

Consent

From: Consent
Sent: 13 August 2025 17:23
To: 'sromumbai3@mpcb.gov.in'
Subject: Submission of Half Yearly Post Monitoring Report for the period of October 2024 – March, 2025 for Proposed for Slum Rehabilitation Scheme with Sale Component Chembur Mumbai – 400 074. State – Maharashtra. by M/s. Radius & Deserve Builders LLP
Attachments: PMR_ Radius & Deserve Builders LLP _ Oct,24 - Mar,25.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 October 2024 – March, 2025 for Proposed for Slum Rehabilitation Scheme with Sale Component at Plot bearing CTS No. 200 (pt) of Village Wadhavali, Chembur Mumbai – 400 074. State – Maharashtra. by M/s. Radius & Deserve Builders LLP

Reference: Clearance letter no. SEIAA-EC-0000001421 dtd 26.03.2019.

Dear Sir,

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

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

This is for your kind information.

Thanking you,

Yours truly,

M/s. Radius & Deserve Builders LLP

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

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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 October 2024 – March, 2025 for Proposed for Slum Rehabilitation Scheme with Sale Component at Plot bearing CTS No. 200 (pt) of Village Wadhavali, Chembur Mumbai – 400 074. State – Maharashtra. by M/s. Radius & Deserve Builders LLP

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2. Environment Department, Mantralaya, Mumbai.

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Reference: Clearance letter no. SEIAA-EC-0000001421 dtd 26.03.2019.
TOR No. TO24B3812MH5423535N dated 13.11.2024.

Dear Sir,

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

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M/s. CHANDAK REALTORS PRIVATE LIMITED


Authorized Signatory



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

TO BE TYPED ON YOUR LETTERHEAD

Date:

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: Present status of Project work for the period of October 2024 – March, 2025

Reference: Clearance letter no. SEIAA-EC-0000001421 dtd 26.03.2019.

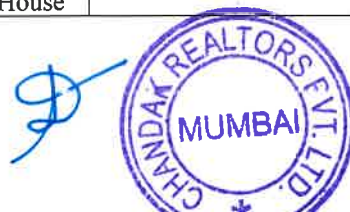
TOR No. TO24B3812MH5423535N dated 13.11.2024.

Dear Sir,

This is with reference to the above subject, for for our Proposed for Slum Rehabilitation Scheme with Sale Component at Plot bearing CTS No. 200 (pt) of Village Wadhavali, Chembur Mumbai – 400 074. State – Maharashtra

The present project status at site is as follows:

Wings	floors	Status
Rehab 1	Basement +Ground + 1 st to 23 rd upper floor	Basement +Ground + 1 st to 23 rd upper floor
Rehab 2	Basement +Ground + 1 st to 22 nd upper floor	Basement +Ground + 1 st to 22 nd upper floor
Rehab 3	Basement +Ground + 1 st to 23 rd upper floor	Basement +Ground + 1 st to 23 rd upper floor
Rehab 4	2Basement +Ground + 1 st to 26 th Part upper floor	Excavation
Sale 1A (Wing 1)	1 lvl. Basement + Gr./Silt (part Sale Commercial/part parking) + Podium 1(part Sale Commercial/part parking) + 2nd to 5th part podium(parking)/ part residential + Podium 6th (Amenity)/ part residential + 7th part Club House floor area part residential + 8th to 35th upper floors	1 lvl. Basement + Gr./Silt (part Sale Commercial/part parking) + Podium 1(part Sale Commercial/part parking) + 2nd to 5th part podium(parking)/ part residential + Podium 6th (Amenity)/ part residential + 7th part Club House floor area part residential + 8th to 9th upper floors
Sale 1A (Wing 2)	1 lvl. Basement + Gr./Silt (part Sale Commercial/part parking) + Podium 1(part Sale Commercial/part parking) + 2nd to 5th part podium(parking)/ part residential + Podium 6th (Amenity)/ part residential + 7th part Club House floor area part residential + 8th to 35th upper floors	1 lvl. Basement + Gr./Silt (part Sale Commercial/part parking) + Podium 1(part Sale Commercial/part parking) + 2nd & 3rd part podium(parking)/ part residential
Sale 1B (Wing 3)	1 lvl. Basement + Gr./Silt (part Sale Commercial/part parking) + Podium 1(part Sale Commercial/part parking) + 2nd to 5th part podium(parking)/ part residential + Podium 6th (Amenity)/ part residential + 7th part Club House	Construction Not Started



Sale 1B (Wing 4)	1 lvl. Basement + Gr./Silt (part Sale Commercial/part parking) + Podium 1(part Sale Commercial/part parking) + 2nd to 5th part podium(parking)/ part residential + Podium 6th (Amenity)/ part residential + 7th part Club House floor area part residential + 8th to 16th upper floors	Construction Not Started
Sale 1B (Wing 5)	1 lvl. Basement + Gr./Silt (part Sale Commercial/part parking) + Podium 1(part Sale Commercial/part parking) + 2nd to 5th part podium(parking)/ part residential + Podium 6th (Amenity)/ part residential + 7th part Club House floor area part residential + 8th to 35th upper floors	Construction Not Started
Sale 1B (Wing 6)	1 lvl. Basement + Gr./Silt (part Sale Commercial/part parking) + Podium 1(part Sale Commercial/part parking) + 2nd to 5th part podium(parking)/ part residential + Podium 6th (Amenity)/ part residential + 7th part Club House floor area part residential + 8th to 35th upper floors	Construction Not Started
Sale 1A (Wing 7)	1 lvl. Basement + Gr./Silt (part Sale Commercial/part parking) + Podium 1(part Sale Commercial/part parking) + 2nd to 5th part podium(parking)/ part residential + Podium 6th (Amenity)/ part residential + 7th part Club House floor area part residential + 8th to 35th upper floors	1 lvl. Basement + Gr./Silt (part Sale Commercial/part parking) + Podium 1(part Sale Commercial/part parking)
Sale 1A (Wing 8)	1 lvl. Basement + Gr./Silt (part Sale Commercial/part parking) + Podium 1(part Sale Commercial/part parking) + 2nd to 5th part podium(parking)/ part residential + Podium 6th (Amenity)/ part residential + 7th part Club House floor area part residential + 8th to 35th upper floors	1 lvl. Basement + Gr./Silt (part Sale Commercial/part parking)

Thanking you,

Yours truly,

M/s. CHANDAK REALTORS PRIVATE LIMITED

Authorized Signatory



DATA SHEET

Developer

M/S. CHANDAK REALTORS PVT LTD

**Plot bearing CTS No. 200 (pt) of Village Wadhavali, Chembur Mumbai – 400 074. State –
Maharashtra.**

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Slum Rehabilitation Scheme
2.	Name of the project	Slum Rehabilitation Scheme with Sale Component by M/S. CHANDAK REALTORS PVT LTD.
3.	Clearance letter (s) / OM/ no and date:	• File no. SEIAA-EC-0000001421 Dtd 26.03.2019. • File no. SEAC-2212/CR-500/TC-2 dtd 24.01.2014
4.	Location	Plot bearing CTS No. 200 (pt) of Village Wadhavali, Chembur Mumbai – 400 074. State Maharashtra.
a.	District (s)	Mumbai
b.	State (s)	Maharashtra
c.	Latitude / Longitude	-
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	-
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	-

6.	Salient features	
a.	of the project	Total Plot Area = 53,192.35 sq.m FSI = 161983.15 sq.m. Non FSI = 214644.28 sq.m. Total Construction Area = 376627.43 sq.m.
b.	of the environmental management plans	1. <u>Sewage Treatment Plant:</u> Rehabilitation: 1200 KLD, and Sale: 2 STPs of 520 KLD & 651 KLD will be provided for treating the wastewater. Recycled wastewater will be used for Flushing, gardening etc. Excess treated sewage will be disposed to MCGM sewer line. 2. <u>Water Management:</u> Total Water Requirement: 2383 KLD Rain Water Harvesting tanks shall be provided to store the collected water. Rehabilitation: 1 RWH tank of 315 KLD, Sale: 2 RWH tanks of total capacity 300 KL 3. <u>Solid Waste Management:</u> Bio-degradable waste will be treated in OWC & Dry waste will be handed over to Local recyclers for recycling & dried sludge from STP will be used as manure. 4. Solar energy will be used for streets and landscape lighting.
7.	Break Up Of the project Area	
a.	Submerge area : forest & :non-forest	Non-Forest
b.	Others	Total Plot Area = 53,192.35 sq.m FSI = 161983.15 sq.m. Non FSI = 214644.28 sq.m. Total Construction Area = 376627.43 sq.m.
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---

b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: 15 Crores
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Construction phase: Total Cost per annum: 198.45 Lacs Operation Phase: Capital cost: 804.49 Lacs O & M Cost: 99.28 Lacs/yr
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. 2414578460.00/-
f.	Actual expenditure incurred on the environmental management plans so far	NIL
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Provided: 3311.71 Sq. m. 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)	January,2019
b.	Date of completion (Actual and/ of planned)	December, 2032
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	10.02.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	• File no. SEIAA-EC-0000001421 Dtd 26.03.2019. • File no. SEAC-2212/CR-500/TC-2 dtd 24.01.2014 M/S. CHANDAK REALTORS PVT LTD Solaris One, 807/808, 8th Floor, N.S. Phadke Marg, Opp. Telli Gully, Near Regency Hotel, Andheri (East), Mumbai - 400069.

COMPLIANCE REPORT

Developer

M/S. CHANDAK REALTORS PVT LTD

**Plot bearing CTS No. 200 (pt) of Village Wadhavali, Chembur Mumbai – 400 074. State –
Maharashtra.**

COMPLIANCE REPORT

TERMS & CONDITIONS

Specific Conditions:

I	Committee noted that, the certificate submitted for construction done on site is signed by liaisoning surveyors. PP to submit the architect certificate.	PP noted the condition and agreed to comply
II	PP to submit the HRC NoC.	PP noted the condition and agreed to comply
III	PP to implement the CER programme as envisaged in MoEF &CC's office memorandum. The PP while implementing it may be assigned specific CER activity for execution by the Department.	PP noted the condition and agreed to comply
IV	SEIAA decided to grant EC for : FSI: 161983.15 m2, Non FSI: 214644.28 m2 & Total BUA: 376627.43 m2. (IOD no. SRA/ENG/3262/ME/STGL/AP, Approval Date-11.05.2018.)	Yes we have grant EC for : FSI: 161983.15 m2, Non FSI: 214644.28 m2 & Total BUA: 376627.43
V	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	PP noted the condition and agreed to comply
VI	PP to submit HRC NOC.	PP noted the condition and agreed to comply

VII	PP to submit CER plan to Municipal Commissioner, MCGM and submit the acknowledgement copy to submitted to Member Secretary, SEIAA.	PP noted the condition and agreed to comply
-----	--	---

General Conditions:

1.	E-waste shall be disposed through authorized vendor as per E-waste (Management & Handling) Rules, 2016.	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.
2.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Condition is noted.
3.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	ESZ Boundary for SGNP is already published. This project site does not fall under the ESZ boundary as notified.
4.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
5.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI /FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as	As per the Local authority scheme. The development will be as per the local planning authority norms. The development is done as per the approval, HRC NOC is also received.

	per the approved development plan of the area.	
6.	If applicable "Consent for Establishment" shall be obtained from Maharashtra pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Consent to Establish is received from MPCB. - Consent No. Format 1.0/BO/CAC -cell/EIC-MU-5517-14/E/CAC - 4084 dtd. 30.04.2014. Application for Consent to Establish For expansion is submitted to MPCB - UAN No: MPCB-CONSENT-0000226115 dtd 15.11.2024 Copy is enclosed.
7.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Adequate numbers of toilets for Labour, provision of potable water etc. to maintain sanitary and hygienic measures are taken.
8.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labor camps.

9.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated. Biodegradable Waste shall be processed in OWC and manure so obtained will be used for landscaping Non-biodegradable Waste shall be managed through recyclers.
10.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
11.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been provided which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
12.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping from time to time.
13.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
14.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.	• The green area proposed is 3311.71 Sq. m. Accordingly same will be provide as per approved plan. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • Plantation Details: Species will be selected as per CPCB green belt guidelines and

		common species available in the proposed area.
15.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
16.	Construction Spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	There will be no generation of hazardous waste at site but proper care would be taken following the norms to disposal of the hazardous material at site.
17.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.
18.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set specifications shall be as per CPCB norms.
19.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken	Use in emergency. Necessary permission of competent authority will be taken to store diesel in the premises for operation of DG set.
20.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
21.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level	Following care are taken regarding noise levels with conformation to the residential area. 1. Earth moving equipment's creating less Noise pollution will be used.

	during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. 4. Site is barricaded from all sides. Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. 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.
22.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27 th August, 2003 (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Yes, Ready mixed concrete added with fly ash is used in the construction.
23.	Ready mixed concrete must be used in building construction.	Yes, Ready mixed concrete added with fly ash is being used in the construction.
24.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Rainwater from terraces and other open area is diverted to recharge pits for ground water recharge.
25.	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.
26.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.

27.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	Rehabilitation: 1200 KL, Sale: 2 STPs of 520 KL & 651 KL will be provided for treating the wastewater. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
28.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	We are not drawing any water from ground. We are using only Tanker water for construction.
29.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Yes, water will be separated by the use of dual plumbing line.
30.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
31.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Glazing area will be maintained below 40% of the façade area for the residential buildings.
32.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	• Roof insulation 50 mm expanded polystyrene or equivalent insulation. • Heat reflective double-glazed glass provided on external façade for the residential buildings.
33.	Energy conservation measures like installation of CFLs / TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project	A separate energy conservation report attached with this report.

	commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	
34.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	D.G. sets are provided as back up for Residential buildings. Rehabilitation-Power from alternate electrical substation, Sale: 2 nos. of capacity 750 kVA each and 1 of capacity 500 kVA. DG will be provided with silencer & acoustic enclosures. The stacks are provided as per MPCB norms.
35.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Noise level monitoring is carried out regularly. The noise levels measures are within the prescribed standard for day and night time. Monitoring report of noise levels attached.
36.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the

		suggested measures in the “air control and management section”. • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Traffic signage boards are displayed at every chronic point.
37.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Efforts for the Opaque wall will meet prescriptive requirement as per draft Energy Conservation Building Code by use of appropriate thermal insulation material to fulfill requirement.
38.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The building has adequate distance to allow movement of fresh air and natural light, Ventilation.
39.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
40.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained.
41.	Six monthly monitoring reports should be submitted to Regional Office MOEF, Nagpur with copy to this department and MPCB.	We are regularly submitting six monthly reports to Nagpur, Mantralaya & MPCB.
42.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of	Condition is noted.

	utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	
43.	Wet garbage should be treated by Organic Waste Converter and treated waste (Manure) should be utilized in existing premise for gardening. And no wet garbage will be disposed outside the premises. Local authority should ensure this.	Wet garbage is treated by Organic Waste Converter with curing system and manure shall be used for gardening.
44.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	Condition is noted.
45.	A complete set of all the documents submitted to Department should be forwarded to the MPCB	Complete set of all the documents submitted to the MPCB.
46.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Condition is noted.
47.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
48.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise breaks- up. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP Cost has been worked out and allocated. Year wise expenditure of the same is submitted to MPCB, Env. Dept along with the six-monthly compliance report. EMP Cost: Construction phase: Capital Cost: Rs. 198.45 Lacs Operation Phase: Capital Cost: Rs. 804.49 Lacs

		O & M Cost: Rs. 99.28 Lacs
49.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	Condition is noted.
50.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	We are regularly submitting six monthly reports to Nagpur, Mantralaya & MPCB.
51.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Condition is noted.
52.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

53.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are regularly submitting six monthly reports to Nagpur, Mantralaya & MPCB.
54.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Condition is noted.
55.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act	Condition is noted.
56.	In case of submission of false document and non-compliance of stipulated conditions, Authority/Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, we noted the condition and agreeable to the same.
57.	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the	Yes, we noted the condition and agreeable to the same.

	satisfaction of the department or for that matter, for any other administrative reason.	
58.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.	The EC received SEIAA-EC-0000001421 Dtd 26.03.2019.
59.	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Yes, we noted the condition and agreeable to the same.
60.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Yes, we noted the condition and agreeable to the same.
61.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition and agreeable to the same.

**HALF YEARLY POST ENVIRONMENTAL
MONITORING REPORT**

OF

**Slum Rehabilitation Scheme with
Sale Component Project**

For

October, 2024 – March, 2025

Developer

M/S. CHANDAK REALTORS PVT LTD

**Plot bearing CTS No. 200 (pt) of Village Wadhavali, Chembur Mumbai – 400 074. State –
Maharashtra.**

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

TEST REPORT

Report No. - EAEPL/A/02/25/00250A			Report Date - 18.02.2025
Name of Customer	M/s. Radius & Deserve Builders LLP		Reference – VERBAL
Site Address	M/S CHANDAK REALTORS PVT. LTD. Plot bearing CTS No. 200 (pt).of Village Wadha Vali, Chembur Mumbai – 400 074. State – Maharashtra.		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/02/25/00250A (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	10.02.2025	Date of Receipt	11.02.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	11.02.2025 to 13.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)		Duration of Monitoring
31°C	56%		8 Hours
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	85.23	100 µg/m³	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	43.78	60 µg/m³	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	13.87	80 µg/m³	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	16.41	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

TEST REPORT

Report No. - EAEPL/N/02/25/00250D			Report Date - 18.02.2025
Name of Customer	M/s. Radius & Deserve Builders LLP		Reference – VERBAL
Site Address	M/S CHANDAK REALTORS PVT. LTD. Plot bearing CTS No. 200 (pt) of Village Wadha Vali, Chembur Mumbai – 400 074. State – Maharashtra.		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/02/25/00250D	Sample quantity and packing	Not Applicable
Date of Sampling	10.02.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	53.4	44.5	55	45
Near Center of Site	dB(A) Leq.	53.8	43.8	55	45
Near Backside of Site	dB(A) Leq.	53.5	42.5	55	45
Near Site Office of Site	dB(A) Leq.	52.7	42.0	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

Approved by

(QM/DM)

(Shweta Sonawane)

Authorized Signatory
(Shilpa Dhamankar)

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TEST REPORT

Report No. - EAEPL/W/02/25/00250B			Report Date – 18.02.2025
Name of Customer	M/s. Radius & Deserve Builders LLP		Reference – VERBAL
Site Address	M/S CHANDAK REALTORS PVT. LTD. Plot bearing CTS No. 200 (pt) of Village Wadha Vali, Chembur Mumbai – 400 074. State – Maharashtra.		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/02/25/00250B (Near Backside of site)	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	11.02.2025	Date of Receipt	11.02.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	11.02.2025 to 18.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.38	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	182.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	77.60	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	23.82	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	108.43	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	24.85	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	9.65	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	ND	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	ND	APHA 4500 F-D (24th Edition)
Heavy Metals:			
Iron (Fe)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed:2023

Note: ND – Not Detected

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

Reviewed by


 (QM/DM)
 (Shweta Sonawane)

Approved by


 Authorized Signatory
 (Shilpa Dhamankar)

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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

TEST REPORT

Report No. - EAEPL/W/02/25/00250B			Report Date – 18.02.2025
Name of Customer	M/s. Radius & Deserve Builders LLP		Reference – VERBAL
Site Address	M/S CHANDAK REALTORS PVT. LTD. Plot bearing CTS No. 200 (pt) of Village Wadha Vali, Chembur Mumbai – 400 074. State – Maharashtra.		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/02/25/00250B (Near Backside of site)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	11.02.2025	Date of Receipt	11.02.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	11.02.2025 to 13.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Biological

Group: Water

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

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

Authorized Signatory
(Shweta Sonawane)

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TEST REPORT

Report No. - EAEPL/S/02/25/00250C			Report Date - 18.02.2025
Name of Customer	M/s. Radius & Deserve Builders LLP		Reference – VERBAL
Site Address	M/S CHANDAK REALTORS PVT. LTD. Plot bearing CTS No. 200 (pt) of Village Wadha Vali, Chembur Mumbai – 400 074. State – Maharashtra.		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/02/25/00250C (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	11.02.2025	Date of Receipt	11.02.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	11.02.2025 to 18.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical
Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	8.39	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	852.09	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	19.31	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	31.64	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.69	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	121.03	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	589.87	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2369.48	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	254.19	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	28.15	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.98	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1402.69	EPA 3050B
Potassium (K)	mg/kg	1069.57	EPA 3050B
Copper (Cu)	mg/kg	120.36	EPA 3050B
Iron (Fe)	mg/kg	62119.31	EPA 3050B
Lead (Pb)	mg/kg	13.67	EPA 3050B
Zinc (Zn)	mg/kg	151.32	EPA 3050B

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,
Reviewed by
Approved by
(QM/DM)
(Shweta Sonawane)
Authorized Signatory
(Shilpa Dhamankar)

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: March 26, 2019

To,
M/s. Radius & Deserve Builders LLP
at Plot bearing CTS No. 200 (pt) of Village Wadhavali, Chembur Mumbai - 400 074. State - Maharashtra.

Subject: Environment Clearance for Slum Rehabilitation Scheme with Sale Component at Village Wadhavali, Chembur Mumbai

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 83rd meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 161st meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8 (b) B1 as per EIA Notification 2006.

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

1.Name of Project	Slum Rehabilitation Scheme with Sale Component
2.Type of institution	Private
3.Name of Project Proponent	M/s. Radius & Deserve Builders LLP
4.Name of Consultant	M/s. Ultra-Tech
5.Type of project	Slum Rehabilitation Scheme
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Received Environmental Clearance dated 24.01.2014 • Received IOA and CC from SRA • Received LOI dated 24.07.2013
8.Location of the project	Plot bearing CTS No. 200 (pt) of Village Wadhavali, Chembur Mumbai - 400 074. State - Maharashtra.
9.Taluka	Mumbai
10.Village	Wadhavali
Correspondence Name:	M/s. Radius & Deserve Builders LLP
Room Number:	-
Floor:	-
Building Name:	-
Road/Street Name:	Road Junction
Locality:	Opp. University of Mumbai, Kalina
City:	Santacruz (East), Mumbai
11.Area of the project	Municipal Corporation of Greater Mumbai (M.C.G.M.)
12.IOD/IOA/Concession/Plan Approval Number	Amended IOA: SRA/ ENG / 3262/ ME /STGL/AP IOD/IOA/Concession/Plan Approval Number: Amended IOA: SRA/ENG/3262/ME/STGL/AP Approved Built-up Area: 161983.15

SEIAA Meeting No: 161 Meeting Date: March 14, 2019 (SEIAA-STATEMENT-0000001735)
SEIAA-MINUTES-0000001729
SEIAA-EC-0000001421

Page 1 of 15


Shri. Anil Diggikar (Member Secretary SEIAA)

13.Note on the initiated work (If applicable)	Total constructed work on site till date (FSI + Non FSI): 43,000.00 Sq. mt. The project has received Environmental Clearance dated 24.01.2014
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Received LOI from Slum Rehabilitation Authority dated 24.07.2013
15.Total Plot Area (sq. m.)	53,192.35 Sq. mt.
16.Deductions	9,644.39 Sq. mt.
17.Net Plot area	43,547.96 Sq. mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 2,03,647.47 Sq. mt. (Including fungible)
	Non FSI area (sq. m.): 2,21,038.97 Sq. mt.
	Total BUA area (sq. m.): 424686.44
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 1, 61,983.15 Sq. mt.
	Approved Non FSI area (sq. m.): 2, 21,027.72 Sq. mt.
	Date of Approval: 11-05-2018
19.Total ground coverage (m2)	17,920.00
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	41%
21.Estimated cost of the project	15000000000

Government of Maharashtra

22.Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23.Total Water Requirement				
Dry season:	Source of water	M.C.G.M/ Tanker water for Swimming pool make up		
	Fresh water (CMD):	1581		
	Recycled water - Flushing (CMD):	794		
	Recycled water - Gardening (CMD):	64		
	Swimming pool make up (Cum):	08		
	Total Water Requirement (CMD) :	2447 KLD		
	Fire fighting - Underground water tank(CMD):	1863 KL		
	Fire fighting - Overhead water tank(CMD):	150 KL		
	Excess treated water	995 KLD		
Wet season:	Source of water	M.C.G.M/ Tanker water for Swimming pool make up/ Partly by RWH		
	Fresh water (CMD):	1581		
	Recycled water - Flushing (CMD):	794		
	Recycled water - Gardening (CMD):	--		
	Swimming pool make up (Cum):	08		
	Total Water Requirement (CMD) :	2383 KLD		
	Fire fighting - Underground water tank(CMD):	1863 KL		
	Fire fighting - Overhead water tank(CMD):	150 KL		
	Excess treated water	1059 KLD		
Details of Swimming pool (If any)	Swimming pool volume: 540 m3 Swimming pool make up water requirement: 8 KL			

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	--	--	--	--	--	--	--	--	--

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	2.90 mt. to 3.20 mt. below ground surface
	Size and no of RWH tank(s) and Quantity:	Rehabilitation: 1 RWH tank of 315 KL, Sale: 2 RWH tanks of total capacity 300 KL
	Location of the RWH tank(s):	Rehabilitation: Basement ; Sale: Under ground
	Quantity of recharge pits:	Nil
	Size of recharge pits :	Nil
	Budgetary allocation (Capital cost) :	Rs. 70.50 Lacs
	Budgetary allocation (O & M cost) :	Rs. 3.25 Lacs/annum
	Details of UGT tanks if any :	Rehabilitation: Basement Sale: Under ground

26.Storm water drainage	Natural water drainage pattern:	The storm water collected through the storm water drains of adequate capacity will be discharged in to the municipal SWD.
	Quantity of storm water:	1.34 m3/sec
	Size of SWD:	3.25 m3/sec

27.Sewage and Waste water	Sewage generation in KLD:	Rehabilitation: 973 KLD , Sale: 1086 KLD
	STP technology:	Moving Bed Bio Reactor (MBBR)
	Capacity of STP (CMD):	Rehabilitation: 1200 KL, Sale: 2 STPs of 520 KL & 651 KL
	Location & area of the STP:	Rehabilitation :Location :Basement: 1200 Sq. mt., Sale: Location: Underground: 549 Sq. mt. & 581 Sq. mt.
	Budgetary allocation (Capital cost):	Rs. 424.40 Lacs
	Budgetary allocation (O & M cost):	Rs.79.03 Lacs/annum

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Excavated material shall be partly reused on site for filling and remaining will be disposed of at designated location approved by M.C.G.M.
	Disposal of the construction waste debris:	Partly recycle and disposal of remaining waste to Authorized landfill sites
Waste generation in the operation Phase:	Dry waste:	4744 kg/day
	Wet waste:	3163 kg/day
	Hazardous waste:	Not applicable
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	309 kg/day
	Others if any:	Not Applicable
Mode of Disposal of waste:	Dry waste:	To authorized recyclers
	Wet waste:	Organic Waste Converter (OWC)
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Use as manure
	Others if any:	Not Applicable
Area requirement:	Location(s):	Ground
	Area for the storage of waste & other material:	311 Sq. mt.
	Area for machinery:	48 Sq. mt.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 36.00 Lacs
	O & M cost:	Rs. 12.63 Lacs/annum

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Maharashtra

29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31.Stacks emission Details						
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	DG Set	--	--	--	--	--

32.Details of Fuel to be used				
Serial Number	Type of Fuel	Existing	Proposed	Total
1	HSD	--	--	--

33.Source of Fuel	--
34.Mode of Transportation of fuel to site	--

35.Energy		
Power requirement:	Source of power supply :	Reliance Infrastructure Limited
	During Construction Phase: (Demand Load)	150 KW
	DG set as Power back-up during construction phase	As per requirement
	During Operation phase (Connected load):	Rehabilitation: 10309 KW , Sale: 28984 KW , Total: 39293 KW
	During Operation phase (Demand load):	Rehabilitation: 3585 KW, Sale: 5793 KW , Total: 9378 KW
	Transformer:	As per Utility Company Requirement
	DG set as Power back-up during operation phase:	Rehabilitation-Power from alternate electrical substation, Sale : 2 nos. of capacity 750 kVA each and 1 of capacity 500 kVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	High Tension Line is passing through the plot. NOC received from TATA Power Company Limited for set back line

Energy saving by non-conventional method:
• Use of VFD's for Lift machines • Use of Regenerative type lifts • Use of Energy efficient motors • Provision of Solar water heating • Provision of Solar PV panels

36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Overall energy saving	Rehabilitation: 23% & Sale: 22%
2	Energy saving due to renewable energy	Rehabilitation: 4% & Sale: 4%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Sewage	Not applicable	STP
Solid waste	Not applicable	Organic Waste Convertor

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 235.00 Lacs
	O & M cost:	Rs. 2.35 Lacs/annum

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water for Dust Suppression	12.96
2	Air Environment	Air and Noise Monitoring: On site Sensors	14.50
3	Air Environment	Air and Noise Monitoring: By outside MoEF & CC Approved Laboratory	1.98
4	Air Environment	EMP for Batching plant	2.14
5	Water Environment	Drinking water analysis	0.27
6	Land Environment	Site Sanitation	10.00
7	Health & Hygiene	Disinfection- Pest Control	10.80
8	Health & Hygiene	Health Check-up of workers	145.80
9	Cost towards Disaster Management	--	711.50

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	AIR & NOISE ENVIRONMENT - Ambient Air quality & Noise Monitoring:	On site sensors	No set up cost is involved as already considered Construction Phase	0.50
2	AIR & NOISE ENVIRONMENT - Ambient Air quality & Noise Monitoring:	By outside MoEF & CC Approved Laboratory	No set up cost is involved	0.22
3	AIR & NOISE ENVIRONMENT - Cost for DG Stack Exhaust Monitoring	2 nos. of stacks	No set up cost is involved	0.10

4	AIR & NOISE ENVIRONMENT - Cost for Plantation	RG on ground: 3311.71 Sq.mt. & Additional green cover area on Stilt/Club roof: 6378.06 Sq. mt.	38.59	1.20
5	WATER ENVIRONMENT - Waste water treatment	Cost for sewage Treatment Plant	370.40	75.95
6	WATER ENVIRONMENT - Cost for water & waste water Monitoring	On site sensors	54.00	3.00
7	WATER ENVIRONMENT - Cost for water & waste water Monitoring	By outside MoEF & CC Approved Laboratory	No set up cost is involved	0.08
8	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for RWH tanks	61.50	3.08
9	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for treatment unit for Rain Water collected in tanks	9.00	0.03
10	WATER ENVIRONMENT - Water Conservation (Rain Water Harvesting System)	Cost for Rainwater Monitoring	No set up cost is involved	0.14
11	LAND ENVIRONMENT - Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	36.00	12.31
12	LAND ENVIRONMENT - Solid Waste Management	Environmental Monitoring	No set up cost is involved	0.32
13	ENERGY CONSERVATION - Use of renewable energy	Solar panels & hot water system	235.00	2.35
14	Cost towards disaster management	--	642.68	12.85

39.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information



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	CRZ/ RRZ clearance obtain, if any:	Not applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not Applicable
	Category as per schedule of EIA Notification sheet	8 (b) B1
	Court cases pending if any	No
	Other Relevant Informations	--
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	28-12-2017

3. The proposal has been considered by SEIAA in its 161st meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	Committee noted that, the certificate submitted for construction done on site is signed by liaisoning surveyors. PP to submit the architect certificate.
II	PP to submit the HRC NoC.
III	PP to implement the CER programme as envisaged in MoEF & CC's office memorandum. The PP while implementing it may be assigned specific CER activity for execution by the Department.
IV	SEIAA decided to grant EC for : FSI: 161983.15 m2, Non FSI: 214644.28 m2 & Total BUA: 376627.43 m2. (IOD no. SRA/ENG/3262/ME/STGL/AP, Approval Date-11.05.2018.)
V	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
VI	PP to submit HRC NOC.
VII	PP to submit CER plan to Municipal Commissioner, MCGM and submit the acknowledgement copy to submitted to Member Secretary, SEIAA.

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC & SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.



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4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D- Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER MUMBAI
10. MUNICIPAL COMMISSIONER NAVI MUMBAI
11. REGIONAL OFFICE MPCB MUMBAI
12. REGIONAL OFFICE MPCB NAVI MUMBAI
13. REGIONAL OFFICE MIDC ANDHERI
14. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI
15. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
16. COLLECTOR OFFICE MUMBAI
17. COLLECTOR OFFICE MUMBAI SUB-URBAN

Government of Maharashtra

SEAC-2212/CR- 500/TC-2
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 24th January, 2014

To,
M/s. Wadhwa & Deserve Builders LLP.
Unit no 24, 2nd floor ,
Brijwasi Estate Sonavala road ,
Goregaon (E), Mumbai – 400 063

Subject: Environmental clearance for proposed SRA project at Plot bearing CTS Nos. 200(pt), 103 (pt) of village Wadhavali, Chembur, Mumbai by M/s. Wadhwa & Deserve Builders LLP.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 5th & 16th meetings decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 64th Meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed SRA project at Plot bearing CTS Nos. 200(pt), 103 (pt) of village Wadhavali, Chembur, Mumbai. SEAC considered the project under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as:

Name of the Project	Proposed Residential cum Commercial Project S.R.A Scheme		
Project Proponent	M/s. Wadhwa & Deserve Builders LLP.		
Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd.		
Type of Project:	SR Scheme		
Location of the project	At plot bearing CTS No. 200 (pt), survey no. 103 (pt) of Village Wadhavali, Chembur Mumbai – 400 074		
Total plot area (Sq.m.)	Plot area: 53,192.35 Sq.m.		
Deductions	Deductions : 11,796 Sq.m		
Net Plot Area	Net plot area :41,396.36 Sq.m		
Permissible FSI	3.00		
Proposed Built Up Area(FSI & Non FSI)		Rehab	Sale Residential
	FSI (Sq.m)	66,386.73	92,708.16
	Fungible FSI	8,086.35	2,059.35

	(Sq.m)		
	Non FSI (Sq.m)	42,560.98	73,081.93
	Total in Sq.m	1,17,034.06	1,67,849.44
	TOTAL CONSTRUCTION AREA(Sq.m)	2,84,883.5	
Ground Coverage Area	Phase I Total Ground coverage : 41.59 % (17,206.22 Sq.m) Rehab : 38.08 % Sale: 43%		
Estimated Cost of the project	INR 430 Crore		
Number of Buildings & configuration(s)	Rehab : 7 Buildings (pt Gr + 23 Floors) Sale : 2 Buildings Sale 1 with 4 wings (G + 6 P + St + 1 st to 27 th Upper floors Sale 2 : P + St + 27 th Upper floors		
Number of tenants and shops		Tenements (No's)	
	Rehab	2131	
	Sale	765	
Number of expected residents/users	14,480 No's		
Tenant density per hector	Rehab: 1198.26 Tenement / Hectare Sale : 331.23 Tenement / Hectare Project Tenement Density : 700.01 Tenement/ Hectare		
Height of Building(s)	Rehab: 69.60 mt. Sale: 108.05 mt.		
Right of way	12.20 mt wide service road of 60.0 wide eastern freeway		
Turning radius	Min 9.0 mt.		
Total Water Requirement	Dry Season: Fresh water (CMD) & source:1303 CMD by MCGM (Municipal Corporation of Greater Mumbai) Recycled water (CMD): 702 CMD Total Water Requirement (CMD): 2005 CMD Fire fighting (Cum): 1500 cum UG Tanks : Rehab Buildings :7 # 100 cum, Sale Residential : 500 cum Wet Season: Fresh Water (CMD) & Source: 1083 CMD by MCGM (Municipal Corporation of Greater Mumbai) Recycled Water (CMD): 652 CMD Rain Water (CMD) : 220 CMD Total Water Requirement (CMD): 2005 CMD Fire fighting (Cum): 1500 cum UG Tanks = Rehab Buildings :7 # 100 cum, Sale Residential : 500 cum		
Rain Water Harvesting (RWH)	Level of the ground water table – 1.5 mt. to 6.0 mt. Size and no of RWH tank(s) and quantity: Rehab: 7 tanks with 136 cum Sale 84 um		

	Location of the RWH tanks(s): Rehab (ground level) Sale (Stilt level) Size, no. of recharge pits and quantity: 25 pit of 1.5 m x 1.5 m x 2 m deep For Rainwater harvesting – Capital cost: Rs. 50 lakhs O & M Cost : Rs. 8 lakhs																								
Strom water drainage	Natural water drainage pattern: By Gravity Quantity of storm water: 4.318 cum/sec Size of SWD: 450 mm 500 mm 600 mm 700 mm 750 mm 800 mm 900 mm 1000 mm wide																								
Sewage & Waste Water	Sewage generation: 1564 CMD STP Technology: MBBR Capacity of STP (CMD):Rehab 1# STP of 1500 CMD and Sale Residential 450 CMD Location of the STP: Rehab (Basement Level and for sale residential (stilt level) DG Set (during emergency) 100 % back up for STP during emergency Budgetary allocation: Capital Cost: INR 220 lakhs O&M Cost: INR 23 lakhs																								
Solid Waste Management	Waste generated during demolition <table><tr><th>Sr. No</th><th>ITEMS</th><th>Quantity</th></tr><tr><td>1</td><td>STEEL</td><td>247300 Kgs</td></tr><tr><td>2</td><td>CONCRETE</td><td>1854750 Cum</td></tr><tr><td>3</td><td>BRICKS</td><td>4946000 No's</td></tr><tr><td>4</td><td>ASBESTOS SHEET</td><td>741900 Sq.m</td></tr><tr><td>5</td><td>WOOD</td><td>222570 Kgs</td></tr></table> Demolition waste will disposed as per the debris management plan from MCGM Waste generation in the operation phase: Dry waste (Kg/day): 2896 kg/day Wet waste (Kg/day): 4344 kg/day STP sludge (Dry sludge) (Kg/Day): 40 Kg/Day Mode of Disposal of Waste: Dry waste: segregated/sale/Collection by local authority Wet Waste: Will be processed in the Organic Waste Converter. STP Sludge (Dry Sludge):Use as a manure Area Requirement: <table><tr><th>Particular</th><th>OWC & Garbage Collection Room No and Area (Sq.m)</th></tr><tr><td>Rehab</td><td>7 No of garbage collection room with segregation area 8 Sq.m in each wing and 2 OWC machine room with Curing area : 130 Sq in each Rehab building</td></tr><tr><td>Sale</td><td>3 No's of garbage collection room with segregation area 57 Sq.m</td></tr></table>	Sr. No	ITEMS	Quantity	1	STEEL	247300 Kgs	2	CONCRETE	1854750 Cum	3	BRICKS	4946000 No's	4	ASBESTOS SHEET	741900 Sq.m	5	WOOD	222570 Kgs	Particular	OWC & Garbage Collection Room No and Area (Sq.m)	Rehab	7 No of garbage collection room with segregation area 8 Sq.m in each wing and 2 OWC machine room with Curing area : 130 Sq in each Rehab building	Sale	3 No's of garbage collection room with segregation area 57 Sq.m
Sr. No	ITEMS	Quantity																							
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	Residential and 1 OWC machine room with Curing area : 95 Sq.m in sale residential
	Budgetary allocation (capital cost and O&M cost) For Solid waste management : Capital Cost: INR 70 lakhs O & M Cost : INR 10 lakhs per Annum
Green Belt Development	Total R.G. Area: 5995.54 Sq.m RG area under green belt: RG for Rehab : 1897.93 Sq.m RG for sale : 4097.71 Sq.m Plantations: Number of trees species to be planted in the ground RG: 525 Budgetary allocation (Capital cost and O&M cost) For Landscaping : Capital Cost: Rs. 76 lakhs O & M Cost: Rs. 8.0 lakhs
Energy	Power Supply: Maximum Demand: Rehab 7335 kW Sale Residential 9787 kW Connected Load: Rehab 12720 KW Sale Residential 23378 KW Source: TATA POWER Energy saving by Non-conventional method: 1. Energy efficient fluorescent tube lights & CFL lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures and corresponding lower point wiring costs. The life of T5 tubes are 2.5 to 3 times time conventional tubes and hence the cost of replacement is quite less and hence rate of disposal of tubes reduced drastically. 2. All fluorescent light fixtures will be specified to incorporate electronic ballast with THD less than 5% which have less watt-loss compared to electromagnetic ballast and result in superior operating power factor. Electronic chokes also improve the life of the fluorescent lamps. 3. Bus bars in all distribution panels are specified as copper bus-bars to reduce losses and improve reliability. 4. Copper conductor cables will be specified for sizes up to 16 sq mm , this will reduce losses and improve reliability. 5. All cables will be de-rated to avoid heating during use. This also indirectly reduces losses and improves reliability. 6. Variable frequency drives will be incorporated on motor feeders which will save considerable energy. 7. Occupancy Presence sensors & day-light sensors will be provided where ever feasible. 8. General lighting shall be through energy efficient fluorescent lamps and illumination levels shall be generally in line with National Building Code. 9. 10% of common area / staircases / basement parking corridor lights shall be designated as emergency lights and shall be connected to individual inverters for uninterrupted illumination. 10. All the external walls will be 225mm brick plastered on both sides and no additional insulation is envisaged.

11. All WCs shall have dual flush cistern rather than single flush type & flush valve combination which will reduce consumption of water significantly.
12. All common area low flow plumbing fixture shall be installed to conserve the water. For the residents, guide lines shall be given to use the efficient plumbing fixtures to conserve the water.
13. The water supply to the tower is by gravity with booster pumps for the floors which are at close proximity.
14. Sewage Treatment Plant is installed for recycling the building waste and sewer water so that recycled water can be used after the tertiary treatment for flushing, irrigation purposes as applicable

• **Details calculations & % of saving:**

- Total power saving by using CFL, LED's, timers, motion sensors, and for outdoor lighting geographical timers gives 5% energy saving on total consumption : 5%
- Total power consumed in lakhs kwh by maintaining 0.95 power factor near load centre : 5.26 %
- By using high efficient units total power consumption is .9 Kw per tr. total annual units consumption in lacs : 25.0
- Total Annual saving : 24.19 %

Solar energy as a alternative source of energy proposed for Street lighting and 50% hot water requirement.

Sr. No	Description		Annually Units Consumption In Lakh Kwh	Annually Units Saving/ Consumption In Lakh Kwh Energy Conservation Using Alternative Source	Total Saving In Lakhs Units	Total Energy Saving In Percentage (%)
1.	Street lighting		Total power consumption considering 10 hrs. night operation around the year	Using LED & solar street lighting we consider minimum of 50% energy saving	0.809	50%
			1.6179	0.8089		

	2.	Hot Water System	Total lakhs kwh units consumed by using electric hot water system for for total flats. Total hot water requireme nt is 19,125 liters.	19125ltr. x (30)deg c x 360 days /859	Using solar 50% hot water generatio n thru solar heater the total savings in laes kwh.	1.20	50.0%
			--	2.40	1.20		
	Total Energy saving by solar system					43.6 %	
	Total Annual saving : 24.19 % Solar energy as a alternative source of energy proposed for Street lighting and 50% hot water requirement. Budgetary allocation (capital cost and O&M cost) – For Energy conservation system : Capital Cost: INR 225 Lakhs O & M Cost: INR 26 Lakhs DG Set: DG set will be provided for backup power to emergency facilities. Number and capacity of the DG sets to be used: Rehab Buildings – 5 No's 250 kVA and 2 nos 200 kVA Sale Residential Building – 1 # 625 kVA Type of fuel used: HSD						
Traffic Management	Parking Details: No of parking : 992 No's Number and area of podia: Sale building : 6 podium with area 48,345.74 Sq.m Total parking area: Area per Car: 33.5 Sq.m 4-wheelers : For Rehab Width of all Internal roads (m):12.20 mt. 9 mt and 6.0 mt drive way in parking areas						
Environmental Management plan Budgetary Allocation	Sr. No.	Method Adopted	Setting-Up Cost (In Lakhs)		Annual Maintenance And Operational Cost (In Lakhs)		
	1	Rain Water Harvesting	50		8		
	2	MSW	70		10.0		

	3	STP (including civil cost)	220	23.0
	4	Landscaping	76	8.0
	5	Energy saving Measures	225	26
	6	Training Program	12	
	Total in Lakhs (INR)		603	75

3. The proposal has been considered by SEIAA in its 64th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

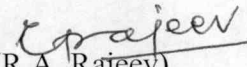
- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (iii) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (iv) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (v) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (vi) 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 and First Aid Room etc.
- (vii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

- (viii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (ix) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (x) Arrangement shall be made that waste water and storm water do not get mixed.
- (xi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xiv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xv) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (xvi) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xvii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xviii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xx) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxi) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xxii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxiii) Ready mixed concrete must be used in building construction.
- (xxiv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxviii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxxiii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxv) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxvi) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxvii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxviii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxix) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement

- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xli) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xlii) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xliii) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- (xliv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (xlviii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (xlix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (l) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (li) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

- (lii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (liii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
 9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
 10. Any appeal against this environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 (R.A. Rajeev)
 Principal Secretary,
 Environment department &
 MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.

2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
7. CEO, Slum Rehabilitation Authority, Bandra (E), Mumbai.
8. Collector, Mumbai.
9. Regional Office, MPCB, Mumbai.
10. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
11. Select file (TC-3).

(EC Uploaded on - 29 Jan 14)

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : enquiry@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E),
Mumbai - 400 022

Consent order No: Format1.0/BO/CAC-cell/EIC-MU-5517 -14/E/CAC-4084
Date-30/4/2014

To,
Mr. Sanjay Chabaria,
M/s. Wadhawa & Deserve Builders LLP,
24, 2nd floor, Brijwasi Estate, Opp. Uday Bhavan,
Sonawala Road, Goregaon(E), Mumbai-400 063.

Subject: Consent to Establish for Building/Construction project under SRA scheme
ORANGE category.

Ref : 1. Minutes of 23rd CAC meeting of 2013-14 held on 15.4.2014.

Your application CE1401000017

Dated: 28.8.2013

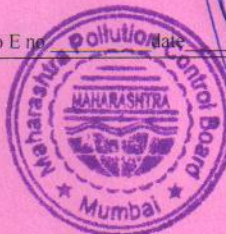
For: Consent to Establish for Building/Construction project under SRA scheme
under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section
21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of
the Hazardous Wastes (M, H & T M) Rules 2008 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 is granted for a period up to commissioning of the project or 5 years
whichever is earlier.
2. The proposed capital investment of the project is Rs. 430 Crs. (As per undertaking
submitted by project proponent)
3. The Consent to Establish is valid for construction of residential cum commercial project
under SRA scheme of M/s. Wadhawa & Deserve Builders LLP. on plot bearing C.T.S. no.
200(pt), S. no. 103(pt), Vill-Wadhawali, Chembur, Mumbai on total plot area of 53,192.35
sq. mtr and total construction built up area 2,84,883.5 Sq. mtrs including utilities and
services as per construction commencement certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	1564	As per Schedule -I	Recycle & excess discharge into Municipal sewer line

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

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG set (5x250KVA)	5	As per Schedule -II
2.	DG set (2 x 200KVA)	2	As per Schedule -II
3.	DG set (625KVA)	1	As per Schedule -II



6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	4344 Kg/Day	Organic Waste Convertor	Used as Manure
2	Non-Biodegradable	2896 Kg/Day	Segregate and Hand over recyclers	--
3	STP Sludge	40 Kg/ Day	Nil	Used as Manure

7. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste:

Sr. No.	Type Of Waste	Category	Quantity	UOM	Treatment	Disposal
Nil						

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. PP shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/ CRZ clearance and C to E.

For and on behalf of the
Maharashtra Pollution Control Board



(Rajeev Kumar Mital, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1.	860100/-	001178	14.8.2013	HDFC Bank

Copy to:

1. Regional Officer -Mumbai and Sub-Regional Officer-Mumbai-III MPCB, Mumbai.
-- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

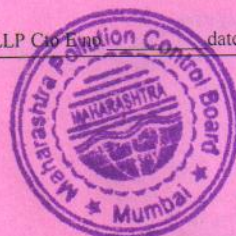
- 1) A] As per your application, you have proposed to install two MBBR based Sewage Treatment Plants (STPs) with the design capacity of 450 CMD & 1500 CMD.
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27oC)	30
02	Suspended Solids	50
03	COD	100
04	Residual Chlorine	1ppm

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
 - D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	00
2.	Domestic purpose	1303(fresh waster) & 702(recycled)
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	00



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

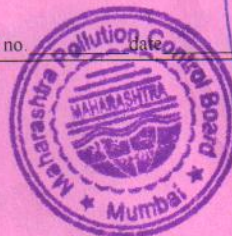
Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S %	SO ₂ Kg/Day
01.	DG set (5x250KVA)	Acoustic Enclosure	3.2* each	LDO	569 lits/hr	1.8	492
02.	DG set (2 x 200KVA)	Acoustic Enclosure	2.8* each	LDO			
03.	DG set (625KVA)	Acoustic Enclosure	5*	LDO			

* Above roof of the building in which it is installed.

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:

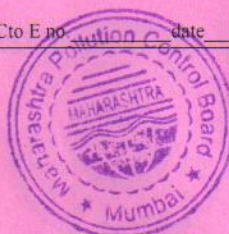
Particulate matter	Not to exceed	150 mg/Nm ³ .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life 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).



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 days from date of issue of consent	Towards compliance of the EC condition and as well as consent conditions	Upto Commissioning of the unit	Five years from date of issue of consent



Schedule-IV

Conditions during construction phase

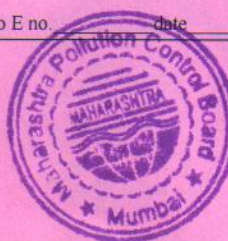
a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise generating activity shall be carried out during day time only.

General Conditions:

- 1) The applicant shall provide facility for collection of environmental samples and samples of trade and 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) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
- 3) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- 4) Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
- 5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
- 6) The firm shall submit to this office, the 30th day of September every year , the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
- 7) The industry shall comply with the Hazardous Waste (M,H & TM) Rules, 2008 and submit the Annual Returns as per Rule 5(6) & 22(2) of Hazarsous Waste (M,H & TM) Rules, 2008 for the preceding year April to March in Form-IV by 30th June of every year.
- 8) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- 9) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before actual commencement of the Unit/ Activity.**
- 10) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act,1986 and industry specific standard under EP Rules 1986 which are available on MPCB website(www.mpcb.gov.in).
- 11) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
- 12) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution



- control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 13) Conditions for D.G. Set
- Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - 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.
 - Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - A proper routine and preventive maintenance procedure for DG set 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
 - D.G. Set shall be operated only in case of power failure.
 - The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel
- 14) The industry should not cause any nuisance in surrounding area.
- 15) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
- 16) The applicant shall maintain good housekeeping.
- 17) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end, with the Environment Statement.
- 18) The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
- 19) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
- 20) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
- 21) The industry shall submit quarterly statement in respect of industries' obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can be downloaded from MPCB official site).
- 22) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 23) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.
- 24) **The applicant shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide No. SEAC 2212/CR-500/TC-2 dtd. 24th January, 2014.**



[Handwritten signature]

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/CAC-CELL/UAN No.0000226115/CE/2501000159

Date: 01/01/2025

To,
M/s. Chandak Realtors Pvt. Ltd.,
CTS No. 200(Pt), Om Ganesh Nagar SRA CHS LTD, Ekta
CHS LTD, Jai Hanuman Nagar SRA CHS LTD - Plot
bearing CTS No. 200(Pt) of village Wadhavali, Taluka
Kurla, Chembur, Kurla, Mumbai



Sub: Consent to Establish (Revalidation with expansion & Change in name) for SRA & sale building Construction project

- Ref:**
1. Consent to Establish vide no. Format 1.0/BO/CAC-CELL/EIC-MU-5517-14//E/CAC-4084 dtd 30.04.2014
 2. Minutes of 12th Consent Appraisal Committee Meeting of 2024-25 held on 13.12.2024

Your application NO. MPCB-CONSENT-0000226115

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to establish is granted for period up to Commissioning of the project or 5 Yrs whichever is earlier**
2. **The capital investment of the project is Rs.1500 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish (Revalidation with expansion & Change in name) is valid for SR Scheme Construction project named as M/s. Chandak Realtors Pvt. Ltd., CTS No. 200(Pt), Om Ganesh Nagar SRA CHS LTD, Ekta CHS LTD, Jai Hanuman Nagar SRA CHS LTD - Plot bearing CTS No. 200(Pt) of village Wadhavali, Taluka Kurla, Chembur, Kurla, Mumbai city on Total Plot Area of 53192.35 SqMtrs for total construction BUA of 3,76,627.43 SqMtr as per specific condition of EC granted dated 26.03.2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd 30.04.2014	53192.35	284883.50
2	Environmental Clearance dtd 26.03.2019	53192.35	376627.43

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	2059	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 & S-2	DG Sets-2 Nos. x 750 KVA	02	As per Schedule -II
S-3	DG Set-500 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	3163 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
2	Non Biodegradable waste	4744 Kg/Day	Segregation	To Local Body
3	STP Sludge	309 Kg/Day	Dewatering	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
1	5.1 Used or spent oil	300	Ltr/Hr	Reprocessing	To Authorized Reprocesser

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 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 utilized on land for gardening.
- PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.

13. 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.
14. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA/EC/000001421 dtd 26.03.2019 for construction project on Total Plot Area of 53,192.35 SqMtrs for total Construction BUA of 3,76,627.43 SqMtr as per specific condition
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental 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	3000000.00	TXN2411001849	15/11/2024	Online Payment
2	1564493.00	TXN2412004384	25/12/2024	Online Payment
3	860000.00	TXN2412004386	25/12/2024	Online Payment
4	1264438.00	TXN2412004388	25/12/2024	Online Payment

PP has paid penal fees of Rs 1564493 and lapse consent fees of Rs 860000 and Rs 1264438 as 12 % interest on Bank Guarantee

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.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **2371 CMD for treatment of domestic effluent of 2059 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	2375.00
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	64 - Gardening

- 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 & S-2	DG Sets-2 Nos, 750 kVA each	Acoustic Enclosure	5.50	HSD 150 Ltr/Hr	1	SO ₂	72 Kg/Day
S-3	DG Set-500 kVA	Acoustic Enclosure	5.00	HSD 100 Ltr/Hr	1	SO ₂	48 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E(Revalidation with Expansion)	Rs 25 Lakhs	Existing/Extend	Compliance of Consent conditions and EC conditions	upto Commissioning of the Project	upto Commissioning of the Project

** 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 siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 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.





SLUM REHABILITATION AUTHORITY

No: SRA/ ENG/1694/ME/STGL/LO

SRA/EE/OW/2023/953/me

Date : 27 FEB 2023

To,

M/s. Chandak Realtors Pvt. Ltd.

Hubtown Solaris, 807/808,

8th floor, N.S.Phadke Marg,

Opp.Telli Gully, Andheri (E),

Mumbai – 400 069

Sub:- Change of Developer for Proposed SR Scheme on plot bearing CTS No. 200(Pt) of village Wadhavali, Taluka Kurla, Chembur, Mumbai 400071 for “Om Ganesh Nagar SRA CHS LTD”, “Ekta CHS LTD”, “Jai Hanuman Nagar SRA CHS LTD”.

Gentlemen,

This has reference to above mentioned S.R.Scheme. As per order passed by Hon'ble CEO(SRA) under clause 13(2) of Maharashtra Slum Area Act,1971 and remarks from Assistant Registrar(SRA), this is to inform you that, M/s. Chandak Realtors Pvt. Ltd. is hereby appointed as a new Developer for proposed SR Scheme on plot bearing CTS No. 200 (Pt) of village Wadhavali, Taluka Kurla, Chembur, Mumbai 400071 for “Om Ganesh Nagar SRA CHS LTD”, “Ekta CHS LTD”, “Jai Hanuman Nagar SRA CHS LTD” and the same is hereby accepted by this office.

Yours Faithfully,


Executive Engineer
Slum Rehabilitation Authority

27/02/2023



SLUM REHABILITATION AUTHORITY

No: SRA/ ENG/1694/ME/STGL/LOR

Date :

27 FEB 2023

To,

M/s. Chandak Realtors Pvt. Ltd.

Hubtown Solaris, 807/808,
8th floor, N.S.Phadke Marg,
Opp.Telli Gully, Andheri (E),
Mumbai – 400 069

Sub:- Change of Developer for Proposed SR Scheme on plot bearing CTS No. 200(Pt) of village Wadhavali, Taluka Kurla, Chembur, Mumbai 400071 for “Om Ganesh Nagar SRA CHS LTD”, “Ekta CHS LTD”, “Jai Hanuman Nagar SRA CHS LTD”.

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Yours Faithfully,


Executive Engineer

Slum Rehabilitation Authority

Copy to:-

1. Licensed Surveyor: Shri. Arun Gurav of
M/s. Skyline Infrabuilt Consultants Pvt. Ltd.
- ✓ 2. Society: i. Om Ganesh Nagar SRA CHS LTD
ii. Ekta CHS LTD
iii. Jai Hanuman Nagar SRA CHS LTD