BEARING C.T.S NO. 49. (PT), 50-A (PT), 50A/26 TO 50A/50,50A/67 TO 50A/145, 55 (PT), OF
VILLAGE PAHADI GOREGAON, TAI- BORIVALI, YASHWANT NAGAR AT GOREGAON (W), MUMBAI

ENERGY SAVING CALCULATIONS- REHAB

Sr no.	Description	Demand load KW	Energy consumed by Conventional way KWH/Day	Energy consumed by Energy saving devices KWH/DAY	Energy saving KWH/Day	Saving %	Remark
1	Common Area lighting	108	259.20	155.52	103.68	40%	Using LED lights
2	landscape area	2	23.18	13.91	9.27	40%	Using LED lights
3	open area	10	12.00	7.20	4.80	40%	Using LED lights
4	Lift load	20	160.00	128.00	32.00	20%	Using VFD
5	Flat equipment load	2.30	9.20	8.28	0.92	10%	Using BEE star rated equipment
6	Shops Load	136	1089.54	980.58	108.95	10%	Using BEE star rated equipment
7	Plumbing load	250	300.00	240.00	60.00	20%	Using High efficient motor & pump
8	STP	50	45.00	36.00	9.00	20%	Using High efficient motor & pump
9	OWC	10	60.00	60.00	0.00	0%	
10	Fire load	279	279.00	279.00	0.00	0%	
11	Electrical Vehical charging point	200	600.00	600.00	0.00	0%	
12	Solar saving(30 KW)				135.00		
	TOTAL	1067	2837	2508	464		
					Total Energy saving	16%	
					Solar saving	5%	

Energy consumed by Conventional way KWH/Day	2837
Energy saving KWH/Day	464
Total project saving	16%
Energy saving through solar KWH/Day	135
Total solar saving	5%

ENERGY SAVING CALCULATIONS- SALE

Sr no.	Description	Demand load KW	Energy consumed by Conventional way KWH/Day	Energy consumed by Energy saving devices KWH/DAY	Energy saving KWH/Day	Saving %	Remark
1	Common Area lighting	220	2640.00	1584.00	1056.00	40%	Using LED lights
2	landscape area	9	108.00	0.00	108.00	100%	Solar Stand Alone Lights
3	open area	80	960.00	384.00	576.00	60%	Solar Stand Alone Lights
4	Lift load	150	750.00	600.00	150.00	20%	Using VFD
5	Flat equipment load	3372	10116.70	9105.03	1011.67	10%	Using BEE star rated equipment
6	Commercial Load	515	2575.00	2317.50	257.50	10%	Using BEE star rated equipment
7	Plumbing load	70	280.00	224.00	56.00	20%	Using High efficient motor & pump
8	STP	50	400.00	320.00	80.00	20%	Using High efficient motor & pump
9	OWC	15	90.00	90.00	0.00	0%	
10	Fire load	450	0.00	0.00	0.00	0%	
11	Electrical Vehical charging point	807	2421.00	2421.00	0.00	0%	
12	Solar saving(65 KW)				292.50		Using Solar PV System
	TOTAL	5738	20341	17046	3588		
				Total Energy saving		18%	
				Solar saving		5%	

Energy consumed by Conventional way KWH/Day 20341
Energy saving KWH/Day 3588
Total project saving 18%
Energy saving through solar KWH/Day 977
Total solar saving 5%

HALF YEARLY POST
ENVIRONMENTAL MONITORING REPORT

OF

RESIDENTIAL PROJECT

“Shri Ganesh Ekta SRA CHS & Omkar, Tanaji and Kranti SRA CHS. Ltd.”

For

April, 2025 – September, 2025

Developer

M/S. Reddy Builders & Developers

PLOT BEARING C.T.S NO. 49. (PT), 50-A (PT), 50A/26 TO 50A/50,50A/67 TO 50A/145, 55 (PT), OF
VILLAGE PAHADI GOREGAON, TAI- BORIVALI, YASHWANT NAGAR AT GOREGAON (W), MUMBAI

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

TEST REPORT

Report No. - EAEPL/A/09/25/01883A		Report Date - 11.09.2025	
Name of Customer	M/s. Reddy Builders & Developers.		Reference – VERBAL
Site Address	Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 55 (Pt), Of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai - 400062, For, "Shree Ganesh Ekta SRA CHS Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd".		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/09/25/01883A (Near Site office)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	02.09.2025	Date of Receipt	03.09.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	03.09.2025 to 04.09.2025		
Report for the month	SEPTEMBER, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
30°C	58%	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	74.43	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	38.7	60 µg/m ³	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	9.26	80 µg/m ³	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	12.48	80 µg/m ³	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within NAAQS limits.

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by

Approved by

(QM/DM)

Authorized Signatory
(Shilpa Dhamankar)

(Shweta Sonawane)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

End of Report



TEST REPORT

Report No. - EAEPL/N/09/25/01883B		Report Date - 11.09.2025	
Name of Customer	M/s. Reddy Builders & Developers.		
Site Address	Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 55 (Pt), Of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai - 400062, For, "Shree Ganesh Ekta SRA CHS Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd".		Reference - VERBAL
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/09/25/01883B	Sample quantity and packing	Not Applicable
Date of Sampling	02.09.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	SEPTEMBER, 2025		

Discipline: Chemical


Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.6	44.3	55	45
Near Centre Side of Site	dB(A) Leq.	54.3	43.6	55	45
Near Back Side of Site	dB(A) Leq.	52.6	44.4	55	45
Near Site Office of Site	dB(A) Leq.	54.0	44.2	55	45

Remark: The noise level was observed to be within CPCB limit at all of the locations.

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)

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-----End of Report-----

TEST REPORT

Report No. - EAEPL/W/09/25/01883C		Report Date – 11.09.2025	
Name of Customer	M/s. Reddy Builders & Developers.		
Site Address	Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 55 (Pt), Of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai - 400062, For, "Shree Ganesh Ekta SRA CHS Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd".		Reference – VERBAL
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/09/25/01883C (Near Site Office)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	03.09.2025	Date of Receipt	03.09.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	03.09.2025 to 11.09.2025		
Report for the month	SEPTEMBER, 2025		

Discipline: Chemical
Group: Water

Parameters	Unit	Results	Method
pH	-	7.52	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	282.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	81.60	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	69.48	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	166.67	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	39.28	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	17.63	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.28	APHA 4500-NO3 B (24 th Edition)
Fluoride	mg/L	< LOQ (0.25)	APHA 4500 F-D (24 th Edition)
Heavy Metals:			
Iron (Fe)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023

Note: ND – Not Detected / LOQ – Limit of Quantification.
For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,
Reviewed by

**(QM/DM)
(Shweta Sonawane)**
Approved by

**Authorized Signatory
(Shilpa Dhamankar)**

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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-----End of Report-----

**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

TEST REPORT

Report No. - EAEPL/W/09/25/01883C		Report Date - 11.09.2025	
Name of Customer	M/s. Reddy Builders & Developers.		
Site Address	Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 55 (Pt), Of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai - 400062, For, "Shree Ganesh Ekta SRA CHS Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd".		Reference - VERBAL
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/09/25/01883C (Near Site Office)	Sample quantity and packing	500ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	03.09.2025	Date of Receipt	03.09.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	03.09.2025 to 05.09.2025		
Report for the month	SEPTEMBER, 2025		

Discipline: Biological**Group: Water**

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Shweta Sonawane)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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-----End of Report-----

**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

TEST REPORT

Report No. - EAEPL/S/09/25/01883D		Report Date - 11.09.2025	
Name of Customer	M/s. Reddy Builders & Developers.		Reference - VERBAL
Site Address	Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 55 (Pt), Of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai - 400062, For, "Shree Ganesh Ekta SRA CHS Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd".		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/09/25/01883D (Near Centre side of Site)	Sample quantity and packing	1000gm X 1 Zip lock bag
Date of Sampling	03.09.2025	Sample Preservation	Transported & stored in dry area.
Sampling Procedure	EAEPL/LAB/SOP/03	Date of Receipt	03.09.2025
Period of Analysis	03.09.2025 to 11.09.2025		
Report for the month	SEPTEMBER, 2025		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	8.24	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	851	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	19.23	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	30.28	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.69	IS 2720 (Part 22) - 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	112.33	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	608.74	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2334.68	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	211.94	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	25.19	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.59	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1169.78	EPA 3050B
Potassium (K)	mg/kg	958.74	EPA 3050B
Copper (Cu)	mg/kg	275.12	EPA 3050B
Iron (Fe)	mg/kg	65291.18	EPA 3050B
Lead (Pb)	mg/kg	13.84	EPA 3050B
Zinc (Zn)	mg/kg	178.69	EPA 3050B

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by

(QMDM)

(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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-----End of Report-----

TEST REPORT

Report No. - EAEPL/SE/09/25/01883E		Report Date - 11.09.2025	
Name of Customer	M/s. Reddy Builders & Developers.		
Site Address	Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 55 (Pt), Of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai - 400062, For, "Shree Ganesh Ekta SRA CHS Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd".		Reference – VERBAL
Nature and Description of Sample	Stack	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	DG Set (150 KVA) EAEPL/SE/09/25/01883E	Sample quantity and packing	PM = 1 * 1 No. Thimble SO ₂ = 45 ml * 1 No. PVC Bottle NO _x = 25 ml * 1 No. PVC Bottle
		Preservation	Transported & stored in dry area
Date of Sampling	02.09.2025	Date of Receipt	03.09.2025
Sampling Procedure	IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist.		
Period of Analysis	03.09.2025 to 04.09.2025		
Report for the month	SEPTEMBER, 2025		

Discipline: Chemical
Group: Atmospheric Pollution

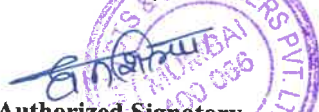
Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	12.66 mg/Nm ³	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO ₂)	3.92 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019
3	Oxides of Nitrogen (NO _x)	9.48 mg/Nm ³	IS 11255 (Part 7) 2005 Reaffirmed 2022

Stack Details	
Name of Source	DG Set**
Stack attached to	Diesel Generator**
Stack Height from ground level, (m)	3.5**
Type of Fuel used	HSD**
Temperature of Flue Gas (°C)	97
Flue Gas Velocity (m/sec)	10.30

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,
Reviewed by


(QM/DM)

(Shweta Sonawane)

Approved by


 Authorized Signatory
(Shilpa Dhamankar)

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 3. **Information provided by customer.

-----End of Report-----

**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

TEST REPORT

Report No. - EAEPL/SE/09/25/01883F		Report Date - 11.09.2025	
Name of Customer	M/s. Reddy Builders & Developers.		
Site Address	Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 55 (Pt), Of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai - 400062, For, "Shree Ganesh Ekta SRA CHS Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd".		Reference - VERBAL
Nature and Description of Sample	Stack	Sample Collected by	
Sampling locations and Sample Code	DG Set (750 KVA) EAEPL/SE/09/25/01883F	Sample quantity and packing	PM = 1 * 1 No. Thimble SO ₂ = 45 ml * 1 No. PVC Bottle NO _x = 25 ml * 1 No. PVC Bottle
		Preservation	Transported & stored in dry area
Date of Sampling	02.09.2025	Date of Receipt	03.09.2025
Sampling Procedure	IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist.		
Period of Analysis	03.09.2025 to 04.09.2025		
Report for the month	SEPTEMBER, 2025		

Discipline: Chemical**Group: Atmospheric Pollution**

Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	16.22 mg/Nm ³	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO ₂)	4.19 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019
3	Oxides of Nitrogen (NO _x)	15.55 mg/Nm ³	IS 11255 (Part 7) 2005 Reaffirmed 2022

Stack Details	
Name of Source	DG Set**
Stack attached to	Diesel Generator**
Stack Height from ground level, (m)	4**
Type of Fuel used	HSD**
Temperature of Flue Gas (°C)	111
Flue Gas Velocity (m/sec)	10.48

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by

(QM/DM)

(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

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3. **Information provided by customer.

-----End of Report-----



ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET, NABL Accredited and MoEFCC Approved)
CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

B-1003, Enviro House, 10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

TEST REPORT

Report No. - EAEPL/WW/09/25/01883G		Report Date - 11.09.2025	
Name of Customer	M/s. Reddy Builders & Developers.		Reference - VERBAL
Site Address	Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 55 (Pt), Of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai - 400062, For, "Shree Ganesh Ekta SRA CHS Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd".		
Nature and Description of Sample	STP Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	STP Inlet (460 KLD) EAEPL/WW/09/25/01883G	Sample quantity and packing	1 L* 1 No. PVC Can. 1L * 1 No. Glass Bottle
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	03.09.2025	Date of Receipt	03.09.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	03.09.2025 to 11.09.2025		
Report for the month	SEPTEMBER, 2025		

Discipline: Chemical

Group: Pollution & Environment

Parameters	Unit	Results	Method
pH	-	7.11	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	456	IS 3025 (Part 16) 2023
Total Suspended Solids	mg / l	35	IS 3025 (Part 17) 2022
Chemical Oxygen Demand	mg / l	191.9	IS 3025 (Part 58) 2023
Biochemical Oxygen Demand (27°C for 3 Days)	mg / l	63.33	IS 3025 (Part 44) 2023
Oil & Grease	mg / l	<1.0	IS 3025 (Part 39) 2021

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)


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-----End of Report-----



TEST REPORT

Report No. - EAEPL/WW/09/25/01883H		Report Date - 11.09.2025	
Name of Customer	M/s. Reddy Builders & Developers.		
Site Address	Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 55 (Pt), Of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai - 400062, For, "Shree Ganesh Ekta SRA CHS Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd".		Reference - VERBAL
Nature and Description of Sample	STP Water	Sample Collected by	EAEPL Laboratory.
Sampling locations and Sample Code	STP Outlet (460 KLD) EAEPL/WW/09/25/01883H	Sample quantity and packing	1 L* 1 No. PVC Can 1 L* 1 No. Glass Bottle
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	03.09.2025	Date of Receipt	03.09.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	03.09.2025 to 11.09.2025		
Report for the month	SEPTEMBER, 2025		

Discipline: Chemical

Group: Pollution & Environment

Parameters	Unit	Results	Limits	Method
pH	-	7.85	6.5 to 9.0	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	118	-	IS 3025 (Part 16) 2023
Total Suspended Solids	mg / l	16	Not more than 20	IS 3025 (Part 17) 2022
Chemical Oxygen Demand	mg / l	30.3	Not more than 50	IS 3025 (Part 58) 2023
Biochemical Oxygen Demand (27°C for 3 Days)	mg / l	9.25	Not more than 10	IS 3025 (Part 44) 2023
Oil & Grease	mg / l	<1.0	Not more than 10	IS 3025 (Part 39) 2021

Remark: The sample conforms as per given by specification for above the tested parameters only.

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by


(QM/DM)

(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)

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-----End of Report-----



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

To,

The -1

REDDY BUILDERS & DEVELOPERS

Reddy house 1st floor, Marve road , Malad west , Mumbai Suburban -
400095

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/INFRA2/431495/2023 dated 31 May 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B039MH143536 |
| 2. File No. | SIA/MH/INFRA2/431495/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Proposed SRA Project On Plot Bearing
C.T.S No. 49, (Pt), 50-A (Pt), 50A/26 To
50A/50,50A/67 To 50A/145, 55 (Pt), Of
Village Pahadi Goregaon, Tal- Borivali,
Yashwant Nagar At Goregaon (W),
Mumbai - 400062, For, "Shree Ganesh
Ekta SRA Chs Ltd & Tanaji, Omkar &
Kranti SRA CHS Ltd" M/s. REDDY
BUILDERS & DEVELOPERS |
| 7. Name of Company/Organization | REDDY BUILDERS & DEVELOPERS |
| 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: 01/11/2023

(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.*

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(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/431495/2022
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Reddy Builders & Developers,
C.T.S No. 49, (Pt), 50-A (Pt), 50A/26,
To 50A/50,50A/67 To 50A/145, 55 (Pt),
Village Pahadi Goregaon, Tal- Borivali,
Yashwant Nagar At Goregaon (W), Mumbai.

Subject : Environmental Clearance for proposed SRA Project for "Shree Ganesh Ekta SRA Chs Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd. on Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 50A/26 To 50A/50,50A/67 To 50A/145, 55 (Pt), Of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai by M/s. Reddy Builders & Developers. (Violation Case)

Reference : Application no. SIA/MH/INFRA2/431495/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 206th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 266th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 21st September, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/411054/2022	
2	Name of Project	SRA Project at Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 50A/26 to 50A/50,50A/67 To 50A/145, 55 (Pt), of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar at Goregaon (W), Mumbai - 400062, For, "Shree Ganesh Ekta SRA Chs Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd" M/s. Reddy Builders & Developers.	
3	Project category	Item 8(b) Category B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Vishal Rajgarhia
		Regd. Office address	Reddy house 1st floor, Marve road, Malad west, Mumbai Suburban
		Contact number	9819642333
		e-mail	deepika@chandakgroup.com
6	Consultant	Enviro Analysts & Engineers Pvt. Ltd., NABET/EIA/2124/SA0193 Validity: 18.06.2024	

7	Applied for	Fresh					
8	Location of the project	Village: Goregaon, Tehsil: Malad, District: Mumbai Suburban, State: Maharashtra					
9	Latitude and Longitude	A-Lat - 19°10'4.54"N Long - 72°50'25.78"E B- Lat - 19°10'3.41"N Long - 72°50'30.76"E C- Lat - 19° 9'57.14"N Long - 72°50'27.68"E D-Lat - 19°10'2.70"N Long - 72°50'25.16"E					
10	Plot Area (sq.m.)	19,259.62 sqm					
11	Deductions (sq.m.)	2,567.21 sqm					
12	Net Plot area (sq.m.)	16,692.41 sqm					
13	Ground coverage (m ²) & %	9600.00 (57%)					
14	FSI Area (sq.m.)	1,02,034.68 sqm					
15	Non-FSI (sq.m.)	73,663.20 sqm					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,75,697.88 sqm					
17	TBUA (m ²) approved by Planning Authority till date	98275.17 sqm as per IOA dated 21.04.2023					
18	Earlier EC details with Total Construction area, if any.	EC letter no. SEAC 2010/CR.468/TC.2, Dated 29.03.2011 for construction area of 1,11,526.40 Sqm					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	1,10,716.89 sqm					
20	Previous EC / Existing Building	Proposed Configuration				Reason for Modification / Change	
	Buildi ng Name	Confi guration	Heig ht (m)	Building Name	Configuratio n	Height (m)	
	Rehab Bldg. No 1	Gr+ 15 Floors	46.65 m	Rehab Bldg. No 1	Gr+ 23 Floors	69.90 m	Increase in 8 upper floors (construction not yet started)
	Rehab Bldg. No 2	Gr+ 15 Floors	46.65 m	Rehab Bldg. No 2	Gr+23 Floors	69.85 m	Increase in 8 upper floors (construction completed and OC received in 2017)
	Rehab Bldg. No 3	Gr+15 Floors	46.65 m	Rehab Bldg. No 3	Gr+23 Floors	69.85 m	Increase in 8 upper floors (construction completed and OC received in 2017)
	Rehab Bldg. No 4	Gr+15 Floors	46.65 m	Rehab Bldg. No 4	Gr+23 Floors	69.90 m	Increase in 8 upper floors (construction completed)
	Parkin g tower	-	-	Parking tower	Proposed parking tower for rehab		Not Constructed

	1 nos. of sale Bldg. (4 wings A, B, C, D)	1B+5 Stilts +1 Podium+ 35 Upper floors	119.15 m	1 nos. of sale Bldg. (4 wings A, B, C, D)	<p>Wing A - lower ground 3 + lower ground 2 + lower ground 1 + ground floor +1st to 36th upper residential floor,</p> <p>WING B - lower ground 3 + lower ground 2 + lower ground 1 + ground floor + 1st to 7th floor (Part parking tower and part residential) + 8th to 36th upper residential floor,</p> <p>WING C- lower ground 3 + lower ground 2 + lower ground 1 + ground floor +1st to 7th floor (Part parking tower and part residential) + 8th to 36th upper residential floor.</p> <p>WING D- lower ground 3 + lower ground 2 + lower ground 1 + ground floor + 1st to 7th floor (Part parking tower and part</p>	109.20 m	Change in planning (Part construction completed at site.)
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					residential) + 8th to 36th upper residential floor		
	Sale Bldg. no. 2 (E)	Not proposed	-	Sale Bldg. no. 2 (E)	G+ 1st to 3rd commercial floors	15.00 m	Newly proposed (construction not yet started)
21	No. of Tenements & Shops			Rehab: Residential- 968 + Shops- 59+ Total- 1027 Nos Sale 1- 1143 nos. Shops-17 nos. Sale 2 – commercial offices			
22	Total Population			Rehab: 4064 Nos. Sale 1: 5251 Nos. Sale 2: 156 Nos. Total- 9471 nos.			
23	Total Water Requirements CMD			Domestic water-833 KLD Flushing water-418 KLD RG water -28 KLD Total Water Requirement-1279 KLD			
24	Under Ground Tank (UGT) location			Under Ground			
25	Source of water			MCGM			
26	STP Capacity & Technology			Rehab: 1 x 460 cum Sale 1: 1 x 650 cum Sale 2: 1 x 10cum Total: 1120 cum of STP Proposed for MBBR Technology			
27	STP Location			Rehab -Under Ground, Sale- Ground floor +L1+L2+L3			
28	Sewage Generation CMD & % of sewage discharge in sewer line			Rehab:445 KLD Sale 1: 590 KLD Sale 2: 6 KLD Total: 1041 KLD Sewage Generation & 35% sewage will discharge in sewer line			
29	Solid Waste Management during Construction Phase			type	Quantity (Kg/day)		Treatment / disposal
				Dry waste	10 kg/day		Will be handed over to a recycler
				Wet waste	15 kg/day		Handed over to municipal waste collector
				Construction waste	Excavatio n material	11200 cum	7200 cum is already disposed of Bhiwandi as per the SWM NOC received from MCGM. 2000 cum was used

					within the site for backfilling and internal roads. 2000 cum will be generated from R1 and S2 which will be partly used on site and rest will be disposed off as per SWM NOC.
				Cement Bags	18000 nos. RMC plant will be used for major construction activity. Rest of the Empty bags to be handed over to recycler.
				Paint container (@20 L)	900 nos. To be handed over to recycler.
				Scrap metal generated	6 tons 100 % to be sold for recycling.
				Broken Tiles	1500 sqm Waste tiles to be used for skirting. Broken pieces to be used for China mosaic waterproofing of terraces.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/day)	Treatment / disposal	
		Dry waste	1887	Will be handed over to a recycler	
		Wet waste	2772	2 nos. of Drum composter of 1600 kg /day and 1200 kg/day capacity	
		E-Waste	Residential-4.5 tons/ annum for entire project Commercial- 0.3 tons/ annum for entire project	Will be collected and sent to MPCB authorized recyclers.	

		STP Sludge (dry)	55 KLD	Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	<p>RG required (8 %)- 1335.39 sqm Total RG Provided on ground: 1483.70 sqm Services in RG- (already constructed for R2 and R3) substation, and UG tank of R2 and R3- 100 sqm RG after deduction of services - 1383.70 sqm RG Provided on Podium:3000 sqm Total- 4483.70 sqm</p> <p>Existing trees on plot: 19 nos. Number of trees to be cut: 0 Nos. Number of trees to be transplanted: 0 Nos. Number of trees to be planted: a) In RG area: 400 nos. along the plot boundary b) In Miyawaki Plantation (180 sqm): 540 canopy, tree, sub tree +180 shrubs all native trees will be planted and no the above list doesn't include palm trees. species diversity of 25 to 30 nos. will be planted Nos. of trees after development: 940+ 19= 959 Nos.</p>		
32	Power requirement	<p>During Operation Phase: Rehab- Connected load- 5192 kW Maximum demand- 1428 kW Sale - Connected load- 18628 kW Maximum demand- 5738 kW</p>		
33	Energy Efficiency	<p>Rehab Total savings – 16% Solar savings – 5% Sale Total savings – 18% Solar savings – 5%</p>		
34	D.G. set capacity	<p>1 x 750 kVA 1 X 150 kVA Location – Dg set - Lower ground 3 Substation - Lower ground 1</p>		
35	No. of 4-W & 2-W Parking with 25% EV	<p>4-W- Rehab: 176 Nos. Sale 1: 1116 Nos. Sale 2: 15 Nos. Total: 1307 Nos.</p>		

		2-w-55 nos.
36	No. & capacity of Rain water harvesting tanks /Pits	1 x rehab- 109 cum 1 x Sale 1- 172 cum 1 x Sale 2 – 25 cum
37	Project Cost in (Cr.)	Rs. 594.00 Cr.
38	EMP Cost	a) Construction Phase: 1. Capital Cost: Rs. 44.80 Lakhs. 2. O & M Cost: Rs.37.70 Lakhs/Annum. b) Operation Phase: 1. Capital Cost: Rs. 1966 Lakhs. 2. O & M Cost: Rs.139.75 Lakhs/Annum.
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1 st May, 2018 regarding guidelines in respect to CER
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

The comparative statement showing the project details as per earlier EC and the project details as per proposed expansion is as follow:

Sr. No.	Project Details	Unit	Details		
			As per EC Received dated 29/03/2011	For proposed expansion	Remarks
1	Plot area	Sq. m.	19,259.62	19,259.62	No change
2	Deduction for PG and Garden reservation	Sq. m.	2407.94	--	As per DCPR 2034
	Buildable municipal maternity and dispensary	Sq. m.	---	62.19	
	35% non – buildable PG reservation	Sq. m.	---	183.93	
	35% non – buildable Garden reservation	Sq. m.	---	683.89	
	12.20 m wide proposed D.P Road deduction	Sq. m.	1525.25	1525.25	

	12.20 m wide Existing Road	Sq. m.	111.95	111.95	
	Total Deductions	Sq. m.	4045.14	2,567.21	Decrease in deduction as per new DCPR policy for RGPG reservation
3	Net Plot area	Sq. m.	15,214.48	16,692.41	Increase in net plot area
4	FSI area	Sq. m.	50,151.46	1,02,034.68	Increase in FSI area due to MCGM DCPR 2034
5	Non FSI area	Sq. m.	61,374.94	73,663.20	Corresponding increase in Non FSI due to increase in floors and addition of sale bldg.
6	Total Built up area (Construction area)	Sq. m.	1,11,526.40	1,75,697.88	=do=
7	Project Cost	Rs.	117.75 Cr	594.00 Cr	Increase in cost
8	Building Configuration				
	Buildings	Wings			
	Rehab Bldg. No 1	-	Gr+15 Floors	Gr+ 23 Floors	Increase in 8 upper floors (construction not yet started)
	Rehab Bldg. No 2	-	Gr+15 Floors	Gr+23 Floors	Increase in 8 upper floors (construction completed and OC received in 2017)
	Rehab Bldg. No 3	-	Gr+15 Floors	Gr+23 Floors	Increase in 8 upper floors (construction completed and OC received in 2017)
	Rehab Bldg. No 4	-	Gr+15 Floors	Gr+23 Floors	Increase in 8 upper floors (construction completed)
	Parking tower	-	----	Proposed parking tower for rehab	Not Constructed
	1 no. of sale Bldg.	4 wings A, B, C, D	1B+5 Stilts +1 Podium+35 Upper floors	Wing A - lower ground 3 + lower ground 2 + lower ground 1 + ground floor +1st to 36th upper	Change in planning. Part construction completed at site.

			<p>residential floor, WING B - lower ground 3 + lower ground 2 + lower ground 1 + ground floor + 1st to 7th floor (Part parking tower and part residential) + 8th to 36th upper residential floor, WING C- lower ground 3 + lower ground 2 + lower ground 1 + ground floor +1st to 7th floor (Part parking tower and part residential) + 8th to 36th upper residential floor. WING D- lower ground 3 + lower ground 2 + lower ground 1 + ground floor + 1st to 7th floor (Part parking tower and part residential) + 8th to 36th upper</p>	
--	--	--	---	--

				residential floor	
	Sale Bldg. no. 2	Wing E	Not proposed	Sale building no 2 – G+ 1st to 3rd commercial floors height - 15.00 m	Newly proposed (construction not yet started)
9	Number of tenants and shops				
	Rehab	Nos.	590 Nos	Residential- 968 + Shops- 59+ Total-	Increase in tenements due to increase in FSI and upper floors
	Sale	Nos.	260 Nos	Sale – Resi- 1143 nos. Shops-17 nos. Sale 2 – commercial offices	
10	No. of expected Residents				
	Total	Nos.	Not mentioned in EC	9471	Increase in population due to increase in upper floors
11					
	Rehab	Meter.	46.65	69.90	Increase in rehab height due to increase upper floors Decrease in height due to computation of building height as per site elevations
	Sale	Meter	119.15	109.20	
12	Total water requirement	KLD	709	1279	Increased due to increase in tenements
13	Wastewater generation	KLD	606	1041	Increased due to increase in tenements.
14	STP capacity	KLD	Rehab- 500 Sale - 200 Total- 700	Rehab- 460 Sale 1 - 650 Sale 2-10 Total- 1120	Earlier Rehab STP was proposed with higher capacity. Currently population of rehab was considered as per NBC 2016 230 KLD STP for R2 and R3 is operational at site which will be later replaced with 460 KLD STP which is combined for all 4 rehab buildings

15	Total Solid waste generation	Kg/Day	2330	4659	Increased due to increase in tenements.
16	4 Wheelers	Nos.	589	1307	Increased due to increase in tenements.
17	RG Area	Sq. m.	2353.23	4483.70	Increase in RG area due to increase in RG on podium
18	Power Requirement				
	Connected Load	Kw	6224	23820	Increase due to Increase in tenements Rehab is proposed with alternate power supply hence DG capacity is reduced.
	Maximum Demand	Kw	4886	7166	
	D.G. Sets	KVA	1X500, 1X630	1X750, 1X150	

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide SEAC-2010/CR-468/TC-2, dated: 29.03.2011 for the total construction area of 1,11,526.40 Sq. Mtrs. FSI: 50,151.46 Sq. Mtrs. & Non-FSI: 61,374.94 Sq. Mtrs. Proposal has been considered by SEIAA in its 266th (Day-2) meeting held on 21st September, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 under violation category as per MoEF&CC Office Memorandum dated 07.07.2021 subject to submission of Bank Guarantee of Rs. 2,70,89,844 /- and penalty of Rs. 2,46,50,500/-. Now, PP submitted the Bank Guarantee of Rs. 2,70,89,844 /- and penalty of Rs. 2,46,50,500/- to Maharashtra pollution Control Board on 09.10.2023. SEIAA decided to grant Environment Clearance to the proposal 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 NOCs & remarks as per amended planning:
a)CFO NOC for R1; b) Tree NOC.
3. PP to upload updated EIA report with certified copies of Environment Damage Assessment Report, Remedial Plan and Natural & Community Resource Augmentation Plan from PP, their Architect & Accredited Environment Consultant as well as CA certificate.
4. PP to submit a Bank Guarantee of Rs. 2,70,89,844 /- to Maharashtra Pollution Control Board towards effective implementation of the Remediation plan and Natural and Community Resource Augmentation Plan.
5. PP to submit penalty of Rs. 2,46,50,500 /- to SEIAA, Maharashtra.
6. PP to deduct area under services proposed in RG area & submit revise RG area calculations with Architect certificate mentioning that all required RG as per prevailing DCR is proposed on mother earth as per Apex court's order.
7. PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
8. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from

- concerned authority/ agency/third party for use of excess treated water generated in the project.
9. PP to relocate flushing tank adjacent to the STP: pp to provide 40% open to sky area for Sale as well as Rehab STP & submit revise layout.
 10. PP to relocate UGTs of proposed building to the 1st basement such that top of the UGTs are flush to the ground level.
 11. PP to comply with SEIAA decision regarding activities to be carried out for Environmental restoration programme.
 12. PP to submit an indemnity bond indemnifying Environment Department, Government of Maharashtra, SEIAA and SEAC-2 from any legal consequences arises on account of disputes in respect of ownership of the land and other issues of the project.

B. SEIAA Conditions-

1. PP to submit Bank Guarantee of Rs. 2,70,89,844 /- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of Rs. 2,46,50,500 /-.
2. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
3. PP has provided mandatory RG area of 1335.39m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. 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.
7. SEIAA after deliberation decided to grant EC for-FSI-98275.17 m², Non FSI-70636.97 m², total BUA-168912.14 m². (Plan approval No-P/S/MHDA/0013/20050531, dated-21.04.2023) (Restricted as per approval)

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 to 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/EMP along with item-wise breaks-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.nic.in

- XII. 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.
- XIII. 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, Mumbai Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Government of Maharashtra

File No.: SEAC 2010/CR.468/TC.2.
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 29th March, 2011

To,
M/s. Reddy Builders and Developers
Reddy House,
1st floor, Opp. Dena Bank,
Marve Road, Oriem, Malad (W)
Mumbai - 64
Maharashtra.

Subject: Proposed Development for Shri Ganesh Ekta SRA CHS & Omkar, Tanaji and Kranti SRA CHS Ltd" at Goregaon (W), Mumbai by M/s. Reddy Builders and Developers - Environmental clearance regarding.

Sir,

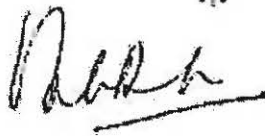
This has reference to your communication dated 14th June, 2010 on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 29th & 30th meetings and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 31st meeting held on 26th November, 2010.

2. It is noted that the proposal is for grant of Environmental Clearance for Proposed Development for "Shri Ganesh Ekta SRA CHS & Omkar, Tanaji and Kranti SRA CHS Ltd" at Goregaon (W), Mumbai by M/s. Reddy Builders and Developers. SEAC considered the project under screening category 8(a) as per EIA Notification 2006.

Brief information of the project is summarized as below-

Name of the Project	: Proposed Development for Shri Ganesh Ekta SRA CHS & Omkar, Tanaji and Kranti SRA CHS Ltd"
Project Proponent	: M/s. Reddy Builders and Developers
Location of the project	: C.T.S. No 49 (pt.), 50 -A (pt.) & 55 (pt.), at Village Panaji, Goregaon, Yashwanth Nagar, Teen Dongri, Goregaon (W), Mumbai
Type of Project	: Construction Project
Total Plot area	: 19,260 Sq. m.
built up area:	<ul style="list-style-type: none">• FSI area: 50,151.46 Sq. mt.• FSI Free area: 61,374.94 Sq. mt.• Total construction built up area: 1,11,526.40 Sq. mt.
Estimated cost of the project	: ₹ 117.75 Cr
No. of Buildings	: Rehabilitation Component: <ul style="list-style-type: none">• 4 Nos. of Rehab buildings with Gr. + 15 floors, with 540 flats.

-1-



- | | |
|--|---|
| | <ul style="list-style-type: none"> • Sale building: one with four wings (1 basement + 5 flats + 1 podium + 35 upper floors) with 260 flats |
|--|---|

Water Requirements: Fresh water: 465 m³/day; Recycled water: 244 m³/day

Source: MCGM/ Recycled water

Wastewater generated: 606 m³/day;

The wastewater generated from the proposed project will be treated in two sewage treatment plant.

Capacity of STP: Rehab: STP of Capacity 500 m³ & For Sale: STP of Capacity 200 m³
Treated water will be used for flushing & gardening within the project site. Excess treated sewage 244 m³/day will be disposed to municipal sewer line.

Rain water Harvesting

- 8 Nos. of recharge pits.
- Ground Water Authority shall be consulted for installation of appropriate rainwater harvesting technology.

Storm water drainage

- Quantity of storm water: 0.35 m³/Sec.
- Size of SWD: Internal SWD Capacity : 0.53 m³/sec.

Solid Waste Generation:

Construction Phase:

- Debris: This material shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites.
- Top soil shall be preserved and reused within the site for landscaping.

Operation Phase

- Dry quantity :- 706 kg/day
- Wet quantity :- 1624 kg/day
- STP sludge : 91 kg/day
- Biomedical waste : 5 kg/day

Disposal:

- Wet garbage will be treated in a Vessel Composting (OWC).
- The dry garbage will be handed over to authorized recyclers.
- Waste oil which is generated due to usage of DG sets shall be stored and subsequently given to the authorized hazardous waste management agencies recognized by MPCB.
- Dried sludge from STP will be used as manure
- Biomedical waste will be disposed as per BMW handling rules.

Energy:

- Connected load: 6224 KW; Maximum demand: 4885 KW
- 2 nos. of D. G. Set of capacity of 500 KVA & 630 KVA shall be provided for essential load in case of power failure

Energy conservation Measures:

- CFL lamps will be provided by developers in all Rehab buildings.



- Transformers located near point of use.
- Multiple circuits for staircase and common area lighting.
- Solar powered hot water system for sale building.
- Solar powered lamps for landscape and external lighting.
- Group control of elevators in sale building.
- Maximum use of CFL/T5 lamps for common areas of sale building.

Green Belt Development: 2353.23 sq. mt.; 194 Nos. of new trees to be planted.

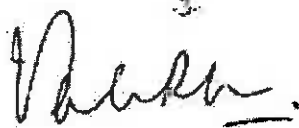
Traffic Management: Parking Area: 25,486.76 sq. mt.; 589 nos. of vehicles parking will be provided.

Environmental Management Plan:

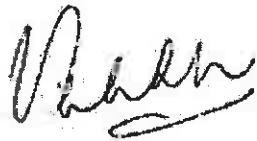
Construction phase: ₹ 18.5 lakhs Operation Phase: Total capital cost for EMP shall be ₹ 114.84 Lakhs and O & M for EMP shall be ₹ 51.96 lakhs

3. The proposal has been considered by SEIAA in its 31st meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

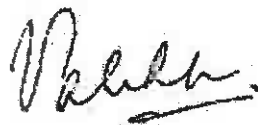
- (i) As per SEAC recommendations local authority should ensure following points while approving plans:
 - Retaining walls and breast walls design needs to be done carefully to prevent land slides from the hill and failure due to heavy earth pressure.
 - The flow of the storm water drain from high land is intercepted and channeled and also flooding of lower plots in the vicinity is prevented.
 - Due to steep slopes on the site, advantage is taken to create parking space below the podium and to minimize cutting. It may be confirmed that the parking space is optimized and no further reduction in the number of podium is possible.
 - There should be provision of necessary testing equipment for monitoring the quality of drinking water as well as the effluent from STP. The organization for management of EMP for the entire project including rehabilitation portion.
- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iii) Wet garbage should be treated by Organic waste treatment (OWC) and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. 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. 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.
- (v) Local body should ensure that no occupation certificate will be issued prior to operation of STP/MSW site with due permission of MPCB. Physical possession

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- should be given only after completion of environmental & other formalities for which development charges are being collected by local body.
- (vi) The height, Construction built up area of proposed construction 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 issuing commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
 - (vii) "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.
 - (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
 - (ix) A First Aid Room will be provided in the project both during construction and operation of the project.
 - (x) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc.
 - (xi) 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.
 - (xii) Arrangement shall be made that waste water and storm water do not get mixed.
 - (xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - (xiv) 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.
 - (xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - (xvi) 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.
 - (xvii) 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.
 - (xviii) 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 into the ground water.
 - (xix) 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.
 - (xx) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
 - (xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
 - (xxii) 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.



- (xxii) 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.
- (xxiv) 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 only if the project site is located within the 100Km of Thermal Power Stations).
- (xxv) Ready mixed concrete must be used in building construction.
- (xxvi) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxix) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxx) 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 Ministry 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. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxxi) Project proponent shall ensure completion of STP, MSW disposal facility prior to occupation of the buildings and should obtain completion certification for these systems/aspects from MPCB.
- (xxxii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxiii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxv) 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.
- (xxxvi) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (xxxvii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxviii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxix) 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.
- (xi) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation 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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
 - (xii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
 - (xiii) 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.
 - (xiv) 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 material to fulfill requirement.
 - (xv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
 - (xvi) 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.
 - (xvii) 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.
 - (xviii) Six monthly monitoring reports should be submitted to the Department and MPCB.
 - (xix) A complete set of all the documents submitted to Department should be forwarded to the MPCB.
 - (xx) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (i) No land development / construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities.
 - (ii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - (iii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-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 and year-wise expenditure should reported to the MPCB & this department.
 - (iv) 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://envis.maharashtra.gov.in>.
 - (v) 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.
 - (vi) 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.
- (vi) 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 sectoral 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.
 - (vii) 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.
 - (viii) 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.
 - (ix) The environmental clearance is being issued without prejudice to the 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 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.
4. Project proponent should submit exactly same documents for approval of building plans to the concern authorities as per the documents submitted to the SEIAA for prior Environmental Clearance. If there is any change stipulated by HRC / any other concern authorities then recast plan should be submitted to the Authority for approval.
 5. If there is any change in local town planning rules including FSI, Non FSI, parking area, RG area etc which changes building plans, then Project Proponent should approach SEIAA again. It is the sole responsibility of the Project Proponent to submit the same building plans otherwise liable to initiate due action under EP Act.
 6. Project proponent should submit exactly same documents for approval of building plans to the concern authority as per the documents submitted to the SEIAA for prior Environmental Clearance.
 7. Project proponent shall not make any change in Layout Plan/ Master Plan submitted to the Authority without its prior permission and shall submit approved layout plan to Department before commencement of construction work.
 8. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 9. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.



10. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
11. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
12. 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.
13. Any appeal against this environmental clearance shall lie with the National Environmental Appellate Authority, if preferred, within 30 days as prescribed under Section 11 of the National Environmental Appellate Act, 1997.


(Valsa R Nair Singh)
Secretary, Environment
department & MS, SEIAA

Copy to:

1. Shri. Ashok Basak, IAS (Retd.), Chairman, SEIAA, 502, Charleyville 'A' Road, Church gate, Mumbai-400 020, Maharashtra.
2. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEAC, 'Jigga' Kottayam Road, Calicut-673 006 Kerala.
3. Additional Secretary, MOEF, 'Paryavaran Bhavan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forests (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-S, Ravi-Shankar Nagar, Bhopal-462 016). (MP)
6. Regional Office, MFCB, Mumbai.
7. Collector, Mumbai.
8. Commissioner, Brihan Mumbai Municipal Corporation.
9. CEO, Slum Rehabilitation Authority, Bandra (E)

10. IA- Division, Monitoring Cell, MOEF, Paryavaran Bhavan, CGO Complex, Lodhi
Road, New Delhi-110003.

11. Director (TC-1), Dy. Secretary (TC-2), Scientist-I, Environment Department,

12. Secret, File (TC-3)

MAHARASHTRA POLLUTION CONTROL BOARD

Tel : 2402 0781 / 2401 0437

Fax : 2402 4068

Visit us at :

Website : <http://mpcb.mah.nic.in>

E-mail : mpcb@vsnl.net



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

ETC No: MU-1602-10

Infrastructure Project/LSI

Consent No. BO/RO(HQ)/Mumbai/CE/CC-51

Date: 30/12/10

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 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008.

[To be referred as Water Act, Air Act and HW (M,H &TM) Rules respectively].

Consent to Establish is granted to,

M/s. Reddy Builders & Developers,

Shri. Ganesh Ekta CHS & Omkar, Tanaji, Kranti Nagar
CHS, CTS No: 49 (pt), 50-A (pt) & 55 (pt), Village: Pahadi
Goregaon, Tal: Borivali, P/S Ward of MCGM, Yeshwant Nagar,
Teen Dongari, Goregaon (W), Mumbai

located in the area declared under the provisions of the Water Act, Air Act and Authorization under the provisions of HW (M,H &TM) Rules subject to the provisions of the Act and the Rules and the orders that may be made further and subject to the following terms and conditions:

1. **The Consent to Establish is valid up to Commissioning of the Project or 5 years which ever is earlier.**

For development of land / plot as new construction activities for construction of residential & commercial complex project under SRA scheme named as **M/s. Reddy Builders & Developers**, Shri. Ganesh Ekta CHS & Omkar, Tanaji, Kranti Nagar CHS, CTS No: 49 (pt), 50-A (pt) & 55 (pt), Village: Pahadi Goregaon, Tal: Borivali, P/S Ward of mcgm, Yeshwant Nagar, Teen Dongari, Goregaon (W), Mumbai on a total plot area of **19,259.62 sq. mtr, Permissible BUA of 50,555.04 sq.mtrs, Proposed BUA (as per FSI) of 50,151.46 sq.mtrs & Construction BUA of 1,11,526.40 sq. m** including utilities of residential & commercial complex project under SRA scheme as per construction commencement certificate issued by local body.

This project requires Environment Clearance under EIA Notification dt: 14/09/2006 of MoEF, GOI as amended on dt: 1/12/2009. Therefore the effective date of this consent to Establish shall be from the date of obtaining Environment Clearance from Competent authority by the project proponent.

2. **CONDITIONS UNDER WATER (Prevention & Control of Pollution) ACT, 1974: -**

- (i) The quantity of sewage effluent from construction project shall not exceed **606 m³/day**.
- (ii) **Sewage Effluent Treatment:** The Applicant shall provide a comprehensive sewage treatment plant and treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards: -

1.	pH	Not to exceed	6.5 to 9.0	
2.	Suspended Solids	Not to exceed	100	mg/l.
3.	BOD 3 days 27 °C.	Not to exceed	20	mg/l.
4.	Fecal Coli form	Not to exceed	500/100/l	m ³ .
5.	Residual Chlorine	Not to exceed	01	mg/l.
6.	Detergent	Not to exceed	01	mg/l.
7.	Floating matters	Not to exceed		mg/l
8.	COD	Not to exceed		mg/l



(iii) **Sewage effluent Disposal: -**

The treated domestic effluent shall be 80 % recycled and reused for flushing, gardening, fire fighting and cooling of Air conditioners and remaining shall be discharged into MCGM Sewer line. In no case, effluent shall find its way to any water body directly/indirectly at any time.

[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

(iv) **Non-Hazardous Solid Waste: -**

The total quantity shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity Kg/Day)	Treatment	Disposal
1.	Wet Garbage	1624	composting	landfill site
2.	Dry Garbage	705	..	

3. Other Conditions (During construction phase):-

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
3. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
6. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
7. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
9. Applicant shall provide 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.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.



12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M&H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. The applicant, during the construction stage shall provide
- Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - Green belt of 33% of the open space shall be developed.
4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under: -

The daily water consumption for the following categories shall not exceed, as under

(i) Domestic	From ULB (In CMD)	From other sources (In CMD)
a) Domestic	465	NA
b) Make up water for Swimming pool	NA	NA
c) Make up Flushing	235	NA
d) Agriculture/Gardening	9	NA

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981: -**

- (I) The Applicant may install **2 nos.** of diesel generating sets (DG Set) of capacity **(500KVA) (630 KVA)** each and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards: -

Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm ³
ii)	SO ₂ (DG set)	Not to Exceed	36	Kg/day

The following measure shall be taken.

- Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, RSPM.
- Applicant shall achieve following Ambient Air Quality standards.

1	SPM	Not to Exceed (Annual Average)	140	µg/ m ³
		Not to Exceed (24 hours)	200	µg/ m ³
2	SO ₂	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
3	NO _x	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
4	RSPM	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	100	µg/ m ³



(ii) **The Applicant shall observe the following fuel pattern:**

No.	Type of Fuel	Quantity
1	Diesel / HSD	185.3 Ltrs /Hr

(iii) **The Applicant shall erect the Chimney (s) of the following specifications**

No.	Chimney attached to DG	Height above roof top of the building in which it is installed.
1	DG sets (500KVA) (630 KVA)	3.5 & 2.5 mtrs eac.

(iv) **Conditions for DG Sets: -**

- Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
- Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at points at 0.5 meters from acoustic enclosure/ room and then average.
- The Applicant should make effort to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
- Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer;
- A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
- The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
- The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
- In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

(IV) **Other Conditions:**

- The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered, as S-1, S-2 etc and these shall be painted / displayed to facilitate identification.
- Water spraying shall be done on ground to avoid fugitive emissions.
- Construction material shall be carried in enclosed vehicles during construction activities.

(V) **Conditions for Utilities like Kitchen, Eating Place etc: -**

- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- The toilet shall be provided with exhaust system connected to chimney through ducting.
- The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
- The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such way that no nuisance is caused to neighbors.

(VI) The Applicant shall take adequate measures for control of noise levels from sources within the complex (residential cum Commercial) in respect of noise levels less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

(VII) Construction equipments generating noise of less than 65/70 db(A) are permitted.

(VIII) No construction work is permitted during nighttime.



6. **CONDITIONS UNDER HW (MH & TM) RULES, 2008:**

(i) The applicant shall handle hazardous wastes as specified below:

Sr.No.	HW as per Schedule-I	Type of Waste	Quantity	Disposal
Industry Shall not generate any type of Hazardous Waste				

- (ii) The authorization is hereby granted to operate a facility for collection, storage, transport and disposal of hazardous waste.
7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer.
8. **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
12. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;
14. **The applicant should not take any effective steps for implementation of the project before obtaining Environment clearance as per EIA Notification, 2006 and amendment thereto**
15. This is issued pursuant to the decision of **Consent Committee** of the Board in its meeting held on **24th December, 2010**.
16. The applicant shall submit **Bank Guarantee of Rs. 5.0 Lakhs** towards the compliance of consent conditions at Regional Office, MPCB, Mumbai within 15-days.
17. The capital investment of the project is **Rs. 180.10 Crores**.



Radheshyam Mopaiwaar
 (Radheshyam Mopaiwaar)
 Member Secretary

To,

M/s. Reddy Builders & Developers,

Shri. Ganesh Ekta CHS & Omkar, Tanaji, Kramati, Lower CHS, CTS No: 49 (pt), 50-A (pt) & 55 (pt), Village: Pahadi Goregaon, Tal: Borivali, P/S Ward of MCGM, Yeshwant Nagar, Teen Dongari, Goregaon (W), Mumbai

Copy to-

- Regional Officer, MPCB, Mumbai - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
 - Sub Regional officer, Mumbai-II, MPCB,
 - Chief Accounts Officer, Mumbai, MPCB,
- Received consent fee of:-

Amount	DD No.	Date	Drawn on
Rs 1,80,204/-	380537	2/08/2010	State Bank of Hyderabad

4. Cess Branch, MPCB, Mumbai.

5. Master file.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000210066/CE/2411000761

Date: 13/11/2024

To,
M/s. REDDY BUILDERS &
DEVELOPERS, "Shree Ganesh Ekta SRA Chs
Ltd & Tanaji, Omkar & Kranti SRA CHS
Ltd"- Plot Bearing C.T.S No. 49, (Pt), 50-A
(Pt), 50A/26 To 50A/50,50A/67 To 50A/145,
55 (Pt), of Village Pahadi Goregaon, Tal-
Borivali, Yashwant Nagar At Goregaon
(W), Mumbai- 400062.



Sub: Revalidation of Consent to Establish for Expansion for SRA Building Construction Project.

- Ref:
1. Application Submitted by SRO-Mumbai-II
 2. Minutes of 8th CC meeting dtd-09.09.2024.
 3. SCN for Refusal of Consent dtd-20.09.2024.
 4. Minutes of 10th CC meeting dtd-24.10.2024.

Your application NO. MPCB-CONSENT-0000210066

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 / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & 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. **Consent to Establish is valid upto Commissioning of the unit or five years whichever is earlier.**
2. **The capital investment of the project is Rs.594.0 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Expansion for SRA Building Construction Project named as M/s. REDDY BUILDERS & DEVELOPERS, "Shree Ganesh Ekta SRA Chs Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd"- Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 50A/26 To 50A/50,50A/67 To 50A/145, 55 (Pt), of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai-400062 on Total Plot Area of 19259.62 Sq.Mtrs for construction BUA of 168912.14 Sq.Mtrs as per EC granted dated-01.11.2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dated-30.12.2010	19259.62	111526.40
2	Environmental Clearance dtd- 29.03.2011	19260.00	111526.40
3	Environment Clearance dtd. 01.11.2023	19259.62	168912.14

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted (in CMD)</i>	<i>Standards to</i>	<i>Disposal</i>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	1041	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1	DG Set -750 KVA	1	As per Schedule -II
S-2	DG Set- 150 KVA	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Biodegradable waste	2772 Kg/Day	OWC	used as manure
2	Non Biodegradable waste	1887 Kg/Day	Segregate	Segregate and hand over to Vendor
3	STP Sludge	55 Kg/Day	Drying	use as manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
NA					

8. **Conditions under E-Waste Management:**

<i>Sr No</i>	<i>Type of Waste</i>	<i>Quantity</i>	<i>UoM</i>	<i>Disposal Path</i>
1	E-Waste	4.80	Kg/Annum	Sent to Authorized Reprocessor

- 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 Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.

14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. The Project Proponent shall comply with the Environmental Clearance obtained dtd-01.11.2023 for construction project having total plot area of 19,259.62 Sq.mtrs and total construction BUA of 1,68,912.14 Sq.mtrs as per specific condition of EC.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1188000.00	MPCB-DR-26708	27/05/2024	RTGS
2	1977926.00	MPCB-DR-29428	27/09/2024	RTGS
3	826192.00	MPCB-DR-29880	07/11/2024	RTGS

Paid penal fees of Rs.1977926.00 towards not obtaining Re-validation within time, PP paid penal fees (12 % interest) of amount of Rs.826192.00

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain/extend the B.G. of Rs.10.0 Lakhs (existing Rs.5.0 Lakhs and fresh Rs.5.0 Lakhs) towards the compliance of consent condition and E.C. compliance.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **1120 CMD for treatment of domestic effluent of 1041 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	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.
- 2) 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 or and extension or addition thereto.
- 3) 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.
- 4) **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	0.00
2.	Domestic purpose	1289.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-750 KVA	Acoustic Enclosure	5.00	HSD 187.5 Kg/Hr	1	SO ₂	90 Kg/Day
S-2	DG Set -150 KVA	Acoustic Enclosure	5.00	HSD 37.5 Kg/Hr	1	SO ₂	18 Select

- 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 Particular 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).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 Lakhs	Extend the existing (existing Rs.5.0 Lakhs and fresh Rs.5.0 Lakhs)	Towards compliance of consent condition.	upto commissioning of unit or five years	upto commissioning of unit or five years

** 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.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does 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.

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
7. 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.

- 8 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.
- 9 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) Industry 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) Industry should make efforts to bring down noise level due to DG set, outside industrial 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 MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000210991/CO/2412002126

Date: 27/12/2024

To,
M/s. REDDY BUILDERS &
DEVELOPERS, "Shree Ganesh Ekta SRA Chs
Ltd & Tanaji, Omkar & Kranti SRA CHS
Ltd"- Plot Bearing C.T.S No. 49, (Pt), 50-A
(Pt), 50A/26 To 50A/50,50A/67 To 50A/145,
55 (Pt), of Village Pahadi Goregaon, Tal-
Borivali, Yashwant Nagar At Goregaon
(W), Mumbai- 400062.



Sub: Consent to 1st Operate (Part-I) for Building Construction Project under SRA project.

- Ref:**
1. Application Submitted by SRO-Mumbai-II
 2. Minutes of 8th CC meeting dtd-10.09.2024.

Your application NO. MPCB-CONSENT-0000210991

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & 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. **Consent to 1st Operate (Part) is valid upto-31.08.2026**
2. **The capital investment of the project is Rs.594.0 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Building Construction Project under SRA project named as M/s. REDDY BUILDERS & DEVELOPERS, "Shree Ganesh Ekta SRA Chs Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd"- Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 50A/26 To 50A/50,50A/67 To 50A/145, 55 (Pt), of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai-400062 on Total Plot Area of 19259.62 Sq.Mtrs for construction BUA of 129918.25 Sq.Mtrs out of Total Construction BUA of 1,68,912.14 Sq.Mtrs as per EC granted dated-01.11.2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dated-30.12.2010	19259.62	111526.40
2	Environmental Clearance dtd- 29.03.2011	19260.00	111526.40
3	Environment Clearance dtd. 01.11.2023	19259.62	168912.14
4	Revalidation of Consent to Establish with Expansion-dtd-13.11.2024	19259.62	168912.14

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted (in CMD)</i>	<i>Standards to</i>	<i>Disposal</i>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	435	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1	DG Set -750 KVA	1	As per Schedule -II
S-2	DG Set- 150 KVA	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Biodegradable waste	2128 Kg/Day	OWC	used as manure
2	Non Biodegradable waste	1435 Kg/Day	Segregate	Segregate and hand over to Vendor
3	STP Sludge	50 Kg/Day	Drying	use as manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
NA					

8. **Conditions under E-Waste Management:**

<i>Sr No</i>	<i>Type of Waste</i>	<i>Quantity</i>	<i>UoM</i>	<i>Disposal Path</i>
1	E-Waste	4.80	Kg/Annum	Sent to Authorized Reprocessor

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

11. Project Proponent shall Operate Organic waste digester with composting facility or biodigester with composting facility.
12. The Project Proponent shall comply with the Environmental Clearance obtained dtd-01.11.2023 for construction project having total plot area of 19,259.62 Sq.mtrs and total construction BUA of 1,68,912.14 Sq.mtrs as per specific condition of EC.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1800000.00	MPCB-DR-26866	30/05/2024	RTGS

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the B.G. of Rs.10.0 Lakhs towards the compliance of consent condition and E.C. compliance.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **460.0 CMD for treatment of domestic effluent of 435 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	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.
- 2) 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 or and extension or addition thereto.
- 3) 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.
- 4) **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	0.00
2.	Domestic purpose	484.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-750 KVA	Acoustic Enclosure	5.00	HSD 187.5 Kg/Hr	1	SO2	90 Kg/Day

- 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 Particular 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 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).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate (Part-I)	10.0 Lakhs	Submit within 15 days	Towards compliance of consent condition.	31.08.2026	31.03.2027

** 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.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. 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.
8. 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.

- 9 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) Industry 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) Industry should make efforts to bring down noise level due to DG set, outside industrial 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 MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

नवशक्ति

मुंबई, गुरुवार २६ मे २०११

जाह्निर सुचना

सर्व संबंधित व्यक्ती, रहिवासी, तसेच पर्यावरण संस्था यांना या सुचनेद्वारे असे कळविण्यात येते की, भारत सरकारच्या पर्यावरण व वनमंत्रालयाने "मे. रेड्डी बिल्डर्स आणि डेव्हलपर्स", रेड्डी हाऊस, पहिला मजला, देना बँक समोर, मार्वे रोड, ऑर्लेम, मालाड (पश्चिम), मुंबई - ४०० ०६४, महाराष्ट्र यांच्या न. भू. क्र. ४९ (भाग), ५० अ (भाग) आणि ५५ (भाग), गाव पहाडी गोरेगाव, यशवंत नगर, तीन डोंगरी, गोरेगाव (पश्चिम), मुंबई येथील "श्री गणेश एकता, ओमकार, तानाजी आणि क्रांती नगर एस. आर. ए. सह. गृह संस्था मर्यादित" यांचा नियोजित पुनर्विकास योजनेसाठी पर्यावरण व वनमंत्रालयाने मंजूरी दिली आहे. सदर मंजूरी पत्राची प्रत महाराष्ट्र प्रदुषण नियंत्रण मंडळ तसेच पर्यावरण व वनमंत्रालयाच्या <http://www.envfor.nic.in> या वेबसाईटवर उपलब्ध आहे.

मे. रेड्डी बिल्डर्स आणि डेव्हलपर्स,
सी/-

PUBLIC NOTICE

This is to inform that the project known as "Proposed Development for Shri Ganesh Ekta, Omkar, Tanaji and Kranti SRA CHS Ltd." at CTS No. 49 (pt.), 50-A(pt.) & 55 (pt.) at Village Pahadi Goregaon, Yashwant Nagar, Teen Dongri, Goregaon (W), Mumbai of M/s. Reddy Builders and Developers, Reddy House, 1st Floor, Opp. Dena Bank, Marve Road, Orlem, Malad (West), Mumbai - 400064, Maharashtra has been accorded Environmental Clearance from The Ministry of Environment and Forests. Copies of the clearance letter are available with the Maharashtra Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>

Sd/-
M/s. Reddy Builders and Developers

MEDICAL CAMP





TOILETS

Shot on OnePlus

By ak ❤️ MNS 🇮🇳 2023.04.12 11:38



DRINKING WATER FACILITIES



STAY ARRANGEMENTS

A photograph of a makeshift bed in a small, cluttered room. The bed is constructed from a wooden frame supported by concrete blocks, with a white sheet and a red blanket. The room has a corrugated metal wall and a blue door. A yellow helmet is visible on the left wall, and various items are hanging on the right wall. The floor is made of concrete blocks.

STAY ARRANGEMENTS

Shot on OnePlus
Powered by Triple Camera



WASTEWATER TANK
PUMP

TREATED
PUMP

STP



STP

Laber camp visit and cleaning daily basis





Drinking water TDS cheking

Laber camp Housekeeping



Fire extinguisher inspection





STP

