

## Consent

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**From:** Consent  
**Sent:** Saturday, February 10, 2024 5:11 PM  
**To:** sromumbai4@mpcb.gov.in  
**Subject:** Submission of Half Yearly Post Monitoring Report for the period of April, 2023 – September, 2023 for Proposed Mixed use commercial development (Commercial bldg, Multispecialty Hospital bldg and Hostel bldg) by Shri Abhay S. Chandak. C. A. to Owner  
**Attachments:** PMR\_ DERIVE Trading And Resort\_ Apr,23 - Sept,23.pdf

To,  
The SRO Mumbai - IV ,  
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, 2023 – September, 2023 for Proposed Mixed use commercial development (Commercial bldg, Multispecialty Hospital bldg and Hostel bldg) on Sub Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E ) by Shri Abhay S. Chandak. C. A. to Owner (M/s Derive Trading & Resort Private Limited And 4 others)

Reference: Clearance letter no. SIA/MH/INFRA2/406468/2022 dtd 11/04/2023.

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 Derive Trading & Resort Private Limited And 4 others.**

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



Thanks & Regards  
Dwirukti Poddar  
M/s. Enviro Analysts and Engineers Private Limited.

**B-1003,Enviro House,10th floor.  
Western Edge-II, W.E Highway.  
Borivali(E),Mumbai-400066  
Mobile No: 9322086202  
Tel No:91-22 2854 1647/48/49/67/68  
Email: consent@caepl.com / d.poddar@caepl.com  
“File this email in an email folder and save a tree.”**

## Consent

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**From:** Consent  
**Sent:** Saturday, February 10, 2024 5:11 PM  
**To:** 'ecompliance-mh@gov.in'  
**Subject:** Submission of Half Yearly Post Monitoring Report for the period of April, 2023 – September, 2023 for Proposed Mixed use commercial development (Commercial bldg, Multispecialty Hospital bldg and Hostel bldg) by Shri Abhay S. Chandak. C. A. to Owner  
**Attachments:** PMR\_DERIVE Trading And Resort\_ Apr,23 - Sept,23.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, 2023 – September, 2023 for Proposed Mixed use commercial development (Commercial bldg, Multispecialty Hospital bldg and Hostel bldg) on Sub Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E) by Shri Abhay S. Chandak. C. A. to Owner (M/s Derive Trading & Resort Private Limited And 4 others)**

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Yours truly,  
**M/s Derive Trading & Resort Private Limited And 4 others.**

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



Thanks & Regards

*Dwirukti Poddar*

M/s. Enviro Analysts and Engineers Private Limited.

B-1003, Enviro House, 10th floor.

Western Edge-II, W.E Highway.

Borivali(E), Mumbai-400066

Mobile No: 9322086202

Tel No: 91-22 2854 1647/48/49/67/68

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“File this email in an email folder and save a tree.”

# DERIVE TRADING AND RESORTS PRIVATE LIMITED

(Formerly Derive Trading Private Limited)

CIN: U55101MH2007PTC167149

Registered Office: 903 Dalamal House, 206 J. B. Marg, Nariman Point, Mumbai - 400 021

Tel: 022-22853815 Fax: 022-22853816

Date: 06.02.2024

To,  
The Regional Office (WCZ),  
Ministry of Environment, Forest and Climate Change,  
Nagpur,  
Maharashtra

Subject: Submission of Post Monitoring Report for the period of April, 2023- September, 2023 for Proposed Mixed use commercial development (Commercial bldg, Multispecialty Hospital bldg and Hostel bldg) on Sub Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E ) by Shri Abhay S. Chandak. C. A. to Owner (M/s Derive Trading & Resort Private Limited And 4 others)

Reference: Environmental Clearance vide letter no. SIA/MH/INFRA2/406468/2022 dtd. 11/04/2023

Dear Sir,

This is with reference to the above subject. We are submitting the half yearly, post monitoring report. We are submitting relevant documents needed as follows:

1. Data Sheet.
2. EC compliance Report.
3. Post Environment Monitoring Report.
4. Energy Conservation Measures.
5. EC letter.
6. Copy of consent to Establish.
7. Copy of Newspaper Advertisement (English & Marathi).

Hope the above are in line with your requirement and kindly acknowledge the receipt.

Thanking you,

Yours faithfully,

For Shri Abhay S. Chandak. C. A. to Owner (M/s Derive Trading & Resort Private Limited And 4 others)



Authorized Signatory



C.C. to : - The Secretary, Environment Department, Mantralaya, Mumbai.  
- The M.S., MPCB, Sion, Mumbai.

# **DERIVE TRADING AND RESORTS PRIVATE LIMITED**

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Registered Office: 903 Dalamal House, 206 J. B. Marg, Nariman Point, Mumbai – 400 021

Tel: 022-22853815 Fax: 022-22853816

Date: 06.02.2024

To,

The Regional Office (WCZ),  
Ministry of Environment, Forest and Climate Change,  
Nagpur,  
Maharashtra

Subject: Present status of Project work for the period of April 2023– September 2023.

Reference: Environmental Clearance vide letter no. SIA/MH/INFRA2/406468/2022 dtd. 11/04/2023..

Dear Sir,

This is with reference to the above subject, for Proposed Mixed use commercial development (Commercial bldg, Multispecialty Hospital bldg and Hostel bldg) on Sub Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E ) by Shri Abhay S. Chandak. C. A. to Owner (M/s Derive Trading & Resort Private Limited And 4 others).

The present project status at site is as follows:

Wings	Floors	Status
Wing A	Basement1 ,2,3 Floors + Lower Gr. + Gr+1st To 34th Part Upper Floor	Not Yet Started
Wing B	Basement 1, 2 & 3 Floors + Lower Gr +Upper Gr +1st To 16th Upper Floor	Basement 2 & 3 Part Floors
Wing C	1st & 2nd Basement Floors + Gr To 26th Upper Floor	1st & 2nd Basement Floors + Gr To 4th Upper Floor

Thanking you,

Yours truly,

For Shri Abhay S. Chandak. C. A. to Owner (M/s Derive Trading & Resort Private Limited And 4 others)



Authorized Signatory



**DATA  
SHEET**

Developer

**Abhay S. Chandak. C. A. to  
Owner (M/s Derive Trading & Resort  
Private Limited And 4 others)**

**Sub Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali**

## 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 projects.
2.	Name of the project	Mixed use commercial development
3.	Clearance letter (s) / OM/ no and date:	• SIA/MH/INFRA2/406468/2022 Dated 11.04.2023
4.	Location	Sub Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali
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)	Shri. Nilkanth Sardesai  Address - C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E ), Mumbai
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	

6.	Salient features													
a.	of the project	<p>Plot area: 32928.27 Sq.m          FSI Area: 2,21,255.76 Sq.m.          Non FSI Area: 1,84,442.21 Sq.m          Total BUA: 4,05,697.97 Sq. m.</p> <p><b>Building Configuration:</b></p> <table border="1" data-bbox="829 562 1455 1843"> <thead> <tr> <th data-bbox="829 562 1016 667">Building Name</th> <th data-bbox="1016 562 1321 667">Configuration</th> <th data-bbox="1321 562 1455 667">Height (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="829 667 1016 1192">Commercial bldg.</td> <td data-bbox="1016 667 1321 1192">2 Basements + 1 basement (retail) + Ground (retail) + First (Retail + part service floor)+2nd to 9th Podium Parking+ 10<sup>th</sup> (Service floor)+ <b>11th</b> floor e deck+12th to 19th floor (Office)+20th Service floor+21st to 31st office floor</td> <td data-bbox="1321 667 1455 1192">136.10m</td> </tr> <tr> <td data-bbox="829 1192 1016 1434">Hospital bldg.</td> <td data-bbox="1016 1192 1321 1434">3 Basement + Lower Ground + Upper Ground+ 1st to 6th Hospital floors+ 7th(service floor)+8th to 16th I.P floors</td> <td data-bbox="1321 1192 1455 1434">75.0 Om</td> </tr> <tr> <td data-bbox="829 1434 1016 1843">Hostel bldg.</td> <td data-bbox="1016 1434 1321 1843">2B+G+1st floor (Auditorium/ banquet) +2nd Hostel user+ 3<sup>rd</sup> floor banquet+4th banquet pt banquet/ pt parking+ 5th yoga hall/ library+6th floor + 7th to 8th parking floor+9th Podium</td> <td data-bbox="1321 1434 1455 1843">88.8 Om</td> </tr> </tbody> </table>	Building Name	Configuration	Height (m)	Commercial bldg.	2 Basements + 1 basement (retail) + Ground (retail) + First (Retail + part service floor)+2nd to 9th Podium Parking+ 10 <sup>th</sup> (Service floor)+ <b>11th</b> floor e deck+12th to 19th floor (Office)+20th Service floor+21st to 31st office floor	136.10m	Hospital bldg.	3 Basement + Lower Ground + Upper Ground+ 1st to 6th Hospital floors+ 7th(service floor)+8th to 16th I.P floors	75.0 Om	Hostel bldg.	2B+G+1st floor (Auditorium/ banquet) +2nd Hostel user+ 3 <sup>rd</sup> floor banquet+4th banquet pt banquet/ pt parking+ 5th yoga hall/ library+6th floor + 7th to 8th parking floor+9th Podium	88.8 Om
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b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with capacity Commercial 400 KLD, Hospital 800 KLD, Hostel= 420 KLD, ETP- 80 kld will be provided for treating the wastewater with MBBR technology. Recycled wastewater will be used for Flushing, gardening etc.</p> <p>2. <u>Effluent Treatment Plant:</u> Effluent Treatment Plant with capacity of 80 KLD will be provided for treatment of Wastewater.</p> <p>3. <u>Water Management:</u> Rain Water Harvesting shall be provided to raise the ground water table.</p> <p>4. <u>Solid Waste Management:</u> Biodegradable waste will be treated in OWC, manure obtained will be used for landscaping Non-biodegradable waste will be recycled/ reused/ sold/ handed over to local authorized vendors</p> <p>5. Solar energy will be used as back-up to main source including streets and buildings.</p>
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	<p>Plot area: 32928.27 Sq.m FSI Area: 2,21,255.76 Sq.m. Non FSI Area: 1,84,442.21 Sq.m Total BUA: 4,05,697.97 Sq. m.</p>
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
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	Rs. 1554.00 Cr.
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Capital Cost: Rs. 2303.89 lakhs O & M Cost: Rs. 1030.70 lakhs
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	Yes
e.	Actual expenditure incurred on the project so far	Rs. 270 Crores
f.	Actual expenditure incurred on the environmental management plans so far	NIL
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	R.G. Area Provided: 9780.42 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. There will be tree of about 996 Nos. Different species selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability	N.A.

	of compensatory afforestation program in the light of actual field experience so far	
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	
a.	Date of commencement (Actual and/or planned)	25.04.2023
b.	Date of completion (Actual and/ of planned)	11.04.2033
13.	Reasons for the delay if the project is yet to start	---
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 monitored.
b.	Date of site visit for this monitoring report	15.05.2023; 05.09.2023
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	<ul style="list-style-type: none"> <li>SIA/MH/INFRA2/406468/2022 Dated 11.04.2023</li> </ul> <p><b>M/S Shri Abhay S. Chandak. C. A. to Owner (M/s Derive Trading &amp; Resort Private Limited And 4 others</b></p> <p><b>Address</b> - 903 Dalamal House, 206 J.B. Marg, Nariman Point, Mumbai - 400 021</p> <p><b>Tel:</b> 022-22853815    <b>Fax:</b> 022-22853816</p>

# **COMPLIANCE REPORT**

Developer

**Abhay S. Chandak. C. A. to  
Owner (M/s Derive Trading & Resort  
Private Limited And 4 others)**

**Sub Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali**

# 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 has have made application for moef
2.	PP to obtain the following NOCs & remarks as per the latest amended plan: a) Sewer NOC; b) SWD NOC; c) Tree NOC;	PP have received NOC Copies attached as Annexure I.
3.	PP to submit details of mitigation measures to avoid noise and air pollution that affecting the Hospital building proposed near road.	PP have mitigation area
4.	PP to submit revised emergency evacuation plan for patients considering the nearby hospitals..	PP has the evacuation Plan.
5.	PP to provide design details of ETP provided for hospital building along with dimensions, area and capacity.	PP has a details regarding ETP. Undertaking attached as Annexure II.
6.	PP to obtain necessary permissions from Atomic Energy Regulatory Board (AERB) for use radiation facilities.	PP has noted the condition And will apply for AERB Noc Before construction of LNAC bunker and Operation of Hospital
7.	PP to submit section of UGTs showing adequate space for maintenance.	PP stated that, 1.5 m of Service space has been provided for UG tanks of all the buildings.
8.	PP to ensure that the energy savings from renewable sources in commercial, hospital & hostel building shall be minimum 5 % & overall energy saving in proposed buildings is minimum 20%.	PP has energy savings for commercial bldg is 2%, for Hospital is 2%, For Hostel is 4% due to shortage of terrace area as we are using terrace area also for water chillers for HVAC.

<b><u>SEIAA Specific Conditions -</u></b>		
1.	This EC is restricted the EC up to 120 m height as PP has not obtained HRC NOC.	Condition is noted.
2.	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.	Condition is noted.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
4.	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.
5.	SEIAA after deliberation decided to grant Environment Clearance for- FSI-2,19,547.36 m <sup>2</sup> , Non FSI- 1,84,442.21 m <sup>2</sup> , Total BUA- 403989.57 m <sup>2</sup> (Plan Approval No. P-856/2021/(165&163A)/R/C Ward/ Borivali-R/C/337/1/New, dated-21.12.2022).	Yes, we received the EC for FSI-2,19,547.36 m <sup>2</sup> , Non FSI- 1,84,442.21 m <sup>2</sup> , Total BUA- 403989.57 m <sup>2</sup>

**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.	The 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 taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be 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.	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.	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.	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.	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.	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 is 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.	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.
11.	All the topsoil excavated during construction activities should be stored for use I n horticulture / landscape development within the project site.	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	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

	system of the area is protected and improved.	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.	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.
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.	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.
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.	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 stipulated standards by CPCB/MPCB.	<p>Following care are taken regarding noise levels with conformation to the residential area.</p> <ol style="list-style-type: none"> <li>1. Use of well-maintained equipment fitted with silencers.</li> <li>2. Noise shields near the heavy construction operations are provided.</li> <li>3. Construction activities are limited to daytime hours only.</li> </ol> <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.	D.G. sets will be provided as back up for Residential buildings.  Commercial- 1 x 750 kVA; Hospital - 3 x 2000 kVA and Hostel- 2 x 910 kVA shall be provided for Residential buildings. DG will be provided 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.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
<b>General Conditions operation phase:-</b>		
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.	The 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.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	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 / refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent 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.	Sewage treatment Capacity for Hostel 420 KLD Hospital 800 KLD and Commercial 400 KLD is proposed for entire project.  Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development.  After the satisfactory completion of the work, the installation got 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	The provisions of STP, MSW disposal facility & Green Belt development will be completed before

	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	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.
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"> <li>• 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”.</li> <li>• 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.</li> <li>• Width of all internal roads (m): Minimum 9.00 m. wide road.</li> </ul>
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
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"> <li>• The green area is 9780.42 Sq. m. Accordingly same will be provide as per approved plan.</li> <li>• A combination of native evergreen trees and ornamental flowering trees, shrubs and palms</li> </ul>

		are planned in the complex. Different species will be selected as per CPCB green belt 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.	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.	EMP cost has been worked out and allocated for all air pollution devices and other facilities.
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 of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	English language local newspaper. In Marathi newspaper "NAVSHAKTI" dated 10.02.2024 & in English newspaper 'THE FREE PRESS JOURNAL' dated 10.02.2024. Respectively Xerox copies of same are enclosed for your ready reference.
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.	We 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, we noted the condition & agreeable to the same.
14.	The proponent shall upload the status of compliance of the stipulated EC conditions,	Regular monitoring is been carried out and the results of the same are submitted to concern

	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 <sub>2</sub> , NO <sub>x</sub> (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.	authority along with the report.
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**General EC Conditions: -**

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
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.	Consent to Establish is received from MPCB. Copy 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 started without obtaining environmental clearance.	Environmental Clearance is already obtained. Obtained Consent to Establish.
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.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 <sup>st</sup> 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	Yes, we noted the condition & agreeable to the same.

	MoEF by e-mail.	
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 & 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, we 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 & 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, we 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. 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, we 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, we noted the condition & agreeable to the same.
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# **ENERGY CONSERVATION MEASURES**

Developer

**Abhay S. Chandak. C. A. to  
Owner (M/s Derive Trading & Resort  
Private Limited And 4 others)**

**Sub Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali**

## ENERGY CONSERVATION MEASURES

### ENERGY SAVING SUMMARY- COMMERCIAL

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 load	58.7	563.48	338.09	225.39	40%	Using LED lights
2	External area lighting load	12.8	123.03	73.82	49.21	40%	Using LED lights
3	Basement Ventilation load	248.1	1786.22	1428.98	357.24	20%	Using High efficient motor & VFD
4	Lift load	387.9	1396.51	1117.21	279.30	20%	Using VFD
5	Commercial Load	7374.8	23599.23	21239.31	2359.92	10%	Using BEE star rated equipment
6	Plumbing load	42.5	152.95	122.36	30.59	20%	Using High efficient motor & pump
7	STP Load	26.7	128.00	102.40	25.60	20%	Using High efficient motor & pump
8	OWC load	5.0	23.87	23.87	0.00	0%	
9	Electrical Vehicle charging point	520.0	780.00	780.00	0.00	0%	
10	Puzzle & Stack parking load	140.4	280.87	224.70	56.17	20%	Using High efficient motor
11	Solar saving through PV( 150 KW)				675.00		Using Solar PV system
	<b>TOTAL</b>	<b>8817</b>	<b>28834</b>	<b>25451</b>	<b>4058</b>		
	<b>Total Energy saving</b>					<b>14%</b>	
	<b>Solar saving</b>					<b>2.3%</b>	
	<b>Energy consumed by Conventional way KWH/Day</b>		<b>28834</b>				
	<b>Energy saving KWH/Day</b>				<b>4058</b>		
	<b>Total project saving</b>					<b>14%</b>	
	<b>Energy saving through solar KWH/Day</b>				<b>675</b>		
	<b>Total solar saving</b>					<b>2%</b>	

## ENERGY SAVING SUMMARY- HOSPITAL

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	Hospital lighting load	355.3	4263.25	2557.95	1705.30	40%	Using LED lights
2	External Lighting + Staircase	14.0	168.00	100.80	67.20	40%	Using LED lights
3	Basement Ventilation load	328.8	3945.60	2367.36	1578.24	40%	Using LED lights
4	Lift load	241.7	1450.22	1160.18	290.04	20%	Using VFD
5	Hospital Load	6525.3	52202.67	46982.40	5220.27	10%	Using BEE star rated equipment
6	Medical Equipment load	1193.4	9547.20	8592.48	954.72	10%	Using BEE star rated equipment
7	Bed Head Panels Power load	595.0	4760.00	4284.00	476.00	10%	Using BEE star rated equipment
8	Plumbing load	19.8	118.61	94.89	23.72	20%	Using High efficient motor & pump
9	STP + ETP Load	45.0	360.00	288.00	72.00	20%	Using High efficient motor & pump
10	Medical Gas Generation plant	150.0	150.00	150.00	0.00	0%	
11	Electrical Vehicle charging point	59.1	177.30	177.30	0.00	0%	
12	Puzzle & Stack parking load	51.4	205.60	164.48	41.12	20%	Using High efficient motor
13	Solar saving( 150 KW)				675.00		Using Solar PV system
14	Solar Hot water				584.02		Using Solar Hot water system
	<b>TOTAL</b>	<b>9579</b>	<b>77348</b>	<b>66920</b>	<b>11688</b>		
	<b>Total Energy saving</b>					<b>15%</b>	

Solar saving	1.6%	
Energy consumed by Conventional way KWH/Day	77348	
Energy saving KWH/Day	11688	
Total project saving	15%	
Energy saving through solar KWH/Day	1259	
Total solar saving	2%	

## ENERGY SAVING SUMMARY- HOSTEL

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 load	159.0	1907.58	1144.55	763.03	40%	Using LED lights
2	Basement Ventilation load	113.9	1093.43	874.74	218.69	20%	Using High efficient motor & VFD
3	Lift load	237.9	856.43	685.14	171.29	20%	Using VFD
4	Hostel Load	5325.3	10650.70	9585.63	1065.07	10%	Using BEE star rated equipment
5	Plumbing load	22.4	80.57	64.45	16.11	20%	Using High efficient motor & pump
6	STP Load	20.0	96.00	76.80	19.20	20%	Using High efficient motor & pump
7	Electrical Vehicle charging point	27.1	40.69	40.69	0.00	0%	
8	Puzzle & Stack parking load	60.3	120.55	96.44	24.11	20%	Using High efficient motor
9	Solar saving through PV( 75 KW)				337.50		Using Solar PV system
	Solar Hot water				226.63		Using Solar Hot water system
	<b>TOTAL</b>	<b>5966</b>	<b>14846</b>	<b>12568</b>	<b>2842</b>		
	<b>Total Energy saving</b>					<b>19%</b>	
	<b>Solar saving</b>					<b>3.8%</b>	
	<b>Energy consumed by Conventional way KWH/Day</b>					<b>14846</b>	
	<b>Energy saving KWH/Day</b>					<b>2842</b>	

	<b>Total project saving</b>	<b>19%</b>	
	<b>Energy saving through solar KWH/Day</b>	<b>564</b>	
	<b>Total solar saving</b>	<b>4%</b>	

# **HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT**

OF

*Townships and Area Development projects.*

For

**April, 2023 – September, 2023**

Developer

**Abhay S. Chandak. C. A. to  
Owner (M/s Derive Trading & Resort  
Private Limited And 4 others)  
Sub Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali.**

Prepared by

**ENVIRO ANALYSTS & ENGINEERS P. LTD.,**

## Ambient Air Quality Monitoring Report

<b>Report No. - EAEPL/A/05/23/00305A</b>		<b>Report Date - 23.05.2023</b>	
<b>Name of Customer</b>	<b>M/s. Derive Trading &amp; Resort Pvt Ltd &amp; 4 others</b>	<b>Reference – DTRPL/Borivali/CCI-Zone A/WO/015/2023 dtd 10.05.2023</b>	
<b>Site Address</b>	Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E).		
<b>Nature and Description of Sample</b>	Ambient Air	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/A/05/23/00305A (Near Main-Gate of Site)	<b>Sample quantity and packing</b>	PM <sub>10</sub> = 1 * 1 No. Filter paper. PM <sub>2.5</sub> = 1 * 1 No. Filter paper. SO <sub>2</sub> = 30ml * 2 No. PVC bottle. NO <sub>2</sub> = 30ml * 2 No. PVC bottle.
		<b>Sample Preservation</b>	Cool -Transported and stored at 5 °C (± 1°C).
<b>Date of Sampling</b>	15.05.2023	<b>Date of Receipt</b>	16.05.2023
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/01		
<b>Period of Analysis</b>	16.05.2023 to 17.05.2023		
<b>Report for the month</b>	MAY, 2023		

Discipline: Chemical

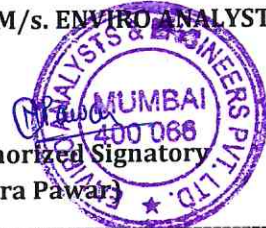
Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
34.00	58.00	8 hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM <sub>10</sub> )	83.11	100 µg/m <sup>3</sup>	IS 5182 (Part 23) 2006 Reaffirmed 2017
Particulate Matter (PM <sub>2.5</sub> )	41.24	60 µg/m <sup>3</sup>	IS 5182 (Part 24) Reaffirmed 2019
Sulphur Dioxide (SO <sub>2</sub> )	21.43	80 µg/m <sup>3</sup>	IS 5182 Part-2 (2001) Reaffirmed 2017
Nitrogen Dioxide (NO <sub>2</sub> )	23.12	80 µg/m <sup>3</sup>	IS 5182 Part-6 (2006) Reaffirmed 2017

**Remark:** All the measured values are within NAAQS limits.

-----End-----

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



Authorized Signatory  
(Netra Pawar)

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.

## Water Sample Analysis Report

<b>Report No. - EAEPL/W/05/23/00305B</b>		<b>Report Date -23.05.2023</b>	
<b>Name of Customer</b>	<b>M/s. Derive Trading &amp; Resort Pvt Ltd &amp; 4 others</b>		<b>Reference – WO #</b> DTRPL/Borivali/CCI-Zone A/WO/015/2023 dtd 10.05.2023
<b>Site Address</b>	Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E).		
<b>Nature and Description of Sample</b>	Tanker Water Sample	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/05/23/00305B (Near Backside of Site)	<b>Sample quantity and packing</b>	2 L X 1 No. PVC Can.
		<b>Sample Preservation</b>	Cool -Transported and stored at 5°C (± 1°C).
<b>Date of Sampling</b>	15.05.2023	<b>Date of Receipt</b>	16.05.2023
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/02		
<b>Period of Analysis</b>	16.05.2023 to 23.05.2023		
<b>Report for the month</b>	MAY, 2023		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.68	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	282.00	IS 3025 (Part 16) (1984) Reaffirmed 2017
Turbidity	NTU	<1.00	IS 3025 (Part 10) (1984) Reaffirmed 2017
Alkalinity	mg / l	137.03	IS 3025 (Part 23) (1986) Reaffirmed 2019
Chlorides as Cl	mg / l	38.16	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	163.97	IS 3025 (Part 21) (2009) Reaffirmed 2019
Calcium	mg / l	36.07	IS 3025 (Part 40) (1991) Reaffirmed 2019
Residual chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Sulphate	mg / l	56.56	IS 3025 (Part 24) Sec1:2022
Nitrate	mg / l	ND	APHA 4500 NO <sub>3</sub> - B (23 <sup>rd</sup> Edition)
Fluoride	mg / l	ND	APHA 4500 F-D (23 <sup>rd</sup> Edition)
<b>Heavy Metals:</b>			
Iron (Fe)	mg / l	ND	IS 3025 (Part 2) 2019
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019

Note: ND – Not Detected

-----End-----

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


 Authorized Signatory  
(Shilpa Dhamankar)

 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.

## Water Sample Analysis Report

<b>Report No. - EAEPL/W/05/23/00305B</b>		<b>Report Date -23.05.2023</b>	
<b>Name of Customer</b>	<b>M/s. Derive Trading &amp; Resort Pvt Ltd &amp; 4 others</b>		<b>Reference – WO #</b>
<b>Site Address</b>	Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E).		DTRPL/Borivali/CCI-Zone A/WO/015/2023 dtd 10.05.2023
<b>Nature and Description of Sample</b>	Tanker Water Sample	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/05/23/00305B (Near Backside of Site)	<b>Sample quantity and packing</b>	500ml X 1 No. St. PP Bottle
		<b>Sample Preservation</b>	Cool -Transported and stored at 5 °C (± 1°C).
<b>Date of Sampling</b>	15.05.2023	<b>Date of Receipt</b>	16.05.2023
<b>Sampling Procedure</b>	EAEPL/LAB/MB/SOP/17		
<b>Period of Analysis</b>	16.05.2023 to 18.05.2023		
<b>Report for the month</b>	MAY, 2023		

Discipline: Biological

Group: Water

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

-----End-----

For M/s. ENVIRO ANALYSTS &amp; 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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## Soil Sample Analysis Report

<b>Report No. - EAEPL/S/05/23/00305C</b>		<b>Report Date - 23.05.2023</b>	
<b>Name of Customer</b>	M/s. Derive Trading & Resort Pvt Ltd & 4 others		<b>Reference – WO #</b> DTRPL/Borivali/CCI-Zone A/WO/015/2023 dtd 10.05.2023
<b>Site Address</b>	Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E).		
<b>Nature and Description of Sample</b>	Soil	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/S/05/23/00305C (Centreside of Site)	<b>Sample quantity and packing</b>	500 gm X 1 zip lock bag
		<b>Preservation</b>	Stored & transported in dry area
<b>Date of Sampling</b>	15.05.2023	<b>Date of Receipt</b>	16.05.2023
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/03		
<b>Period of Analysis</b>	16.05.2023 to 23.05.2023		
<b>Report for the month</b>	MAY, 2023		

Discipline: Chemical

Group: Soil &amp; Rock

Parameters	Unit	Results	Methods
pH	-	7.58	IS 2720 (Part 26) (1987), Reaffirmed:2021
Electrical Conductivity	µS/cm	439.60	IS 14767:2000, Reaffirmed:2021
Total Kjeldhal Nitrogen	mg/kg	787.39	IS 14684:1999, Reaffirmed:2019
Soil Moisture	%	10.46	IS 2720 (Part 02) (1973), Reaffirmed:2020 Oven Drying Method
Water Holding Capacity	%	27.50	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.04	IS 2720 (Part 22) (1972), Reaffirmed:2020
Calcium	mg/kg	2139.02	EPA 9080
Magnesium	mg/kg	168.45	EPA 9080
Sulphate	mg/kg	31.20	IS 2720 (Part 27) 1977 Reaffirmed 2020
Available Phosphorous	mg/kg	1.78	EAEPL/LAB/SOP/SOIL/11
Chlorides	mg/kg	150.93	EAEPL/LAB/SOP/SOIL/03
Sodium (Na)	mg/kg	1210.81	EPA 3050B
Potassium (K)	mg/kg	424.84	EPA 3050B
<b>Heavy Metals:</b>			
Copper	mg/kg	31.44	EPA 3050B
Iron	mg/kg	52383.38	EPA 3050B
Lead	mg/kg	18.69	EPA 3050B
Zinc	mg/kg	148.98	EPA 3050B

-----End-----

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


 Authorized Signatory  
(Netra Pawar)

 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.

## Ambient Noise Level Monitoring Report

<b>Report No. - EAEPL/N/05/23/00305D</b>		<b>Report Date - 23.05.2023</b>	
<b>Name of Customer</b>	M/s. Derive Trading & Resort Pvt Ltd & 4 others		<b>Reference – WO #</b> DTRPL/Borivali/CCI-Zone A/WO/015/2023 dtd 10.05.2023
<b>Site Address</b>	Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E).		
<b>Nature and Description of Sample</b>	Ambient Noise	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/N/05/23/000305D	<b>Sample quantity and packing</b>	Not Applicable
<b>Date of Sampling</b>	15.05.2023	<b>Date of Receipt</b>	Not Applicable
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/04		
<b>Period of Analysis</b>	Not Applicable		
<b>Report for the month</b>	MAY, 2023		

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	44.2	55	45
Near Backside of Site	dB(A) Leq.	52.4	41.3	55	45
Near Backside Gate of Site	dB(A) Leq.	51.8	42.2	55	45
Near Centreside of Site	dB(A) Leq.	52.5	41.5	55	45

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

-----End-----

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

  
**Authorized Signatory**  
 (Netra Pawar)

- 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.

## Ambient Air Quality Monitoring Report

<b>Report No - EAEPL/A/09/23/01337A</b>		<b>Report Date – 13.09.2023</b>	
<b>Name of Customer</b>	<b>M/s. Derive Trading &amp; Resort Pvt Ltd &amp; 4 others</b>		<b>Reference – WO #</b>
<b>Site Address</b>	Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E).		DTRPL/Borivali/CCI-Zone A/WO/015/2023 dtd 10.05.2023
<b>Nature and Description of Sample</b>	Ambient Air	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/A/09/23/1337A (Near Main Gate)	<b>Sample quantity and packing</b>	PM <sub>10</sub> = 1 * 1 No. Filter paper. PM <sub>2.5</sub> = 1 * 1 No. Filter paper. SO <sub>2</sub> = 30ml * 2 No. PVC bottle. NO <sub>2</sub> = 30ml * 2 No. PVC bottle.
		<b>Preservation</b>	Filter papers – Transported and stored in desiccators. PVC bottles - Transported and stored at 5°C (±1 °C).
<b>Date of Sampling</b>	05.09.2023	<b>Date of Receipt</b>	06.09.2023
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/01		
<b>Period of Analysis</b>	06.09.2023 to 07.09.2023		
<b>Report for the month</b>	September, 2023		

Discipline: Chemical

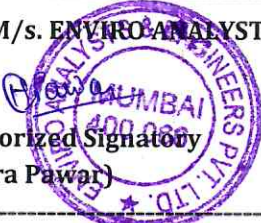
Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
29°C	54%	8 hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM <sub>10</sub> )	80.24	100 µg/m <sup>3</sup>	IS 5182 (Part 23) 2006; Reaffirmed 2022
Particulate Matter (PM <sub>2.5</sub> )	42.49	60 µg/m <sup>3</sup>	IS 5182 (Part 24): 2019
Sulphur Dioxide (SO <sub>2</sub> )	22.08	80 µg/m <sup>3</sup>	IS 5182 (Part 2) Sec1: 2023
Nitrogen Dioxide (NO <sub>2</sub> )	24.36	80 µg/m <sup>3</sup>	IS 5182 (Part 6) 2006 Reaffirmed 2022

**Remark:** All the measured values are within NAAQS limits.

-----End-----

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

 Authorized Signatory  
(Netra Pawar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).  
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## Water Sample Analysis Report

<b>Report No - EAEPL/W/09/23/01337B</b>		<b>Report Date – 13.09.2023</b>	
<b>Name of Customer</b>	<b>M/s. Derive Trading &amp; Resort Pvt Ltd &amp; 4 others</b>		<b>Reference – WO #</b>
<b>Site Address</b>	Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E).		DTRPL/Borivali/CCI-Zone A/WO/015/2023 dtd 10.05.2023
<b>Nature and Description of Sample</b>	Tanker Water	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/09/23/01337B (Near Backside of site)	<b>Sample quantity and packing</b>	2 L X 1 No. PVC Can.
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C).
<b>Date of Sampling</b>	05.09.2023	<b>Date of Receipt</b>	06.09.2023
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/02		
<b>Period of Analysis</b>	06.09.2023 to 13.09.2023		
<b>Report for the month</b>	September, 2023		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	6.69	IS 3025 (Part 11) 2022
Total Dissolved Solid	mg / l	204.00	IS 3025 (Part 16) (1984) Reaffirmed 2017
Turbidity	NTU	< 1.00	IS 3025 (Part 10) (1984) Reaffirmed 2017
Alkalinity	mg / l	20.50	IS 3025 (Part 23) (1986) Reaffirmed 2019
Chlorides as Cl	mg / l	33.27	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	112.20	IS 3025 (Part 21) (2009) Reaffirmed 2019
Calcium	mg / l	42.48	IS 3025 (Part 40) (1991) Reaffirmed 2019
Residual chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Sulphate	mg / l	23.40	IS 3025 (Part 24) Sec1:2022
Nitrate	mg / l	ND	APHA 4500 NO <sub>3</sub> -B(23 <sup>rd</sup> edition)
Fluoride	mg / l	ND	APHA 4500 F-D(23 <sup>rd</sup> edition)
<b>Heavy Metals:</b>			
Iron (Fe)	mg / l	ND	IS 3025 (Part 2) 2019
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019

-----End-----

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


 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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## Water Sample Analysis Report

<b>Report No - EAEPL/W/09/23/01337B</b>		<b>Report Date – 13.09.2023</b>	
<b>Name of Customer</b>	<b>M/s. Derive Trading &amp; Resort Pvt Ltd &amp; 4 others</b>		<b>Reference – WO #</b>
<b>Site Address</b>	Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E).		DTRPL/Borivali/CCI-Zone A/WO/015/2023 dtd 10.05.2023
<b>Nature and Description of Sample</b>	Tanker Water	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/09/23/01337B (Near Backside of site)	<b>Sample quantity and packing</b>	250ml X 1 No. St. PP Bottle
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C).
<b>Date of Sampling</b>	05.09.2023	<b>Date of Receipt</b>	06.09.2023
<b>Sampling Procedure</b>	EAEPL/LAB/MB/SOP/17		
<b>Period of Analysis</b>	06.09.2023 to 08.09.2023		
<b>Report for the month</b>	September, 2023		

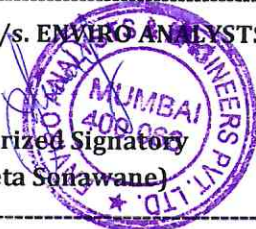
Discipline: Biological

Group: Water

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

-----End-----

For M/s. ENVIRO ANALYSTS &amp; 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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## Soil Sample Analysis Report

<b>Report No - EAEPL/S/09/23/01337C</b>		<b>Report Date - 13.09.2023</b>	
<b>Name of Customer</b>	<b>M/s. Derive Trading &amp; Resort Pvt Ltd &amp; 4 others</b>		<b>Reference – WO #</b>
<b>Site Address</b>	Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E).		DTRPL/Borivali/CCI-Zone A/WO/015/2023 dtd 10.05.2023
<b>Nature and Description of Sample</b>	Soil	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/S/09/23/01337C (Near Centreside of Site)	<b>Sample quantity and packing</b>	1000 g × 1 No. Ziplock Bag
		<b>Preservation</b>	Transported & stored in dry area
<b>Date of Sampling</b>	05.09.2023	<b>Date of Receipt</b>	06.09.2023
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/03		
<b>Period of Analysis</b>	06.09.2023 to 13.09.2023		
<b>Report for the month</b>	September, 2023		

**Discipline: Chemical**
**Group: Soil & Rock**

Parameters	Unit	Results	Methods
pH	-	7.24	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	628.50	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	24.95	IS 2720 (Part 2):1973 (Reaffirmed 2020) Oven dry method
Water Holding Capacity	%	21.81	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	653.50	IS 14684:1999 Reaffirmed 2019
Organic Matter	%	2.39	IS 2720 (Part 22) – 1972 Reaffirmed 2020
Chlorides	mg/kg	113.95	EAEPL/LAB/SOP/SOIL/03
Calcium	mg/kg	2307.82	EPA 9080
Magnesium	mg/kg	290.98	EPA 9080
Sulphate	mg/kg	35.63	IS 2720 (Part 27):1977 Reaffirmed 2020
Available Phosphorus	mg/kg	1.38	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	835.61	EPA 3050B
Potassium (K)	mg/kg	911.58	EPA 3050B
<b>Heavy Metals:</b>			
Copper	mg/kg	97.99	EPA 3050B
Iron	mg/kg	71773.63	EPA 3050B
Lead	mg/kg	6.84	EPA 3050B
Zinc	mg/kg	86.60	EPA 3050B

-----End-----

For M/S. ENVIRO ANALYSTS &amp; ENGINEERS PVT. LTD.,



**Authorized Signatory**  
(Netra Pawar)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).  
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## Ambient Noise Level Monitoring Report

<b>Report No - EAEPL/N/09/23/01337D</b>		<b>Report Date – 13.09.2023</b>	
<b>Name of Customer</b>	<b>M/s. Derive Trading &amp; Resort Pvt Ltd &amp; 4 others</b>		<b>Reference – WO #</b> DTRPL/Borivali/CCI-Zone A/WO/015/2023 dtd 10.05.2023
<b>Site Address</b>	Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E).		
<b>Nature and Description of Sample</b>	Ambient Noise	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/N/09/23/01337D	<b>Sample quantity and packing</b>	Not Applicable
<b>Date of Sampling</b>	05.09.2023	<b>Date of Receipt</b>	Not Applicable
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/04		
<b>Period of Analysis</b>	Not Applicable		
<b>Report for the month</b>	September, 2023		

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	44.6	55	45
Near Centreside of site	dB(A) Leq.	53.4	40.8	55	45
Near Site office	dB(A) Leq.	54.1	42.7	55	45
Near Backside of site	dB(A) Leq.	53.5	43.2	55	45

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

-----End-----

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


  
 Authorized Signatory  
 (Netra Pawar)

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ENVIRONMENTAL  
CLEARANCE



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

To,

The CA to Owner  
ABHAY CHANDAK  
807/808, Hubtown solaris , N.S. phadke Marg, Andheri East , Mumbai  
400069 -400069

**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/INFRA2/406468/2022 dated 10 Jan 2023. The particulars of the  
environmental clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | EC23B039MH138706  |
| 2. File No.                                   | SIA/MH/INFRA2/406468/2022   |
| 3. Project Type                               | New   |
| 4. Category                                   | B   |
| 5. Project/Activity including<br>Schedule No. | 8(b) Townships and Area Development<br>projects.  |
| 6. Name of Project                            | Proposed Mixed use commercial<br>development (Commercial bldg, Multi-<br>specialty Hospital bldg and Hostel bldg)<br>on Sub Plot B Bearing C.T.S. NO. 163-A<br>& 165 Of Village Magathane At Borivali (E )<br>by Shri Abhay S. Chandak. C. A. to<br>Owner (M/s Derive Trading & Resort<br>Private Limited And 4 others) |
| 7. Name of Company/Organization               | ABHAY CHANDAK   |
| 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: 11/04/2023

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

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

*This is a computer generated cover page.*

PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/406468/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To

Shri. Abhay S. Chandak. C. A. to Owner  
(M/s Derive Trading & Resort Private Limited And 4 others),  
C.T.S. NO. 163-A & 165 Of Village Magathane at Borivali (E).

Subject : Environment Clearance for Proposed Mixed use commercial development (Commercial bldg, Multi-specialty Hospital bldg and Hostel bldg) on Sub Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane at Borivali (E) by Shri. Abhay S. Chandak. C. A. to Owner (M/s Derive Trading & Resort Private Limited And 4 others).

Reference : Application no. SIA/MH/INFRA2/406468/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 192<sup>nd</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/406468/2022	
2	Name of Project	Proposed mixed use Commercial development (Commercial bldg, multi-specialty hospital bldg. and Hostel bldg) on sub plot B bearing C.T.S. no. 163-A & 165 of Village Magathane at Borivali (E) by Shri Abhay S. Chandak. C. A. to Owner (M/s. Derive Trading & Resort Private Limited and 4 Others)	
3	Project category	8b (B1)	
4	Type of Institution	Private	
5	Project Proponent	Name	Shri Abhay S. Chandak.
		Regd. Office address	807/808, Hubtown solaris , N.S. phadke Marg, Andheri East , Mumbai 400069
		Contact number	9820293260
		e-mail	aboli.kachare@chandakgroup.com
6	Consultant	Name: Enviro Analysts and engineers Private Limited NABET Accreditation number: NABET/REIA/2023/RA 0206 Validity: 13 May 2023	
7	Applied for	New, Greenfield Project	

8	Location of the project	Sub plot B bearing C.T.S. no. 163-A & 165 of Village Magathane at Borivali (E)					
9	Latitude and Longitude	Latitude: 19°13'4.03"N Longitude: 72°51'56.30"E					
10	Plot Area (Sq.m.)	32,928.27 Sq.m					
11	Deductions (Sq.m.)	Nil					
12	Net Plot area (Sq.m.)	32,987.27 sq m					
13	Ground coverage (m <sup>2</sup> ) & %	17329.86 m <sup>2</sup> & 52.62%					
14	FSI Area (Sq.m.)	2,21,255.76 sq m					
15	Non-FSI (Sq.m.)	1,84,442.21 sq m					
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	4,05,697.97 sq m					
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Concession approval is process.					
18	Earlier EC details with Total Construction area, if any.	NA					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	NA					
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>
	<b>Buildi ng Name</b>	<b>Configura tion</b>	<b>Heig ht (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Heig ht (m)</b>	
	Nil	Nil	Nil	Commercial bldg.	2 Basements + 1 basement (retail) + Ground (retail) + First (Retail + part service floor)+2nd to 9th Podium Parking+ 10 <sup>th</sup> (Service floor) + 11th floor e deck +12th to 19th floor (Office)+20th Service floor+21st to 31st office floor	136.10 m	
				Hospital bldg.	3 Basement + Lower Ground + Upper Ground+ 1st to 6th Hospital floors+ 7th(service floor)+8th to 16th I.P floors	75.00 m	
			Hostel bldg.	2B+G+1st floor (Auditorium/ banquet) +2nd Hostel user+ 3 <sup>rd</sup> floor banquet+4th banquet pt banquet/ pt parking + 5th yoga hall/ library+6th floor + 7th to 8th parking floor+9th Podium	88.80m		

					Landscape+10th to 26th hostel floors		
21	No. of Tenements & Shops	Commercial bldg.- Retail and offices Hospital – 1000 beds Hostel- Auditorium, hall, Library, Yoga, Fitness centre and hostel rooms					
22	Total Population	Commercial Bldg: 12150 Nos. Hospital Building: 8600 Nos. Hostel Building: 6571 Nos. Total: 27321 Nos.					
23	Total Water Requirements CMD	Domestic-1039 KLD Flushing- 697 KLD RG -70 KLD Hvac- 1012 KLD Total- 1806 KLD					
24	Under Ground Tank (UGT) location	Basement I with 1.5m Service height					
25	Source of water	MCGM					
26	STP Capacity & Technology	Hostel STP: 420 KLD Hospital STP: 800 KLD Commercial STP: 400 KLD MBBR technology					
27	STP Location	Ground and Basement 2, 40% open to sky					
28	Sewage Generation CMD & % of sewage discharge in the sewer line	1528 KLD, ZLD					
29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>			<b>Treatment / disposal</b>	
		Dry waste	15 kg/day			Will be handed over to a recycler	
		Wet waste	22 kg/day			Handed over to municipal waste collector	
		<b>Construction waste</b>	Topsoil	9000	Cum	30 cm Topsoil will be Removed from the areas where construction will take place and retained near the Existing trees which are to be retained. Top Soil will be preserved for landscaping	
		Debris (demolition + excavation)	2,40,000	Cum	2,40,000 Cum excavated material which will be generated in the process of Excavation of 3 Basements. Some of the Excavation material shall be used for backfilling and for the purpose of constructing internal roads. and rest		

				quantity shall be sent for disposal to authorized site as per SWM NOC.
		Empty cement bags	25000 bags.	Empty bags to be handed over to recycler Plant will be used. Maximum usage of RMC plant will be done.
		Steel	30 tons	100 % to be sold for recycling
		Aggregates	120 Tons	To be used as a layer for internal roads and building boundary wall.
		Tiles	7500 sqm	Waste tiles to be used for skirting. Broken pieces to be used for China mosaic waterproofing of terraces.
		Empty Paint Cans (20 liter/ can)	4500 cans	To be handed over to recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	5108 kg/day	Will be handed over to a recycler
		Wet waste	3055 kg/day	Composting by OWC-manure produced will be used at a site for landscaping, 3 OWC of total Capacity - 1200 ,1700& 600
		E-Waste	10 tons/ annum for entire project	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	63 kg/day	Dry sewage sludge will be used as manure for gardening.
		BMW	957 kg/day	Will be handled as per BMW rules 2016
31	R.G. Area in Sq.m.	RG required – 8232.06 Sq.m		
		RG provided on Mother earth- 3183.95 sq. m., paved on ground- 4311.55 sqm		
		RG provided on the Podium - 2284.92 sq. m.		
		Total – 9780.42 Sq.m		
		Existing trees on the plot: 36		
		Number of trees to be planted:		
		a) In RG area: 460 Nos.		

		b) In Miyawaki Plantation (with area); (437 Sq.m) (1311 tree+437 shrubs)
		Number of trees to be cut: Nil
		Number of trees to be transplanted: Nil
32	Power requirement	During Operation Phase:
		Details
		Tata/Adani
		Connected load (kW)
		41407 KW
		Demand load (kW)
		24359 KW
33	Energy Efficiency	Commercial a) Total Energy saving (%): 14% b) Solar energy (%): 2% Hospital a) Total Energy saving (%): 15% b) Solar energy (%): 2% Hostel a) Total Energy saving (%): 19% b) Solar energy (%): 4%
34	D.G. set capacity	Commercial- 1 x 750 kVA Hospital - 3 x 2000 kVA Hostel- 2 x 910 kVA
35	No. of 4-W & 2-W Parking with 25% EV	Commercial 4-W- 1608 nos., 2-W-48 nos. Hospital 4-W- 873 nos., 2-W-65 nos. Hostel 4-W- 784 nos., 2W304 nos. Transport vehicle-6 nos. Ambulance-2 nos.
36	No. & capacity of Rain water harvesting tanks /Pits	3 nos. of RWH tanks with Cumulative capacity of 550 Cum 2 days holding capacity
37	Project Cost in (Cr.)	Rs. 1554.00 Cr
38	EMP Cost	Capital Cost- Rs. 2303.89 Lakhs, O&M cost- Rs.1030.70 Lakhs
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 257<sup>th</sup> (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

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

- a) Sewer connection; b) SWD NOC; c) Tree NOC.
3. PP to submit details of mitigation measures to avoid noise and air pollution that affecting the Hospital building proposed near road.
  4. PP to submit revised emergency evacuation plan for patients considering the nearby hospitals.
  5. PP to provide design details of ETP provided for hospital building along with dimensions, area and capacity.
  6. PP to obtain necessary permissions from Atomic Energy Regulatory Board (AERB) for use radiation facilities.
  7. PP to submit section of UGTs showing adequate space for maintenance.
  8. PP to ensure that the energy savings from renewable sources in commercial, hospital & hostel building shall be minimum 5 % & overall energy saving in proposed buildings is minimum 20%.

**B. SEIAA Conditions-**

1. This EC is restricted the EC up to 120 m height as PP has not obtained HRC NOC.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for – FSI –2,19,547.36 m<sup>2</sup>, Non FSI- 1,84,442.21 m<sup>2</sup>, Total BUA- 403989.57 m<sup>2</sup>. (Plan approval No. P-8561/2021/(165& 163A)/R/C Ward/Borivali-R/C/337/1/New, dated-21.12.2022)

**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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> 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 City.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified

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

Date: 4/11/2023 12:50:22 PM

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000162065/CE/2310000519

Date: 08/10/2023

To,  
Derive Trading & Resorts Private Limited  
& Others., on sub Plot bearing C.T.S No.  
163-A & 165 of Village. Magathane at  
Borivali (E), Mumbai - 400066.



**Sub: Grant of Consent to Establish for proposed Mixed use Commercial development project (Commercial bldg, Multi-specialty Hospital bldg and Hostel bldg) under Red/LSI Category.**

- Ref:**
1. Environment Clearance for proposed Mixed use Commercial development project (Commercial bldg, Multi-specialty Hospital bldg and Hostel bldg) accorded by Env. Dept, GoM vide letter No. SIA/MH/INFRA2/406468/2022 dtd. 11/04/2023
  2. Minutes of Consent Appraisal Committee meeting held on 30/08/2023.

Your application NO. MPCB-CONSENT-0000162065

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. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.1554 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for proposed Mixed use Commercial development project (Commercial bldg, Multi-specialty Hospital bldg and Hostel bldg) named as Derive Trading & Resorts Private Limited & Others., on sub Plot bearing C.T.S No. 163-A & 165 of Village. Magathane at Borivali (E), Mumbai - 400066 on Total Plot Area of 32,928.27 SqMtrs for Total Construction BUA of 4,03,989.57 SqMtrs as per specific condition No. B(5) of EC granted dated 11/04/2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 11/04/2023	32928.27	403989.57

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil

<b>Sr No</b>	<b>Description</b>	<b>Permitted</b>	<b>Standards to</b>	<b>Disposal</b>
2.	Domestic effluent	1528	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S-1	DG Set of 750 kVA	01	As per Schedule -II
S-2 to S-3	DG Sets of 910 kVA x 02	02	As per Schedule -II
S-4 to S-6	DG Sets of 2000 kVA x 03	03	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Bio-degradable Waste	3055 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	5108 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	63 Kg/Day	Drying	Used as Manure.

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	100	Ltr/A	Recycle	Handed over to Auth. reprocessor.

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

<b>Sr No</b>	<b>Type of Waste</b>	<b>Quantity</b>	<b>UoM</b>	<b>Disposal Path</b>
1	E-Waste	26.60	Kg/Day	Handed over to Auth. Vendor.

9. This 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 agencies.
11. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
12. The treated sewage 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/ or connected to local body sewer line with water metering system.
13. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.

15. PP shall submit BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	3108000.00	MPCB-DR-17230	15/02/2023	RTGS

**Copy to:**

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV  
- They are directed to ensure the compliance of the consent conditions.
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 based Sewage Treatment Plants (STPs) of combined capacity **1620 CMD for treatment of domestic effluent of 1528 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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 sewage 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/ or connected to local body sewer line with water metering system.
- 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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1736.00
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) 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-**

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
S-1	DG Set of 750 kVA	Acoustic Enclosure	30.00	HSD 187.5 Ltr/Hr	1	SO <sub>2</sub>	90 Kg/Day
S-2 to S-3	DG Sets of 910 kVA x 02	Acoustic Enclosure	30.00	HSD 455 Ltr/Hr	1	SO <sub>2</sub>	218.40 Kg/Day
S-4 to S-6	DG Sets of 2000 kVA x 03	Acoustic Enclosure	30.00	HSD 1500 Ltr/Hr	1	SO <sub>2</sub>	720 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 <sup>3</sup>
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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 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	Rs. 25 Lacs	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

\*\* 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**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	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.

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This certificate is digitally & electronically signed.

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**PUBLIC NOTICE**

We, **Mr. Kamlesh R Ambani & Others**, hereby bring to the kind notice of general public that Environment Department, Government of Maharashtra has been accorded in Environmental Clearance for Proposed Building & Construction project at plot bearing new survey No. 59, old survey No.294; Hissa No. 6, 7; New survey No. 178; Old survey No. 295; Hissa No. 4, 5, 6, 7, 8, 9, 10, 11, 12, 14 Village-Navghar, Tal & Dist- Thane. vide letter dated 06th February, 2024 bearing file No. **SIA/MH/INFRA2/ 445735/2023**, EC Identification No. **EC248038MH110806**. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at <http://parivesh.nic.in/>.

**Mr. Kamlesh R Ambani & Others.**

**PUBLIC NOTICE**

All the concerned persons including bonafied residents, environmental groups, NGO's and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s Derive Trading & Resort Private Limited And 4 others 903, Dalmal House, 206 J.B. Marg, Nariman Point, Mumbai - 400 021, Maharashtra for Proposed Mixed use commercial development (Commercial bldg, Multispecialty Hospital bldg and Hostel bldg) on Sub Plot B Bearing C.T.S. NO. 163-A & 165 Of Village Magathane At Borivali (E) by Shri Abhay S. Chandak, C. A. to Owner (M/s Derive Trading & Resort Private Limited And 4 others). EC Letter No **EC238039MH138706**. File No. SIA/MH/1 NFRA2/406468/2022 dtd. 11/04/2023. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests at <https://parivesh.nic.in>

M/s Derive Trading & Resort Private Limited And 4 others.  
903, Dalmal House, 206 J.B. Marg,  
Nariman Point,  
Mumbai - 400 021, Maharashtra

Place: Mumbai

Date: 10/02/2024

**SBI State Bank of India**

Stressed Assets Recovery Branch- 4th Floor, Aman Plaza, Tower-B, Dr. Ambedkar Chowk, Jalandhar - 144001, Tel : 0181-2242385, Fax : 0181-2242384, e-mail : [sbi.51516@sbi.co.in](mailto:sbi.51516@sbi.co.in)

**MEGA-EA SALE NO**

**Public Notice For E-Auction For Sale Of Movable/Immovable Property/ies On 28.02.2024 11:00 HRS. TO 13:00 HRS**  
Last Date & Time Of Submission Of Emd & Documents (ON LINE): 27.02.2024 UPTO 16:00 HRS By Bidders Own Wallet Regis M/S Mstc Ltd. On Its E-Auction Site : <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> By Means Of RtgS/Ne

**DATE & TIME OF INSPECTION OF PROPERTY: 23.02.2024 HRS TO 11:00 HRS - 16:00 HRS**  
E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with & 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the borrowers and guarantors that the below described properties mortgaged/ charged to Secured Creditor, the constructive/ possession of which has been taken by the Authorised Officers of State Bank of India (Secured Creditor), will be "As is what is", and "Whatever there is" basis on 28.02.2024 for recovery of dues (mentioned below) to the State Bank of India, SARB, Jalandhar from the borrower(s) and guarantors (below). The Reserve Price and Earnest Money Deposit is mentioned against each property. Detailed terms and conditions of the sale are mentioned below/refer to Website: (a) <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp/c> (b) <https://ibapi.in>

**DATE & TIME OF AUCTION OF PROPERTY:- DATE:- 28.02.2024 TIME:- 11.30 AM TO 13.00 HRS**

Sr. No	"Name of Borrower(s) /Guarantor(s)"	Outstanding dues for recovery of which property/ies/are being sold"	Owner	Status of Possession	Reserve Price		Details of contact
					Earnest money (EMD)	Bid Increase Amt.	
1	Smt. Promila Jain W/o Sh. Rakesh Kumar Jain and Smt. Archana Jain W/o Sh. Sachin Jain	Amount as per 13(2) on 22.06.2022 for Rs. 58,56,905.00 + further intt. and other charges (less credits if any)	Smt. Promila Jain & Smt. Archana Jain	Symbolic	Rs. 123.38 Lakh Rs. 12.34 Lakh Rs. 0.25 Lakh	Sh. B. Contact Sh. An. Contact	

**Description of property/ ies:-** Property Id :SBIIN200018973288 3) ALL that part and parcel of property measuring 11 Marla 83 Sq. Ft. comprised in Khata No. 293/330 Khasra No. 477/3 (10 (0-7), 11 (6-11), 12 (8-0), 13 (8-0), 18 (8-0), 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0), 48/15 (1-7), 16/1 (5-16) 25/2 (4-16), 49/5/2 (3-Pr16), 6/1 (2-16), 15/2 (2-0), 50/1 (6-1), 9 (8-0), 10 (8-0), 11 (8-7), 12 (5-7), 13 (0-12) as per Jamabandi for the year 2011-12 situated at Village Ajowal, Teh. & Distt. Hoshiarpur in the name of Smt. Promila Jain W/o Sh. Smt. Archana Jain W/o Sh. Sachin Jain Vide Title Deed No. 5733 Dated 11.12.2013, bounded as under: East : Plot No. 1024 West : Rasta, North : Plot No. 1016, South : Rast. Property Id

Sr. No	"Name of Borrower(s) /Guarantor(s)"	Outstanding dues for recovery of which property/ies/are being sold"	Owner	Status of Possession	Reserve Price		Details of contact
					Earnest money (EMD)	Bid Increase Amt.	
2	M/s B.M. Enterprises, Dhangu Road Pathankot. Guarantor: 1. Sh. Sajjan Gandhi S/o Sh. Satpal Gandhi 2. Sh. Raman Mehta S/o Sh. Bikramjit Mehta 3. Sh. Bharat Gandhi S/o Sh. Sajjan Gandhi	Amount as per 13(2) Dated 14.04.2021 For Rs. 7,94,87,032.98 + further intt. and other charges (less credits if any)	Sh. Raman Mehta S/o Sh. Bikramjit Mehta	Physical	Rs. 137.00 Rs. 13.70 Rs. 0.25	Sh. (Authoris Sh. (Mana	

**Description of property/ ies:-** Property ID :SBIIN200029344978: a) All part & parcel of Commercial Building as per sale deed no. 2018-19/44/1727 registered on 15.06.2018 in Mehta measuring 11-1/2 Marla, comprised in Khasra No.408/421 min (0-17), 408/214 min(0-8), 408/241 min(4-14), 408/241 min (2-0), 408/241 min (0-6), 408/241 min (0-6), 408/241 min (2-0), 408/241 min(3-4) Kita 3 Total 8Kanal 13Marlas share 1/346 i.e.1/2 Marla, tota measuring 17Kanal-13Marla share 11/353 i.e. 11Marla, and Khasra No.407/241 min (3-0), 407/241 (2-9), 407/241 min(3-4) Kita 3 Total 8Kanal 13Marlas share 1/346 i.e.1/2 Marla, tota Village Sraian, Hadbast Number 335, Tehsil and District Pathankot, as per Jamabandi for the year 2013-14 and bounded as under:-East: Ashwani Mehta, West: Madhu Malhotra North: Dr. Bimal Joshan School b) All part & parcel of Commercial Building as per sale deed no. 2018-19/44/1748 registered on 15.06.2018 in the name of Sh. Raman Mehta measuring 11-1/2 Marla, comprised in Khasra No.408/421 min (0-17), 408/214 min(0-8), 408/241 min(4-14), 408/241 min (2-13), 408/241 min (0-6), 408/241 min(6-15) Kita 7 total measuring 17Kanal-13Marla and Khasra No.407/241 min (3-0), 407/241 (2-9), 407/241 min(3-4) Kita 3 Total 8Kanal 13Marlas share 1/346 i.e.1/2 Marla, total 11-1/2 Marla situated at Village Sraian, Hadbast Number Pathankot, as per Jamabandi for the year 2013-14 and bounded as under:- East: Dr.Kukreja & Street, West: Sunil Mehta, North: Dr. Kukreja & Street South: Bimal Joshan School

Sr. No	"Name of Borrower(s) /Guarantor(s)"	Outstanding dues for recovery of which property/ies/are being sold"	Owner	Status of Possession	Reserve Price		Detail
					Earnest money (EMD)	Bid Increase Amt.	
3	M/s Survin Marketing Pvt. Ltd. Guarantor: 1. Sh. Vineet Bedi 2. Mrs. Surbhi Bedi and 3. Sh. Raj Pal Singh Gandhi	Amount as per 13(2) Dated: 11.03.2019. For Rs. 4,19,45,992/- + further intt. and other charges (less credits if any)	Sh. Rajpal Singh Gandhi S/o Sh. Charanjit Singh Gandhi	Physical	Rs. 198.00 Lakh Rs. 19.80 Lakh Rs. 0.25 Lakh	(Author S (Mad	

**Description of property/ ies:-** Property Id SBIIN2000302004406: All part & parcel of Hotel land & building measuring 2K-4M-6S, PHYSICAL situated at Village Banga, Tehsil Nawanshahr in Rajpal Singh Gandhi S/o Sh. Charanjit Singh Gandhi vide Sale Deed No.80 dated 09.04.2008, registered with Joint Sub Registrar, Banga as per Jamabandi for the year 2002-03 and detailed as No.102/131, Khasra No.80/7/2(0-7) out of which share 8/63 i.e. 8 Sarsai. d) Khata No.109/138 Khasra No. 66/17(5-4) out of which share 32/936 i.e. 3Marla-5Sarsai. e) Khata No.1230/1516(8) 4/1/1(0-11) 4/1/3(0-13)4/2(0-12)8/1(0-16) Rakba 5Kanal out of which share 71/900 i.e. 7Marla-8Sarsai. f) Khasra No. 66/23/2/2(2-14) out of which share 40/486 i.e. 4Marla-4Sarsai. g) 8) 4/1/1(0-11) 4/1/3(0-13)4/2(0-12)8/1(0-16) Rakba 5Kanal out of which share 71/900 i.e. 7Marla-8Sarsai. h) Khata No.1230/1528-1564, Khasra No.80/4/3(2-8) out of which share 54/432 i.e.6Marla. i) Khasra No. 80/8/3(2-15) out of which share 3

Date:- 10.02.2024 Place:- Jalandhar

**AXIS BANK LTD.**

Axis Bank Ltd., 5<sup>th</sup> Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708.  
Registered Office: "Trishul", 3rd Floor, Opp. Samarsheshwar Temple, Law Garden, Ellisbridge, Ahmedabad - 380006.

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Rule, 2002.**  
with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.  
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties are mortgaged/charged to Secured Creditor, the constructive/ possession of which has been taken by the Authorised Officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 28.02.2024 for recovery of the sum mentioned below due to the following secured creditors. The reserve price and the earnest money deposit will be as mentioned below. Detailed terms and conditions of the sale are mentioned below/refer to Website: (a) <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp/c> (b) <https://ibapi.in>

210			210	Pratiksha Raj Thakur
211	Yoginagar, Borivall (W)	Ground Floor, Shop No 4, 5, 7 & 8, Trimurti Kripa Chs,	27	Bhavika Suresh Dave
212		Eksar Road, Jn. Of Yoginagar, Borivall (W) Mumbai 400092	23	Pooja Bhaskar Kachela

त्यांनी बँकेला लॉकरचे भाडे प्रदान करण्यात कसूर व टाळाटाळ केली/बऱ्याच कालावधीसाठी लॉकर वापरलेले नाहीत. बँकेने त्यांना लॉकर भाडे प्रदान करण्यात न पोचता परत आल्या.

ही शेवटची सूचना आहे की, जर वरील व्यक्तींनी १०/०५/२०२४ रोजी किंवा त्यापूर्वी बँकेला लॉकर भाडे प्रदान केले नाही/लॉकर वापरला नाही तर बँकींग व भाड्याची थकबाकी प्रदान करेपर्यंत बँकेच्या ताब्यात ठेवल्या जातील.

लॉकर मध्ये कोणतीही रोकड आढळून आल्यास बँकेला वरील व्यक्तींच्या येणे थकबाकी पोटी समायोजित करण्याचे अधिकार बँक राखून ठेवत आहे आणि थकबाकीसाठी तिच्या थकबाकीच्या वसुली करिता लॉकरच्या भाडेकरू विरुद्ध कायदेशीर कारवाई करण्याचे तींचे अधिकार बँक राखून ठेवत आहे.

दिनांक : १०/०२/२०२४

ठिकाण : मुंबई

**IN THE COURT OF SMALL CAUSES AT MUMBAI (BANDRA BRANCH)**

R.A.D. SUIT NO.289 OF 2023

Mr. Stephen Murzello )  
S/o of Raymond Murzello )  
Age 62 years, Occupation Retired An Adult )  
Indian Inhabitant Franklin House, 1st Floor, )  
5 Pell Hill, Auxilium Convent Road, Bandra (W), )  
Mumbai-400 050 )

...Plaintiff

V/s.

1. Earnet Homes Private Limited )  
A company registered under the provisions )  
of The Companies Act-I of 1956 having its )  
registered office at 56, Hill Road, 1st Floor, Bank )  
of India Building, Bandra (W), Mumbai-400 050. )  
Through its Director Alwyn Saldanha Age )  
not known Occupation: Director An Adult )  
Indian Inhabitant )

2. Mr. Dougal Michael Pereira )  
Age not known, Occupation not known An )  
Adult having address as Flat No.21, Franklin )  
Apartments, 3C, Pall-Malla Road, Bandra (W), )  
Mumbai-400 050. )

3. Mr. Horace Joseph Pereira )  
Age not known, Occupation not known An )  
Adult having address as Flat No.31, Franklin )  
Apartments, 3C, Pall-Malla Road, Bandra (W), )  
Mumbai-400 050. )

4. Mr. Reynold Z. Pereira )  
Age not known, Occupation not known An )  
Adult having address as Flat No.33, Franklin )  
Apartments, 3C, Pall-Malla Road, Bandra (W), )  
Mumbai-400 050. )

...Defendants

To,  
The Defendant No.1 abovenamed,  
Whereas the Plaintiff abovenamed has  
instituted the suit against the Defendants  
praying therein that this Hon'ble Court be  
pleased to declare that Plaintiff is a tenant of  
tenanted premise being First Floor/Top Floor  
of Franklin House, House No.05 located at Pell  
Hill, Auxilium Convent Road, Bandra (West)  
Mumbai-400 050 admeasuring about 2800  
sq.ft., standing, lying and being on plot of land  
bearing CTS No.C/829 of Village Bandra  
Taluka Andheri Mumbai Suburban District and  
for passing order and decree to that effect and  
for such other and further reliefs.

You are hereby summoned to file your Written  
Statement within 30 days from service of  
summons and to appear before the Hon'ble  
Judge Presiding in Court Room No 32, 8th  
Floor, Court of Small Causes, Anant Kanekar  
Marg, Bhaskar Building, Bandra (East), Mumbai-  
400 051 in person or by authorized Pleader  
duly instructed and able to answer all material  
questions relating to suit or who shall be  
accompanied by some other person able to  
answer all such questions on **28th February,  
2024 at 02.45 P.M. and appear before the Court  
Room No.32** to answer the above named  
Plaintiff, and as the day fixed for your appearance  
is appointed for the final disposal of the suit,  
you must be prepared to produce all your  
witnesses on that day and you will bring with  
you or send by your pleader, any documents on  
which intend to rely support of your defence  
and you are hereby required to take notice that  
in default of filing written statement, or your  
appearance on the day before mentioned, the  
suit will be heard and determined in your absence.

You may obtain the copy of said Plaint from  
Court Room No.32 of this court.  
Given under the Seal of Court, this 15th day of  
January, 2024

Place: Mumbai (SEAL) (R. K. Kukarni)  
Date: 06/02/2024 Additional Registrar

**PUBLIC NOTICE**

सर्व संबंधित व्यक्ती अधिकृत रहिवाशी पर्यावरण विषयक मंडळे एन.जी.ओ. आणि इतर यांना या  
जाहीर सूचनेद्वारे असे कळविण्यात येते कि राज्य पर्यावरण अध्यात मुल्यांकन प्राधिकरण महाराष्ट्र  
राज्य यानी खालील वसाहत बांधकामासाठी पर्यावरण अनुमती प्रदान केली आहे. मेसर्स. डिरायव्ह  
ट्रेडिंग आणि रिसोर्ट प्रायव्हेट लिमिटेड आणि ४ इतर १०३, दलमल हाऊस, २०६ जे.बी. मार्ग,  
नरिमन पॉइंट, मुंबई ४०० ०२१, महाराष्ट्र यांच्या सी.टी.एस. नं. १६३-अ, आणि १६५  
मौजे - मागाठाणे, बोरीवली (पूर्व) मुंबई. महाराष्ट्राच्या खालील पत्र क्र. SIA/MH/IN-  
FRA2/406468/2022 दिनांक - ११.०४.२०२३. सदर पत्राच्या प्रति महाराष्ट्र शासन पर्यावरण  
अनुमती विभाग मंत्रालय व महाराष्ट्र राज्य प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहे. त्याचप्रमाणे  
<https://parivesh.nic.in> या वन व पर्यावरण मंत्रालयाच्या वेबसाईटवर पाहू शकता.

संचालक

मेसर्स. डिरायव्ह ट्रेडिंग आणि रिसोर्ट प्रायव्हेट लिमिटेड आणि ४ इतर.

पत्ता - १०३, दलमल हाऊस, २०६ जे.बी. मार्ग,

नरिमन पॉइंट मुंबई ४०० ०२१, महाराष्ट्र

पत्ता : मुंबई

दिनांक : १०/०२/२०२४

आम्ही मे. कमलेश आर अंबानी  
की महाराष्ट्र शासनाच्या पर्यावरण  
न.२९४, हिस्सा न. ६,७, नवीन  
८, ९, १०, ११, १२, १४  
प्रकल्पाच्या दिनांक ०६  
SIA/MH/INFRA2/44  
EC24B038MH110806 अ  
आहे. सदर मान्यता पत्राची प्रत  
तसेच पर्यावरण विभाग, महा  
संकेतस्थळावर उपलब्ध आहे.

**TRIOCHEM PRODUCTS LIMITED**

CIN : L24249MH1972PLC015544, www.triochemproducts.com  
Regd. Off : Sambhava Chamber, 4th Floor, Sir P.M. Road, Fort, Mumbai - 40

**EXTRACT OF STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER**

Sr. No.	Particulars	Quarter Ended		
		31-Dec-23 Unaudited	30-Sep-23 Unaudited	31-Dec-22 Unaudited
1	Total Income from operations	3.50	5.49	3.08
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(21.82)	(26.28)	(32.88)
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(21.82)	(141.93)	(32.88)
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(20.44)	(102.54)	(24.77)
5	Total Comprehensive Income for the period [Comprising Profit/(Loss) for the period (after tax) and other Comprehensive Income (after tax)]	190.26	57.79	53.22
6	Equity share capital (Face value Rs.10/- per share)	24.50	24.50	24.50
7	Other Equity			
8	Earnings per share (of Rs.10/- each) (for continuing and discontinued operations)			
	a) Basic (not annualized)	(8.34)	(41.80)	(10.11)
	b) Diluted (not annualized)	(8.34)	(41.85)	(10.11)

**Notes:**

- The above standalone unaudited financial results of the Company for the quarter and nine months ended reviewed by the Audit committee of the Board and approved by the Board of Directors at its meeting held on 15th January 2024. The results have been reviewed by the Statutory Auditors who have issued an unqualified conclusion thereon.
- The Unaudited financial results have been prepared in accordance with the recognition and measurement principles prescribed under Section 133 of the Companies Act, 2013 read with the Accounting Standard (Ind AS) prescribed under Section 133 of the Companies Act, 2013 read with the Accounting Standards generally accepted in India, as applicable and guidelines issued by the Securities and Exchange Board of India (SEBI).
- The Company operates in single segment only, i.e. chemical and pharmaceuticals; therefore, disclosure of financial results under "Segment Reporting" is not applicable.
- During the period, the company has complied with circular no. 16/2023-Cus dated 7th June 2023 issued by the Government of India regarding the pre-import condition for payment of IGST on imports of goods made under Advance Authorization on or after 13th October 2017 till 9th January 2019 on which IGSST the circular the company was non-compliant with the 'pre-import' conditions as defined in the revised circular dated 7th June 2023 due to which the company was liable to pay Rs. 259.87 lakhs including interest. The Company has paid the interest portion amounting to Rs. 115.65 lakhs has been shown under Exceptional items.
- The Corresponding figures of the previous quarter / year have been regrouped, recasted and reclassified wherever necessary.
- The above is an extract of the detailed format of financial results filed with the Stock Exchange under the Companies Act, 2013 and Other Disclosure Requirements) Regulation, 2015. The full format of consolidated financial results is available on the Company's website, www.bseindia.com and on the Company's website www.triochemproducts.com

Place : Mumbai  
Dated : 9th February, 2024

FOR T

ANNEXURE I

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
SEWERAGE PROJECT DEPARTMENT

Office of the  
To C.A.E Engineer  
(Sewerage Project) P&S  
Bldg. 1st. Store Bldg.  
2nd Ave. 10, E. Marolheedi,  
Mumbai - 400 018

To,  
Mr. Mohan G. Manekar (P.No. 2097),  
M/s. Manekar & Associates,  
201A-14, C Wing, Super Tower Building,  
Dakshinam, Goregaon (West),  
Mumbai - 400 083.

**Re:** Raising sewer line remark for proposed commercial development of plot # of approved layout n/ra. CHR/15/LOR dated 17.03.2020 on plot bearing CTS No. 163-A & 163 of Village Map/zone at Borivali (west)

**Ref:** S.P. Mohan G. Manekar (P.No. 2097), letter dated 22.09.2022

Gentlemen,

With reference to above, this is to inform you that as per the office record there exists no sewer line abutting to property status reference. sewer/sewerage is requested to provide sewerage facility for the discharge generated from above mentioned buildings such as Septic tank or STP. Also as and when the sewer line is laid on adjacent existing road by MCOB, the sewer/facility will be bound to apply for the sewerage street connection in this office for the sewerage disposal of building and directed for entry septic tank.

There are the provisional remarks of this office and shall not be treated as a R.O.C. of this department. The precise charges if applicable will have to be paid by the party and the same will be recovered at the time of issuing sewerage remarks by this office.

Yours faithfully,  
  
Executive Engineer  
(Sewerage Project) P&S, W.S.

**MOHAN MANEKAR**  
M.C.O.M. APPROVED PLUMBING CONSULTANT LICENCE NO. 2007176/2017  
201, 4 & 5 WING, SUPER TOWER BUILDING, DAKSHINAM, GOREGAON (WEST), MUMBAI - 400 083

**DATE**  
**DATE/2022**

**SUBJECT:** Internal Storm Water Drain Remarks for the proposed Commercial Building Development, Wing A, B & C on Plot # of Approved Layout n/ra. CHR/15/LOR # 16.03.2020 on plot bearing CTS No. 163-A & 163 of Village Map/zone at Borivali (W) Mumbai.

**Ref:** CHR/15/LOR # 16.03.2020

**Re:**

This is to certify that the east plot of Commercial Building Wing A, B & C is a part of separate layout / individual plot abutting to 10.20 meters wide Internal Lajpat Road (North side of plot) & 10.20 m Wide Service Road (East side of Plot (L) of existing Western Express Highway.

- The east plot area is 5262.27 Sq.M
- These east Storm Water Drain system along the east 10.20 meters wide Internal Lajpat Road (North side of plot) & 10.20 m Wide Service Road of Western Express Highway (East side of the L) existing of Western Express Highway.

The catch calculation & design of the S/DW inside the plot as annexed hereto.

**Sample Calculation:**

1. Catchment Area = 5262.27 Sq.M
2. Rainfall Intensity = 32 mm/hr
3. Velocity = 1.2 m/sec
4. Run Off Co-efficient = 1
5. Calculation of Discharge and Cross Sectional Area requirement
  - i.  $Q = A \times I \times R$
  - = 5262.27 x 0.0032000 x 1
  - = 0.859 Cum/Sec
  - Where,  $Q =$  Discharge in Cum/Sec
  - $A =$  Area of the plot in Sq.M
  - $I =$  Intensity of Rainfall in mm/hr (2.0 mm/hr)
  - $R =$  Co-efficient of Surface Run Off
- ii.  $Q = A \times V \times R$
- Where  $Q =$  Discharge in cum/Sec
- $A =$  Cross Area required for Internal storm water drain network
- $V =$  Velocity of Storm Water (to be taken as 1.2 m/sec)

6. Min. S&T M (depth) = 0.30 M (depth) for open drain abutting plot boundary
7. Area of Rectangular Drain Required = Area x 0.0032000 x RC / V
- = 5262.27 x 0.0032000 x 1 / 1.2
- = 4.478 Sq.M
8. Size of Rectangular Drain Required = 0.200 Sq.M
9. S/DW size proposed = 0.75 M x 0.75 M = 0.56 Sq. m. + 100 mm dia. x 0.30 Sq.M. (As marked on annexed plans)

**General Observations**

1. Whether any natural water course is passing through the property.  No

**Puja H. Tembhurne (B.Sc. Forestry) (No. 9923747158)**  
Horticulture, Arboriculture & Landscaping Consultant  
Email: pujatembhurne24@gmail.com

Address: Bldg. No. 20/202, Avenue 2, Phase 1 of B-202, Sector 25, Area 20/20/202

Date: 04/10/2022

To,  
Executive Engineer (S.P.)  
M.C.O.M.

**Re:** Proposed commercial development on Plot # of approved layout M/No. CHR/15/LOR dated 17.03.2020 on plot bearing C.T.S. No. 163-A & 163 of Village Map/zone at Borivali (W), in W/Central ward, Mumbai

The site under reference is inspected alongwith representative of Architect on dated 04/10/2022 and it is observed that there are total 36 No. of trees existing on **Plot #** of the layout and as per as stated in plan area as shown on plan. Details of the Trees on the plot are as under:

Tree Inventory			
No.	Tree No.	Species	Remarks
1	01	Ashok	1' 13' Retained
2	02	Ashok	1' 20' Retained
3	03	Ashok	1' 20' Retained
4	04	Ashok	1' 20' Retained
5	05	Ashok	1' 20' Retained
6	06	Ashok	1' 20' Retained
7	07	Ashok	1' 20' Retained
8	08	Ashok	1' 20' Retained
9	09	Ashok	1' 20' Retained
10	10	Ashok	1' 20' Retained
11	11	Ashok	1' 20' Retained
12	12	Ashok	1' 20' Retained
13	13	Ashok	1' 20' Retained
14	14	Ashok	1' 20' Retained
15	15	Ashok	1' 20' Retained
16	16	Ashok	1' 20' Retained
17	17	Ashok	1' 15' Retained
18	18	Ashok	1' 20' Retained
19	19	Ashok	1' 20' Retained
20	20	Ashok(Dead)	10' 2' Retained
21	21	Ashok(Dead)	10' 12' Retained
22	22	Ashok	1' 20' Retained
23	23	Ashok	1' 20' Retained
24	24	Ashok	1' 20' Retained

ANNEXURE II

**AQUA ENVIRONMENTAL ENGINEERS**  
The Technology Based Treating Water...

**DESCRIPTION OF WASTEWATER UNIT**

**A1. Air Vent with Air Counter**

Capacity	100 m <sup>3</sup> /hr (350 m <sup>3</sup> /day) with 100% air flow
Material	MS (Stainless)
Capacity	100 m <sup>3</sup> /hr (350 m <sup>3</sup> /day)
Material	MS (Stainless)
Capacity	100 m <sup>3</sup> /hr (350 m <sup>3</sup> /day)
Material	MS (Stainless)
Capacity	100 m <sup>3</sup> /hr (350 m <sup>3</sup> /day)
Material	MS (Stainless)

**A2. Influent Tank**

Capacity	100 m <sup>3</sup>
Material	MS (Stainless)
Capacity	100 m <sup>3</sup>
Material	MS (Stainless)

**A3. Flow Storage Tank (Buffer)**

Capacity	100 m <sup>3</sup> (with 10% overflow)
Material	MS (Stainless)
Capacity	100 m <sup>3</sup> (with 10% overflow)
Material	MS (Stainless)

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**AQUA ENVIRONMENTAL ENGINEERS**  
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**A4. Primary Side Filter**

Capacity	100 m <sup>3</sup>
Material	MS (Stainless)
Capacity	100 m <sup>3</sup>
Material	MS (Stainless)

**A5. Clarifier**

Capacity	100 m <sup>3</sup>
Material	MS (Stainless)
Capacity	100 m <sup>3</sup>
Material	MS (Stainless)

**A6. Fine Sand Filter**

Capacity	100 m <sup>3</sup> (with 10% overflow)
Material	MS (Stainless)
Capacity	100 m <sup>3</sup> (with 10% overflow)
Material	MS (Stainless)

**A7. Pressure Sand Filter**

Capacity	100 m <sup>3</sup>
Material	MS (Stainless)
Capacity	100 m <sup>3</sup>
Material	MS (Stainless)

**A8. Activated Carbon Filter**

Capacity	100 m <sup>3</sup>
Material	MS (Stainless)
Capacity	100 m <sup>3</sup>
Material	MS (Stainless)

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**AQUA ENVIRONMENTAL ENGINEERS**  
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**A9. Sludge System (Pump & Pipe)**

Capacity	100 m <sup>3</sup>
Material	MS (Stainless)
Capacity	100 m <sup>3</sup>
Material	MS (Stainless)

**A10. Intermediate Pump & Filter**

Capacity	100 m <sup>3</sup>
Material	MS (Stainless)
Capacity	100 m <sup>3</sup>
Material	MS (Stainless)

**A11. Secondary (Pump & Pipe)**

Capacity	100 m <sup>3</sup>
Material	MS (Stainless)
Capacity	100 m <sup>3</sup>
Material	MS (Stainless)

**A12. Tertiary (Pump & Pipe)**

Capacity	100 m <sup>3</sup>
Material	MS (Stainless)
Capacity	100 m <sup>3</sup>
Material	MS (Stainless)

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