

Off No - 808, 8th Floor, Hubtown Solaris, N S Phadke Road, Saiwadi, Near Flyover Bridge, Andheri (E), Mumbai City, Mumbai, Maharashtra, India, 400069
Tel No : 022-35112430 / 35112433 | www.chandakgroup.com
E-mail id - chandakgroup@rediffmail.com | LLPIN NO : AAC-9407

Date: 02.12.2025

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for Proposed SRA Residential development Project at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai By M/s. Surya Builders & Developers

Reference: Clearance letter no. SIA/MH/INFRA2/403511/2022 dtd. 23.02.2023

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

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

This is for your kind information.

Thanking you,

Thanking You,
For, M/s Saroj Landmark Realty LLP



Authorized Signatory

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

Date: 02.12.2025

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 March ,2025 – Sept ,2025

Reference: Clearance letter no. SEAC 2010/CR.449/TC.2 dtd. 29.04.2011

Dear Sir,

This is with reference to the above subject, our Proposed SRA Residential development Project at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai By M/s. Surya Builders & Developers

The present project status at site is as follows:

Wings	floors	Status
Sale	2 Basement + Ground + 46 th Floors	38th Floor Slab Completed
Rehab	2 Basement + Ground + 32th Floors	32 th Floor Slab Completed
Society	Basement + Ground + 19 Floors	Piling work Stated

Thanking you,

Thanking You,
 For, M/s Saroj Landmark Realty LLP




Authorized Signatory

**DATA
SHEET**

Developer

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

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

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

Monitoring Report**PART – I****DATA SHEET**

1.	Project type: river-valley/ mining/ Industry/thermal/ nuclear/ Other (specify)	Townships and Area Development projects.
2.	Name of the project	Proposed SRA Residential development
3.	Clearance letter (s) / OM/ no and date:	<ul style="list-style-type: none"> • SIA/MH/INFRA2/403511/2022 Dated 23.02.2023
4.	Location	at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai By M/s. Surya Builders & Developers
a.	District (s)	Mumbai.
b.	State (s)	Maharashtra.
c.	Latitude / Longitude	---
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	M/s. Surya Builders & Developers Address - at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	

6.	Salient features	
a.	of the project	Plot area: 16032.32 Sq.m FSI Area: 73459.14 Sq.m. Non FSI Area: 83,420.00 Sq.m Total BUA: 1,56,879.14 Sq. m.
b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with capacity Rehab 450 KLD, Sale 551 KLD, Society = 54 KLD, will be provided for treating the wastewater with MBBR technology. Recycled wastewater will be used for Flushing, gardening etc.</p> <p>3. <u>Water Management:</u> Rain Water Harvesting shall be provided to raise the ground water table.</p> <p>4. <u>Solid Waste Management:</u> Biodegradable waste will be treated in OWC, manure obtained will be used for landscaping Non-biodegradable waste will be recycled/reused/ sold/ handed over to local authorized vendors</p> <p>5. Solar energy will be used as back-up to main source including streets and buildings.</p>
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	Plot area: 16035.32 Sq.m FSI Area: 73459.14 Sq.m. Non FSI Area: 83,420.00 Sq.m Total BUA: 1,56,879.14 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	Rs. 606.50 cr.
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Capital Cost: Rs. 1100.56 lakhs O & M Cost: Rs. 24.93 lakhs/ Year
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	--
d.	Whether (c) includes the cost of environmental management as shown in the above	Yes
e.	Actual expenditure incurred on the project so far	Rs.345.96 Cr.
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: 1100.00 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. There will be tree of about 123 Nos. Different species selected as per CPCB green belt guidelines and common species available in the proposed area.

c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability 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)	04.06.2018 & 11.04.2022
b.	Date of completion (Actual and/ or planned)	30.06.2028
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	05.08.2025
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	<ul style="list-style-type: none"> • SIA/MH/INFRA2/403511/2022 Dated 23.02.2023 <p>M/S. Surya Builders and Developers. Address - 305A, 3rd Floor, Wing B, Wall Street, Chakala, Andheri Kurla Road, Andheri (E) - 400093</p>

COMPLIANCE

REPORT

Developer

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

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

COMPLIANCE REPORT

TERMS & CONDITIONS

SEAC Specific Conditions -

1.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	PP has submitted Approved Layout.
2.	PP to obtain following NOCs & remarks. a) a) Sewer connection, b) b) Tree NOC, c) c) SWM/C&D NOC, d) d) HRC NOC	PP have received all the NOC
3.	PP to submit retrieval analysis with respect to evacuation of residents in case of hazards/disaster.	PP have submitted the document.
4.	PP to revise & submit carbon footprint analysis for operation phase.	PP has revised & submitted the carbon footprint analysis for operation phase.
5.	PP to shift fire & domestic tanks such that the top of these tanks flush to the ground level.	PP noted the condition.
6.	PP to maintain 6.00m distance between STP & domestic tanks.	PP has submitted layout.
7.	PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.	PP has Compiled.
8.	PP to submit RG area calculations & dimensions with triangular method; PP to submit architect certificate mentioning that required RG is 100% provided on mother earth as per the latest NGT order.	PP has submitted RG area calculations & dimensions with triangular method; PP to submit architect certificate mentioning that required RG is 100% provided on mother earth as per the latest NGT order.
<u>SEIAA Specific Conditions -</u>		

1.	This EC is restricted the EC up to 120 m height as PP has not obtained HRC NOC.	Condition is noted.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Condition is noted.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Condition is noted.
5.	SEIAA after deliberation decided to grant EC for - FSI - 73459.14 m2, Non FSI- : 83,420.00 m2, Total BUA- 1,56,879.14 m2. (Plan approval No. R-C/MHADA/0005/20050623/AP/5 dated 24th June, 2022)	Yes, we received the EC for FSI - 73459.14 m2, Non FSI- : 83,420.00 m2, Total BUA- 1,56,879.14 m2.

General Conditions for Construction Phase: -

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as	Used oil will be disposed through Authorized

	per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	vendor of MPCB.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Strom water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing any water from ground. We are using only Tanker water for construction from MCGM.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted.
11.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage 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.

13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
17.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>Following care are taken regarding noise levels with conformation to the residential area.</p> <ol style="list-style-type: none"> 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.</p>
19.	Diesel power generating sets proposed as sources of backup power for elevators and	D.G. sets will be provided as back up for Residential buildings.

	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.	DG Sets: Sale: Resi. - 1 no. x 990 KVA & Commercial- 1 no. x 400 KVA, Rehab: 1 no. x 630 KVA shall be provided for Residential buildings. DG will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
20.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.

General Conditions operation phase:-

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	Sewage treatment Capacity for with total capacity of 1055 KLD is proposed for entire project. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed prior to occupation of the buildings. As agreed during the SEIAA	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.

	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	
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	<ul style="list-style-type: none"> • This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the "air control and management section". • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00 m. wide road.
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	<ul style="list-style-type: none"> • The green area is 1100.00 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. Different species will be selected as per CPCB green belt guidelines and common species available in

		the proposed area.
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should be reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities.
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	English language local newspaper. In Marathi newspaper "NAVSHAKTI" dated 12.07.2025 & in English newspaper 'THE FREE PRESS JOURNAL' dated 12.07.2025 Respectively Xerox copies of same are enclosed for your ready reference.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, we noted the condition & agreeable to the same.
14.	The proponent shall upload the status of compliance of the stipulated EC conditions, 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	Regular monitoring is being carried out and the results of the same are submitted to concerned authority along with the report.

	Zonal Office of CPCB and the SPCB. The criteria pollutant levels mainly; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
--	--	--

General EC Conditions: -

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
2.	If applicable consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and water Act and a copy shall be submitted to the Environment t Department before start of any construction work at the site.	Consent to Establish is received from MPCB. Copy enclosed.
3.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained. Obtained Consent to Establish.
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 st March in Form - V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Yes, we noted the condition & agreeable to the same.
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle	Condition is noted & agreeable to the same.

	including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	
7.	The environmental Clearance is being issued without prejudice to the court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision of the Hon'ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, we noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from environment point of view without prejudice to any court cases and all other applicable permissions/ NoCs shall be obtained before starting proposed work at site.	Condition is noted & agreeable to the same.
9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, we noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Yes, we noted the condition & agreeable to the same.
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing,	Yes, we noted the condition & agreeable to the same.

	Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
--	--

**ENERGY
CONSERVATION
MEASURES**

Developer

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

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

POWER REQUIREMENTS

ELECTRICAL LOAD CALCULATIONS									
SR. No.	Project Name	Connected Load (KW)	Max. Demand Load (KW)	Alternate substation in KVA	Daily Consumption (Kw-h)	Solar Panel		KWh Saved per Annum	% Savings
						SOLAR PV CELL QTY	SAVING PERCENT		
1	REHAB BUILDING	6229	3801	1 no. x 630 KVA	22693	383	7%	8282954	25%
2	RESI. BLDG SALE & COMMERCIAL	15321	4810	Resi. – 1 no. x 990 KVA & Commercial – 1 no. x 400 KVA	31705	1013	12%	11572456	25%
3	SOCIETY BUILDING	1229	539		2651	45	6%	967542	21%
Total Load For Entire Project		22779	9150						
TOTAL ANNUAL SAVING IN PERCENT:								19%	
Saving through Renewable energy (by solar)								5%	

ELECTRICAL LOAD CALCULATIONS

Sale

Sr. No.	Load Description	Areas covered	Unit	Energy Saving Per Day
A	Savings due to lamp	Lobby/Parking/Staircase etc	KWH/Day	456
B	Savings due to electronic ballast	Lobby/Parking/Staircase etc	KWH/Day	137
C	Savings due to Timer sensor	Lobby/Parking/Staircase etc	KWH/Day	520
D	Saving due to energy efficient pump	Common services	KWH/Day	104
E	Saving due to VFD drives for Lift	Common services	KWH/Day	1,360
F	Savings due to SOLAR PV	Common services	KWH/Day	1,013
	Annual Energy Consumption		KWH/Annum	99,46,133
	Annual Energy saving		KWH/Annum	12,13,834
	Energy saving in %			12%

Rehab

Sr.No.	Load Description	Areas covered	Unit	Energy Saving Per Day
A	Savings due to lamp	Lobby/Parking/Staircase etc	KWH/Day	152
B	Savings due to electronic ballast	Lobby/Parking/Staircase etc	KWH/Day	46
C	Savings due to Timer sensor	Lobby/Parking/Staircase etc	KWH/Day	170
D	Saving due to energy efficient pump	Common services	KWH/Day	289
E	Saving due to VFD drives for Lift	Common services	KWH/Day	700
F	Savings due to SOLAR PV	Common services	KWH/Day	383
	Annual Energy Consumption		KWH/Annum	81,89,057
	Annual Energy saving		KWH/Annum	5,98,697
	Energy saving in %			7%

ELECTRICAL LOAD CALCULATIONS

Society

Sr.No.	Load Description	Areas covered	Unit	Energy Saving Per Day
A	Savings due to lamp	Lobby/Parking/Staircase etc	KWH/Day	23
B	Savings due to electronic ballast	Lobby/Parking/Staircase etc	KWH/Day	7
C	Savings due to Timer sensor	Lobby/Parking/Staircase etc	KWH/Day	21
D	Saving due to energy efficient pump	Common services	KWH/Day	9
E	Saving due to VFD drives for Lift	Common services	KWH/Day	60
F	Savings due to SOLAR PV	Common services	KWH/Day	45
	Annual Energy Consumption		KWH/Annum	9,67,542
	Annual Energy saving		KWH/Annum	56,103
Energy saving in %				6%

67

HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

OF

Townships and Area Development projects.

For

April, 2025 – September, 2025

Developer

**M/s. Surya Builders & Developers
at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane
village, Mumbai**

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

TEST REPORT

Report No. - EAEPL/W/08/25/01704C		Report Date – 12.08.2025	
Name of Customer	M/s. SAROJ LANDMARK REALTY LLP		
Site Address	“Surya Builders and Developers” “GREENAIRY-Sale” Proposed SRA Residential development Project at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai		Reference – VERBAL
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/08/25/01704C (Near Back Side at Site)	Sample quantity and packing	2 L X 1 No. PVC Can.
Preservation		Preservation	Cool - Transported and stored at 5 °C (± 1°C)
Date of Sampling	05.08.2025	Date of Receipt	05.08.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	05.08.2025 to 12.08.2025		
Report for the month	AUGUST, 2025		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.65	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	143.25	IS 3025 (Part 16) 2023
Alkalinity	mg/L	92.50	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	28.79	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	104.84	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	25.65	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	9.63	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.35	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	< LOQ (0.25 mg/l)	APHA 4500 F-D (24th Edition)
Heavy Metals:			
Iron (Fe)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023

Note: LOQ – Limit of Quantification / ND – Not Detected

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

Reviewed by



(QM/DM)
(Shweta Sonawane)

Approved by



Enviro Analysts & Engineers Pvt. Ltd., Mumbai, dated 12/08/2025

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-----

TEST REPORT

Report No. - EAEPL/W/08/25/01704C		Report Date – 12.08.2025	
Name of Customer	M/s. SAROJ LANDMARK REALTY LLP		Reference – VERBAL
Site Address	“Surya Builders and Developers” “GREENAIRY-Sale” Proposed SRA Residential development Project at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/08/25/01704C (Near Back Side at Site)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
Preservation		Preservation	Cool - Transported and stored at 5°C (± 1°C).
Date of Sampling	05.08.2025	Date of Receipt	05.08.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	05.08.2025 to 07.08.2025		
Report for the month	AUGUST, 2025		

Discipline: Biological

Group: Water

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

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

Authorized Signatory
(Shweta Sonawane)



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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

End of Report-----

TEST REPORT

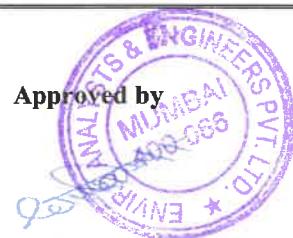
Report No. - EAEPL/A/08/25/01704A		Report Date – 12.08.2025	
Name of Customer	M/s. SAROJ LANDMARK REALTY LLP		
Site Address	“Surya Builders and Developers” “GREENAIRY-Sale” Proposed SRA Residential development Project at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai		Reference – VERBAL
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/08/25/01704A (Main Gate at 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	04.08.2025	Date of Receipt	05.08.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	05.08.2025 to 07.08.2025		
Report for the month	AUGUST, 2025		

Discipline: Chemical
Group: Atmospheric Pollution

Environmental Conditions				
Ambient Air Temperature (°C)	Relative Humidity (%)		Duration of Monitoring	
30°C	58%		8 Hours	
RESULTS				
Test Parameters	UNIT	Results	NAAQS LIMITS	METHOD
<i>Particulate Matter (PM₁₀)</i>	µg/m ³	78.56	100	IS 5182 (Part 23) 2006 Reaffirmed 2022
<i>Particulate Matter (PM_{2.5})</i>	µg/m ³	33.54	60	IS 5182 (Part 24) 2019 Reaffirmed 2024
<i>Sulphur Dioxide (SO₂)</i>	µg/m ³	8.76	80	IS 5182 Part 2 (2001) Sec 1:2023
<i>Nitrogen Dioxide (NO₂)</i>	µg/m ³	11.40	80	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within limits for above the tested parameters only.

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

(QM/DM)
(Shweta Sonawane)
Approved by

Authorized Signatory
(Shilpa Dhamankar)

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

End of Report

TEST REPORT

Report No. - EAEPL/N/08/25/01704B		Report Date – 12.08.2025	
Name of Customer	M/s. SAROJ LANDMARK REALTY LLP		
Site Address	“Surya Builders and Developers” “GREENAIRY-Sale” Proposed SRA Residential development Project at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/08/25/01704B	Sample quantity and packing	Not Applicable
Date of Sampling	04.08.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	AUGUST, 2025		

Discipline: Chemical
Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate at Const. Site	dB(A) Leq.	54.5	44.5	55	45
Near Centre Site at Const. Site	dB(A) Leq.	53.9	44.2	55	45
Near Back Side at Const. Site	dB(A) Leq.	54.1	42.3	55	45
Near Site Office at Const. Site	dB(A) Leq.	53.9	42.4	55	45

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

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

(QM/DM)
(Shweta Sonawane)
Approved by

Authorized Signatory
(Shilpa Dhamankar)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

TEST REPORT

Report No. - EAEPL/S/08/25/01704D		Report Date - 12.08.2025	
Name of Customer	M/s. SAROJ LANDMARK REALTY LLP "Surya Builders and Developers" "GREENAIRY-Sale" Proposed SRA Residential development Project at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai		
Site Address			
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/08/25/01704D (Near Centre Side at Site)	Sample quantity and packing	1000 gm X 1 zip lock bag
Preservation		Date of Receipt	Transported and stored in dry area
Date of Sampling	05.08.2025		05.08.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	05.08.2025 to 12.08.2025		
Report for the month	AUGUST, 2025		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	8.12	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	842.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	28.15	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	31.95	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.98	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	101.76	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	689.54	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2344.11	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	222.74	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	27.13	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.31	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	911.52	EPA 3050B
Potassium (K)	mg/kg	589.47	EPA 3050B
Copper (Cu)	mg/kg	108.49	EPA 3050B
Iron (Fe)	mg/kg	76221.98	EPA 3050B
Lead (Pb)	mg/kg	12.84	EPA 3050B
Zinc (Zn)	mg/kg	149.67	EPA 3050B

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

Reviewed by



(QM/DM)
(Shweta Sonawane)

Approved by



Authorized Signatory
(Shilpa Dhamankar)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

PARIVESH

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

ENVIRONMENTAL
CLEARANCE



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

To,

The AGM Liaison
SURYA BUILDERS AND DEVELOPERS
305A, 3rd Floor, Wing B, Wall street, Chakala, Andheri Kurla Road,
Andheri (E) -400093

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/403511/2022 dated 18 Oct 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B039MH123451
2. File No.	SIA/MH/INFRA2/403511/2022
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Proposed SRA Residential development Project at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai By M/s. Surya Builders & Developers
7. Name of Company/Organization	SURYA BUILDERS AND DEVELOPERS
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 23/02/2023

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



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

This is a computer generated cover page.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/403511/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Surya Builders & Developers,
S.No.181A, 181E, 182A (PT),
182B (PT), 183(PT), 191 (PT),
Magathane Village, Mumbai.

Subject : Environmental clearance for Proposed SRA Residential development Project at S.No.181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane Village, Mumbai by M/s. Surya Builders & Developers.

Reference : Application no. SIA/MH/INFRA2/403511/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 189th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 256th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/403511/2022	
2	Name of Project	Proposed SRA Residential development Project at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai	
3	Project category	8(b) – “Townships and Area Development” Category B1	
4	Type of Institution	Private	
5	Project Proponent	Name Regd. Office address Contact number e-mail	Mr. Sunil Baldev Dujari 305A, 3rd Floor, Wing-B, Wall Street, Chakala, Andheri Kurla Road, Andheri (E) 400093
			022-262678888
			sunil@chandakgroup.com
6	Consultant	Building Environment India Pvt. Ltd. Accreditation No. - NABET/EIA/1922/SA 0136 Validity - 09.02.2023	
7	Applied for	New	
8	Location of the project	181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai	
9	Latitude and Longitude	19°13'08.08" N	

		72°52' 01.24" E																									
10	Plot Area (sq.m.)	16035.32 sq.m																									
11	Deductions (sq.m.)	2350.81 sq. m.																									
12	Net Plot area (sq.m.)	13684.51 Sq.m																									
13	Ground coverage (m ²) & %	6798.5 Sq.m (50%)																									
14	FSI Area (sq.m.)	96569.43 Sq.m																									
15	Non-FSI (sq.m.)	103938.06 Sq.m																									
16	Proposed built-up area (FSI + Non-FSI) (sq.m.)	200507.49 Sq.m																									
17	TBUA (m ²) approved by Planning Authority till date	FSI: 73459.14 Sq.m Non FSI: 103938.06 Sq. m BUA: 177397.2 Sq. m																									
18	Earlier EC details with Total Construction area, if any.	NA																									
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	--																									
20	Previous EC / Existing Building <table border="1"> <thead> <tr> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Sale</td> <td>2 Basement + Ground + 46 floors</td> <td>147.45</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Rehab</td> <td>2 Basement + Ground + 32 floors</td> <td>97.65</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Society</td> <td>Basement + Ground + 19 floors</td> <td>59.80</td> </tr> </tbody> </table>	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	-	-	-	Sale	2 Basement + Ground + 46 floors	147.45	-	-	-	Rehab	2 Basement + Ground + 32 floors	97.65	-	-	-	Society	Basement + Ground + 19 floors	59.80	Proposed Configuration	Reason for Modification / Change
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)																						
-	-	-	Sale	2 Basement + Ground + 46 floors	147.45																						
-	-	-	Rehab	2 Basement + Ground + 32 floors	97.65																						
-	-	-	Society	Basement + Ground + 19 floors	59.80																						
21	No. of Tenements & Shops	Sale-788 Nos. Resi & 195 Nos. commercial Rehab-831 Nos. Resi & 120 Nos. commercial Society-83 Nos. Resi & 13 Nos. commercial																									
22	Total Population	9245 nos.																									
23	Total Water Requirements CMD	Particulars <table border="1"> <tr> <td>Source:</td> <td>MCGM</td> </tr> <tr> <td>Fresh water (Domestic) KLD</td> <td>710</td> </tr> <tr> <td>Recycled water (Flushing) KLD</td> <td>369</td> </tr> <tr> <td>Landscape KLD</td> <td>27</td> </tr> <tr> <td>Total (KLD)</td> <td>1106</td> </tr> </table>			Source:	MCGM	Fresh water (Domestic) KLD	710	Recycled water (Flushing) KLD	369	Landscape KLD	27	Total (KLD)	1106													
Source:	MCGM																										
Fresh water (Domestic) KLD	710																										
Recycled water (Flushing) KLD	369																										
Landscape KLD	27																										
Total (KLD)	1106																										
24	Under Ground Tank (UGT) location	Below ground																									
25	Source of water	Municipal Corporation of Greater Mumbai (MCGM)																									
26	STP Capacity & Technology	3 nos. of STP of total 1055 KLD Rehab - 450 KLD Sale - 551 KLD Society - 54 KLD MBBR																									
27	STP Location	Ground																									
28	Sewage Generation CMD & % of sewage discharge in sewer line	972 KLD, 35 % i.e. 340.2 KLD																									

29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	27	Handed over to authorize vendors.
		Wet waste	18	Handed over to authorize vendors.
30	Total Solid waste quantities with type during Operation Phase & Capacity of OWC to be installed.	Construction waste	12455.65	30 % waste shall be utilized on site & remaining is handed over to dealer or recycler.
		Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	2617	Handed over to authorize vendors.
		Wet waste	1599	Will be treated in OWC.
		E-Waste	22.69	Handed over to authorize recyclers.
31	R.G. Area in sq.m.	STP Sludge (dry)	145.8	Used as manure.
		RG required – 1094.76 m ²		
		RG provided on Mother earth- 1100.00 m ²		
		RG provided on ground – 1100.00 m ²		
		Total – 1100.00 m ²		
32	Power requirement	Number of trees to be planted: a) In RG area proposed trees: 123 nos. b) In Miyawaki Plantation (with area) – Number of trees existing: 49 nos. Number of trees to be cut: -- Number of trees compensatory: 31 nos.		
		• Total Connected Load: 22779 KW		
		• Demand Load: 9150 KW		
		• Transformers: --		
		• DG Sets: Sale: Resi. - 1no. x 990 KVA & Commercial – 1no. x 400 KVA, Rehab: 1no. x 630 KVA		
33	Energy Efficiency	a) Solar energy (%): Sale – 12% Rehab – 7% Society – 6%		
34	D.G. set capacity	Sale: Resi. - 1no. x 990 KVA & Commercial – 1no. x 400 KVA, Rehab: 1no. x 630 KVA		

35	No. of 4-W & 2-W Parking with 25% EV	Particulars	Non-electrical	Electrical	Proposed
		4W Parking	942	314	1256 nos.
		2W Parking	304	102	406 nos.
36	No. & capacity of Rain water harvesting tanks /Pits	Buildings		Tank Capacities (cum)	
		Rehab		121	
		Sale		116	
		Society		19	
37	Project Cost in (Cr.)	606.50 Cr.			
38	EMP Cost	Operation Phase: Capital Cost: 1100.56 Lakhs O & M Cost: 24.93 Lakhs/yr Construction Phase: O & M Cost: 148.50 Lakhs/yr			
39	CER Details with justification if any as per MoEF&CC circular dated 01/05/2018	-			
40	Details of Court Cases/litigations w.r.t the project and project location,if any.	No such litigation is pending against the project relating to environmental compliance.			

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 256th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks.
 - a)Sewer connection; b) Tree NOC; c) Tree NOC; d) SWM/C & D NOC; e) HRC NOC.
3. PP to submit retrieval analysis with respect to evacuation of residents in case of hazards/disaster.
4. PP to revise and submit carbon footprint analysis for operation phase.
5. PP to shift fire & domestic tanks such that the top of these tanks flush to the ground level.
6. PP to maintain 6.0 Mtr. distance between STP and domestic tanks.
7. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

8. PP to submit RG area calculation & dimensions with triangular method; PP to submit architect certificate mentioning that required RG is 100% provided on mother earth as per the latest NGT order.
9. PP to submit revise energy calculation with correct terrace area calculations & area & nos. of solar PV panel provided in accordance with shadow analysis & ensure that the energy savings from renewable sources shall be minimum 5 %.

B. SEIAA Conditions-

1. This EC is restricted for sale building up to 120 m height as PP has not obtained HRC NOC for the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI – 73459.14 m², Non FSI- : 83,420.00 m², Total BUA- 1,56,879.14 m². (Plan approval No. R-C/MHADA/0005/20050623/AP/5 dated 24th June, 2022)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to

give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. 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.

XIII. 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.

XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the

Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I
No:- Format1.0/CC/UAN No.0000162207/CE/2305000067

Date: 02/05/2023

To,
M/s. Surya Builders & Developers, at 181A,
181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of
Magathane village, Mumbai.



Your Service is Our Duty

Sub: Consent to Establish for Proposed SRA Residential Development Construction Project.

Ref:

1. Application Submitted by SRO-Mumbai-IV
2. Minutes of 2nd CC meeting dtd-19.04.2023.

Your application NO. MPCB-CONSENT-0000162207

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.606.5 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Proposed SRA Residential Development Construction Project named as M/s. Surya Builders & Developers, at 181A, 181E, 182A (PT), 182B (PT), 183(PT), 191 (PT) of Magathane village, Mumbai on Total Plot Area of 16035.32 Sq.Mtrs for construction BUA of 156879.14 Sq.Mtrs as per EC granted dated-23.02.2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-23.02.2023	16035.32	156879.14

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	972	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set- 630 KVA	1	As per Schedule -II
S-2	DG Set- 990 KVA	1	As per Schedule -II
S-3	DG Set-400 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	1599 Kg/Day	OWC	use as manure
2	Non biodegradable Waste	2617 Kg/Day	Segregation	sent to recycling to authorized agency.
3	STP Sludge	145.8 Kg/Day	drying	use as manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
		NA			

8. This 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 agencies.
10. 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.
11. PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
12. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
14. 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.
15. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

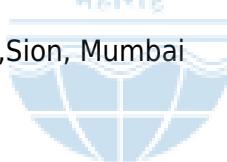
17. The Project Proponent shall comply with the Environmental Clearance obtained dtd-23.02.2023 for construction project having total plot area of 16035.32 Sq.mtrs and total construction BUA of 156879.14 Sq.mtr as per specific condition of EC.
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1213000.00	MPCB-DR-17402	20/02/2023	RTGS

Copy to:

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



SCHEDULE-I
Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **1055 CMD for treatment of domestic effluent of 972 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	1106.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-630 KVA	Acoustic Enclosure	5.00	LDO 65 Kg/Hr	1	SO2	56.16 Kg/Day
S-2	DG Set -990 KVA	Acoustic Enclosure	5.00	LDO 170 Kg/Hr	1	SO2	146.88 Kg/Day
S-3	DG Set -400 KVA	Acoustic Enclosure	5.00	LDO 60 Kg/Hr	1	SO2	51.84 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 alteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2 O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of consent condition	upto commissioning of unit or five years	upto commissioning of unit or five years

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

- c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper 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.



BANK OF BARODA:
Bank of Baroda
 Uthasnagar-4 Branch: GROUND FLOOR, BLOCK NO. C-681, ROOM NO. 1362, NEAR HDFC BANK, NETAJI ROAD, Uthasnagar-4, Dist: Thane (MAH) India-421004
 Phone: 91-0251 2583388 Fax: 91-0251 2580367
 Email Id: mahulh@bankofbaroda.com

ANNEXURE 1

NOTICE TO BORROWER

(UNDER SUB- SECTION (2) OF SECTION 13 OF THE SARFAESI ACT,2002)

MAHULH/JUNE/2025-26/2676

Place: UTHASNAGAR-4

Date: 11-06-2025

To,
PRITI PRANIT CHANPUR**PRANT NANDKISHORE CHANPUR**Flat No. 1502, 15th Floor, A Wing, Lodha Global Park, Village Bhopar, Manpada Road, Dombivli - 421203

Dear Sir/s,

Re: Credit facilities with our UTHASNAGAR-4 Branch

We refer to letter no. RETAIL-00001676854-LMS dated 09.01.2023 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction, you have availed and started utilizing the credit facilities after providing security for the same, as hereinbefore stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Nature and Type of facility	Limit (Rs.) in lakhs	Rate of interest	O/s as on 31/05/2025 (inclusive of interest up to 31/05/2025)	Security agreement with brief description of securities (please mention the details of security agreements and details of mortgaged property including total area and boundaries)
Housing Loan A/C no. 2782060002676	Rs. 42,87,793/- (Rupees Forty Two Lakhs Eighty Seven Thousand Seven Hundred Ninety Nine Only)	8.65%	Rs. 43,79,336/- (Rupees Forty Three Lakhs Seventy Nine Thousand Three Hundred Thirty Six only)	Flat No. 1502, Admeasuring 583 Sq. Ft Built Up Area 15 th Floor, A Wing, Lodha Global Park, Village Bhopar, Manpada Road, Dombivli - 421203 Dist - Thane. Boundaries - East - SANDAP GAON West - LODHA PANCEA North - DIVA MANPADA ROAD South - LODHA REGENCY
Total	Rs. 43,79,336/-			

2. In the letter of acknowledgment of debt dated NA you have acknowledged your liability to the Bank. The Total outstanding/s as on 31-05-2025 is Rs. 43,79,336/- (Rupees Forty Three Lakhs Seventy Nine Thousand Three Hundred Thirty Six only) plus unexpired interest.

3. As you are aware, you have committed defaults in payment of interest on above loans/outstandings for the quarter ended **March 2025**. You have also defaulted in payment of instalments of term loan/demand loans which have fallen due for payment on and thereafter.

4. Consequently upon the defaults committed by you, your loan account has been classified as non-performing asset on **11/06/2025** in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.

5. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs. 43,79,336/- (Rupees Forty Three Lakhs Seventy Nine Thousand Three Hundred Thirty Six only) plus unexpired interest and other charges if any till the date of realisation as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing to make payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

6. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.

7. We invite your attention to sub-section 13 of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(3) of the said Act, is an offence punishable under section 29 of the Act.

8. **We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered to you, at any time before the date of publication of notice for public auction/ inviting quotations/tender/private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.**

Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Yours faithfully,
 Sd/-
 (Name & Designation & EC)
 Authorised Officer

PUBLIC NOTICE
ZENSAR TECHNOLOGIES LIMITED

Regd. Offt. Plot No 4, Kharadi, MIDC Off Nagar Road, Zensar Knowledge park, Pune - 411014, Maharashtra

This is to inform the general public that the following share certificate of the company registered in the name of the following shareholder has been lost.

Name of holder	Folio No.	No.of shares	F.V.	Cert. No.	Dist. Nos
Nila Bagchi	N01115	730	Rs. 2/-	4108	2238356-2239085

The public are hereby cautioned against purchasing or dealing in any way with the above referred share certificate.

Any person(s) who has/have any claim in respect of the said shares certificate should lodge such claim with the company or its Registrar And Transfer Agents: **Kfin Technologies Limited**, Selenium Tower-B, Plot 31-32 Gachibowli, Financial District, Hyderabad-500032, within 15 days of publication of this notice. After which no claim will be entertained and the company may proceed to issue duplicate share certificate to the registered holder.

Place: Kolkata
 Date : 12 July 2025

Applicant:

Nila Bagchi

PUBLIC NOTICE

All the concerned persons including bonafide residents, environmental groups, NGO's and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s Saroj Landmark Realty LLP Hubtown Solaries, 807-808, N.S. Phadke Marg, Opp. Telli Galli, near Regency Hotel, Andheri (East) Mumbai 400069 for S.R. Schemes under Reg. 33(10) of DPCR-2034, for proposed Scheme no.1" Ganesh Nagar Magathane Rahiwashi SRA CHS Ltd." on plot bearing CTS No. 182(pt) & 191(pt) of village- Magathane, Western Express Highway, Ganesh Nagar, Borivali(East, Mumbai- 400066 and Scheme no. 2 " Siddharame Welfare SRA CHS (Prop)" on plot bearing CTS No. 182A(pt), 183(pt) & 191(pt) of village-Magathane. Ganesh Nagar, Tata Power House at Borivali (East). Mumbai - 400066 and S.R. Scheme no. 3 under Reg. 33(11) of DPCR-2034 on plot bearing C.T.S. No. 181/ A of Jai Maharashtra Nagar Road No. 1, village-Magathane, Borivali (East) Mumbai-400066. EC Letter No **EC23B039MH123451** File No. SIA/MH/INFRA/20351/2022, dttd. 23/02/2023. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests at <https://parivesh.nic.in/>

M/s Saroj Landmark Realty LLP
 Hubtown Solaries, 807-808, N.S. Phadke Marg, Opp. Telli Galli, Near Regency Hotel, Andheri (East) Mumbai 400069. Maharashtra.

Place : Mumbai
 Date : 12/07/2025



MAHARASHTRA STATE ROAD TRANSPORT CORPORATION

CIVIL ENGINEERING DIVISION PUNE . PUNE REGION.

E-Tender Notice No. 01 /2025-26 (Online)

The Sealed E-Tenders in B-1 Form for the following works invited by Executive Engineer M.S.R.T.C. Pune From Registered in appropriate class of the Central Government / State Government of Maharashtra State and unregistered but experience and financially competent contractors.

Sr. No.	Name of work.	Estimated Cost (In Rupees)	Time limit in Months
1	Re-Construction of bus station with its sub-work at Bhigwan in PUNE Division.	2,65,80,000.00	Twelve Months
Tender Fee : 5000.00 + 1800 (GST) = 5900.00			
1	Release Tender	14/07/2025	10.00
2	Tender Download	14/07/2025	10.00
3	Bid Submission	14/07/2025	10.00
4	Pre bid meeting	16/07/2025	12.00
5	Tender Opening	23/07/2025	10.00

Notes - The Electronic tendering system for M.S.R.T.C. Corporation will be available on separate Sub Portal with URL <https://mahatenders.gov.in> as part of the Electronic Tendering System of MSRT Corporation of Maharashtra which is available on the Portal <https://mahatenders.gov.in>

Executive Engineer, S.T. Pune



e-TENDER NOTICE - 047 / 2025-26

Following e-Tender offers are invited online from registered contractors / companies etc. are available at our website <https://eprocurement.mahagenco.in>.

e-Tender No.	RFX No.	Particulars of Work / Supply	Est. Cost Rs. (In Lakhs)
TN0322	TIC1	SUPPLY OF SPARES FOR AQUARIAN 3000 PLUS BOILER DRUM LEVEL INDICATION FOR 210MW KHAPERKHEDATPS.	5.80
TN0325	CHP1	SUPPLY OF RADIATOR FOR CUMMINS ENGINE AT TPS KHAPERKHEDA.	31.42
TN0330	TM1 Refloated	IN SITU REPAIRS OF HIGH PRESSURE CRITICAL 2500 CLASS VALVES AND HP BYPASS VALVES AND HP/IP CONTROL VALVES OF TG SET DURING SHORT SHUT DOWN ON AS AND WHEN REQUIRED.	8.30
TN0331	WTP1	SUPPLY, INSTALLATION AND COMMISSIONING OF INSTRUMENTS AT COAL TESTING LAB, WTP-I, TPS KHAPERKHEDA.	38.17
TN0332	BM1	PROCUREMENT OF BOILER SECOND PASS CDS TUBES FOR UNIT NO. 4 CO.HOH.	20.54
TN0333	Dispensary	PROCUREMENT OF MEDICINES THROUGH E-TENDER FOR THE YEAR 2025-26 SCHEDULE C ANTI- DIABETICS, ANTI-HYPERTENSIVE, INJECTABLES, SURGICALS, ETC.	46.12
TN0336	HR	ACQUISITION FOR OFFICE MERCHANDISE FOR ASSESSMENT YEAR 2024-25	48.18
TN0339	CHP2	WORK CONTRACT FOR HIRING HEAVY VEHICLES FOR T.P.S., KHAPERKHEADA ON AS AND WHEN REQUIRED BASIS.	4.87
TN0340	EM1 Refloated	BRC FOR REWINDING OF LT MOTORS BELOW 90KW / CONTROL TRANSFORMERS & COILS AT 210MW TPS KHAPERKHEDA.	12.18
TN0341	TM1	WORK OF APPLICATION OF SPRAY THERMAL INSULATION TO TG SET, VALVES & PIPELINES DURING CAPITAL OVERHAUL OF UNIT NO. 1 & 4 ALONG WITH SUPPLY OF MATERIAL.	27.66
TN0342	TM1	CLEANING / REPAIR AND REPLACEMENT OF COOLING TOWER ACB DRIFT ELIMINATORS OF 210MW UNITS #4 DURING COH AT TPS KHAPERKHEDA.	27.67
TN0343	BM1	PROCUREMENT OF MDV. & MPO OF XRP 883 COAL MILLS FOR UNIT NO. 3 & 4 AT KHAPERKHEDATPS.	25.20

Note » Tender cost is Rs. 1,000/- + GST.

Sd/-
 Chief Engineer (O&M)

MSPGCL, TPS Khaperkherda

ARMB, MUMBAI CITY:- 6th Floor, United Bank Of India Tower,
 Sir P M Road, Fort, Mumbai-400 001 E-mail: cs6041@pnb.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on As is where is, As is what is, and Whatever there is on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No	A. Name of Branch	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagors of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Reserve Price (Rs. In Lacs)	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
B. Name of Account						
1	ARMB, Mumbai City M/s JMV Enterprises (Borrower)	Shop no 2, OM Palace, Near Seawood's Darave railway station, Village Darave, Thane 400706 (Asset				

Environmental Precautions

(MPCB Guidelines)

Greenairy Maghathane

“Life is precious, and we are very serious about life safety”



35ft GI sheet fencing has been Installed around the Site



CCTV Cameras Installed at Site



Water Sprinkling and Road Cleaning are done on a Daily Basis

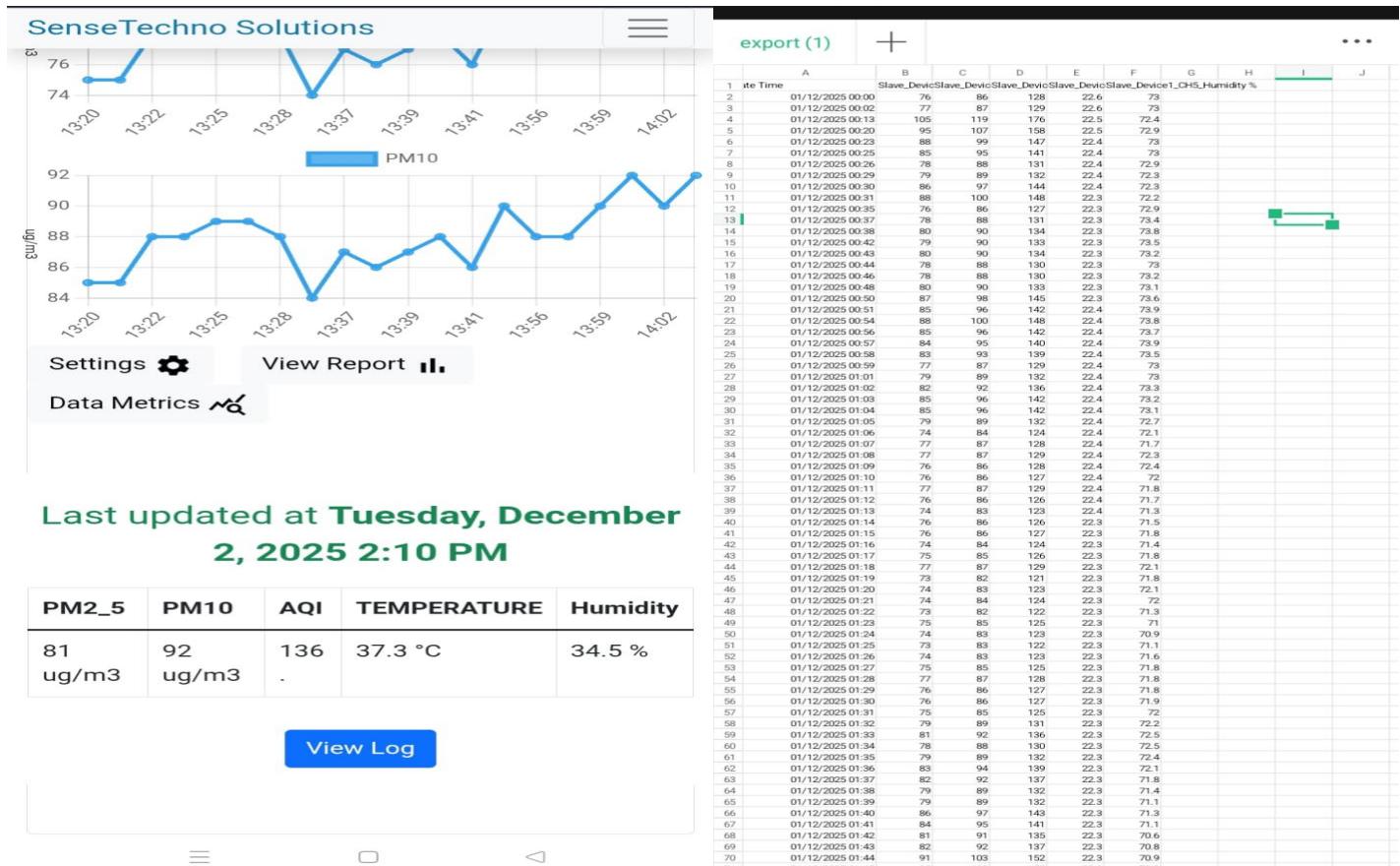


Building Covered with Agro Net





AQI Machine Installed at site and with AQI Report



Material Covered with Tarpaulins



Water Sprinkler Installation WIP at the site



All vehicles PUC Record maintained on site

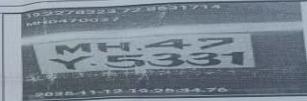
Form 59
[See rules 115 (2)]

Pollution Under Control Certificate
Authorised By :
Government of Maharashtra

Date : 12/11/2025
Time : 19:26:23 PM
Validity upto : 11/11/2026

Certificate SL. No. : MH04700270006866
Registration No. : MH47Y531
Date of Registration : 05/Jan/2019
Month & Year of Manufacturing : September 2018
Valid Mobile Number : *****7767
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0470027
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.2

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59
[See rules 115 (2)]

Pollution Under Control Certificate
Authorised By :
Government of Maharashtra

Date : 02/03/2025
Time : 14:29:44 PM
Validity upto : 01/03/2026

Certificate SL. No. : MH047001420031853
Registration No. : MH4317538
Date of Registration : 16/May/2020
Month & Year of Manufacturing : July 2018
Valid Mobile Number : *****7666
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0480142
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	RPM	2500 ± 200	
	RPM	RPM	1 ± 0.03	
	Lambda	-	1.62	0.27
	Light absorption coefficient	1/metre	-	

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

workers medical health Check-ups are conducted on site on a monthly basis

