## Consent

**From:** Consent
**Sent:** 17 October 2026 12:14
**To:** sromumbai3@mpcb.gov.in
**Subject:** Submission of Half-Yearly Post Monitoring Report for the period of April, 2026 - September, 2026. for the proposed Redevelopment "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar by M/s Chandak Realtors Pvt. Ltd.
**Attachments:** PMR_ EKATMATA_ Apr,26 - Sept,26.pdf

To,
The SRO Mumbai-III,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400022.
Maharashtra

Subject: **Submission of Half-Yearly Post Monitoring Report for the period of April, 2026 - September, 2026. for the proposed Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar by M/s Chandak Realtors Pvt. Ltd.**

Reference: **EC letter 21-38/2024-IA.III dtd. 18.07.2024**

Dear Sir,
This is with reference to the above subject for our project.
We, thereby, attaching the following documents as required for your kind perusal.

- Data Sheet.
- Compliance Report.
- Energy Conservation Report.
- Post Monitoring Report.
- Environmental Clearance letter.
- Consent copy.

This is for your kind information.

Thanking you,

Yours truly,
**M/s Chandak Realtors Pvt. Ltd.**

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

Thanks & Regards,
**DWIRUKTI PODDAR**
Consent – Asisstant | **ENVIRO ANALYSTS AND ENGINEERS PRIVATE LIMITED.**
Landline: **91-22 2854 1647/48/49/67/68**, Mobile: +91 9322086202 / 9321619714 | **d.poddar@eaepl.com**

**Corporate Office:** B-1003, Enviro House, 10th Flr. Western Edge II,
W.E. Highway, Borivali (E), Mumbai - 400066.
Landline: 022-2854-1647/48/49/67/68 |info@eaepl.com
**Branch Offices:** Mumbai | Nagpur| Pune | Tarapur | Mira Road (Lab)| Nashik |Thane
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**Attachments:** PMR_ EKATMATA_ Apr,26 - Sept,26.pdf

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

Subject: **Submission of Half-Yearly Post Monitoring Report for the period of April, 2025 - September, 2025. for the proposed Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar by M/s Chandak Realtors Pvt. Ltd.**

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C.C TO: 1. MS, MPCB, Thane.

2. Environment Department, Mantralaya, Mumbai.

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CHANDAK
PROMISES MADE.PROMISES KEPT.

# CHANDAK REALTORS PVT. LTD.

BUILDERS AND DEVELOPERS

807, B WING, Hubtown Solaris, N S Phadke Marg, OPP Telly Gully,
Andheri (East), Mumbai City, MUMBAI, Maharashtra, India, 400069
Tel. No.: 022-35112430 / 35112433 | www.chandakgroup.com
E-mail : account@chandakgroup.com | CIN : U45201MH2006PTC165932

Date: 05.09.2026
To,
**The Director**
**Ministry of Environment, Forests & Climate Change,**
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
**Nagpur - 440001.**
**Maharashtra.**

Subject: Submission of Half-Yearly Post Monitoring Report for the period of April, 2026 - September, 2026. for the proposed Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar by M/s Chandak Realtors Pvt. Ltd.

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Yours truly,
**M/s Chandak Realtors Pvt. Ltd.**

CHANDAK REALTORS PVT. LTD. MUMBAI

Authorized Signatory

C.C TO:
1. MS, MPCB, Thane.
2. Environment Department, Mantralaya, Mumbai.

# DATA

# SHEET

Developer

## M/s. Chandak Realtors Pvt. Ltd.

Proposed Cluster Redevelopment on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as “MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD” Ekatmata Nagar

# 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/<br>Other (specify) | Proposed Redevelopment |
| 2. | Name of the project | "MAHAPALIKA LAGHUVETAN<br>KARMCHARI CHS LTD" Ekatmata Nagar |
| 3. | Clearance letter (s) / OM/ no and date: | • File No: 21-38/2024-IA.III Dated 18.07.2024 |
| 4. | Location | on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar by M/s. Chandak Realtors Pvt. Ltd. |
| a. | District (s) | Mumbai |
| b. | State (s) | Maharashtra |
| c. | Latitude / Longitude | - |
| 5. | Address for correspondence | |
| | Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers) | - |
| | Address of Executive Project Engineer /Manager (with pin code / fax number) | - |
| 6. | Salient features | |
| a. | of the project | Plot Area: 14,567.90sq.m,<br>Total FSI area: 57,599.97 Sq.m<br>Total Built Up area: 1,09,427.97 Sq.m |
| b. | of the environmental management plans | 1. <u>Sewage Treatment Plant:</u><br>Sewage Treatment Plant with total capacity of |

| | | |
|---|---|---|
| | | 437 KLD will be provided for treating the wastewater with MBR technology.<br>Recycled wastewater will be used for Flushing, gardening etc.<br>2. <u>Water Management:</u><br>Rain Water Harvesting shall be provided to raise the ground water table.<br>3. <u>Solid Waste Management:</u><br>Biodegradable waste will be treated in OWC, manure obtained will be used for landscaping<br>Non-biodegradable waste will be recycled/ reused/ sold/ handed over to local authorized vendors<br>4. Solar energy will be used as back-up to main source including streets and buildings. |
| 7. | Break Up Of the project Area | |
| a. | Submerge area: forest & non-forest | Plot Area: 14,567.90sq.m,<br>Total FSI area: 57,599.97 Sq.m<br>Total Built Up area: 1,09,427.97 Sq.m |
| b. | Others | --- |
| 8. | Breakup of the project affected:<br>population with enumeration of those<br>losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan | --- |
| 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. 405 cr. |

| | | |
|---|---|---|
| b. | Allocation made for environmental management plans with item wise and year wise break-up | **a) Construction Phase:**<br>Capital Cost- Rs. 612.5 Lakhs,<br>O and M cost- Rs. 62.35 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 | --- |
| e. | Actual expenditure incurred on the project so far | Rs. – 17.2 Lacs |
| f. | Actual expenditure incurred on the environmental management plans so far | __ |
| 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 Required: 1114.27 sqm<br>A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area. |
| c. | The status of compensatory afforestation, if any | --- |
| d. | Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far | N.A. |
| 11. | The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information | N.A. |
| 12. | Status of construction | |
| a. | Date of commencement (Actual and/or planned) | DEC 2024 |
| b. | Date of completion (Actual and/ of planned) | MARCH 2029 |

| | | |
|---|---|---|
| 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 | --- |
| b. | Date of site visit for this monitoring report | 03.09.2026 |
| 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<br>(The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued (subsequently) | • File No: 21-38/2024-IA.III Dated 18.07.2024<br>M/s CHANDAK REALTORS PRIVATE LIMITED<br>Hubtown Solaris, 807/808, 8th floor, N.S. Padhke Marg, opp. Telli Gully, Near Regency Hotel, Andheri (East), Mumbai - 400069., Andheri, MUMBAI, MAHARASHTRA, 400069 |

# COMPLIANCE

# REPORT

Developer

## M/s. Chandak Realtors Pvt. Ltd.

Proposed Cluster Redevelopment on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as “MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD” Ekatmata Nagar

# COMPLIANCE REPORT

## TERMS & CONDITIONS:

### 1. Specific Condition

| | | |
|---|---|---|
| 1.1 | The project proponent shall obtain the Fire safety certification from Fire Department and also height clearance from the Airports Authority of India and submit the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of EC letter. | We have obtained Fire safety certification from Fire Department and height clearance from the Airports Authority of India and submitted the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of EC letter. |
| 1.2 | Abstraction of ground water shall be subject to the permission of Central Ground Water Authority (CGWA). Fresh water requirement shall not exceed 301 KLD during operational phase. | We noted the condition. |
| 1.3 | As proposed, wastewater shall be treated onsite in 3 STPs of 437 KLD capacity (1x70+1x127+1x240). | We ensure to provide 3 STPs of 437 KLD capacity (1x70+1x127+1x240). |
| 1.4 | The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats. | We noted the condition. |
| 1.5 | Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 1,114.27 sq. m out of the net plot area of 11,142.66 sq. m, i.e. equivalent to 10% of the total net plot area. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping. | We will provide greenery as per the details provided in the project document |
| 1.6 | The local bye-law provisions on rainwater harvesting should be followed. If local | Provision of. 03 nos. of RWH tank of total capacity 279 cum capacity will be |

| | | |
|---|---|---|
| | bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, 4 rainwater storage pits shall be provided by PP for rainwater harvesting after filtration. | provided. |
| **1.7** | The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016. | We will segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste |
| **1.8** | As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site. | We will install OWC within the site. Inert waste will be disposed of as per norms at the authorized site. |
| **1.9** | The recyclable waste shall be sold to authorized vendors/recyclers. | The recyclable waste will be sold to authorized vendors/recyclers |
| **1.10** | Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016. | We will segregate and manage Construction & Demolition (C&D) waste as per C&D Waste Management Rules, 2016. |
| **1.11** | As committed 816 numbers of four wheelers parking areas is to be provided and 10% of Electronic vehicle charging points are to be provided. | As committed 816 numbers of four wheelers parking areas is to be provided and 10% of electronic vehicle charging points are to will also be provided. |
| **1.12** | Proponent shall ensure the installation of solar lights and LEDs to meet 10 % of the total power requirement. | We ensure to install solar lights and LEDs to meet 10 % of the total power requirement. |
| **1.13** | The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project. | We have received Environmental Clearance File No: 21-38/2024-IA.III Dated 18.07.2024 |
| **1.14** | The proponent shall be responsible for undertaking the operation and maintenance of common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the bona fide Residential Welfare Association and when | We will be responsible for operation and maintenance of common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the bona fide Residential Welfare Association and |

| | | |
|---|---|---|
| | required. | when required. |
| 1.15 | The project proponent shall essentially comply with all parking norms and standards as applicable | We will comply with all parking norms and standards as applicable. |
| 1.16 | Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimise the shift from walk mode to vehicular mode to have the least impact on energy and the environment | Yes, we agreed the condition. |
| 1.17 | The project proponent shall ensure that there is more than one entry /exit from different directions however it should be checked that it does not create road safety hazards. | We are providing more than one entry /exit from different directions |

## 1.Statutory Compliance

| | | |
|---|---|---|
| 1.1 | The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. | The development is carried out as per local planning authority.<br>All the necessary permission has been taken from the relevant agencies. |
| 1.2 | The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc. | The NBC and other norms for the safety of the building will be followed. |
| 1.3 | The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project. | The project is 2.60 km away from the notified ESZ of SGNP and 6.40 km away from notified ESZ of TCFS. |
| 1.4 | The project proponent shall obtain clearance from the National Board for Wildlife, if applicable. | Condition is noted & agreeable to comply same |
| 1.5 | The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee. | Consent to Establish is received from MPCB.<br>• Consent No:- Format1.0/CC/UAN No.0000217856/CE/2411001662 dtd. 27.11.2024<br>Copy is enclosed. |

| | | |
|---|---|---|
| 1.6 | The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority. | We are not drawing any water from ground. We are using only Tanker water for construction. |
| 1.7 | A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained. | Condition is noted. |
| 1.8 | All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities. | Condition is noted. |
| 1.9 | The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed. | This is a residential project so there will no be E-Waste generation. There will be generation of domestic hazardous waste it will be handled as per the SWM rules, 2016. |
| 1.10 | The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly. | We will follow ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly. |

## 2. Air Quality Monitoring And Preservation

| S. No | EC Conditions | |
|---|---|---|
| 2.1 | Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with. | Yes, we agreed the condition. |
| 2.2 | A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site. | We will draw up and implement a management plan to contain the current exceedance in ambient air quality at the site. |
| 2.3 | The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period. | We will install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released covering upwind and downwind directions during the construction period. |
| 2.4 | Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The | The total power requirement during construction phase is 80 KW and will be met from TATA/Adani and total power requirement during operation phase is 5671 |

| | | |
|---|---|---|
| | height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board. | KW and will be met from Tata/Adani |
| **2.5** | Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. | We will adequately barricade the Construction site before beginning with the construction. Dust, smoke & other air pollution prevention measures will be provided for the building as well as the site<br>Plastic/tarpaulin sheet covers will be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as while taking out debris from the site. |
| **2.6** | Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. | We are adequately covering Sand, murram, loose soil, cement, stored on site to prevent dust pollution. |
| **2.7** | Wet jet shall be provided for grinding and stone cutting. | Wet jet will be provided for grinding and stone cutting. |
| **2.8** | Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. | We are adequately sprinkling water on Unpaved surfaces and loose soil to suppress dust. |
| **2.9** | All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016. | All construction and demolition debris will be stored at the site before they are properly disposed. All demolition and construction waste will be managed. |
| **2.10** | The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards. | The total power requirement during construction phase is 80 KW and will be met from TATA/Adani and total power requirement during operation phase is 5671 KW and will be met from Tata/Adani |
| **2.11** | The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms. | Condition is noted. |

| | | |
|---|---|---|
| 2.12 | For indoor air quality the ventilation provisions as per National Building Code of India. | For indoor air quality the ventilation provision will be as per National Building Code of India. |

## 3. Water Quality Monitoring And Preservation

| S. No | EC Conditions | |
|---|---|---|
| 3.1 | The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. | Yes, we noted the condition and agreeable to the same |
| 3.2 | Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done. | We will minimize cutting and filling and Buildings will be designed to follow the natural topography. |
| 3.3 | Total fresh water use shall not exceed the proposed requirement as provided in the project details. | Total fresh water use will not exceed the proposed requirement as provided in the project details. |
| 3.4 | The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports. | The quantity of fresh water usage, water recycling and rainwater harvesting are being measured. The record are submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports |
| 3.5 | A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users. | Yes, we noted the condition and agreeable to the same |
| 3.6 | At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface. | Condition is noted. |
| 3.7 | Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape | Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape |

| | | |
|---|---|---|
| | irrigation, car washing, thermal cooling, conditioning etc. shall be done. | irrigation, car washing, thermal cooling, conditioning etc. will be done at plumbing stage. |
| **3.8** | Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan. | Fixtures for showers, toilet flushing and drinking will be of low flow either by use of aerators or pressure reducing devices or sensor based control. |
| **3.9** | Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done. | Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water. |
| **3.10** | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred. | Ready mix concrete is being used to reduce water demand during construction. |
| **3.11** | The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms. | Rainwater from terraces and other open area is diverted to recharge pits for ground water recharge. |
| **3.12** | A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. | Provision of. 03 nos. of RWH tank of total capacity 279 cum capacity will be provided. |
| **3.13** | All recharge should be limited to shallow aquifer. | All recharge will be limited to shallow aquifer. |
| **3.14** | No ground water shall be used during construction phase of the project. | There is no extraction of ground water in this project. |
| **3.15** | Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering. | There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. |
| **3.16** | Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, | Treated water will be used for the flushing and Gardening, Landscaping and Green belt area development |

| | | |
|---|---|---|
| | no treated water shall be disposed in to municipal drain. | |
| **3.17** | No sewage or untreated effluent water would be discharged through storm water drains. | We ensure that No sewage or untreated effluent water will be discharged through storm water drains. |
| **3.18** | Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted. | 3 STPs of 437 KLD capacity (1x70+1x127+1x240).. Construction and installation of STP will be carried out by expert consultant.<br>Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development.<br>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. |
| **3.19** | Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP. | Periodical monitoring of water quality of treated sewage will be conducted. Necessary measures will be made to mitigate the odour problem from STP. |
| **3.20** | Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. | Sludge from the onsite sewage treatment, including septic tanks, will be collected, conveyed and disposed as per the Ministry of Urban Development, |

## 4. Noise Monitoring And Prevention

| S. No | EC Conditions | |
|---|---|---|
| **4.1** | Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB. | Following care are taken regarding noise levels with conformation to the residential area.<br>1. Earth moving equipment's creating less Noise pollution will be used.<br>2. Noise shields near the heavy construction operations are provided.<br>3. Construction activities are limited to daytime hours only.<br>4. Site is barricaded from all sides.<br>Also use of Personal Protective Equipment (PPE) like ear muffs and ear |

| | | |
|---|---|---|
| | | plug during construction activities.<br>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. |
| 4.2 | Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report. | Noise level survey are carried out and report will be regularly submitted to Regional Officer of the Ministry as a part of six-monthly compliance report. |
| 4.3 | Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources. | DG will be provided with silencer & acoustic enclosures. The stacks will be provided as per MPCB norms. |

## 5. Energy Conservation Measures

| S. No | EC Conditions | |
|---|---|---|
| 5.1 | Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. | Condition is noted. |
| 5.2 | Outdoor and common area lighting shall be LED. | We will use LED for Outdoor and common area. |
| 5.3 | Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications. | Condition is noted. |
| 5.4 | Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. | A separate energy conservation report attached with this report. |
| 5.5 | Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher. | Condition is noted. |

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| 5.6 | Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible. | We will use Solar power for lighting in the apartment to reduce the power load on grid. Separate electric meter will be installed for solar power. Solar water heating will be also provided to meet 20% of the hot water demand of the commercial and institutional building. |

## 6. Waste Management

| | | |
|---|---|---|
| 6.1 | A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained. | We will obtain certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project |
| 6.2 | Disposal of muck during construction phase shall 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 will get collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal. |
| 6.3 | Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. | Separate wet and dry bins will be provided in each unit and at the ground level for facilitating segregation of waste. |
| 6.4 | Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed. | OWC with capacity of 1200 kg/day; will be installed. |
| 6.5 | All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers. | All Non-biodegradable Waste will be managed through recyclers. |
| 6.6 | Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board. | Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB. |
| 6.7 | Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These | Yes, we noted the condition and agreeable to the same |

| | | |
|---|---|---|
| | include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. | |
| 6.8 | Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction. | Yes, Ready mixed concrete added with fly ash is used in the construction. |
| 6.9 | Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016. | Any wastes from construction and demolition activities related thereto will be managed. |
| 6.10 | Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. | A separate energy conservation report attached with this report. |

## 7. Green Cover

| | | |
|---|---|---|
| 7.1 | No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted). | 32 no. of trees to be transplant, & 126 no. of trees to be retained on site based on girth and age regulations as prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted). |
| 7.2 | A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. | Green belt development: 1114.27 sqm RG provided and Total 205 no. of trees existing on site out of which 47 no. of trees to be cut & 32 no. of trees to be transplant, 126 no. of trees to be retained on site. Total 400 no. of trees will be planted on site & Miyawaki of 65 sq.m is proposed with 195nos (Canopy+ tree + subtree) & shrubs 65 nos. and 126 no. of trees will be retained. |
| 7.3 | Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the | We will maintain compensatory plantation in the ratio of 1:10. Area for green belt development 1114.27 is provided as per the details provided in the project document |

| | | |
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| | details provided in the project document. | |
| 7.4 | Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site. | Excavated topsoil is used for landscaping. |

## 8. Transport

| | | |
|---|---|---|
| 8.1 | A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation. | Condition is noted |
| 8.2 | 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 be operated only during non-peak hours. | The PUC checked/authorized vehicles are allowed on the site for transfer of material. |

## 9.

| | | |
|---|---|---|
| 9.1 | A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road | Yes, we noted the condition and agreeable to the same. |

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| | augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments. | |

## 10. Human Health Issues

| | | |
|---|---|---|
| **10.1** | All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. | All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution will be provided with dust mask. |
| **10.2** | For indoor air quality the ventilation provisions as per National Building Code of India. | For indoor air quality the ventilation provisions will be as per National Building Code of India. |
| **10.3** | Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented. | Yes, we noted the condition & agree to comply. |
| **10.4** | Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project. | The provision for the construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care etc. will be made. |
| **10.5** | Occupational health surveillance of the workers shall be done on a regular basis. | Occupational health surveillance of the workers are done on a regular basis. |
| **10.6** | A First Aid Room shall be provided in the project both during construction and operations of the project. | A First Aid Room is provided in the project during construction of the project. |

## 11. Miscellaneous

| | | |
|---|---|---|
| **11.1** | The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed. | Yes, we noted the condition & agreeable to the same. |
| **11.2** | Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display | Yes, we noted the condition & agreeable to the same. |

| | | |
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| | the same for 30 days from the date of receipt. | |
| **11.3** | The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis. | Yes, we noted the condition & agree to comply. |
| **11.4** | The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal. | We are regularly submitting six monthly reports to Nagpur, & MPCB |
| **11.5** | The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report. | Yes, we noted the condition & agree to comply. |
| **11.6** | A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization. | Separate environment management cell with qualified staff is formed and implementing the same |
| **11.7** | Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report | Yes, we noted the condition and agreeable to comply the same. |
| **11.8** | The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under | Condition is noted. |

| | | |
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| | the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company. | |
| **11.9** | The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project. | Condition is noted. |
| **11.10** | The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government. | Condition is noted. |
| **11.11** | The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee. | Condition is noted. |
| **11.12** | No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC). | Yes, we noted the condition and agreeable to the same. |
| **11.13** | Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986. | Yes, we noted the condition and agreeable to the same. |
| **11.14** | The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory. | Yes, we noted the condition and agreeable to the same. |
| **11.15** | The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions. | Yes, we noted the condition and agreeable to the same. |
| **11.16** | The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports. | Yes, we noted the condition and agreeable to the same. |
| **11.17** | The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their | Yes, we noted the condition and agreeable to the same. |

| | | |
|---|---|---|
| | amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter. | |
| **11.18** | Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010. | Yes, we noted the condition and agreeable to the same. |

# ENERGY
# CONSERVATION
# MEASURES

**Developer**

## M/s. Chandak Realtors Pvt. Ltd.

Proposed Cluster Redevelopment on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as “MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD” Ekatmata Nagar

# ENERGY SAVING CALCULATIONS

| Sr.No | Description | Maximum Demand in (Kw) | energy consumption kwh / annum without Energy saving measures | Total Consumption kwh/ annum by using Energy saving measures | Total energy savings kwh/annum |
|---|---|---|---|---|---|
| 1 | Flats Lighting | 65 | 284,875 | 100,390 | 113,950 |
| 2 | Common Lighting | 117 | 512,336 | 175,060 | 204,934 |
| 3 | Water Pumps | 114 | 249,660 | 99,864 | 49,932 |
| 4 | Lifts | 225 | 246,375 | 147,825 | 98,550 |
| 5 | External Lighting | 20 | 87,600 | 2,208 | 17,520 |
| 6 | Basement Ventilation | 60 | 240 | 120 | 120 |
| 7 | flat load | 3,800 | 5,548,000 | 4,993,200 | 554,800 |
| 8 | ev charging load | 1,215 | 1,773,900 | 1,773,900 | 0 |
| 9 | STP | 55 | 255,900 | 204,720 | 51,180 |
| | **TOTAL** | **5,671** | **8,958,886** | **7,497,286** | **1,090,986** |

| | | |
|---|---|---|
| | **Total Demand Load** | **5,671** |
| | **energy consumption kwh / annum without Energy saving measures** | **8,958,886** |
| | **Total Consumption kwh/ annum by using Energy saving measures** | **7,497,286** |
| | **Total energy savings kwh/annum** | **1,090,986** |
| | **Total Power Generated from Non Conventional energy (KW)** | **53** |
| | **Percentage Saving (%)** | **12%** |
| | **Perentage of Power generated by non conventional source of energy** | **1%** |



*118th EAC meeting, Item no- 118.3.10*

# POST MONITORING ENVIRONMENTAL STATUS REPORT

OF

**Proposed Redevelopment**

**Ekatmata Nagar**

For

## April, 2026 – September, 2026

**Developer**

# M/s. Chandak Realtors Pvt. Ltd.

Proposed Cluster Redevelopment on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD"

Prepared by

ENVIRO ANALYSTS &ENGINEERS P.LTD.,

ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET, NABL Accredited and MoEFCC Approved)
CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP
B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

# Ambient Air Quality Monitoring Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/A/09/24/02319A** | | | **Report Date - 13.09.2026** |
| **Name of Customer** | **M/s. CHANDAK REALTORS PRIVATE LIMITED** | | **Reference** – VERBAL |
| **Site Address** | Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar | | |
| **Nature and Description of Sample** | Ambient Air | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/A/09/24/02319A (Near Site office) | **Sample quantity and packing** | $PM_{10}$ = 1 * 1 No. Filter paper.<br>$PM_{2.5}$ = 1 * 1 No. Filter paper.<br>$SO_2$ = 30ml * 2 No. PVC bottle.<br>$NO_2$ = 30ml * 2 No. PVC bottle. |
| | | **Sample Preservation** | Cool -Transported and stored at 5 °C (± 1°C). |
| **Date of Sampling** | 03.09.2026 | **Date of Receipt** | 04.09.2026 |
| **Sampling Procedure** | EAEPL/LAB/SOP/01 | | |
| **Period of Analysis** | 04.09.2026 to 05.09.2026 | | |
| **Report for the month** | SEPTEMBER, 2026 | | |

**Discipline: Chemical** **Group: Atmospheric Pollution**

| **Environmental Conditions** | | |
|---|---|---|
| **Ambient Air Temperature (°C)** | **Relative Humidity (%)** | **Duration of Monitoring** |
| 29°C | 55% | 8 Hours |

**RESULTS**

| Tests Parameter | Results | NAAQS LIMITS | METHOD |
|---|---|---|---|
| Particulate Matter (PM10) | 80.55 | 100 µg/m3 | IS 5182 (Part 23) 2006 Reaffirmed 2022 |
| Particulate Matter (PM2.5) | 37.70 | 60 µg/m3 | IS 5182 (Part 24) 2019 |
| Sulphur Dioxide (SO2) | 10.54 | 80 µg/m3 | IS 5182 Part 2 (2001) Sec 1:2023 |
| Nitrogen Dioxide (NO2) | 12.48 | 80 µg/m3 | IS 5182 Part 6 (2006) Reaffirmed 2022 |

Remark: All the measured values are within NAAQS limits.

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

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

**Approved by**
**Authorized Signatory**
**(Shilpa Dhamankar)**

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

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

ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET, NABL Accredited and MoEFCC Approved)
CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP
B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

# Ambient Noise Level Monitoring Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/N/09/24/02319B** | | | **Report Date - 13.09.2026** |
| **Name of Customer** | **M/s. CHANDAK REALTORS PRIVATE LIMITED** | | |
| **Site Address** | Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar | | **Reference** – VERBAL |
| **Nature and Description of Sample** | Ambient Noise | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/N/09/24/02319 | **Sample quantity and packing** | Not Applicable |
| **Date of Sampling** | B 04.09.2026 | **Date of Receipt** | Not Applicable |
| **Sampling Procedure** | EAEPL/LAB/SOP/04 | | |
| **Period of Analysis** | Not Applicable | | |
| **Report for the month** | SEPTEMBER, 2026 | | |

**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. | 54.2 | 44.3 | 55 | 45 |
| Near Center of Site | dB(A) Leq. | 52.0 | 40.2 | 55 | 45 |
| Near Backside of Site | dB(A) Leq. | 53.4 | 43.8 | 55 | 45 |
| Near Site Office of Site | dB(A) Leq. | 52.0 | 42.2 | 55 | 45 |

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

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

**Reviewed by**
(QM/OM)
**(Shweta Sonawane)**

**Approved by**
**Authorized Signatory**
**(Shilpa Dhamankar)**

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

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

ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
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B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

# Water Sample Analysis Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/W/09/24/02319C** | | | **Report Date – 13.09.2026** |
| **Name of Customer** | **M/s. CHANDAK REALTORS PRIVATE LIMITED** | | |
| **Site Address** | Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar | | **Reference** – VERBAL |
| **Nature and Description of Sample** | Tanker Water Sample | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/W/09/24/02319C (Near Site Office) | **Sample quantity and packing** | 2 L X 1 No. PVC Can |
| | | **Sample Preservation** | Cool -Transported and stored at 5 C (± 1°C). |
| **Date of Sampling** | 04.09.2026 | **Date of Receipt** | 04.09.2026 |
| **Sampling Procedure** | EAEPL/LAB/SOP/02 | | |
| **Period of Analysis** | 04.09.2026 to 13.09.2026 | | |
| **Report for the month** | SEPTEMBER, 2026 | | |

**Discipline: Chemical** **Group: Water**

| Parameters | Unit | Results | Method |
|---|---|---|---|
| pH | - | 7.61 | IS 3025 (Part 11) 2022 |
| Turbidity | NTU | <1.0 | IS 3025 (Part 10) 2023 |
| TDS | mg/L | 232.00 | IS 3025 (Part 16) 2023 |
| Alkalinity | mg/L | 118.80 | IS 3025 (Part 23) 2023 |
| Chlorides as Cl | mg/L | 47.47 | IS 3025 (Part 32) 1988 Reaffirmed 2019 |
| Total Hardness | mg/L | 135.80 | IS 3025 (Part 21) 2009 Reaffirmed 2019 |
| Calcium | mg/L | 34.47 | IS 3025 (Part 40) 1991 Reaffirmed 2019 |
| Residual chlorine | mg/L | ND | IS 3025 (Part 26) 2021 |
| Sulphate | mg/L | 12.45 | IS 3025 (Part 24) Sec 1: 2022 |
| Nitrate | mg/L | ND | APHA 4500-NO3 B (23rd Edition) |
| Fluoride | mg/L | ND | APHA 4500 F-D (23rd Edition) |
| **Heavy Metals:** | | | |
| 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**

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

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

**Approved by**
**Authorized Signatory**
**(Shilpa Dhamankar)**

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

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

ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET, NABL Accredited and MoEFCC Approved)
CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP
B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

# Water Sample Analysis Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/W/09/24/02319C** | | | **Report Date – 13.09.2026** |
| **Name of Customer** | **M/s. CHANDAK REALTORS PRIVATE LIMITED** | | **Reference** – VERBAL |
| **Site Address** | Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar | | |
| **Nature and Description of Sample** | Tanker Water Sample | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/W/09/24/02319C (Near Site Office) | **Sample quantity and packing** | 500ml X 1 No. St. PP. Bottle |
| | | **Sample Preservation** | Cool -Transported and stored at 5 °C (± 1°C). |
| **Date of Sampling** | 04.09.2026 | **Date of Receipt** | 04.09.2026 |
| **Sampling Procedure** | EAEPL/LAB/MB/SOP/17 | | |
| **Period of Analysis** | 04.09.2026 to 06.09.2026 | | |
| **Report for the month** | SEPTEMBER, 2026 | | |

**Discipline: Biological** **Group: Water**

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

**For M/s. ENVIROAN ALYSTS & 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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ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET, NABL Accredited and MoEFCC Approved)
CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP
B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

# Soil Sample Analysis Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/S/09/24/02319D** | | | **Report Date – 13.09.2026** |
| **Name of Customer** | **M/s. CHANDAK REALTORS PRIVATE LIMITED** | | |
| **Site Address** | Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar | | **Reference** – VERBAL |
| **Nature and Description of Sample** | Soil | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/S/09/24/02319D (Near Centre side of Site) | **Sample quantity and packing** | 1000gm X 1 Zip lock bag |
| | | **Sample Preservation** | Transported & stored in dry area. |
| **Date of Sampling** | 04.09.2026 | **Date of Receipt** | 04.09.2026 |
| **Sampling Procedure** | EAEPL/LAB/SOP/03 | | |
| **Period of Analysis** | 04.09.2026 to 13.09.2026 | | |
| **Report for the month** | SEPTEMBER, 2026 | | |

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

| Parameters | Unit | Results | Method |
|---|---|---|---|
| pH | -- | 7.91 | IS 2720 (Part 26):1987, Reaffirmed:2021 |
| Electrical Conductivity | µS/cm | 708 | IS 14767:2000, Reaffirmed:2021 |
| Soil Moisture | % | 24.26 | IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method |
| Water Holding Capacity | % | 31.34 | EAEPL/LAB/SOP/SOIL/10 |
| Organic Matter | % | 2.54 | IS 2720 (Part 22) – 1972 (Reaffirmed 2020) |
| Chlorides as Cl | mg/kg | 121.08 | EAEPL/LAB/SOP/SOIL/03 |
| Total Kjeldhal Nitrogen | mg/kg | 611.73 | IS 14684:1999 (Reaffirmed 2019) |
| Exchangeable Ca | mg/kg | 2341.55 | EPA 9080 |
| Exchangeable Mg | mg/kg | 238.05 | EPA 9080 |
| Sulphate | mg/kg | 27.62 | IS 2720 (Part 27):1977 (Reaffirmed 2020) |
| Available Phosphorus | mg/kg | 1.66 | EAEPL/LAB/SOP/SOIL/11 |
| Sodium (Na) | mg/kg | 1308.21 | EPA 3050B |
| Potassium (K) | mg/kg | 1089.31 | EPA 3050B |
| Copper (Cu) | mg/kg | 221.61 | EPA 3050B |
| Iron (Fe) | mg/kg | 67542.87 | EPA 3050B |
| Lead (Pb) | mg/kg | 14.29 | EPA 3050B |
| Zinc (Zn) | mg/kg | 214.23 | EPA 3050B |

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

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

**Approved by**
**Authorized Signatory**
**(Shilpa Dhamankar)**

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

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

सत्यमेव जयते

**File No:** 21-38/2024-IA.III
**Government of India**
**Ministry of Environment, Forest and Climate Change**
**IA Division**
*******

Dated **18/07/2024**

To,

Mr Sunil Dujari
M/s CHANDAK REALTORS PRIVATE LIMITED
Hubtown Solaris, 807/808, 8th floor, N.S. Padhke Marg, opp. Telli Gully, Near Regency Hotel, Andheri (East), Mumbai - 400069., Andheri, MUMBAI, MAHARASHTRA, 400069
ekatmata.chs@gmail.com

**Subject:** **Environmental Clearance for Cluster Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar by M/s Chandak Realtors Pvt. Ltd. – reg.**

**Sir/Madam,**

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Cluster Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar by M/s. Chandak Realtors Pvt. Ltd. submitted to Ministry vide proposal number IA/MH/INFRA2/460054/2024 dated 27/01/2024.

2. The particulars of the proposal are as below :

| | |
|---|---|
| **(i) EC Identification No.** | EC24C3801MH5474087N |
| **(ii) File No.** | 21-38/2024-IA.III |
| **(iii) Clearance Type** | EC |
| **(iv) Category** | B2 |
| **(v) Project/Activity Included Schedule No.** | 8(a) Building / Construction |
| **(vi) Sector** | INFRA-2 |
| **(vii) Name of Project** | Proposed Cluster Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar by M/s. Chandak Realtors Pvt. Ltd. |

| | |
|---|---|
| **(viii) Name of Company/Organization** | CHANDAK REALTORS PRIVATE LIMITED |
| **(ix) Location of Project (District, State)** | MUMBAI, MAHARASHTRA |
| **(x) Issuing Authority** | MoEF&CC |
| **(xii) Applicability of General Conditions** | no |
| **(xiii) Applicability of Specific Conditions** | no |

**3.** The project/activity is covered under item 8(a) 'Building Construction Projects' of the Schedule to the EIA Notification, 2006 as amended, and requires appraisal at the State level. However, due to the temporary absence of SEIAA/SEAC in Maharashtra, the proposal has been appraised at the Central level by sectoral EAC as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023.

**4.** Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 118$^{th}$ meeting held on 07.02.2024.

**5.** The details of the project, as per the application form, documents submitted by the project proponent, and also as informed during the aforesaid meeting of EAC, are provided below for reference:

i. The project is a new project.

ii. Proposed Cluster Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/ A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" Ekatmata Nagar by M/s. Chandak Realtors Pvt. Ltd. at Latitude - 19° 6'27.30"N and Longitude - 72°52'6.42"E

iii. The total plot area is 14,567.90sq.m, FSI area is 57,599.97 sq.m and total construction (Built-up) area of 1,09,427.97 sq.m. the project will comprises of 2 no. of Society Buildings (consisting 4 nos. of wing i.e. A, B, C, D) and 2 no. of Sale Buildings (consisting 6 nos. of wing i.e. A, B, C, D, E & F). Total 673 nos. of flats shall be developed. Maximum height of the building is 43.60 m.

The details of building are as follows:

| | |
|---|---|
| Society bldg. 1 | Wing A - 2B + LG + UG + 1st to 13th Residential floors, Ht (43.6m) |
| Society bldg. 2 | Wing B, C, D - 2B + LG + UG + 1st to 13th Residential floors, Ht (43.6m) |
| Sale bldg. 1 | Wing A, B, C - 3B + LG + UG + 1st to 13th Residential floor, Ht (43.6m) |
| Sale bldg. 2 | Wing D, E, F - 3B + LG + UG + 1st to 13th Residential floor, Ht (43.6m) |

v. During operational phase, total water requirement of the project is expected to be 461 KLD and the same will be met by MCGM. 301 KLD fresh water from MCGM and 160 KLD Recycled Water. Wastewater generated (390 KLD) will be treated in STP of 437 KLD (70 KLD+127 KLD+240 KLD) & 350 KLD of treated wastewater will be recycled and re-used (150 KLD for flushing, 10 KLD for gardening etc.). excess treated waste water will be disposed in to municipal drain.

vi. About 1.67 TPD solid wastes will be generated in the project. The biodegradable waste (1.0 TPD) will be processed in OWC and the non-biodegradable waste generated (0.67 TPD) will be handed over to authorized local vendor.

vii. The total power requirement during construction phase is 80 KW and will be met from TATA/Adani and total power requirement during operation phase is 5671 KW and will be met from Tata/Adani.

viii. Rooftop rainwater of buildings will be collected in 03 nos. of RWH tank of total capacity 279 cum. (2 days holding capacity) for harvesting after filtration

ix. Parking facility for 816 nos. four wheelers and nil two wheelers is proposed to be provided against the requirement of 760 nos. and (according to local norms).

x. Proposed energy saving measures would save about 12 % of power.

xi. The project is 2.60 km away from the notified ESZ of SGNP and 6.40 km away from notified ESZ of TCFS.

xvi. Green belt development: 1114.27 sqm RG required and 1114.27 sqm (LOS on Mother Earth) provided and Details of felling/transplantation: Total 205 no. of trees existing on site out of which 47 no. of trees to be cut & 32 no. of trees to be transplant, 126 no. of trees to be retained on site. Total 400 no. of trees will be planted on site & Miyawaki of 65 sq.m is proposed with 195nos (Canopy+ tree + subtree) & shrubs 65 nos. and 126 no. of trees will be retained.

xvii. Undertaking to the effect that no activity has since been taken up: Submitted

xviii. Expected timeline for completion of the project: 10 Years

xix. The total cost of the project is Rs 405 (Crore).

xx. Employment potential: 50 no. shall be provided with temporary housing facilities Around 200 no. labors will come to site during peak construction phase. This is a residential project which will create 20 no. direct employment and 30 no. indirect employment during the operation phase.
xxi. Benefits of the project: Proposed development will provide new and bigger flats to the existing members of the housing society. Simultaneously, additional flats/apartments will be created, which will be sold to new members in order to finance the redevelopment. Existing members of the society will be provided with better living conditions and amenities after the project is developed. The project will improve the infrastructure of the surrounding area, will generate direct and indirect employment during construction and operation phase. The project has all infrastructure like STP, OWC, RWH system, Solar PV panels etc. to mitigate the impact on the surrounding environmental.

**6.** The committee has noted that this is Redevelopment envisages demolition of existing old buildings of Mahapalika Laghuvetan Karmchari CHS LTD & development of the same plot under Regulations 33(9) of MCGM (Municipal Corporation of Greater Mumbai) DCPR 2034. The plot area of the project is 14,567.90 sq. m. and proposed total built up area is 1,09,427.97 sq. m. (FSI area: 57,599.97 sq.mt. & Non FSI Area: 51,828.00 sq.mt.). RG area of 1,114.27 sq. m proposed on ground with 526 nos of trees (400 in the site including Miyawaki & 126 retained). Further, the committee has noted that 205 trees available within the plot area. Out of 205 trees, 32 trees to be transplanted, 47 trees to be cut and 126 to be retained. Further, the proposed project does not involve any forest land diversion, wildlife clearance or CRZ clearance. Proposed site is not located in Critically Polluted area, within 10 km of any protected area (National Park or Wildlife Sanctuary), or within the notified Eco Sensitive Zone. No court cases are pending against the project.

**7.** Further, EAC has directed that the proponent shall be responsible for undertaking the operation and maintenance of common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the *bona fide* Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the *bona fide* Residential Welfare Association and when required.

**8.** The EAC, based on the information submitted and clarifications provided by the project proponent and detailed discussions held on all the issues, recommended granting environmental clearance to the project with specific conditions and other Standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity, while considering for grant of environmental clearance.

**9.** Further, while processing the file, the Ministry has noted that it is a redevelopment in the existing buildings having a total plot area is 14,567.90 sq. m, net plot area is 11,142.66 sq. m. The proponent has proposed a green belt covering 1,114.27 sq. m (10% of the total net plot area), which is equal to the mandatory requirement of 10% of the total net plot area as per Development Control and Promotion Regulation-2034 (or DCPR) of Maharashtra, plots for residential and commercial layouts admeasuring area from 1001 sq. m to 2500 sq. m., 2501 sq. m to 10,000 sq. m and area above 10,000 sq. m should maintain 15%, 20% and 25% of recreational ground/open spaces, respectively. In case of building under Slum Redevelopment Authority (SRA) scheme, at least 8% of amenity open space shall be maintained at ground level. In case re-development project minimum 10% of recreational ground/open spaces are required.

**10.** Based on recommendations of EAC and detailed examination, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance for Cluster Redevelopment Scheme under regulation. 33(9) of MCGM DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai known as “MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD” Ekatmata Nagar by M/s Chandak Realtors Pvt. Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and standard conditions are enclosed as **Annexure 1**.

**11.** This issues with the approval of the Competent Authority.

**Copy To**

1. The Principal Secretary, Department of Environment and Climate Change, Government of Maharashtra, New Administrative Bhavan, 15th Floor, Madame Kama Road, Mantralaya, Mumbai - 400 032, Maharashtra.
2. The DDG, Ministry of Environment, Forests and Climate Change, Regional Office, Ground Floor, East Wing, New

Secretariat Building, Civil Lines, Nagpur – 440 001.
3. The Member Secretary, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110032.
4. The Member Secretary, Maharashtra State Pollution Control Board, Kalpataru Point, 3rd and 4th floor, Road No. 8, Sion Cir, opp. PVR Theater, Mumbai-400022, Maharashtra.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

**Annexure 1**

**Specific EC Conditions for (Building / Construction)**

**1. Specific Conditions**

| S. No | EC Conditions |
|---|---|
| **1.1** | The project proponent shall obtain the Fire safety certification from Fire Department and also height clearance from the Airports Authority of India and submit the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of EC letter. |
| **1.2** | Abstraction of ground water shall be subject to the permission of Central Ground Water Authority (CGWA). Fresh water requirement shall not exceed 301 KLD during operational phase. |
| **1.3** | As proposed, wastewater shall be treated onsite in 3 STPs of 437 KLD capacity (1x70+1x127+1x240). |
| **1.4** | The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats. |
| **1.5** | Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 1,114.27 sq. m out of the net plot area of 11,142.66 sq. m, i.e. equivalent to 10% of the total net plot area. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping. |
| **1.6** | The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, 4 rainwater storage pits shall be provided by PP for rainwater harvesting after filtration. |
| **1.7** | The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016. |
| **1.8** | As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site. |
| **1.9** | The recyclable waste shall be sold to authorized vendors/recyclers. |

| S. No | EC Conditions |
|---|---|
| **1.10** | Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016. |
| **1.11** | As committed 816 numbers of four wheelers parking areas is to be provided and 10% of Electronic vehicle charging points are to be provided. |
| **1.12** | Proponent shall ensure the installation of solar lights of each wings and LEDs to meet 10 % of the total power requirement. |
| **1.13** | The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project. |
| **1.14** | The proponent shall be responsible for undertaking the operation and maintenance of common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the *bona fide* Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the *bona fide* Residential Welfare Association and when required. |
| **1.15** | Project proponent shall essentially comply with all parking norms and standards as applicable. |
| **1.16** | Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road section should have mandatory provision of cross section elements and footpath so as to minimise the shift of walk mode to vehicular mode to have least impact on energy and environment. |
| **1.17** | The project proponent shall ensure that there more than one entry /exit from different directions however it should be checked that it does not create road safety hazard. |

**Standard EC Conditions for (Building / Construction)**

**1. Statutory Compliance**

| S. No | EC Conditions |
|---|---|
| **1.1** | The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. |
| **1.2** | The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc. |
| **1.3** | The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project. |
| **1.4** | The project proponent shall obtain clearance from the National Board for Wildlife, if applicable. |

| S. No | EC Conditions |
|---|---|
| **1.5** | The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee. |
| **1.6** | The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority. |
| **1.7** | A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained. |
| **1.8** | All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities. |
| **1.9** | The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed. |
| **1.10** | The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly. |

**2. Air Quality Monitoring And Preservation**

| S. No | EC Conditions |
|---|---|
| **2.1** | Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with. |
| **2.2** | A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site. |
| **2.3** | The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period. |
| **2.4** | Diesel power generating sets proposed as source of backup power 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 of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board. |
| **2.5** | Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. |
| **2.6** | Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust |

| S. No | EC Conditions |
|---|---|
| | pollution. |
| **2.7** | Wet jet shall be provided for grinding and stone cutting. |
| **2.8** | Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. |
| **2.9** | All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016. |
| **2.10** | The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards. |
| **2.11** | The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms. |
| **2.12** | For indoor air quality the ventilation provisions as per National Building Code of India. |

**3. Water Quality Monitoring And Preservation**

| S. No | EC Conditions |
|---|---|
| **3.1** | The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. |
| **3.2** | Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done. |
| **3.3** | Total fresh water use shall not exceed the proposed requirement as provided in the project details. |
| **3.4** | The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports. |
| **3.5** | A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users. |
| **3.6** | At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface. |

| S. No | EC Conditions |
|---|---|
| **3.7** | Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done. |
| **3.8** | Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan. |
| **3.9** | Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done. |
| **3.10** | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred. |
| **3.11** | The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms. |
| **3.12** | A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. |
| **3.13** | All recharge should be limited to shallow aquifer. |
| **3.14** | No ground water shall be used during construction phase of the project. |
| **3.15** | Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering. |
| **3.16** | Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain. |
| **3.17** | No sewage or untreated effluent water would be discharged through storm water drains. |
| **3.18** | Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted. |
| **3.19** | Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP. |
| **3.20** | Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and |

| S. No | EC Conditions |
|---|---|
| | disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. |

**4. Noise Monitoring And Prevention**

| S. No | EC Conditions |
|---|---|
| **4.1** | Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB. |
| **4.2** | Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report. |
| **4.3** | Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources. |

**5. Energy Conservation Measures**

| S. No | EC Conditions |
|---|---|
| **5.1** | Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. |
| **5.2** | Outdoor and common area lighting shall be LED. |
| **5.3** | Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications. |
| **5.4** | Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. |
| **5.5** | Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher. |
| **5.6** | Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible. |

**6. Waste Management**

| S. No | EC Conditions |
|---|---|
| **6.1** | A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained. |
| **6.2** | Disposal of muck during construction phase shall 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 approved sites with the approval of competent authority. |
| **6.3** | Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. |
| **6.4** | Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed. |
| **6.5** | All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers. |
| **6.6** | Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board. |
| **6.7** | Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. |
| **6.8** | Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction. |
| **6.9** | Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016. |
| **6.10** | Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. |

**7. Green Cover**

| S. No | EC Conditions |
|---|---|
| **7.1** | No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted). |
| **7.2** | A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. |

| S. No | EC Conditions |
|---|---|
| 7.3 | Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document. |
| 7.4 | Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site. |

**8. Transport**

| S. No | EC Conditions |
|---|---|
| 8.1 | A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation. |
| 8.2 | 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 be operated only during non-peak hours. |

**9.**

| S. No | EC Conditions |
|---|---|
| 9.1 | A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments. |

**10. Human Health Issues**

| S. No | EC Conditions |
|---|---|
| 10.1 | All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. |
| 10.2 | For indoor air quality the ventilation provisions as per National Building Code of India. |

| S. No | EC Conditions |
|---|---|
| **10.3** | Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented. |
| **10.4** | Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project. |
| **10.5** | Occupational health surveillance of the workers shall be done on a regular basis. |
| **10.6** | A First Aid Room shall be provided in the project both during construction and operations of the project. |

**11. Miscellaneous**

| S. No | EC Conditions |
|---|---|
| **11.1** | The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed. |
| **11.2** | ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt. |
| **11.3** | The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis. |
| **11.4** | The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal. |
| **11.5** | The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report. |
| **11.6** | A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization. |
| **11.7** | Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to |

| S. No | EC Conditions |
|---|---|
| | be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report |
| **11.8** | The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company. |
| **11.9** | The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project. |
| **11.10** | The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government. |
| **11.11** | The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee. |
| **11.12** | No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC). |
| **11.13** | Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986. |
| **11.14** | The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory. |
| **11.15** | The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions. |
| **11.16** | The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports. |
| **11.17** | The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter. |
| **11.18** | Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010. |

**Additional EC Conditions**

i. This environmental clearance is subject to outcome of the ongoing court cases, i.e., Civil Appeal Diary No. 19266/2024 filed by the CREDAI-MHCI and Special Leave Petition (C) Diary No. 11843 of 2023 filed by Shri Sagar Devre & Anr., before the Hon’ble Supreme Court.

ii. Trees be planted in the Green Belt under the campaign #Plant4Mother #एक_पेड़_माँ_के_नाम and uploaded on MeriLiFE

portal.


e-KYC
CAF
DSS
e-Processing
e-Payments
e-Compliance
KYA
PARIVESH
CPC GREEN
Nature Protects if She is Protected

# MAHARASHTRA POLLUTION CONTROL BOARD

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

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

**Infrastructure/RED/L.S.I**
**No:- Format1.0/CC/UAN No.0000217856/CE/2411001662**

**Date: 27/11/2024**

**To,**
**M/s. Chandak Realtors Pvt. Ltd, "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" plot bearing C.T.S. No 204/ A to C, 209, 209/1 to 21 of Village Sahar, Ekatmata Nagar, K/E Word, Andheri, Mumbai.**

Your Service is Our Duty

**Sub: Consent to Establish for Proposed Redevelopment Construction Project.**

**Ref:**
1. Application Submitted by SRO-Mumbai-II
2. Minutes of 11th Consent Committee Meeting Dtd-14.11.2024.

Your application NO. MPCB-CONSENT-0000217856

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 ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry 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.405.0 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Redevelopment Construction Project named as M/s. Chandak Realtors Pvt. Ltd, "MAHAPALIKA LAGHUVETAN KARMCHARI CHS LTD" plot bearing C.T.S. No 204/ A to C, 209, 209/1 to 21 of Village Sahar, Ekatmata Nagar, K/E Word, Andheri, Mumbai on Total Plot Area of 14567.90 Sq.Mtrs for construction BUA of 109427.97 Sq.Mtrs as per EC granted dated-18.07.2024 including utilities and services.**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|---|---|---|---|
| 1 | Environmental Clearance issued dtd-18.07.2024 | 14567.90 | 109427.97 |

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 | NA | NA |

| Sr No | Description | Permitted | Standards to | Disposal |
|---|---|---|---|---|
| **2.** | Domestic effluent | 390 | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body |

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

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|---|---|---|---|
| S-1 | DG Set- 320 KVA | 1 | As per Schedule -II |
| S-2 | DG Set- 125 KVA | 1 | As per Schedule -II |
| S-3 | DG Set -750 KVA | 1 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|---|---|---|---|---|
| 1 | Biodegradable waste | 1003 Kg/Day | OWC | use as manure |
| 2 | Non Biodegradable waste | 669 Kg/Day | Segregate | Segregate & handed over to authorized vendor |
| 3 | STP Sludge | 20 Kg/Day | Drying | use as manure |

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

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|---|---|---|---|---|---|
| NA | | | | | |

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigestor with composting facility.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

14. The Project Proponent shall comply with the Environmental Clearance obtained dtd-18.07.2024 for construction project having total plot area of 14567.90 Sq.Mtrs and total construction BUA of 109427.97 Sq.Mtrs as per specific condition of EC.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

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

**Received Consent fee of -**

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|---|---|---|---|---|
| 1 | 810000.00 | MPCB-DR-28418 | 08/08/2024 | RTGS |

**Copy to:**

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

## SCHEDULE-I

**Terms & conditions for compliance of Water Pollution Control:**

1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **437 CMD for treatment of domestic effluent of 390 CMD.**

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

| Sr.No | Parameters | Limiting concentration not to exceed in mg/l, except for pH |
|---|---|---|
| 1 | pH | 5.5-9.0 |
| 2 | BOD | 10 |
| 3 | COD | 50 |
| 4 | TSS | 20 |
| 5 | NH4 N | 5 |
| 6 | N-total | 10 |
| 7 | Fecal Coliform | less than 100 |

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

| Sr. No. | Purpose for water consumed | Water consumption quantity (CMD) |
|---|---|---|
| 1. | Industrial Cooling, spraying in mine pits or boiler feed | 0.00 |
| 2. | Domestic purpose | 451.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |
| 5. | Grandening/Other consumption | 0 |

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

## SCHEDULE-II

**Terms & conditions for compliance of Air Pollution Control:**

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

| Stack No. | Source | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant | Standard |
|---|---|---|---|---|---|---|---|
| S-1 | DG Set-320 KVA | Acoustic Enclosure | 5.00 | HSD 80 Kg/Hr | 1 | SO2 | 38.4 Kg/Day |
| S-2 | DG Set -125 KVA | Acoustic Enclosure | 5.00 | HSD 31.25 Kg/Hr | 1 | SO2 | 15.0 Select |
| S-3 | DG Set-700 KVA | Acoustic Enclosure | 5.00 | HSD 187.5 Kg/Hr | 1 | SO2 | 90.0 Select |

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

| | | |
|---|---|---|
| Total Particular matter | Not to exceed | 150 mg/Nm3 |

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration 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:-**

a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

b) The toilet shall be provided with exhaust system connected to chimney through ducting.

c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

## SCHEDULE-III

### Details of Bank Guarantees:

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---|---|---|---|---|---|---|
| 1 | Consent to Establish | 10.0 Lakhs | Submit within 15 days | Towards compliance of consent condition. | upto commissioning of unit or five years | upto commissioning of unit or five years |

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent. **# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

### BG Forfeiture History

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

### BG Return details

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

## SCHEDULE-IV

**Conditions during construction phase**

| | |
|---|---|
| **A** | During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters. |
| **B** | During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory. |
| **C** | Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. |

## General Conditions:

1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

5 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) 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 sitting 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.

6 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.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

















