Consent

From: Consent
Sent: 11 July 2026 14:32
To: 'sromumbai1@mpcb.gov.in'
Subject: : Submission of Post Monitoring Report for the period of October,2025 – March,2026 for Residential project "Rustomjee Crown"Dadar, Mumbai – 400 028.M/S. Real Gem Build Tech Pvt. Ltd
Attachments: PMR_Real Gem Build Tech Pvt. Ltd.-Rustomjee Crown Oct,25-Mar,26-.pdf

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

Subject: **Submission of Post Monitoring Report for the period of October,2025 – March,2026 for Residential project "Rustomjee Crown" and MCGM parking lot at F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400 028.**

Reference: **File No.: 21-40/2024-IA.III dated 01.08.2024**
Clearance letter No. SEIAA-EC-0000001624 dtd. 25.06.2019 &
F. No. SEAC 2010/CR.3/TC.2 dtd. 07.04.2012 and dtd. 19.03.2012.

Dear Sir,

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

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

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

Thanking you,
Yours faithfully,
M/S. Real Gem Build Tech Pvt. Ltd

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

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

Corporate Office: B-1003, Enviro House, 10th Flr. Western Edge II,
W.E. Highway, Borivali (E), Mumbai - 400066.
Landline: 022-2854-1647/48/49/67/68 |info@eaepl.com
Branch Offices: Mumbai | Nagpur| Pune | Tarapur | Mira Road (Lab)| Nashik |Thane
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Attachments: PMR_Real Gem Build Tech Pvt. Ltd.-Rustomjee Crown Oct,25-Mar,26-.pdf

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

Subject: **Submission of Post Monitoring Report for the period of October,2025 – March,2026 for Residential project "Rustomjee Crown" and MCGM parking lot at F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400 028.**

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REAL GEM BUILDTECH PRIVATE LIMITED

Corporate Office.:-702, Natraj, MV Road Junction, Western Express Highway, Andheri (East), Mumbai- 400069
Tel.: +91-22-667 66 888, Fax: +91-22-667 66 999
CIN: U45202MH2009PTC193816

Date: 07/05/2026.

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

Subject: **Submission of Post Monitoring Report for the period of October, 2025 – March, 2026 for Residential project "Rustomjee Crown" and MCGM parking lot at F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400 028.**

Reference: **Clearance letter No. SEIAA-EC-0000001624 dtd. 25.06.2019 & F. No. SEAC 2010/CR.3/TC.2 dtd. 07.04.2012 and dtd. 19.03.2012.**

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Yours faithfully,
M/s. Real Gem Build Tech Pvt. Ltd.

Authorized Signatory

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

REAL GEM BUILDTECH PRIVATE LIMITED

Corporate Office.:-702, Natraj, MV Road Junction, Western Express Highway, Andheri (East), Mumbai- 400069
Tel.: +91-22-667 66 888, Fax: +91-22-667 66 999
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To,
The Director,
Ministry of Environment, Forest & 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 October, 2025 – March, 2026.

Reference: Clearance letter No. SEIAA-EC-0000001624 dtd. 25.06.2019 & amp;
F. No. SEAC 2010/CR.3/TC.2 dtd. 07.04.2012 and dtd. 19.03.2012.

Dear Sir,

This has reference to the submission of Post Monitoring Report for Residential project "Rustomjee Crown" and MCGM parking lot at F. P. No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400 028.

The present project status at site is as follows:

Wings	Status
A	Completed
B	Completed
C	Completed

Thanking you,
Yours truly,
M/s. Real Gem Build Tech Pvt. Ltd.

Authority Signatory

DATA

SHEET

Developer

M/S. Real Gem Build Tech Pvt. Ltd.,

F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400028.

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)	Construction Project of Residential Building with MCGM Parking Lot
2.	Name of the project	Rustomjee Crown
3.	Clearance letter (s) / OM/ no and date:	• File No.: 21-40/2024-IA.III dated 01.08.2024 • File No.: SEIAA-EC-0000001624 dtd. 25.06.2019 & • File No.: SEAC 2010/CR-3/TC2 dtd. 19.03.2012 and 7.04.2012.
4.	Location	F. P. No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400028
a.	District (s)	Mumbai Suburban.
b.	State (s)	Maharashtra.
c.	Latitude/Longitude	Latitude: 19^{0}00'39.19" N Longitude :72^{0}49'50.85" E
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Chandresh Mehta 702, Natraj, MV raod junction, western express highway Andheri(E) Mumbai 69
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Mr. Manish Savant 702, Natraj, MV raod junction, western express highway Andheri(E) Mumbai 69

6.	Salient features	
a.	of the project	Total Plot Area: 24,809.75 sq.m. As per FSI: 1,25,773.80 sq.m. Total Built – Up Area: 4,13,463.36 sq.m.
b.	of the environmental management plans	1. *Sewage Treatment Plant:* Sewage Treatment Plant's with total capacity of 630 KLD will be provided for treating the wastewater. 2. *Water Management:* Rain Water Harvesting shall be provided to recharge the ground water table. 3. *Solid Waste Management:* • Dry waste: To be hand over to Local Recyclers for recycling. • Wet waste: To be processed in the OWC. Manure obtained shall be used for landscaping / Gardening. • STP Sludge (Dry sludge) - To be used as a manure.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	Total Plot Area: 24,809.75 sq.m. As per FSI: 1,25,773.80 sq.m. Total Built – Up Area: 4,13,463.36 sq.m.
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and	

	systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: 961 Crores.
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Operation Phase: Capital Cost: 868.25 Lakhs O&M Cost: 84.1 Lakhs/annum
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether (c) includes the cost of environmental management as shown in the above	---
e.	Actual expenditure incurred on the project so far	Rs. 13101919014./-
f.	Actual expenditure incurred on the environmental management plans so far	**Expenses till March-2026** **Particulars** / **Amount** STP: 11615444.00 Rainwater Harvesting: 2468913.00 Solar Panel, Energy conservation system: 2568913.00 OWC: 2700000.00 Landscaping: 196982134.00
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: 12,055.60 Sq. m. (1251.65 sq.m. on ground +10803.95 sq.m. on podium) A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be

		selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	2012
b.	Date of completion (Actual and/ of planned)	2023
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	22.05.2019.
b.	Date of site visit for this monitoring report	10.12.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	• File No.: 21-40/2024-IA.III dated 01.08.2024 • File No.: SEIAA-EC-0000001624 dtd. 25.06.2019 & • File No.: SEAC 2010/CR-3/TC2 dtd. 19.03.2012 and 7.04.2012. M/S. Real Gem Build Tech Pvt. Ltd. 702, Natraj, MV Road junction, Western Express Highway Andheri(E) Mumbai 69
	(The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued (subsequently)	

COMPLIANCE

REPORT

Developer

M/S. Real Gem Build Tech Pvt. Ltd.,

F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400028.

COMPLIANCE REPORT

TERMS & CONDITIONS:

1. Specific Condition

1.1	This Environmental Clearance is subject to outcome of court cases in respect of RG area.	Yes, we agreed the condition.
1.2	The project proponent shall obtain the Fire safety certification from Fire Department and also height clearance from the Airports Authority of India and submit the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of EC letter.	We have obtained Fire safety certification from Fire Department and height clearance from the Airports Authority of India and submitted the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of EC letter.
1.3	Abstraction of ground water shall be subject to the permission of Central Ground Water Authority (CGWA). Fresh water requirement shall not exceed 432 KLD during operational phase.	We noted the condition.
1.4	As proposed, wastewater shall be treated onsite in STP of 546 KLD capacity.	We ensure to provide STP of 546 KLD capacity.
1.5	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.	We noted the condition.
1.6	Area for greenery shall be provided to maintain at least 10% of total net plot area as per the local norms. The landscape planning should include the plantation of 336 numbers of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping	We will provide greenery as per the details provided in the project document
1.7	The local bye-law provisions on rainwater	Provision of Rain water harvesting is

	harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, 5 collection tanks (total capacity 320 KL) shall be provided by PP for rainwater harvesting after filtration.	provided. RWH Tanks , 5 collection tanks (total capacity 320 KL) will be provided
1.8	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.	We will segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste
1.9	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.	We will install OWC within the site. Inert waste will be disposed of as per norms at the authorized site.
1.10	The recyclable waste shall be sold to authorized vendors/recyclers.	The recyclable waste will be sold to authorized vendors/recyclers
1.11	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.	We will segregate and manage Construction & Demolition (C&D) waste as per C&D Waste Management Rules, 2016.
1.12	As committed 3152 car parking areas are to be provided and 20% of Electronic vehicle charging points are to be provided.	As committed 3152 car parking areas are to be provided and 20% of electronic vehicle charging points are to will also be provided.
1.13	Proponent shall ensure the installation of 115 KW solar PV systems and LEDs to meet 15 % of the total power requirement.	We ensure to install solar lights and LEDs to meet 10 % of the total power requirement.
1.14	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project.	We have received Environmental Clearance File No: 21-40/2024-IA.III dtd 01.08.2024
1.15	The proponent shall be responsible for undertaking the operation and maintenance of common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the bona fide	We will be responsible for operation and maintenance of common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the bona fide

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

1.Statutory Compliance

1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	The development is carried out as per local planning authority. All the necessary permission has been taken from the relevant agencies.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	The NBC and other norms for the safety of the building will be followed.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	Proposed site is not located in Critically Polluted area or within the notified Eco Sensitive Zone.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Condition is noted & agreeable to comply same
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State	**Consent to Establish is received from MPCB.** Consent No.: Format1.0/CAC-CELL/UAN No.0000206246/CE/2409001804 dated

	Pollution Control Board/ Committee.	28.09.2024 Consent No.: Format1.0/CAC-CELL/UAN No.0000134036/CE/2305000507 dated 09.05.2023 Consent No.: Format 1.0/BO/CAC-cell/UAN No. 0000047395/Reval CE with exp/CAC- 1811000124 Dated 02.11.2018 Consent No.: Format BO/ROM/RO(P&P)/EIC No. MU-1437-10/CC 04 Dated 04.01.2011 **Consent to Operate is received from MPCB.** Consent No.: Format1.0/CAC-CELL/UAN No.0000168277/CO/2309001753 dated 23.09. 2023 Consent No.: Format1.0/CAC-CELL/UAN No.0000180458/CO/2312002252 dated 23.12.2023 Consent No.: SRO-MUMBAI I/CONSENT/1808000019 dated 01.08.2018
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	We are not drawing any water from ground. We are using only Tanker water for construction.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Condition is noted.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Condition is noted.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	This is a residential project so there will no be E-Waste generation. There will be generation of domestic hazardous waste it will be handled as per the SWM rules, 2016.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	We will follow ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions	
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Yes, we agreed the condition.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	We will draw up and implement a management plan to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.	We will install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	The total power requirement during construction phase is 100 KVA and will be met from TATA / Adani/MSEDCL and total power requirement during operation phase is 10699 KVA and will be met from Tata/ Adani power/ MSEDCL
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	We will adequately barricade the Construction site before beginning with the construction. Dust, smoke & other air pollution prevention measures will be provided for the building as well as the site Plastic/tarpaulin sheet covers will be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as while taking out debris from the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	We are adequately covering Sand, murram, loose soil, cement, stored on site to prevent dust pollution.

2.7	Wet jet shall be provided for grinding and stone cutting.	Wet jet will be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	We are adequately sprinkling water on Unpaved surfaces and loose soil to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.	All construction and demolition debris will be stored at the site before they are properly disposed. All demolition and construction waste will be managed.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	The total power requirement during construction phase is 100 KVA and will be met from TATA / Adani/MSEDCL and total power requirement during operation phase is 10699 KVA and will be met from Tata/ Adani power/ MSEDCL
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Condition is noted.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.	For indoor air quality the ventilation provision will be as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions	
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Yes, we noted the condition and agreeable to the same
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	We will minimize cutting and filling and Buildings will be designed to follow the natural topography.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the	Total fresh water use will not exceed the proposed requirement as provided in the

	project details.	project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	The quantity of fresh water usage, water recycling and rainwater harvesting are being measured. The record are submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Yes, we noted the condition and agreeable to the same
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Condition is noted.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. will be done at plumbing stage.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.	Fixtures for showers, toilet flushing and drinking will be of low flow either by use of aerators or pressure reducing devices or sensor based control.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is being used to reduce water demand during construction.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage	Rainwater from terraces and other open area is diverted to recharge pits for ground water recharge.

	tanks shall be provided for ground water recharging as per the CGWB norms.	
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Rooftop rainwater of buildings will be collected in RWH tank of total capacity 320 cum. (2 days holding capacity) for harvesting after filtration.
3.13	All recharge should be limited to shallow aquifer.	All recharge will be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.	There is no extraction of ground water in this project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project.
3.16	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	Treated water will be used for the flushing and Gardening, Landscaping and Green belt area development
3.17	No sewage or untreated effluent water would be discharged through storm water drains.	We ensure that No sewage or untreated effluent water will be discharged through storm water drains.
3.18	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	STP with 630 KLD capacity will be provided. Construction and installation of STP will be carried out by expert consultant. 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.
3.19	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the	Periodical monitoring of water quality of treated sewage will be conducted. Necessary measures will be made to

	odour problem from STP.	mitigate the odour problem from STP.
3.20	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Sludge from the onsite sewage treatment, including septic tanks, will be collected, conveyed and disposed as per the Ministry of Urban Development,

4. Noise Monitoring And Prevention

S. No	EC Conditions	
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Following care are taken regarding noise levels with conformation to the residential area. 1. Earth moving equipment's creating less Noise pollution will be used. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. 4. Site is barricaded from all sides. Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noise level survey are carried out and report will be regularly submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	DG will be provided with silencer & acoustic enclosures. The stacks will be provided as per MPCB norms.

5. Energy Conservation Measures

S. No	EC Conditions	

5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Condition is noted.
5.2	Outdoor and common area lighting shall be LED.	We will use LED for Outdoor and common area.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Condition is noted.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	A separate energy conservation report attached with this report.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	Condition is noted.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	We will use Solar power for lighting in the apartment to reduce the power load on grid. Separate electric meter will be installed for solar power. Solar water heating will be also provided to meet 20% of the hot water demand of the commercial and institutional building.

6. Waste Management

6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	We will obtain certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed	All construction waste will get collected and segregated properly. Most of that is reused for the construction activity. Muck will be

	taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	dried before its final disposal.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Separate wet and dry bins will be provided in each unit and at the ground level for facilitating segregation of waste.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	OWC will be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	All Non-biodegradable Waste will be managed through recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Yes, we noted the condition and agreeable to the same
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Yes, Ready mixed concrete added with fly ash is used in the construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Any wastes from construction and demolition activities related thereto will be managed.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	A separate energy conservation report attached with this report.

7. Green Cover

7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	3 no. of trees to be retained on site based on girth and age regulations as prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	Green belt development: 1251.65 sqm RG provided and Details of tree cutting: 17 no. of trees to be cut and 3 Nos. of trees to be retained
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	We will maintain compensatory plantation in the ratio of 1:10. Area for green belt development 1251.65 is provided as per the details provided in the project document
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Excavated topsoil is used for landscaping.

8. Transport

8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local	Condition is noted

	regulation.	
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.

9.

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

10. Human Health Issues

10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution will be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.	For indoor air quality the ventilation provisions will be as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Yes, we noted the condition & agree to comply.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as	The provision for the construction labour within the site with all necessary infrastructure and facilities such as fuel for

	fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	cooking, mobile toilets, mobile STP, safe drinking water, medical health care etc. will be made.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.	Occupational health surveillance of the workers are done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.	A First Aid Room is provided in the project during construction of the project.

11. Miscellaneous

11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	Yes, we noted the condition & agreeable to the same.
11.2	Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Yes, we noted the condition & agreeable to the same.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Yes, we noted the condition & agree to comply.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	We are regularly submitting six monthly reports to Nagpur, & MPCB
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the	Yes, we noted the condition & agree to comply.

	environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.	Separate environment management cell with qualified staff is formed and implementing the same
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report	Yes, we noted the condition and agreeable to comply the same.
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Condition is noted.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Condition is noted.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Condition is noted.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.	Condition is noted.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).	Yes, we noted the condition and agreeable to the same.
11.13	Concealing factual data or submission of	Yes, we noted the condition and agreeable

	false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	to the same.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Yes, we noted the condition and agreeable to the same.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Yes, we noted the condition and agreeable to the same.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	Yes, we noted the condition and agreeable to the same.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Yes, we noted the condition and agreeable to the same.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition and agreeable to the same.

ENERGY

CONSERVATION

MEASURES

Developer

M/S. Real Gem Build Tech Pvt. Ltd.,

F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar,

Mumbai – 400028.

ENERGY SAVINGS SUMMARY

Sections	Connected Load Kw	Maximum Demand KW	Energy Consumption-Kw-hrs/day	Maximum Demand with Energy Efficient fittings-Kw	Energy Consumption-Kw-hrs/day	Savings Kw-hrs/day	% savings	Remarks
Internal Lighting	1423.8	641.6	5293.2	385.0	3175.9	2117.3	40	LED Lamps for Toilets & Stores;# T 5 Lamps with Electronic Ballasts for Habitable Spaces;# LED Lamps for Wardrobe & Night Lights
Water heater-Geysers & Solar Panel	6831	3075.0	3075.0	2430.0	2430.0	645.0	21	By using solar water heating
Lifts	1670.1	1002.1	10020.8	851.8	8517.7	1503.1	15	Advanced Lifts with VVVF Technology & High Efficiency
Plumbing & STP motors	419.9	251.9	755.8	226.7	680.2	75.6	10	Pumps & Motors with Premium Efficiency
External Lighting	34	16.0	128.0	14.40	115.20	12.8	10	External lighting on solar
Common Area lighting	625.2	371.5	3343.8	256.00	2304.00	1039.8	31	Common area lighting on solar
Ventilation	202.2	121.3	970.7	109.2	873.6	97.1	10	Motors with Premium Efficiency
Other equipments like AC/Appliances in Flats	9153	4187.9	33502.8	3559.7	28477.4	5025.4	15	Energy efficient VRF AC with higher COP
Other equipments like AC in common area	595.0	357.0	1428.0	303.5	1213.8	214.2	15	Energy efficient VRF AC with higher COP
PPL	835.0	675.0	5400.0	540.0	4320.0	1080.0	20	APFC Panel,energy efficient motors
Total	21789.6	10699	63918	8676	52108	11810	18	Overall Savings
Solar PV installation proposed in Kw						115		1 % of Total Maximum demand
Overall Solar (renewable component) Savings							1	% Savings Non renewable component

HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

OF

"Rustomjee Crown"

RESIDENTIAL PROJECT

For

October, 2025 - March, 2026

Developer

M/S. Real Gem Build Tech Pvt. Ltd.,

F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road,

(South) Dadar, Mumbai – 400028.

Prepared by

ENVIRO ANALYSTS & ENGINEERSP. LTD.,

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

TEST REPORT

Report No - EAEPL/W/12/25/02516C			Report Date – 17.12.2025
Name of Customer	M/s. REAL GEM BUILDTECH PVT.		Reference – WO/Crown/001 DATE: 18.04.2025
Site Address	"RUSTOMJEE CROWN" With MCGM Parking Lot" on property bearing F.P. No. 1043 (Subdivided Plot'B') TPs IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai- 400 028.		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/12/25/02516C (Near B Wing)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	10.12.2025	Date of Receipt	10.12.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	10.12.2025 to 17.12.2025		
Report for the month	DECEMBER, 2025		

Discipline: Chemical **Group: Water**

Parameters	Unit	Results	Method
pH	-	7.38	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	364.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	91.80	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	58.39	IS 3025 (Part 32) 2025
Total Hardness	mg/L	171.37	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	42.48	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	19.32	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	< LOQ (0.2)	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	< LOQ (0.25)	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: ND – Not Detected / LOQ – Limit of Quantification

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

Reviewed by

(QM/DM)
(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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/12/25/02516C			**Report Date – 17.12.2025**
Name of Customer	**M/s. REAL GEM BUILDTECH PVT.**		**Reference – WO/Crown/001** **DATE: 18.04.2025**
Site Address	"RUSTOMJEE CROWN" With MCGM Parking Lot" on property bearing F.P. No. 1043 (Subdivided Plot'B') TPs IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai- 400 028.		
Nature and Description of Sample	Tanker Water	**Sample Collected by**	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/12/25/02516C (Near B Wing)	**Sample quantity and packing**	500ml x 1 No. St. PP Bottle
		Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	10.12.2025	**Date of Receipt**	10.12.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	10.12.2025 to 12.12.2025		
Report for the month	DECEMBER, 2025		

Discipline: Biological **Group: Water**

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

For M/s. 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.

TEST REPORT

Report No- EAEPL/A/12/25/02516A			**Report Date – 17.12.2025**
Name of Customer	**M/s. REAL GEM BUILDTECH PVT.**		**Reference – WO/Crown/001** **DATE: 18.04.2025**
Site Address	"RUSTOMJEE CROWN" With MCGM Parking Lot" on property bearing F.P. No. 1043 (Subdivided Plot'B') TPs IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai- 400 028.		
Nature and Description of Sample	Ambient Air	**Sample Collected by**	EAEPL Laboratory
Sampling location and Sample Code	EAEPL/A/12/25/02516A (Near Main Gate of Site)	**Sample quantity and packing**	PM_{10} = 1 * 1 No. Filter paper. $PM_{2.5}$ = 1 * 1 No. Filter paper. SO_2 = 30ml * 2 No. PVC bottle. NO_2 = 30ml * 2 No. PVC bottle.
		Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	09.12.2025	**Date of Receipt**	10.12.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	10.12.2025 to 12.12.2025		
Report for the month	DECEMBER, 2025		

Discipline: Chemical **Group: Atmospheric Pollution**

Environmental Conditions		
Ambient Air Temperature (°C)	**Relative Humidity (%)**	**Duration of Monitoring**
29°C	61%	8 Hours

RESULTS

Test Parameters	**UNIT**	**Results**	**NAAQS LIMITS**	**METHOD**
Particulate Matter (PM_{10})	$\mu g/m^3$	85.13	100	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter ($PM_{2.5}$)	$\mu g/m^3$	44.94	60	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO_2)	$\mu g/m^3$	13.22	80	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO_2)	$\mu g/m^3$	16.54	80	IS 5182 Part 6 (2006) Reaffirmed 2022

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

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

Reviewed by **Approved by**

(QM/DM)
(Shweta Sonawane)

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/12/25/02516B			**Report Date – 17.12.2025**
Name of Customer	**M/s. REAL GEM BUILDTECH PVT.**		**Reference – WO/Crown/001** **DATE: 18.04.2025**
Site Address	"RUSTOMJEE CROWN" With MCGM Parking Lot" on property bearing F.P. No. 1043 (Subdivided Plot'B') TPs IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai- 400 028.		
Nature and Description of Sample	Ambient Noise	**Sample Collected by**	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/12/25/02516B	**Sample quantity and packing**	Not Applicable
Date of Sampling	09.12.2025	**Date of Receipt**	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	DECEMBER, 2025		

Discipline: Chemical **Group: Atmospheric Pollution**

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.5	44.5	55	45
Near Centre Side of Site	dB(A) Leq.	53.3	42.6	55	45
Near Back Side of Site	dB(A) Leq.	51.6	43.1	55	45
Near Site Office of Site	dB(A) Leq.	53.0	43.7	55	45

Remark: The noise level was observed within CPCB limit.

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

Reviewed by **Approved by**

(QM/DM)
(Shweta Sonawane)

Authorized Signatory
(Shilpa Dhamankar)

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

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

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

TEST REPORT

Report No. - EAEPL/S/12/25/02516D			**Report Date – 17.12.2025**
Name of Customer	**M/s. REAL GEM BUILDTECH PVT.**		**Reference – WO/Crown/001** **DATE: 18.04.2025**
Site Address	"RUSTOMJEE CROWN" With MCGM Parking Lot" on property bearing F.P. No. 1043 (Subdivided Plot'B') TPs IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai- 400 028.		
Nature and Description of Sample	Soil	**Sample Collected by**	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/12/25/02516D (Near Centre Side of Site)	**Sample quantity and packing**	1000 g X 1 zip lock bag
		Preservation	Transported & stored in dry area
Date of Sampling	10.12.2025	**Date of Receipt**	10.12.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	10.12.2025 to 17.12.2025		
Report for the month	DECEMBER, 2025		

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

Parameters	Unit	Results	Method
pH	--	7.62	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	896.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	22.14	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	32.69	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.45	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	114.37	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	601.59	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2396.14	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	210.53	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	32.11	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.68	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	956.28	EPA 3050B
Potassium (K)	mg/kg	869.74	EPA 3050B
Copper (Cu)	mg/kg	298.67	EPA 3050B
Iron (Fe)	mg/kg	64588.13	EPA 3050B
Lead (Pb)	mg/kg	12.69	EPA 3050B
Zinc (Zn)	mg/kg	179.85	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----------

Government of Maharashtra

File No.: SEAC 2010/CR-3/TC2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 19th March, 2012

To,
M/s. Real Gem Build Tech Pvt. Ltd.
DB House, General A. K. Vaidya Marg,
Goregaon (E), Mumbai - 63
Tel. No. : 022 – 40778402/431
Email: rajan.chourse@dbg.co.in

Subject: Construction of residential building "Orchid Crown" and MCGM parking lot at plot no. 1043, Prabhadevi, Mumbai M/s Real Gem Build Tech Pvt. Ltd. (DB Group). - Environmental clearance regarding.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 28th, 34th, 37th, 44th, meetings and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 30th, 41st, 42nd & 44th meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for Construction of residential building "Orchid Crown" and MCGM parking lot at plot no. 1043, Prabhadevi, Mumbai M/s Real Gem Build Tech Pvt. Ltd. (DB Group).SEAC considered the project under screening category 8 (b) as per EIA Notification 2006.

Brief Information of the project is summarized as below-

Name of the Project	:	"Orchid Crown"
Project Proponent	:	Real Gem Build Tech Pvt. Ltd.
Location of the project	:	Plot bearing F.P. No. 1043 of TPS IV Mahim Division at Gokhale Road, Mumbai – 400 028.
Type of Project	:	Construction Residential Building
Plot Area	:	Gross Plot Area 24,809.75 m^2 Net Plot Area 23,164.97 m^2
Proposed Total built up area	:	Permissible FSI (Including TDR etc.) : 93,166.06 m^2 2 nos. of Basement – 41,872.78 m^2

Sr	Particulars	FSI Area m^2	Non FSI Area m^2	Total Area m^2
1	Residential Buildings	93,166.06	64526.58	1,57,692.64
2	Basements	-	41,872.78	41,872.78
3	MCGM Parking	-	1,21,939.95	1,21,939.95

			Area			
		4	Total Construction Area			3,21,505.37

Estimated cost of the project	:	Rs 579 Crores
No. of Buildings	:	

Sr	Building Name	No of Storey	Tenements	Height (m)
1	Tower A	2B+Grd+60	174	314.10
2	Tower B	2B+Grd+60	174	320.10
3	Tower C	2B+Grd+51	102	276.30
4	Municipal Car Parking	G+14		49.50

Height of building	:	Max height: 320.10 m
Water Requirement	:	

a. Fresh Water Source	212 m^3/day , Source :MCGM
b. Recycled Water • Flushing (MLD) • Gardening (MLD)	 Flushing: 120 m^3/day Gardening 52 m^3/day
c. Swimming pool makeup	4 m^3/day

Rain water harvesting	:	• 4 nos. of rainwater harvesting tanks of 80 m^3 capacity each • 9 Nos. of recharge pits of 1.5 m dia
Wastewater generated	:	1060 m^3/day
Capacity of STP	:	Capacity of STP: 300 KLD , STP Technology: MBR
Solid Waste Generation	:	Dry quantity : 750 kg/day Wet quantity : 500 kg/day STP Sludge : 3 m^3/day
Disposal	:	Dry garbage will be segregated & disposed off to recyclers. Wet garbage will be composted using vermin composting and used as organic manure for landscaping. Dry sludge can be used as manure for plantation & Gardening purposes inside the premises.
Energy	:	13.50 MW ,Source : BEST DG Set: 400 KVA: will be used as alternate supply for essential services.
Energy Conservation	:	• Solar Hot Water systems for Residential buildings. • Solar Panel lights will be installed for common facilities wherever possible. • Solar street lights are proposed for common areas such as open spaces, pathways, RG etc.
Traffic Management	:	

Captive Parking area	34,420.28 m^2
a. 2-Wheeler	-
b. 4-Wheeler	1132 Nos.
c. Public Transport	
Width of all internal roads	6 mts
MCGM Parking area	1,21,939.95 m^2
a. 2-Wheeler	-
b. 4-Wheeler	2500 Nos.

		c. Public Transport		
		Width of all internal roads	6 mts	
Green Belt Development	:	Total R.G. area : 10,378 m^2 Trees inside the pot : 411 Nos.		
EMP	:	**Component**	**Capital Cost (in Lakhs)**	**O & M (Lakhs / Year)**
		STP (Tertiary)	60	8
		Solar Power	30	3
		Landscape Development	80	10
		Solid Waste Management	25	5
		Rain water harvesting	25	3
		Total	**220**	**30.5**

3. The proposal has been considered by SEIAA in its 44th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

(i) This environmental clearance is issued subject to condition that, if the municipal parking scheme finally undergoes any change or if any other parameter having an impact on the project changes, the project proponent should approach the SEIAA for amendment of EC

(ii) Project proponent should make a sincere effort to see if part of the RG can still be located on the ground. Local authority should ensure this while approving the plans.

(iii) This environmental clearance is only for building up to 69m height. Local Authority should ensure this and verify if any NOC required by project proponent while approving the plans.

(iv) The proposed height of the building requires NOC from High Rise Committee (HRC), Chief Fire Officer (CFO) & Civil Aviation authority. If there is any change in the plans suggested by above mentioned authorities, Project proponent should approach SEIAA with corrected building plans.

(v) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

(vi) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

(vii) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

(viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

(ix) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.

(x) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.

(xi) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

(xii) 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

(xiii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.

(xiv) Arrangement shall be made that waste water and storm water do not get mixed.

(xv) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(xvi) 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.

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

(xviii) 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.

(xix) 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.

(xx) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

(xxi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

(xxii) 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.

(xxiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xxiv) 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.

(xxv) 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.

(xxvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

(xxvii) Ready mixed concrete must be used in building construction.

(xxviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.

(xxix) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xxx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxxii) 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.

(xxxiii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(xxxiv) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.

(xxxv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxxvi) 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.

(xxxvii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxxviii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement

(xxxix) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.

(xl) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

(xli) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

(xlii) 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.

(xliii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces

while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement

(xliv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation

(xlv) 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.

(xlvi) 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.

(xlvii) Six monthly monitoring reports should be submitted to the Department and MPCB.

(xlviii) A complete set of all the documents submitted to Department should be forwarded to the MPCB

(xlix) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

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

(li) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.

(lii) 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.

(liii) 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.

(liv) 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.

(lv) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO_2, NOx (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.

(lvi) 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.

(lvii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance**: The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.
2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram –Ambattur Road, Chennai – 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).

6. Regional Office, MPCB, Mumbai.

7. Collector, Mumbai.

8. Commissioner, Brihan Mumbai Municipal Corporation, Mumbai.

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

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

11. Select file (TC-3).

Government of Maharashtra

SEAC 2010/CR-3/TC2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 7th April, 2012

To,
M/s. Real Gem Build Tech Pvt. Ltd.
DB House, General A. K. Vaidya Marg,
Goregaon (E), Mumbai - 63
Tel. No. : 022 – 40778402/431
Email: rajan.chourse@dbg.co.in

Subject: Construction of residential building "Orchid Crown" and MCGM parking lot at plot no. 1043, Prabhadevi, Mumbai M/s Real Gem Build Tech Pvt. Ltd. (DB Group). - Environmental clearance regarding.

Reference- Even number environment clearance letter dated 19th March, 2012

Sir,

This has reference to your communication letter dated 26th March, 2012 on the above mentioned subject.

2. Project information from documents submitted by you & considered by SEAC & SEIAA was summarized in even number environment clearance letter dated 19th March, 2012.

Information on following points is modified as-

- Condition No. : 3 (iii) is deleted

3. Project information of all other points is as per minutes of SEIAA .Terms and conditions stipulated in even number environment clearance letter dated 19th March, 2012 remains the same.

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

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.

2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram – Ambattur Road, Chennai – 600 095

3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510

4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.

5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).

6. Regional Office, MPCB, Mumbai.

7. Collector, Mumbai.

8. Commissioner, Brihan Mumbai Municipal Corporation, Mumbai.

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

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

11. Select file (TC-3).

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

सत्यमेव जयते

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date:June 25, 2019

To,
M/s Real Gem Build Tech Pvt. Ltd.
at Property bearing F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400 028

Subject: Environment Clearance for Proposed Expansion of Residential Project 'Rustomjee Crown' with MCGM Parking Lot" on property bearing F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400 028. by M/s Real Gem Build Tech Pvt. Ltd.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 98th)Day-2_th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 169th meetings.

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

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

1.Name of Project	Proposed Expansion of Residential Project 'Rustomjee Crown' With MCGM Parking Lot
2.Type of institution	Private
3.Name of Project Proponent	M/s Real Gem Build Tech Pvt. Ltd.
4.Name of Consultant	M/s Enviro Analysts & Engineers Pvt. Ltd.
5.Type of project	Expansion of Residential Project 'Rustomjee Crown' With MCGM Parking Lot
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	EC received vide letter no SEAC 2010/CR-3/TC2 dated 07.04.2012 & dated 19.03.2012 for total construction area 3,21505.37 sqm & 64th SEIAA MoM dated 06.01.2014 for total construction area of 3,42,441.37 sqm.
8.Location of the project	Property bearing F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400 028
9.Taluka	Worli
10.Village	Worli
Correspondence Name:	Mr. Chandresh D. Mehta
Room Number:	702
Floor:	-
Building Name:	Natraj
Road/Street Name:	M.V. Road Junction
Locality:	W.E. Highway
City:	Mumbai
11.Whether in Corporation / Municipal / other area	MCGM (Municipal Corporation of Greater Mumbai)

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12.IOD/IOA/Concession/Plan Approval Number	Concession Received from MCGM
	IOD/IOA/Concession/Plan Approval Number: Concession received vide letter no. EB /5070/GS/A dated 17.01.2019
	Approved Built-up Area: 125774.12
13.Note on the initiated work (If applicable)	1,55,925.91 sqm of total construction area is constructed on site as per EC received.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	HRC -10/03/2017, CFO -12/01/2019, EETC- 17.01.2019, LOI -25.02.19
15.Total Plot Area (sq. m.)	24809.75
16.Deductions	1518.23
17.Net Plot area	23291.52
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 125774.12
	Non FSI area (sq. m.): 284725.90
	Total BUA area (sq. m.): 410500.02
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 125774.12
	Approved Non FSI area (sq. m.): 284725.90
	Date of Approval: 17-01-2019
19.Total ground coverage (m2)	4076.50
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	16%
21.Estimated cost of the project	9520000000

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22.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23.Total Water Requirement

Dry season:	**Source of water**	MCGM/ Treated water fom STP
	Fresh water (CMD):	425 KLD
	Recycled water - Flushing (CMD):	215 KLD
	Recycled water - Gardening (CMD):	60 KLD
	Swimming pool make up (Cum):	45 cum
	Total Water Requirement (CMD) :	700 KLD
	Fire fighting - Underground water tank(CMD):	300 Cum. (As per CFO NOC)
	Fire fighting - Overhead water tank(CMD):	100 Cum. per wing (As per CFO NOC)
	Excess treated water	262 KLD
Wet season:	**Source of water**	MCGM/ Treated water fom STP/ RWH
	Fresh water (CMD):	425 KLD
	Recycled water - Flushing (CMD):	215 KLD
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	45 cum
	Total Water Requirement (CMD) :	640 KLD
	Fire fighting - Underground water tank(CMD):	300 Cum. (As per CFO NOC)
	Fire fighting - Overhead water tank(CMD):	100 Cum. per wing (As per CFO NOC)
	Excess treated water	322 KLD
Details of Swimming pool (If any)	1 nos of lap pool and 1nos of lagoon pool are proposed	

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24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	1.85m to 3.30 m Blg
	Size and no of RWH tank(s) and Quantity:	5 nos of RWH tanks proposed of total capacity 320 cum (having 2 day holding capacity)
	Location of the RWH tank(s):	P5 & P6
	Quantity of recharge pits:	Nil
	Size of recharge pits :	Nil
	Budgetary allocation (Capital cost) :	Rs 61.00 Lakhs
	Budgetary allocation (O & M cost) :	Rs 3.00 Lakhs
	Details of UGT tanks if any :	Domestic tanks- 425 cum Flushing tanks- 215 cum Fire tanks – 300 cum RWH tanks-320 cum Location-Basement and Podium
26.Storm water drainage	**Natural water drainage pattern:**	Natural drainage pattern is towards the existing roads i.e West to east
	Quantity of storm water:	0.63 m3/sec
	Size of SWD:	300 mm Dia NP-2 Pipe -3 Nos, 450 mm Dia NP-2 Pipe-2 Nos
27.Sewage and Waste water	**Sewage generation in KLD:**	597 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	Residentail-600 KLD , PPL-20 KLD
	Location & area of the STP:	Location: Ground , Area of STP: 700 Sq.m.
	Budgetary allocation (Capital cost):	Rs 90.00 Lakhs
	Budgetary allocation (O & M cost):	Rs.10.00 Lakhs

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28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Excavated material, Cement Bags , Paint container (@20L), Scrap metal generated, Broken Tiles
	Disposal of the construction waste debris:	Excavated material Shall be used on site for backfilling and for internal roads. Excess shall be disposed to authorized landfills, Empty Cement bags to be handed over to recycler. Paint container (@20L) To be handed over to recycler. Scrap metal generated to be sold for recycling ,Broken tiles to be used for skirting. Broken pieces to be used for china mosaic waterproofing of terraces
Waste generation in the operation Phase:	**Dry waste:**	987 Kg/day
	Wet waste:	1433 Kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	38 Kg
	Others if any:	E- waste will be handed over to authorized MPCB dealers
Mode of Disposal of waste:	**Dry waste:**	To be hand over to Local Recyclers for recycling
	Wet waste:	To be processed in the OWC. Manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	To be used as a manure
	Others if any:	E- waste will be handed over to authorized MPCB dealers
Area requirement:	**Location(s):**	P-6 level
	Area for the storage of waste & other material:	91 Sq.m.
	Area for machinery:	16 Sq.m.
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs.35.00 Lakhs
	O & M cost:	Rs .3.00 Lakhs

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

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30.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
33.Source of Fuel		Not applicable		
34.Mode of Transportation of fuel to site		Not applicable		

35.Energy

Power requirement:	**Source of power supply :**	TATA
	During Construction Phase: (Demand Load)	850 kW
	DG set as Power back-up during construction phase	100 kVA
	During Operation phase (Connected load):	21382 kW
	During Operation phase (Demand load):	10451 kW
	Transformer:	3 Nos CSS
	DG set as Power back-up during operation phase:	Residential - 1500 KVA x 2 Nos, PPL- 750 KVA x 1 Nos
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

Energy saving by non-conventional method:

Solar Water Heating
Photo Voltaic(PV) panels for Common area and Landscape,solar light with LED fixture
APFC panel to improve power factor
Lift system on VFD

36.Detail calculations & % of saving:

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Serial Number	Energy Conservation Measures	Saving %
1	Total Energy Saving	18%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs 200.00 Lakh
	O & M cost:	Rs 20.00 Lakh

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water Sprinkling, Green Belt Development, Covered storage	18.00
2	Noise Environment	Noise Baricades and Green Belt	7.00
3	Water Environment	Modular STP , Drainage with sedimentation tanks	6.00
4	Environmental Monitoring	Air,water,noise & soil monitoring	1.50
5	Sanitation	Disinfection & Health Care	3.00
6	Land Environment	Site Sanitation	1.00

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Waste water management	STP	90.00	10.00
2	Solid Waste Management	OWC	35.00	3.00
3	Green Belt development	Landscaping	300	15.00
4	Rain water harvesting	Rain water harvesting tank	61.00	3.00
5	Energy conservation	solar panels, energy efficient fixtures	200.00	20.00

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

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation

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Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

No Information Available

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	CRZ/ RRZ clearance obtain, if any:	Not applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not applicable
	Category as per schedule of EIA Notification sheet	8(b) B1
	Court cases pending if any	Not applicable
	Other Relevant Informations	Project was issued ToR in the 50th (Part B) SEAC -II meeting item no. 298 for construction area of 4,53,057.90 sqm dated 20.09.2016
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 169th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to submit dated Architect certificate addressing to committee regarding building wise construction done on site.
II	PP to submit Hon'ble Court Judgement/Order regarding provision of RG and relevant provision in DCR 2034.
III	PP to submit structural stability report.
IV	PP to submit note on mitigation measures for noise pollution.
V	PP to submit CER of 0.75 %prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertake under CER to be get approved from collector/ local body or Environment Department.
VI	PP to upload the affidavit regarding Name change of the project.
VII	Local body to ensure the structural stability for the proposed expansion.
VIII	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
IX	PP to submit CER of 0.75 % prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertake under CER to be get approved from collector/ local body or Environment Department.
X	PP to submit CER plan to Municipal Commissioner and submit the acknowledgement copy to submitted to Member Secretary, SEIAA.
XI	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.
XII	PP to provide adequate mechanical ventilation for STP.
XIII	SEIAA decided to grant EC for :FSI:125558.64 m2, Non-FSI:284725 m2 and Total BUA:410500 m2 (IOD no-EB/5070/GS/A) Date-17.01.2019.

General Conditions:

I	E-waste shall bedisposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in.
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

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

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

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

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

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

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

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

Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA

2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I

3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II

4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III

5. SECRETARY MOEF & CC

6. IA- DIVISION MOEF & CC

7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI

8. REGIONAL OFFICE MOEF & CC NAGPUR

9. MUNICIPAL COMMISSIONER MUMBAI

10. MUNICIPAL COMMISSIONER NAVI MUMBAI

11. REGIONAL OFFICE MPCB MUMBAI

12. REGIONAL OFFICE MPCB NAVI MUMBAI

13. REGIONAL OFFICE MIDC ANDHERI

14. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI

15. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD

16. COLLECTOR OFFICE MUMBAI

17. COLLECTOR OFFICE MUMBAI SUB-URBAN

Government of Maharashtra

File No: 21-40/2024-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division
***

सत्यमेव जयते

Date **01/08/2024**

To,

Bhavesh Kuvadia
M/s REAL GEM BUILDTECH PRIVATE LIMITED
DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai , Andheri, MUMBAI, MAHARASHTRA, DB House, 400063
info@dbg.co.in

Subject: **Expansion of Residential Project 'Rustomjee Crown' with MCGM Parking Lot" at Gokhale Road, (South) Dadar, Mumbai, Maharashtra by M/s Real Gem Build Tech Pvt. Ltd. –Grant of** Environmental Clearance - **reg.**

Sir/Madam,

This is in reference to your application submitted to MoEF&CC vide proposal number IA/MH/INFRA2/462374/2024 dated 12/02/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812MH5521148N
(ii) File No.	21-40/2024-IA.III
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Sector	INFRA-2
(vii) Name of Project	Environment Clearance for Expansion of Residential Project 'Rustomjee Crown' with MCGM Parking Lot" on property bearing F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400 028 by M/s Real Gem Build Tech Pvt. Ltd.
(viii) Name of Company/Organization	REAL GEM BUILDTECH PRIVATE LIMITED
(ix) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(x) Issuing Authority	MoEF&CC
(xi) Applicability of General Conditions as per	No

EIA Notification, 2006

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

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 121th meeting held on 6-7th March, 2024.

5. The details of the project, as per the application form, documents submitted by the project proponent, and also as informed during the aforesaid meeting of EAC, are provided below for reference:
i. The project is Expansion Project.
ii. Proposed Expansion of Residential Project 'Rustomjee Crown' with MCGM Parking Lot on land bearing F.P.No. 1043, of TPS IV Mahim Division at Gokhale Road, Mumbai – 400 028. by M/s Real Gem Build Tech Pvt. Ltd. at Latitude: 19 0'39.23"N Longitude: 72 49'51.35"E
iii. Earlier Clearance detail- The project has received 1st EC vide letter no SEAC 2010/CR-3/TC2 dated 19.03.2012 & 07.04.2012 for total construction area 321505.37 sq. m.& 64th SEIAA MoM dated 06.01.2014 for total construction area of 342441.37 sq. m; minor amendment in EC was recommended by SEIAA and approved. The project has received 2nd EC dated June 25, 2019 project had received Environmental Clearance vide letter no. SEIAA-EC-0000001624 for FSI:125558.64 sq. m, Non-FSI: 284725.90 sq.m and Total BUA: 410500.02 sq.m.
\ iv. Constructions status of the project comprises of 3 Residential Building (Tower A, B ,C) with MCGM Parking Lot (PPL) To be handed over to MCGM. Tower A, B is already constructed on site as per earlier EC and OC received for Tower A & PPL. There is no change in configuration of Tower A & B and PPL including all common podium upto 12 podium level (pt). Tower C constructed on site as per earlier EC upto 3 Basement + Gr + 49th upper floor (3B + G + 11th parking floors + 38 upper floors). The total construction work done till date on site is 3,90,340.20 sq.m
v. Land use is residential as per MCGM DP remarks of 2034.
vi. The total plot area is 24,809.75 sq. m., the net plot area is 23,291.52 sq. m., FSI area is 1,25,773.80 sq. m and the total construction (Built-up) area of 4,13,463.36 sq. m. The project will comprise of 3 no. of Tower viz. Tower A, Tower B and Tower C having Residential Units i.e., Flats (720 nos) with MCGM Parking Lot (To be handed over). The maximum height of the building is 245.95 m. The details of the building are as follows:

Building Configuration
Building Details: **Tower -A:** 3B+Gr+68 upper floors (3B+G+12P +56 upper floors (Terrace lvl Ht -245.95 m) **Tower -B:** 3B+Gr+68 upper floors (3B+G+12P +56 upper floors (Terrace lvl Ht -245.95 m) **Tower -C:** 3B+Gr+67 upper floors (3B+G+11P+ 56 upper floors (Terrace lvl Ht -227.05 m) **MCGM Parking (PPL):** 3B+Gr.+2nd Podium (Pt.) floor in the above A, B & C wings

vii. During construction phase, total water requirement is expected to be 50 KLD which will be met by Tanker water. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary Sanitary toilets will be provided during peak labor force.
viii. During operational phase, total water requirement of the project is expected to be 710 KLD and the same will be met by MCGM. 432 KLD fresh water from MCGM and 279 KLD (Flushing: 219 KLD, Gardening: 60 KLD) recycled water. Wastewater generated will 607 KLD will be treated in STPs of total capacity 630 KLD (610 KLD +20 KLD). 546 KLD of treated waste water will be recycled and reused (219 KLD for flushing, 60 KLD for gardening, etc) Balance treated waste water will be disposed in to municipal drain.
ix. About 2.457 TPD solid wastes will be generated in the project. The biodegradable waste 1.455 TPD will be processed in OWC and the non-biodegradable waste generated 1.002 TPD will be handed over to authorized local vendor.
x. The total power requirement during construction phase is 100 KVA and will be met from TATA and total power requirement during operation phase is 10699 KVA and will be met from TATA.
xi. Rooftop rainwater of buildings will be stored in 5 number of Rain Water Harvesting tanks of total capacity of 320 cum (having 2 day holding capacity).
xii. Parking facility of 3152 nos. four wheelers is proposed (Residential 2094 and 1058 MCGM Parking) to be provided against the requirement of (Residential 2092 Nos and 1058 MCGM Parking) four-wheeler (according to local norms).

xiii. Proposed energy saving measures would save about 15% power and 115 KW of solar installation of 1% of maximum demand

xiv. Comparative analysis of existing /envision pollution load (in case of expansion/modernization):

Sl. No.	Project Details	EC dated 25.06.2019	For proposed Expansion	Remarks
	Plot area (sq. m.)	24809.75	24809.75	No change
	Net Plot area (sq. m.)	23291.52	23291.52	No change
	Total Built up area (sq. m.)	410500.02	413463.36	Increased due to increase in 2 floors
	Ground-coverage Area: (sq. m) (% On net plot)	4076.50 (16%)	4076.50 (16%)	No change
	Project Cost (INR)	952 CR	961 CR	Project cost increased by 9 CR
	Residential Tenements	708 nos.	720 nos	Increased due to increase in 2 floors
	Total expected Residents	Residential -4713 nos, PPL - 254 nos	Residential -4787 nos, PPL - 254 nos Total: 5041	Increased due to increase in 2 floors- 74 no. of tenants in building wing C PPL no change
	Total water requirement	700 (Dom: 425 KLD, Flush: 215 KLD, Gardening: 60 KLD)	710 (Dom: 432 KLD, Flush: 219 KLD, Gardening: 60 KLD)	Marginal Increase
	Wastewater generation	597	607	Increased
	STP capacity	Residential-600 KLD, PPL-20 KLD	Residential-610 KLD, PPL-20 KLD	STP capacity increased by 10 KLD
	RWH	5 nos RWH tanks - total capacity 320 cum	5 nos RWH tanks - total capacity 320 cum	No change
	4 Wheelers Parking	Residential- 2053 nos PPL- 1058 nos Total-3111 nos	Residential- 2094 nos PPL- 1058 nos Total-3152 nos	Marginal Increase
	Proposed total R.G area	RG Required -5822.88 sq. m RG provided -12055.60 sq. m. (1251.65 sq. m on ground + 10803.95sqm on podium)	RG Required -5822.88 sq. m RG provided -12055.60 sq. m. (1251.65 sq. m on the ground (5.4%) + 10803.95 sq. m on the podium (46%))	No change, completed on site

xv. The project is not located in Critically Polluted area.

xvii. NBWL Clearance is not required for the project.

xviii. Forest Clearance is not required for the project.

xix. No court cases are pending against the project.

xx. Green belt development: RG Required - 5,822.88 sq. m. RG provided 1251.65 sq. m on ground and 10,803.95 sq. m on podium. Details of felling/transplantation: 17 nos of trees cut,11 nos trees transplanted and 3 nos of trees retained on site.

xxi. The total cost of the project is Rs 961 Crore.

xxii. Employment potential: 15 nos of permanent shall be provided and around 100 nos labors will come to site during peak construction phase. This is a Residential project which will create 15 nos direct employment and 100 nos indirect employment during the operation phase.

xxiii. Benefits of the project: The project will provide many facilities for improvement of the physical environment. This is a well-designed project and uses the sustainable development policy. The project will be provided with sufficient road facilities within the project premises and municipal parking lot which will help combat the issue of shortage of parking

spaces in the Mumbai. The proposed project has a greenery area which helps in protect the environmental quality. A well designing of drainage system also provided in the project, its controls the overflow of water during the rainy season. The project has all infrastructures like STP, OWC, RWH system, Solar systems etc. to mitigate the impact on the surrounding environment.

6. Earlier, the EC issued by SEIAA, Maharshtra vide letter number SEAC 2010/CR-3/TC-2 dated 19.03.2012 & 07.04.2012 with the built-up area is 3,21,505.37 sq. m. Subsequently, the project proponent has obtained expansion EC from SEIAA, Maharashtra vide number SEIAA-EC0000001624 dated 25.06.2019 for the built-up area from 3,21,505.37 sq. m to 4,10,500.02 sq. m. Now, the project proponent has planned to increase the built-up area from 4,10,500.02 sq. m to 4,13,463.36 sq. m and ToR obtained from Ministry vide letter no. 21-40/2024-IA.III dated 08.02.2024. The baseline data was collected from March 2023 to May 2023 and CCR was obtained from the Ministry's Regional Office, Nagpur vide letter dated 06.02.2024. EAC has examined the CCR and found satisfactory. The committee has noted that this is an expansion proposal and the total built-up area will increase from 4,10,500.02 sq. m to 4,13,463.36 sq. m. About 31 existing trees are available in the proposed area, out of 31, 17 trees will be cut, 11 trees will be transplanted and 3 trees will be retained in the same place. The proposed project does not involve any forest land diversion, wildlife clearance, CRZ clearance.

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

8. Further, it is noted that it is an expansion project with a total plot area of 24,809.75 sq. m and total net plot area is 23,291.52 sq. m. The proposed greenbelt on Mother Earth is 1,251.65 sq. m (5.37 % of the total net plot area), which is less than local norms. As per the Development Control and Promotion Regulation-2034 (DCPR) of Maharashtra, plots for residential and commercial layouts admeasuring area from 1001 sq. m to 2500 sq. m., 2501 sq. m to 10,000 sq. m and areas above 10,000 sq. m should maintain 15%, 20% and 25% of recreational ground/open spaces, respectively. In case of building under Slum Redevelopment Authority (SRA) scheme, at least 8% of amenity open space shall be maintained at ground level. In case re-development project minimum 10% of recreational ground/open spaces are required. Therefore, the project proponent shall be provided to maintain a greenbelt over at least 10 % of the total net plot area.

9. Based on recommendations of EAC and detailed examination, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance for Expansion of Residential Project 'Rustomjee Crown' with MCGM Parking Lot" at Gokhale Road, (South) Dadar, Mumbai, Maharashtra by M/s Real Gem Build Tech Pvt. Ltd., under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and standard conditions are enclosed as **Annexure 1**.

10. This issues with the approval of the Competent Authority.

Copy To

1. The Principal Secretary, Department of Environment and Climate Change, Government of Maharashtra, New Administrative Bhavan, 15th Floor, Madame Kama Road, Mantralaya, Mumbai - 400 032, Maharashtra.
2. The DDG, Ministry of Environment, Forests and Climate Change, Regional Office, Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur – 440 001.
3. The Member Secretary, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110032.
4. The Member Secretary, Maharashtra State Pollution Control Board, Kalpataru Point, 3rd and 4th floor, Road No. 8, Sion Cir, opp. PVR Theater, Mumbai-400022, Maharashtra.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Conditions

S. No	EC Conditions
1.1	This environmental clearance is subjected to outcome of the ongoing court case(s) related to Recreation Ground (RG) area.
1.2	The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the Airports Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of the EC letter.
1.3	Abstraction of groundwater shall be subject to the permission of Central Ground Water Authority (CGWA). Fresh water requirement shall not exceed 432 KLD during the operational phase.
1.4	As proposed, wastewater shall be treated onsite in STP of 546 KLD capacity.
1.5	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
1.6	Area for greenery shall be provided to maintain greenbelt over at least 10 % of total net plot area as per the local norms. The landscape planning should include the plantation of 336 numbers of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of the total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves, and wide canopy cover may be preferred. Invasive species should not be used for landscaping.
1.7	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, 5 rainwater collection tanks (total capacity 320KL) shall be provided by PP for rainwater harvesting after filtration.
1.8	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.
1.9	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
1.10	The recyclable waste shall be sold to authorized vendors/recyclers.
1.11	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.
1.12	As committed 3152 car parking areas are to be provided and 20% of Electronic vehicle charging points are to be provided.
1.13	Proponent shall ensure the installation of 115 KW solar PV systems and LEDs to meet 15% of the total power requirement.

S. No	EC Conditions
1.14	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project.
1.15	The proponent shall be responsible for undertaking the operation and maintenance of common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the *bona fide* Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the *bona fide* Residential Welfare Association and when required.
1.16	The project proponent shall essentially comply with all parking norms and standards as applicable.
1.17	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimise the shift from walk mode to vehicular mode to have the least impact on energy and the environment.
1.18	The project proponent shall ensure that there is more than one entry /exit from different directions however it should be checked that it does not create road safety hazards.

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along

S. No	EC Conditions
	with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall

S. No	EC Conditions
	be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

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

S. No	EC Conditions
	single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.17	No sewage or untreated effluent water would be discharged through storm water drains.
3.18	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.19	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.20	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

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

5. Energy Conservation Measures

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

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

S. No	EC Conditions
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

S. No	EC Conditions
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

9.

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

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking

S. No	EC Conditions
	water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

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

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

Additional EC Conditions

i. All other terms and conditions stipulated in the SEIAA, Maharashtra vide letter number SEAC 2010/CR-3/TC-2 dated 19.03.2012 & 07.04.2012 and SEIAA-EC0000001624 dated 25.06.2019 shall remain unchanged.

ii. Project Proponent shall strive to enhance the Green Belt beyond 10 % and that the trees planted in this regard would be planted under the campaign 'एक_पेड़_माँ_के_नाम' and the details of the trees planted would be uploaded on the portal https://merilife.nic.in.

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

Signed by
Munna Kumar Shah
Date: 01-08-2024 11:00:48
Reason: Verified and signed

original.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437 / 4014701 / 4020781
Fax : 4024068 / 4023516
Website : http://mpcb.mah.nic.in.
E-Mail : mpcbsion@bom.nic.in

KALPATARU POINT, 3rd Floor,
Sion-Matunga Scheme Road No.8,
Opp. Sion Circle, Sion (East)
Mumbai-400 022.

Infrastructure Project/RED/LSI
Consent No. BO/ROM/RO(P&P)/EIC No. MU-1437-10/CC 04 Date: 04/01/2011 ~~/12/2010~~.

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 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008. [To be referred as Water Act, Air Act and HW(M&H) Rules respectively].

Consent to Establish is granted to

M/s Real Gem Build Tech Pvt. Ltd.,
"Orcchid Crown", Plot F.P. No. 1043 of TPS IV,
Mahim Division at Gokhale Road (South),
Prabhadevi, Mumbai-400 028.

located in the area declared under the provisions of Water Act (P&CP) 1974, Air Act (P&CP), 1981 and Authorization under the provisions of H.W (M & H) Rules and amendments thereto subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions :-

1. **The Consent to Establish is valid up to Commissioning of the unit or upto 5 years whichever is earlier.**

for development of land/plot as new construction activities for Residential project named as **"Orcchid Crown"**, Plot F.P. No. 1043 of TPS IV, Mahim Division at Gokhale Road (South), Prabhadevi, Mumbai-400 028 on total plot area of **24,809.75 sq mtrs**. including utilities and services such as residential apartments/recreation amenities-**1,83,156 sq mtrs**. as per Environmental Clearance issued by SEIAA, GoM and construction commencement certificate issued by local body.

"Consent to Establish will be operational only after obtaining Environmental Clearance from competent authority by the applicant and subject to the compliance of conditions stipulated in an Environmental Clearance including conditions which mav be more stringent, if stipulated by / in the Environmental Clearance."

2. CONDITION UNDER WATER ACT :-

(i) The daily quantity of sewage effluent from above construction project including waste water from swimming tank/water sports shall not exceed **514 M^3/D**.

(ii) **Sewage Effluent Treatment :** The Applicant shall provide a comprehensive sewage treatment plant as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards:-

BANK GUARANTEE Pay BG of Rs. 10 Lakhs within 15 days MPCB CHGO

Maharashtra Pollution Control Board Mumbai

PARAMETERS	Limit	
pH	In between	5.5 to 9
Suspended Solids	Not to exceed	100 mg/l
B.O.D. 3 days 27 C	Not to exceed	30 mg/l
Oil & Grease	Not to exceed	10 mg/l
Dissolved Phosphates (as P)	Not to exceed	5 mg/l
Dissolved Oxygen	Not less than	5 mg/l
R. Chlorine	Not to exceed	0.1 mg/l

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

80% of the treated domestic effluent shall be recycled to the maximum extent for flushing, fire fighting, etc., and excess treated effluent shall be disposed off on land for gardening/ irrigation/ lawns/ tree-plantations within own premises and remaining treated sewage effluent shall be disposed into underground sewerage network provided by MCGM. In no case, effluent shall find its way to any water body directly/indirectly at any time.

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

The solid waste generated at the site shall be segregated, treated, and disposed off as follows:-

Sr	Type of Segregated solid waste	Quantity Kg/day	Treatment	Disposal
1	Wet Garbage	--	Vermi-composting	Used as manure
2	STP Sludge	--	--	Used as manure
3	Dry Garbage	--	--	At MSW Dumping site

3. Other Conditions:-

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), CRZ notification, and special notifications published for Dahanu, Murud - Jangira, Matheran and Mahableshwar area wherever applicable and all the Environmental Statutes and Instruments.
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
3. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
6. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
7. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body. This management shall be such as also to help in excluding the external pollutants degrading the internal environment of residential complex.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.

Maharashtra Pollution Control Board Mumbai

9. Applicant shall provide fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting with the approval of local body and the inorganic material shall be disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered land fill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. The applicant shall provide sufficient parking space for parking of four wheelers for residential area.
14. For disinfection of waste water ultra violet radiation shall be used in place of chlorination
15. Vehicles hired for construction activities should be operated only during non peak hours.
16. Ready mixed concrete used in building construction should apply separately for consent from the Board.

17. The applicant, during the construction stage shall provide:
a) Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
b) Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
c) Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
d) Green belt of 33% of the open space shall be developed.

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended ,2003 and Rules there under :-
The daily water consumption for the following categories shall not exceed, as under

(i)	**Domestic**	**From ULB (In CMD)**	**From other sources (In CMD)**
a)	Domestic	642	---
b)	Make up water for Swimming pool	--	---
c)	Make up for firefighting	--	---
d)	Agriculture/Gardening	--	---

5. CONDITIONS UNDER AIR ACT :-

The Applicant may install 02 diesel generating sets (DG Sets) of capacity 3,000 KVA & 250 KVA, and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:-

Maharashtra Pollution Control Board
Mumbai

(i) **Standards for emissions of air Pollutants**

i)	SPM/TPM	Not to Exceed	150	mg/Nm3
ii)	SO2 (DG set)	Not to Exceed	--	Kg/day

(ii) **The following measure shall be taken.**

a) Adequate mitigation measures shall be taken to control emissions of SO2, NOx, SPM, RSPM.

b) Applicant shall achieve following Ambient Air Quality standards.

1	SPM	Not to Exceed (Annual Average)	140	$\mu g/m^3$
		Not to Exceed (24 hours)	500	$\mu g/m^3$
2	SO_2	Not to Exceed (Annual Average)	60	$\mu g/m^3$
		Not to Exceed (24 hours)	80	$\mu g/m^3$
3	NO_x	Not to Exceed (Annual Average)	60	$\mu g/m^3$
		Not to Exceed (24 hours)	80	$\mu g/m^3$
4	RSPM	Not to Exceed (Annual Average)	60	$\mu g/m^3$
		Not to Exceed (24 hours)	100	$\mu g/m^3$

(iii) **The Applicant shall observe the following fuel patterns**

No.	Type of Fuel	Quantity
1	Diesel	-- Lit/Day.

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

No.	Chimney attached to DG	Height above roof level
1	DG set (250 & 3000 KVA)	10.0 Meters

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

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall be designed for minimum 25 dB(A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB(A) shall also be provided. The measurement of insertion loss shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer;
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

Maharashtra Pollution Control Board
Mumbai

(vi) **Other Conditions:**

a) The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.

b) Water spraying shall be done on ground to avoid fugitive emissions.

c) Construction material shall be carried in enclosed vehicles during construction activities.

(v) **Conditions For Utilities like Kitchen, Eating Places etc., :-**

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

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

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

(vii) Construction equipments generating noise of less than 65/90 db(A) are permitted.

(viii) No construction work is permitted during night time.

6. **CONDITIONS UNDER HW (M & H) & AMENDMENT RULES 2003**
The Applicant shall not generate or handle any hazardous waste.

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer.

8. **The applicant shall not-handover the residential complex unless obtain Consent to Operate from Maharashtra Pollution Control Board and compliance thereof.**

9. **No manufacturing activity shall be carried out within the premises of the project.**

10. **The Project Proponent shall operate STP for 5 years from the date of obtaining Occupation Certificate.**

11. **The Project Proponent shall submit an irrevocable Bank Guarantee of Rs. 10 Lakhs in Regional Office, Mumbai.**

12. **The applicant shall adopt environment friendly technology in development of the project.**

13. **The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.**

14. **The applicant should not take any effective steps for implementation of the project before obtaining Environmental Clearance as per EIA Notification 2006 and amendments thereto. If any non-compliance of the conditions of Consent to Establish is observed, the Board will initiate appropriate legal action including forfeiture of bank guarantee, revocation of Consent & further action.**

Maharashtra Pollution Control Board
Mumbai

15. **This consent is issued pursuant to the decision of Consent Appraisal Committee meeting held on 20.11.2010.**

16. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.

17. The capital investment of the project is Rs. 579.08/- Crores.

For and on behalf of the
Maharashtra Pollution Control Board

Maharashtra Pollution Control Board Mumbai

31/1/2011

(Radheshyam Mopalwaar)
Member Secretary

To
M/s Real Gem Build Tech Pvt. Ltd.,
"Orchid Crown", Plot F.P. No. 1043 of TPS IV,
Mahim Division at Gokhale Road (South),
Prabhadevi, Mumbai-400 028.

Copy to
1. Regional Officer, Mumbai, MPCB.
2. Sub Regional officer, Mumbai- I, MPCB.
3. Chief Accounts Officer, Mumbai, MPCB.

Received consent fee of

Amount	DD No.	Date	Drawn on
Rs. 5,79,100/-	696184	19.04.2010	Oriental Bank of Commerce

4. Cess Branch, MPCB, Mumbai.
5. Master file.

MAHARASHTRA POLLUTION CONTROL BOARD

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

Kalpataru Point, 2nd - 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai-400 022.

No.: - Format1.0/BO/CAC-cell/UAN No. 0000047395/Reval CEwith exp/CAC- 1811000124 *Date-* 02/11/2018

To,
M/s.Real Gem Build Tech Pvt. Ltd.,
Plot bearing F. P. no. 1043 of
TPS IV Mahim Division at Gokhale Road,
Mumbai -400028

Sub : Revalidation of Consent to Establish with expansion for construction of residential building Project & MCGM Parking lot in red category.

Ref : 1. Consent to Establish granted by Board vide no.BO/ROM/RO(P &P)/Mu-1437-10/CC-64 Dated 4.01.2011.
2. Environment Clearance accorded by Env. Dept., GoM vide No. SEAC-2010/CR-3/TC-2 dtd. 19.3.2012.
3. Minutes of Consent Appraisal Committee (CAC) meeting held on **11.9.2018**.

Your application No. 0000047395 Dated 18.4.2018.

For: Revalidation of Consent to Establish with expansion Consent to Establish for construction of residential building project & MCGM Parking lot

under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The Revalidation of Consent to Establish with expansion is granted for a period upto commissioning of project or 3.1.2021 whichever is earlier.

2. The capital investment of the project is Rs.950 Crs. (As per undertaking submitted by PP).

3. The Consent to Establish for construction of residential building project and MCGM parking lot named as **M/s.Real Gem Build Tech Pvt. Ltd.**, "Orchid Crown", Plot bearing F. P. No. 1043 of TPS IV Mahim Division at Gokhale Road, Mumbai -400028 **for Total Plot Area of 24,809.75 Sq. Mtrs. and Total construction BUA of 3,42,441.37 Sq. Mtrs** including utilities and services.

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	266 CMD	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

Maharashtra Pollution Control Board

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

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1.	D.G. Sets (1500 KVA x 2 Nos)	2 Nos.	As per Schedule –II
2.	D.G. Sets (1250 KVA)	1 Nos	As per Schedule –II

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

Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	750 Kg/day	Will be treated in Organic Waste Digester/Biodigester	Used as Manure
2	Non-Biodegradable	500 Kg/day	---	Segregate and Hand over to Local Body for recycling
3	STP Sludge	3 Kg/day	-	Used as Manure

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

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
			NIL		

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. PP shall not take effective steps for increased BUA from 3,21,505.37 Sq. Mtrs to 4,53,057.90 Sq. Mtrs without obtaining amendment in Environmental Clearance from competent authority.
11. PP shall achieve the treated domestic effluent standard for the parameter BOD- 20 mg/lit.
12. 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.
13. PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP.
14. PP shall submit BG of Rs. 25 Lakhs towards compliance of EC and Consent to Establish Condition.
15. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
16. PP has obtained approval from MCGM vide No. SWM/000907/2018/G/S/CTY dated 21.6.2018 for transportation of construction & demolition waste from construction site to the designated filling & leveling site.
17. This consent is issued without prejudice to the order passed or may be passed by the Hon'ble Supreme Court of India in special leave petition (Civil No. D23708/2017)
18. **PP shall comply conditions stipulated Environment Clearance accorded by Environmental Department, GoM vide No. vide No. SEAC-2010/CR-3/TC-2 dtd. 19.3.2012**

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction number	Date	Drawn On
1.	19,00,000/-	7606757	19.4.2018	HDFC Bank

Copy to:

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

Maharashtra Pollution Control Board

Schedule-I

Terms & conditions for compliance of Water Pollution Control

1) A] Project Proponent has proposed to provide 3 Nos of Sewage Treatment Plants (STP)'s of adequate capacity of **100 CMD ie. Total capacity 300 CMD with MBR Technology.**

B] The Applicant shall operate the Sewage Treatment Plant (STP) to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C)	10
02	Suspended Solids	10
03	COD	50
04	Residual Chlorine	1ppm

C) 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. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system. **Project Proponent shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit. PP shall install online monitoring system installed for the parameters Flow, BOD, TSS at the outlet of STP and shall be connected to MPCB Server.**

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works 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 extension or addition thereto.

3) The firm 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	337
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/ Environmental Clearance.

Maharashtra Pollution Control Board

Schedule-II

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

1. As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
1.	D. G. Set (1500 KVA x 2 Nos)	Acoustic enclosure	5* each	HSD	245 Lit/Hr
2.	D. G. Set (1250 KVA)	Acoustic enclosure	5* each	HSD	

*** above roof of the building in which it is installed**

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

Particulate matter	Not to exceed	150 mg/Nm^3

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. Ambient noise level should be confirmed to prescribe standards both during day and night time. The ambient air and noise quality should be closely monitored during any construction phase in the premises.

6. **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.

Maharashtra Pollution Control Board

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1.	Consent to Establish	Rs.25 Lakh	15 Days	compliance of EC and consent to establish condition.	COU or 5 years whichever is earlier	Validity of Consent+ 4 months

** 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.

Maharashtra Pollution Control Board

Schedule - IV

Conditions during construction phase:

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1) The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
3) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
4) Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
6) The firm shall submit to this office, the 30th day of September every year , the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
7) The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the HW(MH&TM) Rules 2016, which can be recycled
8) /processed/reused/recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc should go for that purpose, in order to reduce load on incineration and landfill site/environment.
9) The industry should comply with the Hazardous and Other Wastes (M & TM) Rules, 2016 and submit the Annual Returns as per Rule 6(5) & 20(2) of Hazardous and Other Wastes (M & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year.
10) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
11) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act,1986 and industry specific standard under EP Rules 1986 which are available on MPCB website(www.mpcb.gov.in).
12) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
13) Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.

Maharashtra Pollution Control Board

14) Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.

15) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.

16) Conditions for D.G. Set

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

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

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

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel

17) The industry should not cause any nuisance in surrounding area.

18) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.

19) The applicant shall maintain good housekeeping.

20) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end, with the Environment Statement.

21) The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.

22) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.

23) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.

24) The industry shall submit quarterly statement in respect of industries' obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can be downloaded from MPCB official site).

25) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.

26) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.

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

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Maharashtra Pollution Control Board

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/CAC-CELL/UAN No.0000134036/CE/2305000507

Date: 09/05/2023

To,
Real Gem Build Tech Pvt Ltd.,
Property bearing F.P.No.1043, (subdivided plot 'B') TPS IV of Mahim Div. situated at Gokhale Road, (South) Dadar, Mumbai – 400028.

Your Service is Our Duty

Sub: Revalidation of Consent to Establish with Expansion for Residential Construction project with MCGM parking under Red/LSI category.

Ref:

1. Environment Clearance for Construction of Residential Building accorded by Env. Dept, GoM vide letter SEAC.2010/CR-3/TC.2 dtd. 19/03/2012.
2. Environment Clearance for Proposed Expansion in existing Residential Construction project accorded by Env. Dept, GoM vide letter SEIAA-EC-0000001624 dtd. 25/06/2019.
3. Consent to Establish accorded by the Board vide letter BO/ROM/RO(P&P)/EIC No. MU-1437-10/CC-04 dtd 04/01/2011.
4. Revalidation of Consent to Establish with Expansion accorded by the Board vide letter Format 1.0/BO/CAC-Cell/UAN No. 0000047395/Reval CE with exp/CAC-1811000124 dtd. 02/11/2018.
5. Minutes of Consent Appraisal Committee meeting held on 24/06/2022.

Your application NO. MPCB-CONSENT-0000134036

For: Grant of Revalidation of Consent to Establish with Expansion 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 & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Revalidation of 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.950 Cr. (As per undertaking submitted by pp).**
3. **The Revalidation of Consent to Establish with Expansion is valid for Residential Construction project named as Real Gem Build Tech Pvt Ltd., Property bearing F.P.No.1043, (subdivided plot 'B') TPS IV of Mahim Div. situated at Gokhale Road, (South) Dadar, Mumbai – 400028 on Total Plot Area of 24,809.75 SqMtrs for Construction BUA of 4,10,500 SqMtrs as per EC granted dated 25/06/2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 19/03/2012	24809.75	321505.37
2	EC for Exp - dtd. 25/06/2019	24809.75	410500.00
3	C to E- dtd. 04/01/2011	24809.75	183156.00
4	Revalidation of C to E- dtd. 02/11/2018	24809.75	342441.37

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	597	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & S-2	DG Sets of 1500 kVA x 2	02	As per Schedule -II
S-3	DG Sets 750 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	1433 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	987 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	38 Kg/Day	Drying	Used 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. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
11. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
12. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.

14. PP shall submit BG of Rs. 25 Lakh towards compliance of EC and Consent conditions.

. 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	5700000.00	MPCB-DR-10944	17/03/2022	NEFT
2	7573973.00	MPCB-DR-18427	06/04/2023	RTGS

PP has paid total Consent fees + Penal fees of Rs. 1,32,73,973/- out of which Rs 1,14,00,000/- utilized in this Consent and balance fees of Rs.18,73,973/- will be considered at the time of next renewal of consent.

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I

- They are directed to ensure the compliance of the consent conditions.

2. Chief Accounts Officer, MPCB,Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 620 CMD with MBBR technology for the treatment of 597 CMD of sewage.

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 sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

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

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

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	640.00
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 & S-2	DG Sets of 1500 kVA x 2	Acoustic Enclosure	7.75	HSD 750 Ltr/Hr	1	SO2	360 Kg/Day
S-3	DG Sets 750 kVA	Acoustic Enclosure	5.48	HSD 187.5 Ltr/Hr	1	SO2	90 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

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

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

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

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Revalidation of Consent to Establish with Expansion	Rs. 25 Lakh	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

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

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

5 Conditions for D.G. Set

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

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

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

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

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

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

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

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

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

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

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

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

Infrastructure/RED/M.S.I
No:- Format1.0/CAC-CELL/UAN No.0000206246/CE/2409001804

Date: 28/09/2024

To,
Real Gem Build Tech Pvt. Ltd.,
F. P. no. 1043, LAND BEARING F. P. NO. 1043 OF TPS IV MAHIM DIVISION AT GOKHALE ROAD, MUMBAI (SOUTH)
Mumbai

Your Service is Our Duty

Sub: Consent to Establish for expansion in Construction Project under Red Category

Ref:

1. Revalidation of Consent to Establish vide No Format1.0/CAC-CELL/UAN No.0000134036/CE/2305000507
2. Environmental Clearance vide NO SEIAA-EC-0000001624 dtd 25.06.2019
3. Environmental Clearance for expansion vide No IA/MH/INFRA/462374/2024 dtd 01.08.2024
4. Minutes of 6th Consent Appraisal Committee Meeting of 2024-25 held on 03.09.2024

Your application NO. MPCB-CONSENT-0000206246

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

1. **The Consent to Establish (Expansion) is granted for period upto Commissioning of the project or 09.05.2028 whichever is earlier**
2. **The capital investment of the project is Rs.11 Cr for Expansion(Total CI Rs 961 Cr) Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish (Expansion) is valid for construction project named as Real Gem Build Tech Pvt. Ltd., F. P. no. 1043, LAND BEARING F. P. NO. 1043 OF TPS IV MAHIM DIVISION AT GOKHALE ROAD, MUMBAI (SOUTH) Mumbai on Total Plot Area of 24809.75 SqMtrs for additional construction BUA of 2963.34 SqMtr i.e. Total Construction BUA of 413463.36 SqMtrs as per EC granted dated 01.08.2024 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 25.06.2019	24809.75	410500.00
2	Revalidation of Consent to Establish dtd 09.05.2023	24809.75	410500.00
3	Environmental Clearance dtd 01.08.2024	24809.75	413463.36

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	607	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-910 KVA	01	As per Schedule -II
S-2	DG set-750 kVA	01	As per Schedule -II
S-3	DG set-625 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	1455 Kg/Day	OWC with Composting or Biodigestor with composting	As Manure
2	Non Biodegradable waste	1002 Kg/Day	Segregation	Will be sold to local authorized vendor
3	STP Sludge	38 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Reprocessing	To Authorized Reprocessor

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. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. 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.
12. PP shall extend/submit BG to from total sum of Rs. 25 Lakhs towards compliance of EC and consent to establish condition.

13. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
16. This Consent is issued with overriding effect on earlier Revalidation of Consent to Establish granted vide No Format1.0/CAC-CELL/UAN No.0000 134036/CE/2305000507 dtd 09.05.2023.
17. The Project Proponent shall comply with the Environmental Clearance obtained vide No IA/MH/INFRA/462374/2024 dtd 01.08.2024 for Construction project having total plot area 24809.75 sq.mt. & total Construction BUA 413463.36 Sq.mtr.

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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	50000.00	MPCB-DR-23816	23/04/2024	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB,Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **630 CMD for treatment of domestic effluent of 607 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	651.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	60 - Gardening + 267 Excess water to be used for road side plantation and construction phase

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-910 KVA	Acoustic Enclosure	7.00	HSD 227.5 Ltr/Hr	1	SO2	109.2 Kg/Day
S-2	DG set-750 KVA	Acoustic Enclosure	5.50	HSD 187.5 Ltr/Hr	1	SO2	90 Kg/Day
S-3	DG set-625 KVA	Acoustic Enclosure	5.00	HSD 156.25 Ltr/Hr	1	SO2	75 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/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

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

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

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

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish (Expansion)	Rs 25 Lakhs	Exisrting/Extend	Compliance of Consent Conditions and EC Conditions	upto Commissioning of the project	upto Commissioning of the project

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

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

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

5 Conditions for D.G. Set

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

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

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

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

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

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

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

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

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

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 022-25505928

Fax : 022-25505926

Email : sromumbai1@mpcb.gov.in

Visit At : http://www.mpcb.gov.in

Raikar Chambers, A- Wing, 216, 2nd floor,
Deonar Gaon Road, Near Jain Mandir,
Govandi (E), Mumbai - 400088

Green / S.S.I

Consent No: SRO-MUMBAI I/CONSENT/180800019 **Date: 01/08/2018**

Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundry Movement) Rules 2008

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

.....

CONSENT is hereby granted to

M/s. L&T Construction (RMC Plant),
F.P. No.1043 of TPS 4,
Opp. Parel S. T. Depot Gokhale Road,
Prabhadevi ,Dadar, Mumbai-400025

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

1. **The Consent to Operate is granted for a period up to: 30/10/2020.**
2. **The Consent is valid for the manufacture of –**

Sr. No.	Product Name	Maximum Quantity	UOM
1.	Ready Mix Concrete (For Captive purpose only)	5000	M^3/M

3. CONDITIONS UNDER WATER ACT:

(i) The daily quantity of trade effluent from the factory shall be **2.00 M^3**.

(ii) The daily quantity of sewage effluent from the factory shall not exceed **1.5 M^3**.

(iii) **Trade Effluent :NIL**

Treatment: The applicant shall provide comprehensive treatment system consisting of primary / secondary or tertiary treatment as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of the treated effluent to the following standards:

Sr. No	Parameter	Limits	
1	pH	Between	5.5 to 9.0
2	BOD,3 Days 27 degree C	Not to exceed	100 mg/l.
3	COD	Not to exceed	250 mg/l.
4	Oil & Grease	Not to exceed	10 mg/l.
5	Suspended Solids	Not to exceed	100 mg/l.
21	TDS	Not to exceed	2100 mg/l.

Maharashtra Pollution Control Board Sub Regional Office Mumbai I

(iv) **Trade Effluent Disposal:** The treated effluent is recycled into the process again.

(v) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.

(1)	Suspended Solids	Not to exceed	100	mg/l.
(2)	BOD 3 days 27o C.	Not to exceed	100	mg/l.

(vi) **Sewage Effluent Disposal:** The treated domestic effluent shall be soaked in a soak pit, which shall be got cleaned periodically. Overflow, if any, shall be used on land for gardening / plantation only.

(vii) **Non-Hazardous Solid Wastes:**

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	NIL				

(viii) **Other Conditions:** Industry should monitor effluent quality regularly.

4. **The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under**

The daily water consumption for the following categories is as under:

(i) Domestic purpose ... 02.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable(Mixing) ... 65.00 CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic ... 00.00 CMD
(iv) Industrial Washing, spraying` in mine pits or boiler feed ... 00.00 CMD

4. **CONDITIONS UNDER AIR ACT :**

(i) The applicant shall install a comprehensive control system consisting of control equipment as is warranted with reference to generation of emission and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

5. **Control Equipment:**

a) Air Pollution Control;

(i) In-house measures;

1. All material transfer points should be covered
2. The dust containment system shall be provided incorporating either of the following
   - Barricading all around the periphery of the plot boundary of height Minimum 20 feet or 5 feet above free fall air emission area, whichever is higher with tin sheets. Same may extend above with netlon clothing whenever required
   - Water sprinkling/Chemical dust stabilizing agent spraying system along the periphery inside the premises of RMC.
3. Internal work area shall be, cement concreted/Asphalted.

4. Daily cleaning / Removal of dust accumulation inside the plant (dry/wet) shall be carry out, with industrial vacuum cleaner.
5. Two level tyre washing facility shall be provided at entry and exit points, for transit mixture vehicle.
6. Industry has to be install fogger system, to suppress dust emissions inside RMC premises.

(ii) Raw material storage & handling;

1. Storage silos of cement & fly-ash shall be equipped with adequate capacity of dust Collection system such as multi- cyclone followed by bag house assembly.
2. Handling of Cement, sand, fly ash and aggregates shall be carried out with mechanical closed system only.
3. Manual operations shall be permitted only in a closed shed, equipped with dust control system at the loading point as well as roof top secondary dust control system.
4. All Conveyor belts of Sand, aggregate shall be covered with tin sheets and at transfer points dust collection system to be installed to avoid secondary fugitive emissions.
5. Mixing section of cement, aggregate & sand shall be equipped with adequate capacity dust collection system, such as multi-cyclone followed by bag house, so as to limit dust emissions.
6. Storage area of sand & aggregate shall be equipped with roof top water sprinkler system.
7. The air pollution control devices shall be operated regularly.
8. Alternative power supply system should cover both the production and Air pollution control system.

6. Standards for Air Emission

Ambient air quality at a distance of 10 mtr from source OR the plant Boundary, whichever is nearer, shall meet the following standards

Particulate Matter PM_{10}	**Not to Exceed**	**100**	**$\mu g/m^3$**
Particulate Matter $PM_{2.5}$	**Not to Exceed**	**60**	**$\mu g/m^3$**

a. 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.

b. D.G. Set shall be operated only in case of power failure

c. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set

7. Standards for Stack Emissions:

(i) **The applicant shall observe the following fuel pattern:-**

Sr. No.	Type Of Fuel	Quantity	UOM
	.....NA.....		

(ii) **The applicant shall erect the chimney(s) of the following specifications:-**

Sr. No.	Chimney Attached To	Height in mt
	.....NA.....	

(iii) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.

(iv) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.

(v) **Other Conditions:**

1) The industry should not cause any nuisance in surrounding area.
2) The industry should monitor stack emissions and ambient air quality regularly.

8. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDRY MOVEMENT) RULES, 2008:

(i) The Industry shall handle hazardous wastes as specified below.

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
		NIL		

(ii) Treatment: - NIL

a. Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipment, the production process connected to it shall be stopped.

9. Industry shall comply with following additional conditions:

i. The applicant shall maintain good housekeeping and take adequate measures for control of pollution from all sources so as not to cause nuisance to surrounding area / inhabitants

ii. Solid waste – The nonhazardous solid waste arising in the factory premises, sweepings, etc., be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal to dumping ground.

iii. The applicant shall provide for an alternate electric power source sufficient to operate all pollution control facilities installed by the applicant to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms & conditions of this consent regarding pollution levels.

iv. The applicant shall not change or alter quantity, quality, the rate of discharge, temperature or the mode of the effluent / emissions or hazardous wastes or control equipment provided for without previous written permission of the Board.

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

vi. The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.

vii. The firm shall submit to this office, the 30th day of September every year, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as pre the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.

viii. As inspection book shall be opened and made available to the Board's officers during their visit to the applicant.

ix. The applicant shall install a separate electric meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.

x. Separate drainage system shall be provided for collection of trade and sewage Effluents. Terminal manholes shall be provided at the end of collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes / sewers down- stream of the terminal manholes. No effluent shall find its way other than in designed and provided collection System.

xi. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.

10. The consent is issued subject to direction issued by CPCB under section 18(1) (b) of Water (Prevention and Control of Pollution) Act, 1974, regarding Classification of Industries dated 07th March 2016.

11. Operation of RMC plant shall be in day time only. The Day time is Reckoned in between 6 a.m. and 10 p.m. i.e from sun rise to sunset.

12. The Capital investment of the industry is Rs. 97.00 Lakhs.

13. The Board reserve right to revoke, amend or suspend the consent granted.

14. The Board may make the standards stringent for the RMC / batching Plants located within Corporation areas.

15. **The consent is issued on the basis of Fire NOC issued dtd 18/07/2018, for temporary activity.**
16. **Industry shall submit the Bank Guarantee of Rs 1,00,000/- in favor of the Regional office, Mumbai within 15 days for the compliance of the consent conditions, valid for a period upto 30/10/2020.**

For and on behalf of the
Maharashtra Pollution Control Board

(Sanjay R. Bhosale)
Sub Regional Officer, Mumbai-I

Maharashtra Pollution Control Board
Sub Regional Office Mumbai I

To,
M/s. L&T Construction (RMC Plant),
F.P. No.1043 of TPS 4,
Opp. Parel S. T. Depot Gokhale Road,
Prabhadevi, Dadar, Mumbai-400025

Received Consent fee of –

Sr. No.	Amount(Rs.)	DD. No.	Date
1	6000/-	TXN1806001430	15.06.2018

Copy Submitted to:-
1. Chief Account officer, MPCB, Sion, Mumbai-22.,
2. Regional Officer, MPCB, 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/CAC-CELL/UAN No.0000168277/CO/2309001753

Date: 23/09/2023

To,
Real Gem Build Tech Pvt Ltd.,
Property bearing F.P.No.1043, (subdivided plot 'B') TPS IV of Mahim Div. situated at Gokhale Road, (South) Dadar, Mumbai – 400028.

Your Service is Our Duty

Sub: Grant of 1st Consent to Operate (Part-I) for Residential Construction project with MCGM parking under Red/LSI Category.

Ref:

1. Environment Clearance for Construction of Residential Building accorded by Env. Dept, GoM vide letter SEAC.2010/CR-3/TC.2 dtd. 19/03/2012.
2. Environment Clearance for Proposed Expansion in existing Residential Construction project accorded by Env. Dept, GoM vide letter SEIAA-EC-0000001624 dtd. 25/06/2019.
3. Consent to Establish accorded by the Board vide letter BO/ROM/RO(P&P)/EIC No. MU-1437-10/CC-04 dtd 04/01/2011.
4. Revalidation of Consent to Establish with Expansion accorded by the Board vide letter Format 1.0/CAC-CELL/UAN No. 0000134036/CE/2305000507 dtd. 09/05/2023.
5. Minutes of Consent Appraisal Committee meeting held on 30/08/2023.

Your application NO. MPCB-CONSENT-0000168277

For: Grant of 1st Consent to Operate (Part-I) under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **1st Consent to Operate (Part-I) is granted up to 31/08/2026.**
2. **The capital investment of the project is Rs.494.07 Cr. (As per C.A Certificate submitted by industry).**
3. **The 1st Consent to Operate (Part-I) is valid for Residential Construction project with MCGM parking named as Real Gem Build Tech Pvt Ltd., Property bearing F.P.No.1043, (subdivided plot 'B') TPS IV of Mahim Div. situated at Gokhale Road, (South) Dadar, Mumbai – 400028 on Total Plot Area of 24,809.75 SqMtrs for Construction BUA of 1,80,000 SqMtrs out of Total Construction BUA of 4,10,500 SqMtrs as per EC granted dated 25/06/2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 19/03/2012	24809.75	321505.37
2	EC for Exp - dtd. 25/06/2019	24809.75	410500.00
3	C to E- dtd. 04/01/2011	24809.75	183156.00

4	Revalidation of C to E- dtd. 02/11/2018	24809.75	342441.37
5	Revalidation of C to E- dtd. 09/05/2023	24809.75	410500.00

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	158	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & S-2	DG Sets of 630 kVA x 2	02	As per Schedule -II
S-3	DG Sets 910 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	391 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	260 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	05 Kg/Day	Drying	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Recycle	Handed over to Auth. reprocessor.

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. PP shall operate STP scientifically to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
11. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
12. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.

14. PP shall submit BG of Rs. 25 Lacs towards towards O & M of Pollution Control Systems and compliance of Consent conditions.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	988140.00	MPCB-DR-18550	17/04/2023	NEFT
2	102307.00	MPCB-DR-21219	31/08/2023	NEFT

Balance fees of Rs.18,73,973/- utilized in this Consent.

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I

- They are directed to ensure the compliance of the consent conditions.

2. Chief Accounts Officer, MPCB,Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 600 CMD with MBBR technology for the treatment of 158 CMD of sewage.

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 sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

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

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

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	176.00
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 provided the Air pollution control (APC)system and erected following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 & S-2	DG Sets of 630 kVA x 2	Acoustic Enclosure	30.00	HSD 157.50 Ltr/Hr	1	SO2	75.60 Kg/Day
S-3	DG Set 910 kVA	Acoustic Enclosure	30.00	HSD 227.50 Ltr/Hr	1	SO2	109.20 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/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

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

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

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

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	1st Consent to Operate (Part-I)	Rs. 25 Lacs	15 days	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Monthly	28/02/2027

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

General Conditions:

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

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

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

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

5 Conditions for D.G. Set

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

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

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

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

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

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

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

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

11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

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/CAC-CELL/UAN No.0000180458/CO/2312002252

Date: 23/12/2023

To,
Real Gem Build Tech Pvt Ltd.,
Property bearing F.P.No.1043,
(subdivided plot 'B') TPS IV of Mahim Div.
situated at Gokhale Road,
(South) Dadar, Mumbai – 400028.

Your Service is Our Duty

Sub: Grant of 1st Consent to Operate (Part-II) for Residential Construction project with MCGM parking lot under Red/LSI Category.

Ref:

1. Environment Clearance for Construction of Residential Building accorded by Env. Dept, GoM vide letter SEAC.2010/CR-3/TC.2 dtd. 19/03/2012.
2. Environment Clearance for Proposed Expansion in existing Residential Construction project accorded by Env. Dept, GoM vide letter SEIAA-EC-0000001624 dtd. 25/06/2019.
3. Consent to Establish accorded by the Board vide letter BO/ROM/RO(P&P)/EIC No. MU-1437-10/CC-04 dtd 04/01/2011.
4. Revalidation of Consent to Establish with Expansion accorded by the Board vide letter Format 1.0/CAC-CELL/UAN No. 0000134036/CE/2305000507 dtd. 09/05/2023.
5. 1st Consent to Operate (Part-I) accorded by the Board vide letter Format 1.0/CAC-CELL/UAN No. 0000168277/CO/2309001753 dtd. 23/09/2023.
6. Minutes of Consent Appraisal Committee meeting held on 05/12/2023.

Your application NO. MPCB-CONSENT-0000180458

For: Grant of 1st Consent to Operate (Part-II) under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **1st Consent to Operate (Part-II) is granted up to 31/12/2024.**
2. **The capital investment of the project is Rs.297.42 Cr. (As per C.A Certificate submitted by industry).**
3. **The 1st Consent to Operate (Part-II) is valid for Residential Construction project named as Real Gem Build Tech Pvt Ltd., Property bearing F.P.No.1043, (subdivided plot 'B') TPS IV of Mahim Div. situated at Gokhale Road, (South) Dadar, Mumbai – 400028 on Total Plot Area of 24,809.75 SqMtrs for Construction BUA of 1,50,365.89 SqMtrs out of Total Construction BUA of 4,10,500 SqMtrs as per EC granted dated 25/06/2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 19/03/2012	24809.75	321505.37
2	EC for Exp - dtd. 25/06/2019	24809.75	410500.00
3	C to E- dtd. 04/01/2011	24809.75	183156.00
4	Revalidation of C to E- dtd. 02/11/2018	24809.75	342441.37
5	Revalidation of C to E- dtd. 09/05/2023	24809.75	410500.00
6	1st C to O - dtd. 23/09/2023	24809.75	180000.00

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	158	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set of 750 kVA	01	As per Schedule -II
S-2	DG Set of 900 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	391 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	260 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	05 Kg/Day	Drying	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Recycle	Handed over to Auth. reprocessor.

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. PP shall operate STP scientifically to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.

11. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
12. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall extend the existing BG of Rs. 25 Lacs towards towards O & M of Pollution Control Systems and compliance of Consent conditions.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	594840.00	MPCB-DR-21090	01/09/2023	RTGS

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB,Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 600 CMD with MBBR technology for the treatment of 158 CMD of sewage.

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 sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

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

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

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	176.00
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 provided the Air pollution control (APC)system and erected following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set of 750 kVA	Acoustic Enclosure	5.50	HSD 150 Ltr/Hr	1	SO2	72 Kg/Day
S-2	DG Set of 900 kVA	Acoustic Enclosure	6.00	HSD 225 Ltr/Hr	1	SO2	108 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/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

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

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

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

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	1st Consent to Operate (Part-II)	Rs. 25 Lacs	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Monthly	30/06/2025

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

General Conditions:

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

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

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

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

5 Conditions for D.G. Set

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

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

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

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

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

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

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

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

11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

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

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

Infrastructure/RED/L.S.I
No:- Format1.0//UAN No.0000228050/CO/2505001890

Date: 13/05/2025

To,
Real Gem Build Tech Pvt Ltd.,
Property bearing F.P.No.1043,
(subdivided plot 'B') TPS IV of Mahim Div.
situated at Gokhale Road,
(South) Dadar, Mumbai – 400028.

Your Service is Our Duty

Sub: Renewal of Consent to Operate(Part-II) for building construction project under Red Category

Ref:

1. Environment Clearance for Construction of Residential Building accorded by Env. Dept, GoM vide letter SEAC.2010/CR-3/TC.2 dtd. 19/03/2012.
2. Environment Clearance for Proposed Expansion in existing Residential Construction project accorded by Env. Dept, GoM vide letter SEIAA-EC-0000001624 dtd. 25/06/2019.
3. Consent to Establish accorded by the Board vide letter BO/ROM/RO(P&P)/EIC No. MU-1437-10/CC-04 dtd 04/01/2011.
4. Revalidation of Consent to Establish with Expansion accorded by the Board vide letter Format 1.0/CAC-CELL/UAN No. 0000134036/CE/2305000507 dtd. 09/05/2023.
5. Consent to Operate (Part-I) accorded by the Board vide letter Format 1.0/CAC-CELL/UAN No. 0000168277/CO/2309001753 dtd. 23/09/2023.
6. Consent to Operate(Part-II) vide Format1.0/CAC-CELL/UAN No.0000180458/CO/ 2312002252 dtd 23/12/2023
7. Minutes of 1st Consent Appraisal Committee meeting of 2025-26 held on 16/04/2025

Your application NO. MPCB-CONSENT-0000228050

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Renewal of Consent to Operate (Part-II) is granted up to 31/12/2025**
2. **The capital investment of the project is Rs.297.42 Cr. (As per C.A Certificate submitted by industry).**

3. **The Renewal of Consent to Operate (Part-II) is valid for construction project named as Real Gem Build Tech Pvt. Ltd., F. P. no. 1043, RUSTOMJEE CROWN (Tower 'B' and balance Basement/Podium Parking area.) FP No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai on Total Plot Area of 24809.75 SqMtrs for Part-II total construction BUA of 150365.89 SqMtrs out of Total Construction BUA of 4,10,500 SqMtrs as per EC granted dated 25/06/2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 19/03/2012	24809.75	321505.37
2	EC for Exp - dtd. 25/06/2019	24809.75	410500.00
3	C to E- dtd. 04/01/2011	24809.75	183156.00
4	Revalidation of C to E- dtd. 02/11/2018	24809.75	342441.37
5	Revalidation of C to E- dtd. 09/05/2023	24809.75	410500.00
6	C to O (Part-I) dtd. 23/09/2023	24809.75	180000.00
7	C to O (Part-II) dtd. 23/09/2023	24809.75	150365.89

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	158	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set of 750 kVA	01	As per Schedule -II
S-2	DG Set of 900 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	391 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	260 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	05 Kg/Day	Drying	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Recycle	Handed over to Auth. reprocessor.

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. PP shall operate STP scientifically to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
11. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
12. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall comply with the conditions of EC for expansion vide No SEIAAEC-0000001624 dtd. 25/06/2019 for construction project having plot area of 24,809.75 SqMtrs for Total Construction BUA of 4,10,500 SqMtrs

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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	594480.00	MPCB-DR-30624	13/12/2024	NEFT
2	360.00	MPCB-DR-30652	13/12/2024	NEFT
3	341918.00	TXN2504004985	23/04/2025	Online Payment

PP has paid penal fees of Rs 341918

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB,Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 600 CMD with MBBR technology for the treatment of 158 CMD of sewage.

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 sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

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

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

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	176.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set of 750 kVA	Acoustic Enclosure	5.50	HSD 150 Ltr/Hr	1	SO2	72 Kg/Day
S-2	DG Set of 900 kVA	Acoustic Enclosure	6.00	HSD 225 Ltr/Hr	1	SO2	108 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/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

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

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

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

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate (Part-II)	Rs. 25 Lacs	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	31/12/2025	31/12/2026

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

General Conditions:

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

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

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

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

5 Conditions for D.G. Set

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

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

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

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

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

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

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

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

11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

BRIHANMUMBAI MUNICIPAL CORPORATION

ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034

[EB/5070/GS/A/OCC/1/New of 25 August 2023]

To,
Real Gem Buildtech Pvt.Ltd. C.A. to Bhishma Realty Ltd.
DB House,Gen. A.K.Vaidya Marg, Goregaon,(East), Mumbai-400063.

Dear Applicant,

The **Part 2** development work of **Residential** building comprising of **Part Occupation Certificate for 63rd floor (pt.) of Wing 'A'** on plot bearing FP No. **1043** of T.P.Scheme at **Gokhale Road, South Dadar** is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV** , **Licensed Surveyor** , Lic. No. **J/167/LS** , Shri. **Shailesh R Mahimtura** , Structural Engineer, Lic. No. **STR/M/39** and Shri. **Manish P. Jangid** , Site supervisor, Lic.No. **840001040** and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. **EB/5070/GS/A-CFO/1/New** dated **23 May 2023** .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

1. That all the conditions of I.O.D. under even No. dtd. 21/10/2009 and amended plan approved letter dtd. 14/12/2009, 03/12/2010, 10.09.2014, 22.06.2018, 27.02.2019, 10.10.2019 & 31.03.2021 shall be complied with before asking full OCC.

2. That Final CFO NOC/ Structural Stability Certificate/ Final tree NOC shall be submitted before asking full OCC.

3. That the final certificate of section 270A of BMC act shall be submitted before asking full OCC.

Copy To :

1. Asstt. Commissioner, G/South
2. A.A. & C. , G/South
3. EE (V), City
4. M.I. , G/South
5. A.E.W.W. , G/South
6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)

For information please

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation

G/South

BRIHANMUMBAI MUNICIPAL CORPORATION

ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034

[EB/5070/GS/A/OCC/1/New of 08 August 2023]

To,
Real Gem Buildtech Pvt.Ltd. C.A. to Bhishma Realty Ltd.
DB House,Gen. A.K.Vaidya Marg, Goregaon,(East), Mumbai-400063.

Dear Applicant,

The **Part 1** development work of **Residential** building comprising of **Full OCC for PPL comprising of 1st to 3rd Basement (pt.) + Gr. Flr (pt.) + 1st (pt.) & 2nd Podium (pt.) & part OCC for Wing 'A' comprising of Stilt + 4th to 6th Podium (pt.) for Parking + 7th to 9th Podium (pt.) + Service Area on Podium + 10th Podium (pt) + Fit.Centre + Swimming Pool + 12th Podium (pt) +13th Service Floor (pt.) + 14th to 62nd flrs & part Occ for Wing 'C' comprising of 9th Podium (pt.) Service Floor + 10th & 12th Podium (pt.) for Fit.Centre** on plot bearing FP No. **1043** of T.P.Scheme at **Gokhale Road, South Dadar** is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV** , **Licensed Surveyor** , Lic. No. **J/167/LS** , Shri. **Shailesh R Mahimtura** , Structural Engineer, Lic. No. **STR/M/39** and Shri. **Manish P. Jangid** , Site supervisor, Lic.No. **840001040** and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. **EB/5070/GS/A-CFO/1/New** dated **07 November 2022** .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

1. That all the conditions of I.O.D. under even No. dtd. 21/10/2009 and amended plan approved letter dtd. 14/12/2009, 03/12/2010, 10.09.2014, 22.06.2018, 27.02.2019, 10.10.2019 & 31.03.2021 shall be complied with before asking full OCC.

2. That Final CFO NOC/ Structural Stability Certificate/ Final tree NOC shall be submitted before asking full OCC.

3. That the final certificate of section 270A of BMC act shall be submitted before asking full OCC.

Copy To :

1. Asstt. Commissioner, G/South
2. A.A. & C. , G/South
3. EE (V), City
4. M.I. , G/South
5. A.E.W.W. , G/South
6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)

For information please

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation

G/South

MAHARASHTRA POLLUTION CONTROL BOARD

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

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

Infrastructure/ORANGE/M.S.I
No:- Format1.0/CAC-CELL/UAN No.0000263056/CO/2512002429

Date: 26/12/2025

To,
M/s. Real Gem Buildtech Pvt. Ltd., RUSTOMJEE CROWN (Wing A, B & C) plot bearing FP No.1043 of TPS IV, Mahim Division at Gokhale Road, South Dadar, Mumbai

Your Service is Our Duty

Sub: Consent to Operate(Part-III) with amalgamation of Renewal of Consent to Operate (Part-II) and amalgamation of existing consent to operate (Part-I) for Residential building construction under Orange Category

Ref:

1. Revalidation of Consent to Establish with Expansion vide No Format 1.0/CAC-CELL/UAN No. 0000134036/CE/2305000507 dtd. 09/05/2023
2. Consent to Establish for Expansion vide No Format1.0/CAC-CELL/UAN No.0000206246/CE/2409001804 dtd 28.09.2024
3. Consent to Operate (Part-I) vide No Format 1.0/CAC-CELL/UAN No. 0000168277/ CO/2309001753 dtd. 23/09/2023
4. Renewal of Consent to Operate(Part-II) vide Format1.0//UAN No.0000228050/CO/ 2505001890 dtd 13.05.2025 valid till 31.12.2025
5. Minutes of 12th Consent Appraisal Committee Meeting of 2025-26 held on 01/12/2025

Your application NO. MPCB-CONSENT-0000263056

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The The Consent to Operate(Part-III) with amalgamation of Renewal of Consent to Operate (Part-II) and amalgamation of existing consent to operate (Part-I) is granted for period up to 30/11/2027**
2. **The capital investment of the project is Rs.961 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate(Part-III) with amalgamation of Renewal of Consent to Operate (Part-II) and amalgamation of existing consent to operate (Part-I) is valid for building construction project named as M/s. Real Gem Buildtech Pvt. Ltd., RUSTOMJEE CROWN (Wing A, B & C) plot bearing FP No.1043 of TPS IV, Mahim Division at Gokhale Road, South Dadar, Mumbai on Total Plot Area of 24809.75 SqMtrs for construction BUA of 413463.36 SqMtrs as per EC granted dated 01/08/2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC for Expansion dtd. 25.06.2019	24809.75	410500.00
2	EC for Expansion dtd. 01.08.2024	24809.75	413463.36
3	Consent to Establish(Revalidation with expansion) dtd 09.05.2023	24809.75	410500.00
4	Consent to Establish(expansion) dtd 28.09.2024	24809.75	413463.36
5	Consent to Operate (Part-I) dtd. 23.09.2023	24809.75	180000.00
6	Renewal of Consent to Operate (Part-II) dtd 13.05.2025	24809.75	150365.89

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	607	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-910 kVA	01	As per Schedule -II
S-2	DG set-750 kVA	01	As per Schedule -II
S-3	DG set-625 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	1455 Kg/Day	OWC with composting or Biodigestor with composting	As Manure
2	Non Biodegradable waste	1002 Kg/Day	Segregation	To the authorized vendor/ Local Body
3	STP Sludge	30 Kg/Day	Drying	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Reprocessing	To Authorized Reprocessor

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	6.50	Kg/Day	To Authorized Dismentler

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
12. Project Proponent shall operate the Organic waste digester with composting facility or biodigestor with composting facility effectively for the treatment of wet garbage.
13. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA/462374/2024 dtd 01.08.2024 for construction project on total plot area of 24809.75 SqMtrs for Total Construction BUA of 413463.36 SqMtrs.
14. This consent is issued with overriding effect on earlier Consent to Operate (Part-I) vide No Format 1.0/CAC-CELL/UAN No. 0000168277/ CO/2309001753 dtd. 23/09/2023 and Renewal of Consent to Operate(Part-II) vide Format1.0//UAN No.0000228050/CO/ 2505001890 dtd 13.05.2025
15. PP shall submit the undertaking in Board's prescribed format within 15 days regarding compliance of conditions stipulated in Environmental Clearance (EC) and Consent to Operate

. The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1922000.00	MPCB-DR-37089	09/10/2025	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB,Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **620 CMD for treatment of domestic effluent of 607 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	651.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	60 - Gardening

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set-910 kVA	Acoustic Enclosure	6.50	HSD 227.5 Ltr/Hr	1	SO2	109.2 Kg/Day
S-2	DG set-750 kVA	Acoustic Enclosure	5.50	HSD 187.5 Ltr/Hr	1	SO2	90 Kg/Day
S-3	DG set-625 kVA	Ventury Scrubber	5.00	HSD 156.25 Ltr/Hr	1	SO2	75 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/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

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

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

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

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	Rs 25 Lakhs	Existing/Extend	Operation and Maintenance of Pollution Control Systems and compliance of consent conditions	30/11/2027	30/11/2028

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.

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

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

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

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

9 Conditions for D.G. Set

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

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

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

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

10 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

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

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

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

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

15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

Annexure I

manish d. savant
g.d.arch.,a.i.i.a.,
architects

Annexure - A

Our Ref. №:
Your ref. №:
Date:

COPY

To,
The Member Secretary - SEAC-II
Environment Department,
15th floor, New administrative building
Mumbai-400032

Date: 01/04/2019

This is to certify that the proposed development of project known as "Rustomjee Crown" on plot bearing F.P. No. 1043 TPS IV of Mahim Division situated at Gokhale Road, Mumbai – 400 028 being developed by M/s. Real Gem Buildtech Pvt. Ltd. has received Environment Clearance vide letter bearing SEAC2010/CR-3/TC-2 dated 19/03/2012 & 07/04/2012 & vide 64th SEIAA MOM dated 06/01/2014 having total constructions area admeasuring 3,42,441.37 sq.mtrs.

In pursuant to the aforesaid Environment Clearance, construction work is being executed at site as per Environment Clearance granted and construction area executed on site as on day is admeasuring 1,55,925.91 sq.mtrs. The detailed comparative statement showing construction brake up is enclosed herewith as **Annexure – A.**

The said certificate has been issued on request of my client.

Thanking you

MANISH D SAVANT
ARCHITECT

◆ G/26, Star Trade Centre, S. V. P. Road, Borivli : West, Mumbai - 400 092. ◆ Tel. : +91 9820324571
◆ Gurudatta, 1st Floor, Atmaram Bhatre Road, Dahisar (W), Mumbai - 400 068 ◆ Tel. : 28952378 / +91 9820324571

Sr. no.	Project Details	As per EC granted	As per construction on site as on date	As per proposed application under consideration	Remarks
1	Building Configuration -Tower A	3 Basements+Grd.+60 upper floors (3B+G+12 parking floors+48 upper floors)	3 Basements+Grd.+ 12 parking floors + 32 upper floors completed on site	3 Basement+Grd.+68 upper floors (3B+G+ 12 parking floors +56 upper floors)	Construction within EC granted
2	Building Configuration -Tower B	3 Basements+Grd.+60 upper floors (3B+G+12 parking floors+48 upper floors)	3 Basements+Grd.+ 12 parking floors + 32 upper floors completed on site	3 Basements+Grd.+68 upper floors (3B+G+ 12 parking floors +56 upper floors)	Construction within EC granted
3	Building Configuration -Tower C	3 Basements+Grd.+51 upper floors (3B+G+11 parking floors+39 upper floors)	3 Basements+Grd.+8 Parking floors completed on site	3 Basements +Grd.+65 upper floors 3B+G+ 11 parking floors +54 upper floors	Construction within EC granted
4	Built up area				
a	FSI		48164.69 sq.mt.		Construction within EC granted
	Tower -A		24584.62 sq.mt.		
	Tower -B		22280.61 sq.mt.		
	Tower -C		Nil		
	Temp. structure		1299.46 sq.mt.		
	Total FSI	93166.06 sq.mt.	**48164.69**	125774.12 sq.mt.	
b	Non FSI		107761.22 sq.mt.		Construction within EC granted
	Tower -A		44773.76 sq.mt.		
	Tower -B		43141.50 sq.mt.		
	Tower -C		19845.96 sq.mt.		
	Total Non FSI	249275.37 sq.mt.	**107761.22**	284725.9 sq.mt.	
5	MCGM Parking (PPL)	G+14 total 2500 no.of car parks	3 Basements within building line	3B+Gr.+2nd parking floor(part) total 1058 no.of parking proposed	
6	Height				
a	Tower -A	314.10 m	132.65 m	245.95 m	
b	Tower -B	320.10 m	132.65 m	245.95 m	
c	Tower -C	276.30 m	15.80 m	220.05 m	
6	Number of Tenements	450 nos	NA	708 nos	
7	Parking	Captive - 1132 Nos.	NA	Captive - 2053 Nos.	
		PPL- 2500 Nos.	NA	PPL- 1058 Nos.	
		Total- 3632 nos	NA	Total- 3111 nos	

Manish D. Savant
architects
G 26, Star Trade Centre,
S. V. P. Road, Borivli (West),
Mumbai - 400 092.

Annexure II

mahimtura consultants pvt. ltd.

consulting engineers

Dir. : H. R. MAHIMTURA B.E. (U.S.A.) F.I.E., C.Eng
Dir. : H. R. MAHIMTURA B.E., M.S. (U.S.A.), F.I.E.
Tel. : 91-22-4368 5000 / 2285 1212
Fax : 91-22-2285 2227

C/6632/2019 Date: 3rd April, 2019

TO WHOM SO EVER IT MAY CONCERN

Dear sir,

Sub: Vertical Expansion for Proposed redevelopment on plot bearing F.P. No. 1043 of T.P.S. - IV Mahim Division at Gokhale Road (South) Dadar, Mumbai. (Wing-A,B &C).

Ref.: **EB/5070/GS/A dated 21/10/2009.**

I hereby certify that the structural work of Wing A & B is designed for 3 Basements + Ground Floor + 1st to 10th Podium Floor + 11th Podium Floor +12th floor + 13th Service Floor + 14th Refuge Floor + 15th to 20th Floor + 20th (A) Fire Check Floor + 21st Refuge Floor + 22nd to 27th Floor + 28th Refuge Floor + 29th to 34th Floor + 35th Refuge Floor + 36th to 37th Floor + 37th (A) Service Floor + 37th (B) Fire Check Floor + 38th to 41st Floor + 42nd Refuge Floor + 43rd to 48th Floor + 49th Refuge Floor + 50th to 54th Floor + 54th (A) Service Floor + 54th (B) Fire Check Floor + 55th Floor + 56th Refuge Floor + 57th to 63rd Floor + Terrace & for Wing C is designed for 3 Basements + Ground Floor + 1st to 8th Podium Floor + 9th Service Floor + 10th & 11th Floor + 12th Service Floor + 13th Refuge Floor + 14th to 19th Floor + 20th Refuge Floor + 21st Floor + 22nd Service Floor + 23rd to 27th Floor + 28th Refuge Floor + 29th to 34th Floor + 35th Refuge Floor + 36th to 41st Floor + 41st (A) Service Floor + 42nd Refuge Floor + 43rd to 48th Floor + 49th Refuge Floor + 50th to 55th Floor + 56th Refuge Floor + 57th to 58th floor+ 58(A)Service floor +59th to 63rd Floor + Terrace as per my structural design and details with due consideration to seismic forces as per prevalent I. S. Code No. 4326-1993, IS Code 1893–2002, (The code for Earthquake Resistant Structure), 13920-1993 (Ductile Detailing of Reinforced Concrete Structures subject to Seismic forces, 456-2000 (Code of practice for Plain and Reinforced Concrete) and 875 -1987 (Code of Practice for Design Loads). The said structure is safe and stable for the purpose for which it is intended, to the best of my knowledge and belief today.

Thanking you,

Yours faithfully,

H. R. Mahimtura
Consulting Structural Engineer
Registration No. **STR/M/63.**

e-mail: info@mahimtura.net Website: www.mahimtura.com
Administrative Office : 28, Unique House, 3rd Floor, S. A. Brelvi Road, Fort, Mumbai - 400 001.
Branch Office : 10, Ground Floor, Post Main Road, Teynampet, Chennai - 600 018. Ph: (044) 2432 9989 E-mail: mahimturaencpl@gmail.com
Branch Office : 701, Metal Tower, 'B' Wing, New No. 21, Old No. 9, N.G. Road, Bangalore - 560 001.
Branch Office : G-1, Parmar Trade Centre, Connaught Road, Pune - 411 001. Ph: (020) 6681 2248/41 Fax: (020) 31525438 E-mail: pune@mahimtura.net
Branch Office : Plot No. 18, S.Y. No. 46/1, IDA Colony, Near River View Colony, Reis Magos Village, Alto, Porvorim, Goa - 403 521.

Annexure III

CER allocation proposed is as under:

Sr. No.	Description	Details
1	Cost of the project as per earlier EC (Rs. In Cr)	579 cr.
2	Revised cost of the project (Rs. In Cr)	952 cr.
3	Effective cost of the project for CER consideration (3-4) (Rs. In Cr)	373 cr
4	Project type (green / brown field)	Brown field
5	Maximum % of capital investment / Additional capital investment as per OM vide F.No. 22-65/2017-IA.III dtd 1.05.2018	0.75%
6	CER % of capital investment / Additional capital investment	0.75%
7	Cost of CER (in Rs.)	2.79Cr
11	Duration of allocation of fund for CER (in Years)	7 years

Budget allocation :

Sr. No	Particulars	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year
•	Education	42 lacs	42 lacs	42 lacs	42 lacs	42 lacs	42 lacs	27 lacs
•	Skill development							

CER details of activities proposed

- Education : Automobile, Electrical , Hospitality
- Vocational trailing .
- Job placement.

- Automotive service technician
- Assistant Electrician
- House keeping attendants

Annexure IV

NOTARY
UDAI PRAKASH
Mumbai (Maharashtra)
Regd. No. 9972
GOVERNMENT OF INDIA

NOTARIAL REG. NO. 09
Sr. No. 3470 Page No. 1
Date 06/05/19

NOTARY UDAI PRAKASH MUMBAI (MAHARASHTRA) REG. NO. 9972 NOTARIAL GOVERNMENT OF INDIA

AFFIDAVIT

I, Mr. Chandresh Dinesh Mehta, on behalf of the Constituted Attorney of the Developer/Promoter, Real Gem Buildtech Pvt of the project now known as "Rustomjee Crown" (**"the said Project"**) which is being constructed on all that piece and parcel of land bearing Final Plot No. 1043 of TPS IV Mahim Division and lying, being and situate at Gokhale Road South Prabhadevi, Mumbai 400025 do hereby solemnly affirm, declare and state as under:

1. By and under the (i) Development Agreements dated 31st July, 2009, registered with the office of the Sub-Registrar of Assurances under Serial No. 5622 of 2009 (ii) Supplemental Agreement dated 30thJuly, 2010, registered with the office of the Sub-Registrar of Assurances under Serial No. 6276 of 2010; (iii) Further Supplemental Agreement dated 22nd March, 2013, registered with the office of the Sub-Registrar of Assurances under Serial No. 2308 of 2013; (iv) Further Supplemental Agreement dated 22nd March, 2013, registered with the office of the Sub-Registrar of Assurances under Serial No. 2309 of 2013; (v) Further Supplemental Agreement dated 8th September, 2015, registered with the office of the Sub-Registrar of Assurances under Serial No. 780 of 2016; and (vi) Further Supplemental Agreement dated 9th September, 2015, registered with the office of

the Sub-Registrar of Assurances under Serial No. 779 of 2016 (hereinafter collectively referred to as the "**Development Agreements**") executed between Bhishma Realty Ltd ("**the Owner**") and Real Gem Buildtech Pvt. Ltd. ("**the Promoter**"), the Owner granted rights to the Promoter to construct the said Project in the manner and subject to the terms and conditions set out therein.

2. Thereafter, around March, 2018 pursuant to the discussions and negotiations between the Owner, Promoter and Kingmaker Developers Pvt. Ltd. ("**KDPL**") (being an entity forming part of the Rustomjee Group), vide a Development Management Agreement dated 18th March, 2018, the Owner and Promoter appointed KDPL as the Development Manager of the said Project for the purposes of managing, monitoring, supervising and co-ordinating the construction and development of the said Project then known as DB Crown (albeit formerly known as "Orchid Crown") in the manner and subject to the terms and conditions as stated therein.
3. Pursuant to the appointment of KDPL as the Development Manager on the advise of the marketing strategist of the Promoter, a decision was taken to change the name of the project from DB Crown to Rustomjee Crown. Accordingly around September, 2019, the Promoter made the requisite applications to the Maharashtra Real Estate Regulatory Authority ("**said Authority**), copies of the said applications are annexed hereto and marked as **Annexure"A".**
4. In view of the above applications, the said Authority issued revised updated certificates incorporating the name change of the project to "Rustomjee Crown-Phase I"and "Rustomjee Crown-Phase II", copies of the said certificates are annexed hereto and marked as **Annexure "B".**

Solemnly affirmed and declared at Mumbai)
dated this 06th day of May, 2019)

Before Me

J. P. TRIPATHI
Advocate High Court
Abdul Aziz Chawl No. 24, Shop No. 1, B.S Road, Nevpada Kurla (W), Mumbai-400070

UDAI PRAKASH (M.A.LL.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. NO. 9972
Room No. 10, S. No. 94, Inshwadi, Kharodi Village, Marve Road, Malad (W), Mumbai-400 095.

REALTY

Date: 7th August, 2018

To
The Secretary
Maharashtra Real Estate Regulatory Authority
3rd Floor, A-Wing, SRA Administrative Building,
Anant Kanekar Marg, Bandra East,
Mumbai – 400051

Subject - **Change in Project Name - Project DB Crown- Phase II**

Reference - **MahaRERA Registration Certificate no P51900006367 dated 14th August, 2017**

Dear Sir,

This is with reference to the Maha RERA Registration Certificate issued by your office in respect of the Real Estate Project named "DB Crown- Phase II". Copy of the Registration Certificate no P51900006367 dated 14th August, 2017 is attached for your ready reference as Annexure "A".

We would like to place on record that **Kingmaker Developers Private Limited,** a Rustomjee Group Company has been appointed as the Development Manager for the Real Estate Project known as "DB Crown- Phase II" vide Development Management Agreement dated 18th March, 2018 executed between M/s. Realgem Buildtech Pvt. Ltd (as Developer), M/s. Bhishma Realty Pvt. Ltd (as Land Owner) and M/s. Kingmaker Developers Pvt. Ltd (as Development Manager) (hereinafter referred to as said **DM Agreement**). The copy of the said Development Management Agreement has already been uploaded on RERA webpage of said Real Estate Project under 'other documents' category.

As per the agreement, the Development Manager will manage, monitor, supervise and co-ordinate the construction and development of the Project and the sales, marketing and customer relationship management.

We have been advised by our marketing strategist to change the brand name of the Real Estate Project from "DB Crown- Phase II" to "**RUSTOMJEE CROWN- PHASE II**" as the same will be in the best interest of the project and all our valued customers.

We therefore request your kind offices to take the above on record and on approval of the same issue us an amended Registration Certificate in the name "**RUSTOMJEE CROWN- PHASE II**".

For **Realgem Buildtech Private Limited.** **Kingmaker Developers Private Limited**

Authorized Signatory **Authorized Signatory**

Enclosed – As above

NOTARY GOVERNMENT OF INDIA UDAI PRAKASH MUMBAI (MAHARASHTRA) REG. NO. 6972

Annexure V

mahimtura consultants pvt. ltd.

consulting engineers

Dir. : H. R. MAHIMTURA B.E. (U.S.A.) F.I.E., F.I.Struct.E.
Dir. : N. R. MAHIMTURA B.E., M.S. (U.S.A.), F.I.E.
Tel. : 91-22-4388 5300 / 2269 1212
Fax : 91-22-2290 2227

C/0632/2019 Date: 3rd April, 2019

TO WHOM SO EVER IT MAY CONCERN

Dear sir,

Sub: Vertical Expansion for Proposed redevelopment on plot bearing F.P. No. 1043 of T.P.S. - IV Mahim Division at Gokhale Road (South) Dadar, Mumbai. (Wing-A,B &C).

Ref.: **EB/5070/GS/A dated 21/10/2009.**

I hereby certify that the structural work of Wing A & B is designed for 3 Basements + Ground Floor + 1st to 10th Podium Floor + 11th Podium Floor +12th floor + 13th Service Floor + 14th Refuge Floor + 15th to 20th Floor + 20th (A) Fire Check Floor + 21st Refuge Floor + 22nd to 27th Floor + 28th Refuge Floor + 29th to 34th Floor + 35th Refuge Floor + 36th to 37th Floor + 37th (A) Service Floor + 37th (B) Fire Check Floor + 38th to 41st Floor + 42nd Refuge Floor + 43rd to 48th Floor + 49th Refuge Floor + 50th to 54th Floor + 54th (A) Service Floor + 54th (B) Fire Check Floor + 55th Floor + 56th Refuge Floor + 57th to 63rd Floor + Terrace & for Wing C is designed for 3 Basements + Ground Floor + 1st to 8th Podium Floor + 9th Service Floor + 10th & 11th Floor + 12th Service Floor + 13th Refuge Floor + 14th to 19th Floor + 20th Refuge Floor + 21st Floor + 22nd Service Floor + 23rd to 27th Floor + 28th Refuge Floor + 29th to 34th Floor + 35th Refuge Floor + 36th to 41st Floor + 41st (A) Service Floor + 42nd Refuge Floor + 43rd to 48th Floor + 49th Refuge Floor + 50th to 55th Floor + 56th Refuge Floor + 57th to 58th floor+ 58(A)Service floor +59th to 63rd Floor + Terrace as per my structural design and details with due consideration to seismic forces as per prevalent I. S. Code No. 4326-1993, IS Code 1893–2002, (The code for Earthquake Resistant Structure), 13920-1993 (Ductile Detailing of Reinforced Concrete Structures subject to Seismic forces, 456-2000 (Code of practice for Plain and Reinforced Concrete) and 875 -1987 (Code of Practice for Design Loads). The said structure is safe and stable for the purpose for which it is intended, to the best of my knowledge and belief today.

Thanking you,

Yours faithfully,

H. R. Mahimtura
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e-mail: info@mahimtura.net Website: www.mahimtura.com
Administrative Office : 23, Unique House, 3rd Floor, S. A. Brelvi Road, Fort, Mumbai - 400 001.
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THE FREEPRESSJOURNAL
MUMBAI | FRIDAY | JULY 5, 2019

PUBLIC NOTICE

M/s. Real Gem Buildtech Pvt. Ltd.
DB House, Gen, A.K. Vaidya Marg,
Goregaon (E), Mumbai-63

We M/s. Real Gem Buildtech Pvt. Ltd. hereby brings to the notice of general public that its proposed construction of residential "Rustomjee Crown" and MCGM Parking lot at plot no 1043, Prabhadevi, Mumbai, has been accorded amended environmental clearance by the Ministry of Environmental & Forest (MOEF) on 25th June 2019, Copies of clearance letter are available with the Maharashtra State Pollution Control Board and may also be seen on the web site of MOEF at http://www.ecmpcb.in/

Place: Mumbai
Date: 05/07/2019

जाहीर सुचना

मे. रीअल जेम बिल्डटेक प्रा.लि.
डी.बी.हाउस जनरल अरुण कुमार वैद्य मार्ग, गोरेगांव (पूर्व), मुंबई–४०००६३.

आम्ही मे. रीअल जेम बिल्डटेक प्रा.लि. या जाहिर नोटिसद्वारे सर्व जनतेला कळवू इच्छितो की, प्लॉट नंबर १०४३, मौजे माहीम, गोखले रोड दक्षिण, दादर पश्चिम जिल्हा मुंबई, येथील नियोजित घर बांधणी प्रकल्पास पर्यावरण व वने मंत्रालयाकडुन दिनांक–२५/०६/२०१९ रोजी मान्यता मिळाली आहे. त्या मान्यतेची प्रत महाराष्ट्र राज्य प्रदुषण नियंत्रण मंडळ यांच्या कार्यालयात उपलब्ध असुन पर्यावरण व वने मंत्रालय यांच्या या संकेतस्थळावर http://www.ecmpcb.in/ उपलब्ध आहे.

ठिकाण :– मुंबई
दिनांक :– ०५/०७/२०१९

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Environment Clearance

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Partners

Hafeez Contractor | Larsen & Toubro | PIA | LCO

Enquire Now

TPI INDIA LIMITED

CIN: L28129MH1982PLC026917
Reg. Office: Plot No. J61, Additional MIDC Murbad, Thane - 421401, Maharashtra
Phone: 022 40026214 **Website:** tpiindia.in, **E-mail :** ir@tpiindia.com

UN-AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30.06.2024 (In Lakhs)

Sl. No	Particulars	Quarter ended			Year Ended	
		June 30,2024	March 31, 2024	June 30,2023	March 31,2024	March 31,2023
		Unaudited	Audited	Unaudited	Audited	Audited
1	Total Income from Operations	627.23	721.48	523.68	2,386.38	2,132.27
2	Profit/(Loss) before exceptional and extraordinary items and tax	(20.94)	(40.58)	(7.20)	(140.28)	-36.67
3	Profit/(Loss) before extraordinary items and tax	(20.94)	(40.58)	200.34	(167.10)	(36.67)
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items#)	(20.94)	(29.12)	157.17	46.03	1,589.59
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(20.94)	(28.72)	157.17	46.43	1,589.59
6	Equity Share Capital	429.63	429.63	429.63	429.63	429.63
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	(1,884.66)	(1,931.09)	(1,931.09)	(1,931.09)	(3.52)
8	Earning per equity share of Rs. 10/- each : (Not Annualized)					
	(1) Basic & Diluted	(0.05)	(0.07)	0.47	0.11	3.70
	(2) Restated	(0.05)	(0.07)	0.47	0.11	3.70
9	Interest Service Coverage Ratio (In times)	0.80	0.29	0.96	0.39	0.27

Notes:
1. The aforesaid results were reviewed by the audit committee of the board and subsequently taken on record by the board of directors of the Company at their meeting held on August 14, 2024. The Limited Review Report of Statutory Auditor is being filed with BSE and available on BSE website and Company website.
2. As per IND AS 12, Deferred Tax Assets has not been recognised in absence of company's reliable estimates on sufficient future taxable income.
3. This statement is as per Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
4. The entire operation of the Company relate only to one segment viz. polymer based multiple product. Hence Ind AS 108 is not applicable.
5. In accordance with Ind AS -115 - Revenue, GST is not included in Revenue from operations for the quarter ended 31st March 2024.
6. EPS is not annualised for quarterly results.
7. Figures of the previous year have been regrouped and rearranged whereever necesassary, to confirm with the figures for the current year/ period.
8. There are no Invester Complaints as on 30th June 2024.

TPI India Limited
Sd/-
Mr. Bharat Chimanlal Parekh
Managing Director (DIN: 02650644)

Date: 14th August, 2024
Place: Murbad, Thane

C-NTRUM

CENTRUM CAPITAL LIMITED

CIN: L65990MH1977PLC019986
Registered and Corporate Office : Level 9, Centrum House, C.S.T. Road, Vidyanagari Marg, Kalina, Santacruz (East), Mumbai - 400 098
Phone: 022 4215 9000; **Email:** secretarial@centrum.co.in; **Website:** www.centrum.co.in

EXTRACT OF UNAUDITED STANDALONE/CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2024 (Rs. in Lakhs)

Sr. No.	Particulars	Standalone			Consolidated		
		Quarter Ended	Quarter Ended	Year Ended	Quarter Ended	Quarter Ended	Year Ended
		30/06/2024	30/06/2023	31/03/2024	30/06/2024	30/06/2023	31/03/2024
		Un-Audited	Un-Audited	Audited	Un-Audited	Un-Audited	Audited
1	Total income from Operations (net)	1,813.74	1,615.74	9,686.84	72,499.82	45,080.95	223,866.43
2	Net Profit / (Loss) for the period (before Tax, Exceptional items).	(1,535.54)	(1,783.29)	(5,143.06)	(12,528.89)	(6,846.28)	(10,895.45)
3	Net Profit / (Loss) for the period before Tax (after Exceptional items).	(1,535.54)	(1,783.29)	(6,098.59)	(12,528.89)	(6,846.28)	(10,670.29)
4	Net Profit / (Loss) for the period after Tax (after Exceptional items).	(1,383.07)	(1,652.44)	(5,133.59)	(12,187.18)	(6,449.64)	(7,118.84)
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and other comprehensive income (after tax)	(1,381.83)	(1,651.20)	(5,135.14)	(12,182.17)	(6,441.01)	(7,259.46)
6	Equity Share Capital	4,160.33	4,160.33	4,160.33	4,160.33	4,160.33	4,160.33
7	Reserves (excluding Revaluation Reserve) as shown in the Balance Sheet of the previous year.	-	-	35,186.27			39,902.16
8	Earning Per Share (of Rs.1 /- each) for continuing and discontinued operations) -						
	1. Basic :	(0.33)	(0.40)	(1.23)	(2.19)	(1.19)	(2.39)
	2. Diluted :	(0.33)	(0.40)	(1.23)	(2.19)	(1.19)	(2.39)

Note:
a) The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Full format of the Quarterly Financial Results is available on the websites of the company at www.centrum.co.in, besides the websites of BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).
b) The above results were reviewed and recommended by the Audit Committee in its Meeting held on August 13, 2024 and approved by the Board of the Directors at its Meeting held on August 14, 2024.

Jaspal Singh Bindra
Sd/-
Executive Chairman
Centrum Capital Limited

Place : Mumbai
Date : August 14, 2024

BLACK BOX

Black Box Limited

Registered Office: 501, 5th Floor, Building No.9, Airoli Knowledge Park, MIDC Industrial Area, Airoli, Navi Mumbai - 400708.

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2024

(₹in Crores, unless otherwise stated)

Particulars	Quarter ended			Year ended
	Unaudited			Audited
	30/06/2024	31/03/2024	30/06/2023	31/03/2024
Total income from operations	1,423.38	1,480.35	1,571.41	6,281.58
Profit before impact of foreign currency transactions and translations, share of net profit / (loss) of investment accounted for using the equity method, exceptional items and tax	59.51	56.06	26.84	189.78
Net profit for the period (before exceptional items and tax)	55.51	55.86	31.46	196.05
Net profit for the period before tax (after exceptional items)	40.26	46.89	24.40	156.39
Net profit for the period after tax (after exceptional items)	37.09	40.90	23.94	137.67
Total Comprehensive Income for the period / year (net of taxes) - gain	64.14	72.90	34.11	184.35
Earnings before interest, tax, depreciation & amortisation and other income (EBITDA)	114.31	124.61	91.89	430.80
Paid-up equity share capital (face value of ₹ 2 each)	33.62	33.61	33.58	33.61
Other equity as shown in the audited Balance Sheet				447.31
Earnings per share of ₹ 2 each before exceptional items:				
Basic (in ₹)	3.11*	2.97*	1.85*	10.56
Diluted (in ₹)	3.11*	2.96*	1.84*	10.54
Earnings per share of ₹2 each after exceptional items:				
Basic (in ₹)	2.21*	2.44*	1.43*	8.20
Diluted (in ₹)	2.20*	2.43*	1.42*	8.18

* Not annualised

Notes:
1. The above is an extract of the detailed format of consolidated financial results for the quarter ended on 30 June 2024 filed with the Stock Exchanges under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full financial results are available on the Stock Exchange's websites (www.nseindia.com and www.bseindia.com) and Company's website (www.blackbox.com).
2. These consolidated Unaudited financial results (the 'Statement') have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 (the 'Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2024

(₹in Crores, unless otherwise stated)

Particulars	Quarter ended			Year ended
	Unaudited			Audited
	30/06/2024	31/03/2024	30/06/2023	31/03/2024
Total income from operations	84.18	103.69	84.28	386.65
Loss before impact of foreign currency transactions and translations and tax	(2.63)	(10.37)	(0.74)	(1.98)
Net loss for the period (before exceptional items and tax)	(2.63)	(10.02)	(0.46)	(1.11)
Net loss for the period (after exceptional items and tax)	(2.58)	(14.24)	(0.50)	(14.98)
Total Comprehensive Income for the period / year (net of taxes) - loss	(2.43)	(14.68)	(0.61)	(15.29)
Earnings before interest, tax, depreciation & amortisation and other income (EBITDA)	(0.30)	(7.22)	2.30	0.37
Paid-up equity share capital (face value of ₹2 each)	33.62	33.61	33.58	33.61
Other equity as shown in the audited Balance Sheet				280.85
Loss per share of ₹2 each:				
Basic (in ₹)	(0.15)*	(0.85)*	(0.03)*	(0.89)
Diluted (in ₹)	(0.15)*#	(0.85)*#	(0.03)*#	(0.89)#

* Not annualised

Notes:
1 The above is an extract of the detailed format of standalone financials results for the quarter ended 30 June 2024 filed with the Stock Exchanges under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full financial results are available on the stock exchange's websites (www.nseindia.com and www.bseindia.com) and Company's website (www.blackbox.com).
2 These standalone Unaudited financial results (the 'Statement') have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 (the 'Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).
The effect of 366,000, 415,500 and 536,480 potential equity shares outstanding as at 30 June 2024, 31 March 2024 and 30 June 2023 respectively, is anti-dilutive and thus these shares are not considered in determining diluted loss per share.
The Statement has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 13 August 2024. The statutory auditors have carried out a limited review of this Statement.

FOR AND ON BEHALF OF THE BOARD
SANJEEV VERMA
WHOLE-TIME DIRECTOR
DIN: 06871685

Place: Dallas, Texas, United States of America
Date: 13 August 2024
CIN: L32200MH1986PLC040652

बैंक ऑफ इंडिया Bank of India BOI
Relationship beyond banking

KALWA BRANCH: Sanghavi Valley A-1 & A-2 Parsik Nagar, Kalwa (W) Thane 400605,
Tel : 022- 25414483/25399476
E-mail-kalwa.navimumbai@bankofindia.co.in

NOTICE FOR PUBLIC AUCTION OF PLEDGED GOLD JEWELLERY/ORNAMENTS/COINS

It is hereby brought to the notice of the following gold loan borrowers, their legal heirs, persons engaged in business of gold jewellery/ornaments/coins and general public that inspite of the repeated reminders/notices by the Bank, the following borrowers are not repaying their dues to the Bank.

Notice is hereby published that if they fail to deposit all their dues in their respective gold loan accounts (including up to date interest and all costs charges/expenses) by **03.08.2024 then from 11:00 A.M of 21.08.2024** their pledged gold jewellery/ ornaments/coins will be put up for public auction in the branch premises. For this, Bank shall not be held responsible for any inconvenience or damage caused to the concerned borrowers in this regard.

Persons interested to take part in the bidding should deposit **Rs. 500/- (Rupees Five Hundred only)** with the Branch Manager before the scheduled time/date towards earnest money. Persons having taken part in final bidding must be able to deposit full amount to the Bank within 48 hours, failing which their earnest money, deposited with the Bank will be forfeited. Bank reserves the right to cancel the auction without assigning any reasons in case, the bidding price so arrived at is observed to be low or inadequate. Further, if need be, Bank reserves the right to change the date, time or place of the above scheduled auction or cancel the same without assigning any reasons thereon.

Account No	Name Of The Borrower	Address	Gross Weight of the Gold
01216531 0000491	Mr. Sikandar Babu Shaikh & Mrs.Shabnam Sikandar Shaikh	3, Husaini Apartment, Old Belapur Road, Kalwa West -400605	165.640 Grams

Sd/-
Branch Manager
Bank Of India

TTI ENTERPRISE LIMITED

CIN : L67120WB1981PLC033771
Office No. 822, 8th Floor, 4, Synagogue Street, Kolkata-700001
Email : tti1711@gmail.com Phone : +91 33 2210-9197 Web : ttienterprise.net

Extract of Standalone Unaudited Financial Result for the Quarter Ended 30th June, 2024 (₹ in Lakhs)

Sl. No.	Particulars	Standalone			
		Quarter Ended 30-06-2024 (Unaudited)	Quarter Ended 31-03-2024 (Audited)	Quarter Ended 30-06-2023 (Unaudited)	Year Ended 31-03-2024 (Audited)
1	Total Income from Operations	-	-	-	-
2	Net Profit / (Loss) for the period (before Tax, Exceptional and /or Extraordinary items#)	56.76	61.13	-35.60	28.63
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items#)	56.76	61.13	-35.60	28.63
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items#)	56.76	41.96	-35.60	22.64
5	Total Comprehensive Income for the period (Comprising profit/(loss) for the period (after tax) and other Comprehensive Income(after tax)	56.76	41.96	-35.60	22.64
6	Equity Share Capital	2540.44	2540.44	2540.44	2540.44
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of previous year)	0	142.48	0	142.48
8	Earnings Per Share (of ₹1/- each) (for continuing and discontinued operations)-				
	Basic :	0.22	0.18	-0.14	0.09
	Diluted :	0.22	0.18	-0.14	0.09

Notes :
1. The aforesaid financial results were taken on by the Board of Directors in the board meetings held on 13th Aug, 2024
2. The Statutory Auditors of the Company have carried out the limited review of the results of the quarter ended 30th June, 2024
3. The Financial results have been prepared in accordance with the Indian Accounting Standard (Ind-AS) prescribed under Section 133 of the Company Act, 2013, read with relevant Rules issued thereunder.
4. The previous period figures have been regrouped wherever necessary.
5. There are no qualification in the Audit Report issued by the Auditor.
6. The Company has One Segment only viz. Investment and Loan activities. Thus Segment reporting is not applicable.
7. Figures for the quarter ended 31st March, 2024 is the balancing figures between audited figures in respect of full financial year and the published year to date figures up to the third quarter of the relevant financial year.

For and on behalf of the Board
For TTI Enterprises Limited
Sabu Thomas
Managing Director
DIN : 08224794

Place : Kolkata
Dated : 13.08.2024

IND Renewable Energy Limited.

(Formerly Known as Vakharia Power infrastructure Limited)
(CIN: L40102MH2011PLC221715)
Registered office: 503, Western Edge II,Western Express High Way, Borivali (East), Mumbai, Maharashtra, 400066
Email: ind.renewable01@gmail.com • Website: www.vakharia.in

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 30.06.2024 **(Amount in Lakhs except EPS)**

Particulars	Quarter ended		
	(Unaudited)	(Unaudited)	(Unaudited)
	30-06-2024	31-03-2024	30-06-2023
Total income from operations	-	1.01	-
Net Profit/ (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(5.09)	(29.78)	(1.16)
Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(5.09)	(29.78)	(1.16)
Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(5.31)	(26.22)	(1.16)
Total Comprehensive Income for the period for the period [comprising profit/ (loss) for the period after tax and share in in profit/(loss) of joint venture and other comprehensive income (after tax)]	(5.31)	(26.22)	(1.16)
Paid-up equity share capital (face value of Re 10/- per share, fully paid up)	1,392.600	448.640	302.740
Earning Per Share (For continuing operations)			
(a) Basic	**(0.040)**	**(0.580)**	**(0.040)**
(b) Diluted	**(0.040)**	**(0.580)**	**(0.040)**

Note:
1. The above is an extract of the detailed format of Unaudited Fianancial Results for the Quarter ended 30th June 2024 filed with Stock Exchanges under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of Unaudited Fianancial Results for the Quarter ended 30th June 2024 is available on the website of the Stock Exchange, and on the website of the Company.
2. The above financial results of the Company have been prepared in accordance with Indian Accounting Standards ('Ind AS') notified under the Companies (Indian Accounting Standards) Rule, 2015 as amended by the Companies (Indian Accounting Standards) Rule, 2016, prescribed under section 133 of the Companies Act, 2013 ['the Act'] read with relevant rules issued thereunder.

For IND Renewable Energy Limited
Sd/-
Abhay Gupta
DIN: 02294699
Director

Date: 13.08.2024
Place: Mumbai

बैंक ऑफ़ बड़ौदा Bank of Baroda

Regional Stressed Asset Recovery Branch, MMWR, 6th floor, Baroda House, Behind Dewan Shopping Centre, SV Road, Jogeshwari(W) Mumbai-400102, Email: sarmmw@bankofbaroda.co.in

Corrigendum

Corrigendum to Possession notice dt: 08-08-2024 published in Fress Press Journal (Pg.04) and Navashakti (Pg.23) dated 09-08-2024 with regards to name of Borrower & Guarantor should be read as Mr. Mohammed Hakeemuddin Vohra & Mr. Hakeemuddin Fazal Hussen Vohra in the Account of M/s. Vohra Dairy Farm.

Sd/-
Authorised Officer
Bank of Baroda

Date: 14.08.2024
Place: Mumbai

PUBLIC NOTICE

All the concerned persons including bonafied residents, environmental groups, NGO's and others are herby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s. Real Gem Buildtech Pvt. Ltd. 702, Natraj. M.V. Road Junction, W.E. Highway, Andheri East, Mumbai – 400 069, Maharashtra, for Proposed development on 'Rustomjee Crown" plot bearing F.P. No. 1043, TPS IV of Mahim Division, Gokhale Road (South), Dadar, Mumbai – 400028. EC letter No. IA/MH/INFRA2/462374/2024 dated 01/08/2024. The copy 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. Real Gem Buildtech Pvt. Ltd.
702, Natraj. M.V. Road Junction,
W.E. Highway, Andheri East,
Mumbai – 400 069, Maharashtra.

PARNAX LAB LIMITED

Registered Office: Gala No.114, Building No. 8, Jogani Industrial Complex, Chunabhatti, Mumbai - 400 022.
Tel: 022-68252525, Fax: 24057708, Email: compliance@naxparlab.com, Website: www.naxparlab.com
CIN: L36912MH1982PLC027925

Extract Un-Audited Standalone and Consolidated Financial Results for the Quarter Ended June 30, 2024

(Rs. in Lacs)

Particulars	Standalone			Consolidated		
	Current Quarter Ended 30.06.2024	Corresponding Quarter Ended 30.06.2023	Current Year Ended 31.03.2024	Current Quarter Ended 30.06.2024	Corresponding Quarter Ended 30.06.2023	Current Year Ended 31.03.2024
Total Income from Operations (net)	383.27	124.71	797.54	5023.21	4898.62	18952.69
Net Profit/(Loss) from ordinary activities After Tax	104.99	6.65	182.35	398.68	332.88	962.48
Net Profit/(Loss) For The Period After Tax (After Extraordinary items and Minority interest)	104.99	6.65	182.35	398.09	332.23	960.92
Equity Share Capital	1148.56	1148.56	1148.56	1148.56	1148.56	1148.56
Reserves (Excluding revaluation Reserve as per latest Balance sheet as on 31st March, 2024)	-	-	996.78	-	-	6008.70
Earning Per Share (Before Extraordinary items) (of Rs.10/- each) (Basic and Diluted)	0.91	0.06	1.95	3.47	2.90	8.38
Earning Per Share (After Extraordinary items) (of Rs.10/- each) (Basic and Diluted)	0.91	0.06	1.95	3.47	2.90	8.38

The above is an extract of the detailed format of standalone and consolidated financial results for the quarter ended on June 30, 2024, filed with the stock exchange under regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of standalone and consolidated financial results for the quarter ended on June 30, 2024, are avaiable on stock exchange website (www.bseindia.com) and on the Company's website (www.naxparlab.com).

For Parnax Lab Limited
sd/-
Binoy B. Shah
Managing Director & CFO
DIN NO: 00440880

Place: Mumbai
Date : 14-08-2024

WINMORE LEASING & HOLDINGS LTD

Regd. Office: Ashiana 69-C Bhulabhai Desai Road Mumbai – 400 026
Tel. No.: 022-23686617; E-mail Id: ho@hawcoindia.com
CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com

Statement of Unaudited Standalone and Consolidated Financial Results for the Quarter ended 30-06-2024

(₹ In Lakhs)

Particulars	STANDALONE			CONSOLIDATED		
	3 months ended 30/06/2024	3 months ended 30/06/2023	Year ended 31-03-2024	3 months ended 30/06/2024	3 months ended 30/06/2023	Year ended 31-03-2024
	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Audited
Total income from operations	6.81	5.82	26.54	2,444.68	2,020.98	15,472.52
Net Profit/ (Loss) for the period (before tax, Exceptional and/or Extraordinary items)	(2.22)	1.38	(619.03)	458.60	429.43	1,673.83
Net Profit/ (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(2.22)	1.38	(619.03)	452.19	429.43	(1,393.59)
Net Profit/ (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(2.58)	0.86	(621.26)	451.83	428.91	(1,395.82)
Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) and other Comprehensive Income (after tax)]	27.06	68.30	(575.07)	481.47	496.35	(1,354.69)
Equity Share Capital	99.89	99.89	99.89	99.89	99.89	99.89
Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	-	-	-	-	-	-
Earnings Per Share (of ₹ 10 each) (for continuing and discontinued operations) **Basic & Diluted (in ₹)**	(0.26)	0.09	(62.19)	45.23	42.94	(139.73)

Note: 1) The above is an extract of the detailed format of quarterly financial results filed with the Stock Exchange under Regulation 33 of SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the quarterly financial results is available on the websites http://www.msei.in/index.aspx and on the Company's website www.winmoreleasingandholdings.com **2) The extract of results of the Company published on 14.08.2024 contained few errors. Accordingly the Company has republished the above results.**

SAMYAK INTERNATIONAL LTD.

CIN: L67120MH1994PLC225907
Corporate Office: N-38 Saket Nagar Indore MP 452001 IN Ph.: +91-731-4218481
Regd. Office: 203-B, 2nd floor, A wing, Millionaire Heritage, SV Road, Nr Station, Andheri(w) B/H Andheri Market Mumbai MH 400058 IN
Email: samyakinternationalltd@gmail.com, **Website:** https://samyakinternational.in

Extract of Un-Audited Financial Results for the quarter ended June 30, 2024

(Rs. In Lacs)

Sr. No.	Particulars	CONSOLIDATED			
		Quarter Ended			Year Ended
		30.06.2024	31.03.2024	30.06.2023	31.03.2024
	(Refer Notes Below)	Un-Audited	Audited	Un-Audited	Audited
1.	Total Income from Operations	1215.35	2479.56	987.21	3861.83
2.	Net Profit/ (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	146.09	136.16	131.15	384.10
3.	Net Profit/ (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	146.09	133.45	131.15	381.39
4.	Net Profit/ (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	146.09	132.03	131.15	379.97
5.	Total Comprehensive Income for the period [Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	146.09	451.11	131.15	699.05
6.	Equity share capital	624.72	624.72	624.72	624.72
7.	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	--	--	--	6130.13
8.	Earnings per share (of Rs. 10/- each) (for continuing and discontinued operations)-*				
	Basic:	2.34	2.11	2.10	6.08
	Diluted:	2.34	2.11	2.10	6.08

**EPS is not annualized for the quarter ended 30.06.2024 and 30.06.2023.*

Sr. No.	Particulars	STANDALONE			
		Quarter Ended			Year Ended
		30.06.2024	31.03.2024	30.06.2023	31.03.2024
	(Refer Notes Below)	Un-Audited	Audited	Un-Audited	Audited
1.	Total Income from Operations	401.85	1028.91	254.11	1259.14
2.	Net Profit before Tax	20.56	16.44	3.39	30.52
3.	Net Profit after Tax	20.56	15.12	3.39	29.20

Notes: 1. The above results have been reviewed by the Audit Committee and taken on record by the Baard of Directors of the Company at their meeting held on 14.08.2024 and the statutory auditors of the Company have also carried out Limited Review of the Unaudited results for the quarter ended on 30.06.2024.
2. The figures for the corresponding previous periods have been regrouped / reclassified wherever considered necessary to confirm to the figures presented in the current period.
3. The above financial results are available on Company's website https://samyakinternational.in/and also on the website of BSE.
4. The Company is engaged in only one segment i.e. Trading. Hence Segment Reporting is not applicable.

For & on Behalf of Board of Directors
Samyak International Limited
Sd/-
Sunit Jain
Managing Director
DIN: 06924372

Date: 14.08.2024
Place: Indore

AEONX DIGITAL

AEONX DIGITAL TECHNOLOGY LIMITED

(Formerly Known as Ashok Alco-Chem Limited)
Regd. Office: 12/13, Jeevan Udyog Building, 278, Dr. D. N. Road, Fort, Mumbai - 400 001. Tel: 022-66221700
CIN - L62099MH1992PLC069615 Email: secretarial@aeonx.digital Website: www.aeonx.digital

Extract from the Unaudited Standalone & Consolidated Financial Results for the Quarter ended June 30, 2024

(Rs. in Lakhs, except EPS)

Sr. No.	Particulars	STANDALONE			CONSOLIDATED		
		Quarter Ended 30-06-2024	Quarter Ended 30-06-2023	Year Ended 31-03-2024	Quarter Ended 30-06-2024	Quarter Ended 30-06-2023	Year Ended 31-03-2024
		Unaudited	Unaudited	Audited	Unaudited	Unaudited	Audited
1.	Total Income from Operations	272.19	350.31	1,201.67	648.53	783.20	3,431.24
2.	Net Profit / (Loss) for the period (Before tax, Exceptional and/or Extraordinary items)	55.51	5.28	123.93	79.63	(6.19)	253.62
3.	Net Profit / (Loss) for the period before tax (After Exceptional and/or Extraordinary items)	55.51	5.28	237.14	79.63	(6.19)	366.83
4.	Net Profit / (Loss) for the period after tax (After Exceptional and/or Extraordinary items)	41.37	4.13	179.29	60.16	(3.32)	272.96
5.	Total Comprehensive Income for the period [Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	42.62	4.13	180.05	61.41	(3.93)	269.58
6.	Equity Share Capital	460.03	460.03	460.03	460.03	460.03	460.03
7.	Earnings Per Share (of Rs.10/- each) (for continuing & discontinued operations) Basic & Diluted	0.90	0.09	3.90	1.31	(0.07)	5.93

NOTES:
1. The aforesaid financial results have been reviewed by the Audit Committee and subsequently approved by the Board of Directors at its meeting held on 14th August, 2024.
2. The Financial Results have been prepared in accordance with the Companies Accounting Standard Rules 2015 (IND AS) (as amended) prescribed under Section 133 of The Companies Act, 2013 read with relevant rules issued thereunder and Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 as amended.
3. The Company has identified Information Technology business as its only primary reportable segment in accordance with the requirements of IND AS 108 Operating Segments'. Accordingly, separate segment information has not been provided.
4. Figures for the previous period have been regrouped, wherever necessary, to correspond with figures of the current period.

For AEONX DIGITAL TECHNOLOGY LIMITED
Sd/-
MANAN SHAH
CHAIRMAN
(DIN: 06378095)

Place: Mumbai
Date : 14th August, 2024

मुंबई कर्ज वसुली न्यायाधिकरण क्र. २ मध्ये

एमटीएनएल भवन, ३रा मजला, स्ट्रँण्ड रोड, अपोलो बंदर, कुलाबा मार्केट, कुलाबा, मुंबई–४००००५.

मुळ अर्ज क्र. ६५९ सन २०२३

परि.–११

आरबीएल बँक लिमिटेड ...अर्जदार

विरुद्ध

एच'रेक इंजिनियर्स प्रा. लि. अन्य. ...प्रतिवादी

समन्स

ज्याअर्थी, मुळ अर्ज क्र. ६५९ सन २०२३ नामदार पीठासिन अधिकाऱ्यांसमोर ०७/१२/२०२३ रोजी सूचीबद्ध केला होता.

ज्याअर्थी, नामदार न्यायाधिकरणाने कृपावंत होऊन **रू. ३१,९०,२२०.९१/–** च्या कर्जाच्या वसुलीसाठी तुमच्याविरुद्ध दाखल केलेल्या ॲक्टच्या कलम १९(४) अंतर्गत सदर अर्जावर (ओ.ए.) समन्स/सूचना जारी केली. (जोडलेल्या दस्तावेजांच्या प्रतींसह अर्ज).

ज्याअर्थी, सर्वसाधारण प्रमाणे समन्सची बजावणी करु शकला नाही आणि ज्याअर्थी सदर न्यायाधिकरणाने पर्यायी बजवणीच्या अर्जाची मंजूरी दिली आहे. ॲक्टच्या कलम १९ च्या पोट–कलम (४) नुसार, तुम्हा प्रतिवादींना खालीलप्रमाणे निर्देश देण्यात येत आहेत.

i विनंती केलेल्या अनुतोषांना मंजुरी का देऊ नये त्याची समन्सच्या बजावणीच्या ३०(तीस) दिवसांत कारणे दाखविण्यासाठी;

ii मूळ अर्जाच्या अनु. क्र. ३ए अंतर्गत अर्जदारांनी विनिर्दिष्ट केलेल्या मिळकती आणि मत्तांव्यतिरिक्त अन्य मिळकती आणि मत्तांचे तपशील जाहीर करणे;

iii मिळकतींच्या जप्तीसाठीच्या अर्जावरील सुनावणी आणि निकाल प्रलंबित असल्याने मूळ अर्जाच्या अनु. क्रमांक ३ए अंतर्गत जाहीर केलेल्या अशा अन्य मत्ता आणि मिळकतींचा आणि तारण मत्तांचा व्यवहार करण्यास किंवा त्या निकाली काढण्यास तुम्हाला मज्जाव करण्यात आला आहे.

iv तुम्ही न्यायाधिकरणाची पूर्व परवानगी घेतल्याखेरीज ज्यावर तारण हितसंबंध बनवले आहेत त्या कोणत्याही मत्तांची आणि/किंवा मूळ अर्जाच्या अनु. क्रमांक ३ए अंतर्गत जाहीर किंवा विनिर्दिष्ट केलेल्या अन्य मत्ता आणि मिळकतींचे त्यांच्या व्यवसायाच्या सामान्य कामकाजाव्यतिरिक्त विक्री, भाडेपट्टा किंवा अन्य प्रकारे हस्तांतरण करणार नाहीत.

v व्यवसायाच्या नियमित कामकाजाच्या ओघांत तारण मत्ता किंवा अन्य मत्ता व मिळकती यांच्या विक्रीतून रोकड झालेल्या विक्री रकमेचा हिशोब देण्यास तुम्ही बांधील असाल व अशी विक्री रक्कम अशा मत्तांवर तारण हितसंबंध धारण करणाऱ्या बँक किंवा वित्तीय संस्थेकडे ठेवलेल्या खात्यामध्ये जमा केली पाहिजे.

तुम्हाला २०/११/२०२४ रोजी **स. ११.०० वा.** लेखी निवेदन सादर करून त्याची एक प्रत अर्जदारांना सादर करण्याचे आणि डीआरटी–II यांसमोर हजर राहण्याचे देखील निर्देश देण्यात येत आहेत, कसूर केल्यास, तुमच्या गैरहजेरीत अर्जावर सुनावणी होऊन निकाल दिला जाईल.

माझ्या हस्ते आणि ह्या न्यायाधिकरणाच्या शिक्क्याने ह्या २६ जुलै, २०२४ रोजी दिले.

शिक्का

समन्स जारी करण्यासाठी प्राधिकृत अधिकाऱ्यांची स्वाक्षरी

प्रबंधक,
डीआरटी II, मुंबई

टीप: प्रयोज्य नसेल ते वगळावे.

जाहीर सूचना

सर्व संबंधित व्यक्ती, अधिकृत रहिवाशी, पर्यावरण विषयक मंडळे, एन.जी.ओ. आणि इतर यांना या जाहीर सूचनेद्वारे असे कळविण्यात येते कि राज्य पर्यावरण आघात मुल्यांकन प्राधिकरण महाराष्ट्र राज्य यांनी खालील वसाहत बांधकामासाठी पर्यावरण अनुमती प्रदान केली आहे. मेसर्स रिअल जेम बिल्डटेक प्रायव्हेट लिमिटेड, ७०२, नटराज, एम.व्ही. रोड जंक्शन, प.द्रुतगती मार्ग, अंधेरी पूर्व,मुंबई - ४०० ०६९, रुस्तोमजी क्राऊन एफ. पी. नं. १०४३, माहीम-४, गोखले रोड, दक्षिण, प्रभादेवी, मुंबई पत्र क्रमांक- IA/MH/INFRA2/462374/2024 दिनांक ०१/०८ /२०२४, सदर पत्राच्या प्रति महाराष्ट्र शासन, पर्यावरण अनुमती विभाग, मंत्रालय व महाराष्ट्र राज्य प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहे. त्याचप्रमाणे https://parivesh.nic.in/ या वन व पर्यावरण मंत्रालयाच्या वेबसाईटवर पाहू शकता.

संचालक

मेसर्स रिअल जेम बिल्डटेक प्रायव्हेट लिमिटेड

७०२, नटराज, एम.व्ही. रोड जंक्शन,

प. द्रुतगती मार्ग, अंधेरी पूर्व, मुंबई -४०००६९,

वकील श्री. जे. एम. डिकुन्हा

जाहीर नोटीस

वसई येथील दिवाणी न्यायाधीश (क.स्तर) ४थे यांच्या न्यायालयात

चौकशी अर्ज क्र. ७७/२०२४
नि. क्र.
नों. ता. ०६/०९/२०२४

१. श्री. अमित बाल्मिकी शर्मा
२. श्री. सुमित बाल्मिकी शर्मा
३. श्रीमती मंजू बाल्मिकी शर्मा ... अर्जदार

विरुद्ध

कोणी नाही

ज्याअर्थी कै. बाल्मिकी राजेंद्र शर्मा रा. बी–७०१, सातवा माळा, एव्हरशाईन होम्स को–ऑप. हाऊसिंग सोसायटी लि., ग्लोबल सिटी, डोंगरे, नारिंगी, विरार हे. दि. २२/०१/२०२१ रोजी मयत झाले आहेत.

सदरहु अर्जदार ह्यांनी कै. बाल्मिकी राजेंद्र शर्मा ह्या मयताचे वारस म्हणून दाखला मिळण्यास ह्या कोर्टात अर्ज केला आहे, तरी कोणास काही हरकत असल्यास त्यांनी ह्या जाहीरनोटीसे तारखेपासून एक महिन्याचे आत ह्या कोर्टात हजर होऊन आपल्या हरकती कळवाव्यात, जर सदरहू मुदतीत कोणी योग्य हरकती न दाखविल्या तर सदरहू कोर्ट सदरहू अर्जदार ह्यांचे हक्काबद्दलीं लागलील पुरावा घेऊन त्याचा हक्क शाबीत दिसल्यास त्याला सदरहू मयत कै. बाल्मिकी राजेंद्र शर्मा हे दि. २२/०१/२०२१ रोजी मयत असल्याने त्यांचे वारसाचे सर्टिफिकेट देण्यात येईल.

दि. ०६/०८/२४ रोजी माझ्या सहिनिशी व न्यायालयाच्या शिक्क्यानिशी दिली.

शिक्का

हुकुमावरुन,
सही/–
अधिक्षक
दिवाणी न्यायालय क. स्तर, वसई

PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED

Regd. Off.: 501, Soni House, Plot No. 34, Gulmohar Road No. 1, Juhu Scheme, Vile Parle (W), Mumbai 400 049.
Tel.: 26242144 • **Email :** ppdcl.chairman@gmail.com • **Website :** www.ppdcl.com **CIN :** L67120MH1992PLC070121

EXTRACT OF UNAUDITED STATEMENT OF STANDALONE & CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2024 (Rs in Lakhs)

PARTICULARS	STANDALONE RESULTS				CONSOLIDATED RESULTS			
	Quarter Ended			Year Ended	Quarter Ended			Year Ended
	30.06.2024 UnAudited	31.03.2024 UnAudited	30.06.2023 UnAudited	31.03.2024 Audited	30.06.2024 UnAudited	31.03.2024 UnAudited	30.06.2023 UnAudited	31.03.2024 Audited
Total Income from Operations (Net)	89.40	57.88	96.54	310.82	89.40	2147.82	15.05	5,663.02
Net Profit from Ordinary activities after Tax	35.51	(0.57)	15.56	46.99	16.18	387.36	(85.22)	651.31
Net Profit for the period after Tax (after extraordinary items)	35.51	(0.57)	15.56	46.99	16.18	387.36	(85.22)	651.31
Total Comprehensive income for the period [Comprising Profir/(Loss) for the period (after tax) and Other Comprehensive income (after tax)]	35.51	(18.73)	15.56	51.08	16.18	153.08	(85.22)	655.41
Equity Share Capital	848.55	848.55	848.55	848.55	848.55	848.55	848.55	848.55
Reserve (Excluding Revaluation reserves as per balance sheet of previous year)				6,947.83				6,928.78
Earnings per share (before extraordinary items) (of `5/-each):								
(a) Basic	0.21	(0.11)	0.09	0.30	0.10	0.90	(0.50)	3.86
(b) Diluted	0.21	(0.11)	0.09	0.30	0.10	0.90	(0.50)	3.86
Earnings per share (after extraordinary items) (of `5/- each):								
(a) Basic	0.21	(0.11)	0.09	0.30	0.10	0.90	(0.50)	3.86
(b) Diluted	0.21	(0.11)	0.09	0.30	0.10	0.90	(0.50)	3.86

Notes :

1) The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on Wednesday, 14th August 2024.
a) Provision for Current Taxation for the quarter ended 30th June, 2024 has not been provided & will be accounted on annual audit account
b) Deferred tax liability / asset for the quarter ended 30th June, 2024 has not been provided & will be accounted on Annual Audited Accounts, in accordance with Indian Accounting Standard - 12 on "Income Taxes".
2) The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment received Presidential assent in September, 2020. The Code has been published in the Gazette of India, however, the date on which the Code will come into effect has not been notified. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period when the Code becomes effective.
3) The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of Quarterly Financial Results are available on the Stock Exchange website www.bseindia.com and on the Company's website:. www.ppdcl.com

Place : Mumbai
Date : 14.08.2024

For Prime Property Development Corporation Ltd
P. L. Soni
Chairman
DIN: 00006463

कर्ज वसुली न्यायाधिकरण– १ मुंबई

(भारत सरकार, वित्त मंत्रालय)

२रा मजला, टेलिफोन भवन, कुलाबा मार्केट, कुलाबा, मुंबई – ४००००५
(५वा मजला, सिंदिया हाऊस, बॅलार्ड इस्टेट, मुंबई–४०० ००१)

ओ. ए. क्र. २६ सन २०२४ परि –१२

स्टेट बँक ऑफ इंडिया ...अर्जदार

विरुद्ध

रूपेश गिरिश दिक्षित ..प्रतिवादी

प्रति,

प्रतिवादी क्र. १	**रूपेश गिरिश दिक्षित** खोली क्र. ६, मिस्त्री भुवन, राणी सती मार्ग, टिप्को प्लाझाच्या समोर, मुंबई ४०००९७. **तसेच येथे:–** ९०६, सी विंग, रेहाब बिल्डिंग, २ तळ, टी२२, एफसीआर, डब्ल्यु ई हायवेच्या समोर, संताराव तलावाजवळ, मालाड पूर्व, मुंबई ४०००९७. **तसेच येथे:–** फ्लॅट क्र. ४०४, ४था मजला, सुमती ग्रिन्डेल एनएक्स, विंग एफ, ए अव्हेन्यु एप, रूस्तमजी ग्लोबल सिटी, विरार पश्चिम, पालघर– ४०१३०३. **तसेच येथे:–** दुर्गा एंटरप्रायजेस, डी ०१, चारकोप रचना को–ऑप. सो. लि., चारकोप, गाव, कांदिवली **तसेच येथे:–** प्लॉट क्र. ८४९, आरएससी १३, सर्व्हे क्र. ४१, मुंबई ४०००६७

समन्स

१. ज्याअर्थी, वरील नमूद **ओए/२६/२०२४** नामदार पिठासन अधिकारी/प्रबंधकांसमोर **१९/०७/२०२४** रोजी सूचीबद्ध केला होता.

२. ज्याअर्थी, नामदार न्यायाधिकरणाने कृपावंत होऊन **रु. ३५,७४,७३१/–** च्या कर्जाच्या वसुलीसाठी तुमच्याविरुद्ध दाखल केलेल्या ॲक्टच्या कलम १९(४) अंतर्गत सदर अर्जावर (ओए) समन्स/सूचना जारी केली.

३. ज्याअर्थी साधारण स्वरुपात समन्स/सूचनेची बजावणी परिणामकारक झालेली नाही आणि ज्याअर्थी सन्माननिय न्यायाधिकरणाद्वारे पर्यायी बजावणीकरिता अर्ज संमत करण्यात आला आहे.

४. ॲक्टच्या कलम १९ च्या पोट–कलम (४) नुसार, तुम्हा प्रतिवादींना खालीलप्रमाणे निर्देश देण्यात येत आहेत.

(i) विनंती केलेल्या अनुतोषांना मंजुरी का देऊ नये त्याची समन्सच्या बजावणीच्या तीस दिवसांत कारणे दाखविण्यासाठी;

(ii) मूळ अर्जाच्या अनु क्रमांक ३ए अंतर्गत अर्जदारांनी विनिर्दिष्ट केलेल्या मिळकती आणि मत्तांव्यतिरिक्त अन्य मिळकती आणि मत्तांचे तपशील जाहीर करणे;

(iii)मिळकतींच्या जप्तीसाठीच्या अर्जावरील सुनावणी आणि निकाल प्रलंबित असल्याने मूळ अर्जाच्या अनु. क्रमांक ३ए अंतर्गत जाहीर केलेल्या अशा अन्य मत्ता आणि मिळकतींचा आणि तारण मत्तांचा व्यवहार करण्यास किंवा त्या निकाली काढण्यास तुम्हाला मज्जाव करण्यात आला आहे.

(iv)तुम्ही न्यायाधिकरणाची पूर्व परवानगी घेतल्याखेरीज ज्यावर तारण हितसंबंध बनवले आहेत त्या कोणत्याही मत्तांची आणि/किंवा मूळ अर्जाच्या अनु. क्रमांक ३ए अंतर्गत जाहीर किंवा विनिर्दिष्ट केलेल्या अन्य मत्ता आणि मिळकतींचे त्यांच्या व्यवसायाच्या सामान्य कामकाजाव्यतिरिक्त विक्री, भाडेपट्टा किंवा अन्य प्रकारे हस्तांतरण करणार नाहीत.

(v) व्यवसायाच्या नियमित कामकाजाच्या ओघांत तारण मत्ता किंवा अन्य मत्ता व मिळकती यांच्या विक्रीतून रोकड झालेल्या विक्री रकमेचा हिशोब देण्यास तुम्ही बांधील असाल व अशी विक्री रक्कम अशा मत्तांवर तारण हितसंबंध धारण करणाऱ्या बँक किंवा वित्तीय संस्थेकडे ठेवलेल्या खात्यामध्ये जमा केली पाहिजे.

५. तुम्हाला **०१/१०/२०२४ रोजी दुपारी १२:०० वा.** लेखी निवेदन सादर करून त्याची एक प्रत अर्जदारांना सादर करण्याचे व प्रबंधकांसमोर हजर राहण्याचे देखील निर्देश देण्यात येत आहेत, कसूर केल्यास, तुमच्या गैरहजेरीत अर्जावर सुनावणी होऊन निकाल दिला जाईल.

माझ्या हस्ते आणि ह्या न्यायाधिकरणाच्या शिक्क्याने ह्या **२४ जुलै, २०२४** रोजी दिले.

सही/–
प्रबंधक,
कर्ज वसुली न्यायाधिकरण–१, मुंबई

परिशिष्ट IV-A

स्थावर मालमत्तेच्या विक्रीसाठी विक्री सूचना

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) नियम 2002 चा नियम 8(6) आणि नियम 9(1)च्या नियमांना सिक्युरिटायझेशन ॲण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेट्स ॲण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, 2002 अन्वये स्थावर मालमत्तेच्या विक्रीसाठी ई– लिलावाची विक्री सूचना.

सर्वसामान्य जनतेला आणि विशेष पद्धतीने कर्जदारांना तसेच हमीदारांना सूचित करण्यात येत आहे की खाली वर्णन केलेली स्थावर मालमत्ता **सम्मान कॅपिटल लिमिटेड (''एससीएल'') (पूर्वी इंडियाबुल्स हाऊसिंग फायनान्स लि.(''आयएचएफएल'') म्हणून ओळखले जायचे) [CIN : L65922DL2005PLC136029]** आणि **इंडियाबुल्स असेट रिकंस्ट्रक्शन कंपनी लिमिटेड [CIN : U67110MH2006PLC305312]** जे **इंडियाबुल्स एआरसी–XXXI ट्रस्टचे ट्रस्टी** म्हणून आहेत, त्यांच्याकडे गहाण ठेवली आहे, (दोन्ही एससीएल आणि आयएआरसीएल) संयुक्तपणे आणि वेगवेगळे (**''सुरक्षित कर्जदार''**) मानले जातात ज्याचा **वास्तविक ताबा** सुरक्षित कर्जदाराच्या अधिकृत अधिकारीद्वारे घेण्यात आला आहे, जो एससीएल आणि आयएआरसीएल यांना देय असलेली खालील नमूद रक्कम वसूली करण्यासाठी **31.08.2024** रोजी **संध्याकाळी 04.00 ते 05.00** पर्यंत **''जिथे आहे'', ''जसे आहे'' आणि '' जे काहीपण आहे''** या आधारावर विकले जाईल:

सम्मान कॅपिटल लिमिटेडचे (पूर्वी इंडियाबुल्स हाऊसिंग फायनान्स लि. म्हणून ओळखले जायचे) देय:

अनु. क्र.	कर्ज खाते क्र.	07.08.2024 पर्यंत थकबाकी रक्कम (रुपयात)
1.	HHLTHN00301484	रु. 17,72,515/- (रुपये सतरा लाख बाहत्तर हजार पाचशे पंधरा फक्त)

इंडियाबुल्स असेट रिकंस्ट्रक्शन कंपनी लिमिटेडचे देय:

अनु. क्र.	कर्ज खाते क्र.	07.08.2024 पर्यंत थकबाकी रक्कम (रुपयात)
1.	K011XXXI (जुना कर्ज खाते क्र. HHETHN00308470)	रु. 1,54,029/- (रुपये एक लाख चोपन्न हजार एकोणतीस फक्त)

कर्ज खाते क्र. **HHETHN00308470**, स्थावर मालमत्तेसहित सर्व अधिकार, शीर्षक, स्वारस्य, अंतर्निहित सुरक्षा, प्रतिज्ञा आणि/किंवा हमी सम्मान कॅपिटल लिमिटेड (''एससीएल'') (पूर्वी इंडियाबुल्स हाऊसिंग फायनान्स लि.(''आयएचएफएल'') म्हणून ओळखले जायचे) द्वारे इंडियाबुल्स असेट रिकंस्ट्रक्शन कंपनी लिमिटेड (''आयएआरसीएल'') च्या बाजूने असाइनमेंट ॲग्रिमेंट दिनांक **21.08.2023**, आणि च्या माध्यमातून दिले गेले आहे, आणि यास आयएआरसीएल द्वारे पुन्हा क्रमांकित केले आहे आणि याचे नवे कर्ज खाते क्र. **K011XXXI** अनुक्रमे आहे. परिणामी, आयएआरसीएल उपरोक्त कर्ज खात्यासाठी सुरक्षित कर्जदार देखील झाले आहे. आयएआरसीएल यांनी विक्रीची ही नोटिस जारी करण्यासाठी एससीएल यांना आपली सहमती दर्शवली आहे.

वर दिलेल्या दोन्ही तक्त्यांमध्ये उल्लेखित रक्कम एससीएल आणि आयएआरसीएल च्या संबंधित कर्ज खात्यात **07.08.2024** पर्यंत थकबाकी मुद्दल, थकबाकी (विलंब शुल्कासह) आणि व्याज कर्ज करार तसेच **08.08.2024** पासून प्रभावित इतर संबंधित कर्ज दस्तऐवजाच्या संदर्भात लागू भविष्यातील कर्ज आणि कायदेशीर खर्च आणि शुल्कासह **श्री. किरण आर. वर्मा आणि श्रीमती बबिता के. वर्मा** यांना सुरक्षित कर्जदाराद्वारे देणे बाकी आहे.

सदर मालमत्तेच्या लिलावासाठी आरक्षित रक्कम **रु. 9,00,000/- (रुपये नऊ लाख फक्त)** आणि अर्नेस्ट मनी डिपॉजिट (**''ईएमडी'') रु. 90,000/- (रुपये नव्वद हजार फक्त)** म्हणजेच अनामत ठेव रक्कम राखीव किंमतीच्या 10% असेल.

स्थावर मालमत्तेचे वर्णन

359 चौरस फूट कारपेट क्षेत्र मोजमापाच्या फ्लॅट क्र. 109 चे सर्व खंड आणि भूभाग, पहिला मजला, के – विंगमध्ये, फेज एक्सेलेन्सीमध्ये, ध्रुव रेसिडेन्सी सीएचएसएल नामक प्रकल्पात, सर्व्हे क्र. 151/7, 151/4, हिस्सा क्र. 14 (जुना सर्व्हे क्र. 218/14), पाशाणे गाव, तालुका कर्जत, जि. रायगड, महाराष्ट्र – 410101 येथे स्थित.

विक्रीच्या तपशीलवार नियम व अटींसाठी कृपया सुरक्षित कर्जदाराच्या www.sammaancapital.com या वेबसाईटवरील लिंक पाहा; संपर्क क्र. : 0124-6910910, +91 7065451024, ईमेल : auctionhelpline@sammaancapital.com. बोली लावण्यासाठी, www.auctionfocus.in वर लॉग ऑन करा.

सही/–
अधिकृत अधिकारी
सम्मान कॅपिटल लिमिटेड
(पूर्वी इंडियाबुल्स हाऊसिंग फायनान्स लि. म्हणून ओळखले जायचे)

तारीख : 13.08.2024
स्थळ : रायगड

ॲक्सिस बँक लि.

शाखेचा पत्ता: ॲक्सिस बँक लि., ३ रा मजला, गिगाप्लेक्स, एनपीसी–१, एमआयडीसी, ऐरोली नॉलेज पार्क, मुगलसन रोड, ऐरोली, नवी मुंबई–४०० ७०८
नोंदणीकृत कार्यालय : ॲक्सिस बँक लि., त्रिशूल, ३रा मजला, समर्थेश्वर मंदिरासमोर, लॉ गार्डनजवळ, एलिस ब्रिज, अहमदाबाद – ३८० ००६.

मागणी नोटीस

सिक्युरिटायझेशन ॲण्ड रीकन्स्ट्रक्शन ऑफ फायनॅन्शियल ॲसेटस् ॲण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट,२००२ (सरफेसी ॲक्ट) आणि सिक्युरीटी इंटरेस्ट (एन्फोर्समेंट) रुल्स् २००२ च्या सेक्शन १३(२) अंतर्गत रुल ३(१) सह

ॲक्सिस बँक लि. मध्ये असलेली खाली नमूद करण्यात आलेली खाती अनुत्पादक (एनपीए) ठरविण्यात आलेली आहेत, त्यावरुन बँकेने सरफेसी ॲक्टच्या सेक्शन १३(२) नुसार खाली नमूद तारखांना सूचना जारी केल्या आहेत. खाली नमूद करण्यात आलेले कर्जदार/ सह–कर्जदार/ गहाणदार / जामीनदार यांच्या अलिकडे माहित असलेल्या पत्त्यावर सदर नोटीसा बजावण्यात असफल ठरल्याने सर्व संबंधितांच्या माहितीसाठी सदर नोटीस प्रसिध्द करण्यात येत आहे. खाली नमूद करण्यात आलेले कर्जदार/ सह–कर्जदार/ गहाणदार / जामीनदार यांना कळविण्यात येते की, त्यांनी ह्या नोटीसीच्या तारखेपासून ६० दिवसांच्या आत खाली नमूद करण्यात आलेल्या तारखेस येणे असलेली रक्कम, करारात नमूद करण्यात आलेल्या दराने रक्कम, परत करण्याच्या तारखेपर्यंतचे कर्ज/आणि अन्य करार आणि त्यानुसार संबंधित व्यक्तींनी सादर केलेल्या कागदपत्रांनुसार भविष्यातील व्याजासह **ॲक्सिस बँक लि.** यांना परत करावी. सदर करार आणि कागदपत्रे यांनुसार कर्जदारांची बांधिलकी म्हणून खाली दिल्याप्रमाणे त्यांच्या नावापुढे नमूद करण्यात आलेल्या मालमत्ता ॲक्सिस बँक लि.यांच्याकडे गहाणतारण आहेत. जर संबंधित कर्जदार/ सह–कर्जदार/ गहाणदार / जामीनदार ॲक्सिस बँक लि. ला सदर रक्कम परत करण्यास असफल ठरले तर, खाली नमूद केलेल्या तारण मालमत्तांच्या संदर्भात सदर कायद्याच्या सेक्शन १३(४) आणि लागू होणारे रुल्स यांसह संबंधित कर्जदार/ सह–कर्जदार/ गहाणदार / जामीनदार यांच्या खर्च आणि परिणामांसह जोखमीवर कारवाई करण्याचा **ॲक्सिस बँक लि.** यांना अधिकार आहे. ॲक्टच्या सेक्शन १३ व सब सेक्शन १३ अंतर्गत तरतुदींनुसार आपण सर्वजण सदर नोटीसीला अनुसरून खाली नमूद केलेल्या बँकेकडे सुरक्षित तारण म्हणून ठेवण्यात आलेल्या मालमत्ता बँकेच्या लेखी पूर्वपरवानगीशिवाय कोणत्याही प्रकारे विक्री, भाडेपट्टा किंवा अन्य मार्गाने हस्तांतरीत करू शकत नाही. वर नमूद ॲक्टमधील तरतुदींनुसार संबंधित कर्जदार / जामीनदार यांना सदर मालमत्ता, कोणत्याही प्रकारे विक्री, भाडेपट्टा किंवा अन्य मार्गाने हस्तांतरीत करण्यास प्रतिबंध करण्यात येत आहे. सदर तरतुदींचा भंग केल्यास सदर व्यक्ती सरफेसी ॲक्टमधील तरतुदींनुसार शिक्षा आणि / किंवा दंडास पात्र ठरेल. आणखी तपशीलासाठी बजावण्यात येऊ न शकलेल्या नोटीसा खाली सही करणार यांच्याकडे मिळू शकतील.

अ. क्र.	कर्जदाराचे, सह–कर्जदाराचे, गहाणदाराचे व जामीनदाराचे नाव आणि पत्ता/कर्जाचा प्रकार	येणे रक्कम
१	**१) चंदन विश्वकर्मा, २) अंजू विश्वकर्मा, राहणार :** रूम नं. ४२८, शिव साई अपार्टमेंट, हवाईदादा संतोष भुवन, नालासोपारा पूर्व, ठाणे–४०१२०९. **तसेच : अण्णू शावनी फुल इंटेरीयर वर्क,** रूम नं. ४२८, शिव साई अपार्टमेंट, हवाईदादा संतोष भुवन, नालासोपारा पूर्व, ठाणे–४०१२०९.	**रू. १८,१२,४९०/– (रु. अठरा लाख बारा हजार चारशे नव्वद फक्त)** (दि. २९/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २९/०६/२०२४ पासूनचे व्याज.
	आशा – PHR002310256489 / **मागणी नोटीस : २९/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : फ्लॅट नं. ३०२, बिल्डींग नं. २, ए विंग, श्री पूरम टाऊनशिप फेज–१, सर्व्हे नं. ६ आणि ८/बी, कांबळगांव, बोईसर पूर्व–४०१४०४. चटई क्षेत्रफळ २७.५७ चौ.मी.	
२	**१) अंजना विश्वनाथ रणखांबे, २) रोहित विश्वनाथ रणखांबे, राहणार :** आम्रपाली सोसायटी, गौतम नगर, पद्दू मार्ग, सॅमसन भूमी जवळ, मुलुंड पश्चिम, मुंबई–४०००८०. **तसेच :** महानगरपालिका ग्रेटर मुंबई, एन. जवाहर रोड, एमसीबी ऑफिस जवळ, घाटकोपर पूर्व, मुंबई–४०००७७. **तसेच : टॅकटीक्स् मॅनेजमेंट बिभाग सर्व्हिसेस प्रा.लि.,** तिसाई हाऊस, ३ रा मजला, पुणे लिंक रोड, आशिर्वाद हॉस्पिटलजवळ, ठाणे–४२१३०६.	**रू. १७,२५,६०२.२६ (रु. सतरा लाख पंचवीस हजार सहाशे दोन आणि पैसे सव्वीस फक्त)** (दि. २९/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २९/०६/२०२४ पासूनचे व्याज.
	होम लोन – PHR-057408130301 / **मागणी नोटीस : २९/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : फ्लॅट नं. १४०३, १४ वा मजला, टी२९–रूणवाल गार्डन फेज–३, सर्व्हे नं. ४/१, ४/२, ४/३, ४/४, ४/५, ४/६, ४/९, ४/१०, ४/११, ५/१, ५/२, ५/३, ५/४, ५/५, ५/६, ६/१, ६/२, ६/३, ७/१, ७/२ए, ७/२८, ७/२०, ७/३ए, ७/३बी, ८/१, ८/२, ८/३, ८/४, ८/५, ८/६, ८/७, ८/८, ८/९, ९/१, ९/२, ९/३, ९/४, ९/५, ९/६, ९/७, ९/८, १०, ११, १२/१, १२/२, १२/३, १२/४, १२/५, १२/६, १२/७, १२/८, १२/९, १२/१०, १२/११, १२/१२, १२/१३, १२/१४, १३, १४/१, १४/२ए, १४/२८, १४/३, १४/४, १४/५, १५, १७/१, १७/२, १७/३, १७/४, १७/५, १७/६, १७/७, १७/८, १७/९, १७/१०, १७/११, १८, १९, २२, २३/१, २३/२, २३/३, २३/१०, ३७/१, ३७/२८, ३७/२०, ३७/२डी, ३७/३, ३७/४, ३७/२१, ३८/१, ३८/२, ३९/१, ३९/२, ३९/३, ४०, ४१/११, ४१/१८, ४१/२, ४१/३, ४१/४, ४४/१, ४४/४, ४४/५ए, ४४/५बी, ४४/६ए, ४४/६८, ४४/७, ४४/८, ४४/९, ४४/१०, ४४/११, ४४/१२, ४४/१३, ४४/१४, ४४/१५, ४४/१६, ४४/१७, ४४/१८, ४४/१९, ४९, ५०/१, ५०/२, ५०/३, गांव घारीवली आणि स.नं. ४४/१, ४४/२, ४४/३, ४४/४, ४४/५, ४४/६, ४४/७, ४४/८, ४४/९, ४४/१०, ४४/११, ४४/१२,४५/१, ४५/२, ४५/३, ४५/४, ४५/५ए, ४५/५३, ४५/६, ४६/१, ४६/२८, ४६/२८, ४६/३, ४७, ४९, ५०, ५१(भाग), ५२/१, ५२/२, ५३/१ए, ५३/१८, ५३/२८, ५३/२८, ५३/३ए, ५३/३बी, ९४(भाग), घारीवली मानपाडा डोंबिवली पूर्व–४२१२०४. चटई क्षेत्रफळ ७४.५० चौ.मी.	
३	**१) दर्शना जयेश पाटील, २) चंपा अनंत पाटील, राहणार :** बी–००२, वैष्णवी साई कॉम्प्लेक्स, चंदनसार रोड, बिल्डींग नं. ३, विरार पूर्व, ठाणे–४०१३०५. **तसेच :** रूम नं. १०८, सी विंग जानकीनगर, बिल्डींग नं. ३, फुलपाडा रोड, गांधी चौक, विरार पूर्व, ठाणे–४०१३०५. **तसेच : पार्श्वी ब्युटी पार्लर,** बी/००२, वैष्णवी साई कॉम्प्लेक्स, बिल्डींग नं. ३ सीएचएस लि., चंदनसार रोड, विरार पूर्व, ठाणे–४०१३०५. **तसेच :** आर.एम. ११६, बिल्डींग नं. ०४, एम.एच.बी. कॉलनी, पोलीस स्टेशनजवळ, खार पूर्व, मुंबई–४०००५२. तसेच : मु.पो. नवघर सफाले पूर्व, नवघर, ठाणे–४०११०२.	**रू. १६,५९,१८५/– (रु. सोळा लाख एकोणसाठ हजार एकशे पंच्याऐंशी फक्त)** (दि. २६/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २६/०६/२०२४ पासूनचे व्याज.
	आशा – PHR-064707304727 / **मागणी नोटीस : २६/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : बी–००२, तळमजला, बी विंग, बिल्डींग नं. ३, वैष्णवी साई कॉम्प्लेक्स सीएचएस लि., सर्व्हे नं. ११४(३),११५ (४), हिस्सा नं. ६/२+१४+१५+१६+१७+१८+१९, चानोनसार रोड, कोपरी विरार पूर्व–४०१३०५. चटई क्षेत्रफळ ३३.४४ चौ.मी.	
४	**१) भीमाशंकर देवराम दैने, २) सुनिता भिमाशंकर दैने, राहणार :** रूम नं. ११४, वैभवलक्ष्मी अपार्टमेंट, १ ला मजला, चंदनसार रोड, पाच पायरी रोड, बापा सीताराम मंदिराजवळ, विरार पूर्व, ठाणे–४०१३०५. **तसेच : ग्रीन फ्रेश व्हेजिटेबल ॲण्ड फूट सप्लायर,** रूम नं. ११४, वैभवलक्ष्मी अपार्टमेंट, १ ला मजला, चंदनसार रोड, पाच पायरी रोड, बापा सीताराम मंदिराजवळ, विरार पूर्व, ठाणे–४१०३०५.	**रू. १६,३९,५१३/– (रु. सोळा लाख एकोणचाळीस हजार पाचशे तेरा फक्त)** (दि. २९/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २९/०६/२०२४ पासूनचे व्याज.
	आशा – PHR064709202281 / **मागणी नोटीस : २९/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : फ्लॅट नं. १०८, १ ला मजला,बिल्डींग नं. २, सुदर्शन असोसिएटस्, सर्व्हे नं. २८/बी, ब्लॉक नं. १०८, गांव धामोटे, तालुका कर्जत, जि. रायगड–४१०१०१. चटई क्षेत्रफळ ३५.३७ चौ.मी.	
५	**१. प्रीती उत्तम कारंडे, २. मनोहर शिवाजी कांबळे, राहणार –** ४०५, एकनाथ कंपनी, पाटील बिल्डींग, भुदासी सदन, नवी मुंबई–४००७०१. **तसेच : शिवकल्याण शिक्षण विद्यामंदिर,** गुमाली तलाव रोड समोर, घनसोळी, नवी मुंबई–४००७०१. **तसेच : स्वरा कोचिंग क्लासेस,** ४०५, एकनाथ कंपनी, पाटील बिल्डींग, भुदाजी सदन, गुणाली तलाव जवळ, नवी मुंबई–४००७०१. **तसेच :** बी१/३०४, नीलयोग अपार्टमेंट, शंकर वाडी नं. २, पंत नगर, घाटकोपर पूर्व, मुंबई–४०००७०५	**रू. ५,९७,४९३.१७/– (रु. पाच लाख सत्त्याण्णव हजार चारशे त्र्याण्णव आणि पैसे सतरा फक्त)** (दि. २९/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २९/०६/२०२४ पासूनचे व्याज.
	आशा – PHR-032705069780 / **मागणी नोटीस : २९/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : अपार्टमेंट नं. ०४०६, ४ था मजला, बिल्डींग नं. ई–०२, मास हौसिंग स्कीम, सेक्टर १२, प्लॉट नं. ६३, द्रोणागिरी नवी मुंबई, जि. रायगड–४००७०७. चटई क्षेत्रफळ २५.८१ चौ.मी.	
६	**१. संदीप कुमार, २. सोनम सिंग, राहणार –** फ्लॅट नं. डी–००६, रिलाएबल टाऊनशिप भोईदापाडा राजावली वसई पूर्व, ठाणे–४०१२०८. **तसेच :** लिव्हिंग लिक्विड्स स्टार बार कॉन्जीता अपार्टमेंट, शॉप नं. ०१, वतन नाका भायंदर पश्चिम, ठाणे–४०११०६.	**रू. १५,८५,५५२/– (रु. पंधरा लाख पंच्याऐंशी हजार पाचशे बावन्न फक्त)** (दि. २६/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २६/०६/२०२४ पासूनचे व्याज.
	आशा – PHR-057309880716 / **मागणी नोटीस : २६/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : फ्लॅट नं. के–१०३, १ ला मजला, रिलाएबल टाऊनशीप सीएचएसएल, लिंक रोड, सर्व्हे नं. १०६, १७८, १७९, हिस्सा नं. २, गांव राजावली, वसई (पूर्व), तालुका वसई, जि. पालघर वसई पूर्व–४०१२०८. चटई क्षेत्रफळ ३३.२१ चौ.मी.	
७	**१. राजेश गुप्ता २. साधना राजेश गुप्ता, राहणार –** ए/१, त्रिमूर्ती निवास, अकोले रोड, शिर्डी नगर, नालासोपारा (पूर्व), वसई पालघर, ठाणे–४०१२०९. **तसेच : जिवदानी फर्निचर,** शॉप नं. ०२, कुटीर अपार्टमेंट, शिर्डी नगर रिक्षा स्टॅण्ड, अकोले रोड, नालासोपारा पूर्व, ठाणे–४०१२०९.	**रू. १४,३५,३०२/– (रु. चौदा लाख पस्तीस हजार तीनशे दोन फक्त)** (दि. २९/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २९/०६/२०२४ पासूनचे व्याज.
	आशा – PHR057308416907 / **मागणी नोटीस : २९/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : : श्री टाऊनशीप, फ्लॅट नं. ३०१, फेज–२, बिल्डींग नं. ०४, सी विंग, सर्व्हे नं. ६, ८/बी, कांबळगांव बोईसर पूर्व, ठाणे–४०१५०१. चटई क्षेत्रफळ ३१५.९३ चौ.फू.	
८	**१. नितीन श्यामसुंदर सोनी, २. शीला श्यामसुंदर सोनार, राहणार –** रूम नं. ३८४, आनंदनगर, सॉल्ट पॅन रोड, शिव मंदिराजवळ, वडाळा पूर्व, मुंबई–४०००३७. **तसेच :** क्विसस्कॉर्प लि., ॲक्सिस बँक लि., तळमजला, किल्लोळ कुंज भाऊदाजी रोड, पायोनिअर हॉल समोर, माटुंगा, मुंबई–४०००१९. **तसेच : सोनार लेडीज टेलरींग,** रूम नं. ३८४, आनंदनगर, सॉल्ट पॅन रोड, शिव मंदिराजवळ, वडाळा पूर्व, मुंबई–४०००३७.	**रू. १३,५७,१७२/– (रु. तेरा लाख सत्तावन्न हजार एकशे बहात्तर फक्त)** (दि. २६/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २६/०६/२०२४ पासूनचे व्याज.
	आशा – PHR-032706502928 / **मागणी नोटीस : २६/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : : फ्लॅट नं. ए–२०७, २ रा मजला, ए विंग, कृष्णा रेसिडेन्सी, सर्व्हे नं. २१/२बी, सीटीएस नं. ८७५, ल्वोजी रेल्वे स्टेशन समोर, चिंचवली, खोपोली–४१०२०३. चटई क्षेत्रफळ २४.६४ चौ.मी. + लगतच्या बाल्कनीचे क्षेत्रफळ ६,७ चौ.मी. + सीबीचे क्षेत्रफळ ०.९ चौ.मी. + मोकळ्या टेरेसचे क्षेत्रफळ ५.७७ चौ.मी.	
९	**१. सागर विलास धुळेकर २. वृशाली सागर धुळेकर, राहणार–** लोकमान्य हौसिंग सोसायटी, ग्राम पेण तहसील पेण, जि. रायगड, पेण–४०२१०७. **तसेच : टाईम मौसर इंडस्ट्रीज लि.,** धामणी, ता. पेण, जि. रायगड, पेण, खोपोली रोड–४०२१०७. **तसेच : इंग्लिश मिडीयम सेकंडरी स्कूल,** पेण, मुंबई–गोवा हायवेजवळ, हॉटेल झेड–गार्डनजवळ, पेण–४०२१०७.	**रू. ११,९७,६०६/– (रु. अकरा लाख सत्त्याण्णव हजार सहाशे सहा फक्त)** (दि. २६/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २६/०६/२०२४ पासूनचे व्याज.
	आशा – PHR-065202427195 / **मागणी नोटीस : २६/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : : फ्लॅट नं. ००१, प्लॉट नं. ४, रेडवुड कृष्णा विठार सीएचएस, देवनागरी, सर्व्हे नं. १०९/५ए, प्लॉट नं. ४, महाडीकवाडी, तालुका पेण, जि. रायगड–४०२१०७. चटई क्षेत्रफळ ३५४ चौ.फू.	

अ. क्र.	कर्जदाराचे, सह–कर्जदाराचे, गहाणदाराचे व जामीनदाराचे नाव आणि पत्ता/कर्जाचा प्रकार	येणे रक्कम
१०	**१. रीमा संजय यादव, २. संजय यादव, राहणार –** ८०६४, सदाशिव शक्ती चाळ, भास्कर नगर, शिव मंदिराजवळ, ठाणे–४००६०५. **तसेच :** भारथानी, पाली मार्केट जवळ, जौनपूर, उत्तरप्रदेश–२२२१०५. **तसेच : मे. रीमा फॅब्रिक्स ॲक्सेसरीज ॲण्ड टेलरींग,** ८०६४, सदाशिव शक्ती चाळ, भास्कर नगर, शिव मंदिराजवळ, कळवा पूर्व, ठाणे–४००६०५. **तसेच :** रूम नं. २०२, बी विंग, तन्वी सोसायटी, श्री गणेश नगर, आगासान रोड, गुरू कृपा कॉम्प्लेक्स जवळ, दिवा पूर्व, ठाणे–४००६१२.	**रू. ११,३०,९५३/– (रु. अकरा लाख तीस हजार नऊशे त्रेपन्न फक्त)** (दि. २९/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २९/०६/२०२४ पासूनचे व्याज.
	आशा –PHR-057405159285 / **मागणी नोटीस : २९/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : : फ्लॅट नं. १०७, १ ला मजला, बी विंग, श्री निवासा रेसिडेन्सी, सर्व्हे नं. २६१/१, सर्व्हे नं. २६१/२/३, सर्व्हे नं. २६१/३/३, सर्व्हे नं. २६१/२/१, सर्व्हे नं. २६१/३/२, सर्व्हे नं. २६०, हिस्सा नं. ६बी, गांव बदलापूर, तालुका अंबरनाथ, जिल्हा ठाणे–४२१५०३. चटई क्षेत्रफळ २३.६६ चौ.मी.	
११	**१. राममूरत बसंतबाली यादव, राहणार –** रूम नं. ३०६, ए.एस. अपार्टमेंट, ९० फूट रोड, ओस्तवाल नगरी, विशाल नगर, नालासोपारा पूर्व, ठाणे–४०१२०९. **तसेच : जीवदानी पॅकर्स,** आबाचा पाडा, हाऊस नं. ७०५, देवखोप पालघर पूर्व–४०१४०४. **तसेच :** फ्लॅट नं. २०६, २ रा मजला, विंग ए टाईप ए–१५, भक्ती अपार्टमेंट, बिल्डींग नं. ६, शाळीग्राम टाऊनशिप, उमरोळी, पूर्व –४०१५०१.	**रू. २१,२५,४६९/– (रु. एकवीस लाख पंचवीस हजार चारशे एकोणसत्तर फक्त)** (दि. २६/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २६/०६/२०२४ पासूनचे व्याज.
	आशा – PHR-057303950760/ PHR-057303879901 / **मागणी नोटीस : २६/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : फ्लॅट नं. २०६, २ रा मजला, विंग ए, टाईप ए–१५, भक्ती अपार्टमेंट, बिल्डींग नं. ६, गट नं. १५०, शाळीग्राम टाऊनशीप, गांव पडघे उम्रोळी पूर्व, तालुका आणि जि. पालघर–४०१५०१. चटई क्षेत्रफळ ३१.५७ चौ.मी. आणि फ्लॅट नं. २०५, २ रा मजला, विंग ए, टाईप ए–१५, भक्ती अपार्टमेंट, बिल्डींग नं. ६, गट नं. १५०, शाळीग्राम टाऊनशीप, गांव पडगे उम्रोळी पूर्व, तालुका आणि जि. पालघर–४०१५०१. चटई क्षेत्रफळ ३२.५६ चौ.मी.	
१२	**१. सुषमा सत्यनारायण सरोज, २. सत्यनारायण रामहित सरोज, राहणार –** १३८२, आर.एम. नं. ०१, ३ रा मजला, जमाल बिल्डींग, वराळदेवी रोड, गायत्री नगर, भिवंडी, कण्हेरी पद्म नगरजवळ–४२१३०२. **तसेच : एस.एन. टेक्सटाईल्स,** १३८२, आर.नं. १, ३ रा मजला, जमाल बिल्डींग, वराळदेवी रोड, गायत्री नगर, न्यू काहेरी, भिवंडी–४२१३०२	**रू. २६,१०,११०/– (रु. सव्वीस लाख दहा हजार एकशे दहा फक्त)** (दि. २९/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २९/०६/२०२४ पासूनचे व्याज.
	होम लोन – PHR-064702467039 / **मागणी नोटीस : २९/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : फ्लॅट नं. ए/७०२, ७ वा मजला, ऑर्नेट कॅलिस्टो, सर्व्हे नं. १२०/२, कल्याण भिवंडी रोड, श्री साईबाबा मंदिर, टेमघर, भिवंडी, ठाणे–४२१३०२. चटई क्षेत्रफळ ४३.३ चौ.मी.	
१३	**१. चुन्नू मिया मोहम्मद, २. मेहरुनिसा चुन्नू मिया मोहम्मद,** राहणार डी ००९, शक्ती टॉवर, रामदेव पार्क, मीरा भायंदर रोड, ठाणे–४०११०७, **तसेच :** भारत फॅब्रिकेशन, दुकान नं. २, बिल्डींग नं. १०, महावीर नगर, आयडियल पार्क रोड, मीरा रोड पूर्व–४०११०७, **तसेच :** डी ००९, शक्ती टॉवर, रामदेव पार्क रोड, मीरा भायंदर ठाणे–४०११०७	**रू. १८,६६,११३/– (रु. अठरा लाख सहासष्ट हजार एकशे तेरा फक्त)** (दि. २६/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २६/०६/२०२४ पासूनचे व्याज.
	होम लोन – PHR002304381987 / **मागणी नोटीस : २६/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : फ्लॅट नं. ४०१, ४ था मजला, साई सिध्दी बिल्डींग नं. १३, गाव मकाने, पंडीत पाडा, जमीन नं. २४६/२/१ (जुना जी.एन.१३६), मकाण टेंभीखोडवे रोड, सफाळे पश्चिम, ता. व जिल्हा पालघर–४०११०२, चटई क्षेत्रफळ ५२४.६३ चौ. फू.	
१४	**१. शकील बुऱ्हान पटेल, २) नसरीन शकील शेख, राहणार** श्याम नगर, रहिवासी संघ, वीरा देसाई रोड, गणपती मंदिर, अंधेरी पश्चिम वीरा देसाई चौकीजवळ, मुंबई–४०००५३, **तसेच :** गोविद ट्रान्सपोर्ट, वीरा ब्रदर्स कंम्पाऊंड वीरा देसाई रोड, अंधेरी पश्चिम–४०००५३, **तसेच :** व्हाय–१२, श्याम नगर, रहिवासी सघ, वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई–४०००५३, केमि ट्रेड ४०३, दिलकाप चेंबर्स, ४था मजला, अंधेरी पश्चिम–४०००५३	**रू. १८,६३,६०९/– (रु. अठरा लाख त्रेसष्ट हजार सहाशे नऊ फक्त)** (दि. २९/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २९/०६/२०२४ पासूनचे व्याज.
	आशा – Phr064705162298 / **मागणी नोटीस : २९/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : फ्लॅट नं. १०१, १ला मजला, बी विंग, राजहंस एन्क्लेव्ह बिल्डींग नं. १३, टाईप बी, पाम टेंबी, सर्व्हे नं. २७, हिस्सा नं. १/ए, १/ए भाग, १/बी, १/सी, ३/५/बी, ५/ए, ६, ५/बी, ७, सर्व्हे नं. ७५, हिस्सा भाग नं. २, सर्व्हे नं.३३, हिस्सा न १, २, ३, ४, ५, ६, ७, ८, ९, १०, ११, १२, १३, १४, १५, १६, १७, १८, १९, एमआयडीसी, नवापूर रोड, बोईसर–४०१२०५ च्या पुढे, चटई क्षेत्रफळ २८.०६ चौ. मी.	
१५	**१. सिध्देश विजय कुबाळ, २) विजया विजय कुबाळ, राहणार** रुम नं. २३, बालकुम नं. १, महालक्ष्मी नगर, ठाणे पश्चिम–४००६०८, **तसेच :** पोस्ट हवेली, रामदास वाडी, ता. कणवकली हळवल, सिंधुदुर्ग, कणकवली–४१६६०२, **तसेच :** आदिनाथ फाईन होम, गुरु प्रेरणा, रुम नं. ०३, १ला मजला, नाईकवाडी कोरी दुकानच्या वर, ठाणे पश्चिम–४००६०१, **तसेच :** घर नं. १२०, मु. पो. हलवल रामदास वाडी, कणकवली, सिंधुदुर्ग–४१६६०२	**रू. १५,७०,४५३/– (रु. पंधरा लाख सत्तर हजार चारशे त्रेपन्न फक्त)** (दि. २६/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २६/०६/२०२४ पासूनचे व्याज.
	आशा – PHR057406394001 / **मागणी नोटीस : २६/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : फ्लॅट नं.६०३,६ वा मजला, बिल्डींग नं. ए४, प्रेम नारायण रेसिडेन्सी, सर्व्हे नं. ४६/५, ४७/ए/बी, गाव अटगांव, ता. शहापूर ठाणे–४२१६०३, चटई क्षेत्रफळ २०.९७ चौ. मी.	
१६	**१. नवीन कुमार मान,२. प्रवीण कुमार रामनिवास मान, राहणार** फ्लॅट नं. १६, ३रा मजला, ए ३४ कृष्णा मुरली, कृष्णा नगर, बोईसर, पालघर–४०१५०१, **तसेच :** श्री कृष्णा रोड सर्व्हिसेस, प्लॉट नं. पी ८, एमआयडीसी हॉटेल नवमी बी टी नाका, बोईसर,जिल्हा ठाणे–४०१५०६, **तसेच :** फ्लॅट नं. १६, ३रा मजला, ए ३४ कृष्णा नगर, बोईसर पालघर–४०१५०१	**रू. १०,८६,५३६/– (रु. दहा लाख शहाऐंशी हजार पाचशे छत्तीस फक्त)** (दि. २६/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २६/०६/२०२४ पासूनचे व्याज.
	होम लोन – PHR002301128533 / **मागणी नोटीस : २६/०६/२०२४**	**एनपीएची तारीख : ०८/०६/२०२४**
	गहाण मालमत्तेचा तपशील : फ्लॅट नं. १६,३ रा मजला, बिल्डींग नं. ए/३४, कृष्ण मुरारी सेक्टर नं. ५, कृष्णा नगर, सर्व्हे नं. १३३, बाईसर–४०१५०३, चटई क्षेत्रफळ ३७० चौ. फू.	
१७	**१.प्रशांत अंकुश तळेकर, २) अमित अंकुश तळेकर, राहणार** रुम नं. ३०३, बिल्डींग ८३, पोतदार एव्हरग्रीन, नेरळ सापे रोड, बदलापूर पूर्व–४२१५०३, **तसेच** : शॉपर्स स्टॉप लि. विवियाना मॉल, तळ मजला, ज्युपिटर हॉस्पिटलच्यापुढे, इस्टर्न एक्सप्रेस हायवेच्या पुढे, ठाणे पश्चिम–४००६०६ **तसेच :** एएसके एक्सपोर्टस दुकानं नं. ५, स्कायलाईन पोझिडम ग्रेट हिल क्रेरी रोड, एलबीएस मार्ग, भांडुप पश्चिम–४०००७८	**रू. २३,९९,४८२/– (रु. तेवीस लाख नव्याण्णव हजार चारशे ब्याऐंशी फक्त)** (दि. २६/०६/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. २६/०६/२०२४ पासूनचे व्याज.
	होम लोन – PHR086104398614 / **मागणी नोटीस : २६/०६/२०२४**	**एनपीएची तारीख : १०/१२/२०२०**
	गहाण मालमत्तेचा तपशील : वसंत निर्वाणा बिल्डींग नं. ०५, ३रा मजला, फ्लॅट नं. ३०१, सर्व्हे नं. ३३, हिस्सा नं. १२, मौजे धामोटे, नेरळ, कर्जत रायगड–४१०१०१, चटई क्षेत्रफळ २९.८८ चौ. मी.	
१८	**१.मनिष लक्ष्मीदास भानुशाली, २. आरती मनिष भानुशाली राहणार** ११ रो हाऊस म्हाडा, विराज ट्यूशन क्लासेसजवळ, ओपन गार्डन समोर, मुलुंड–४०००८१, **तसेच :** तळ ते रस्ता किशोर स्टोअर्स, शॉप नं. ३, रेल्वे स्टेशन रोडसमोर, विक्रोळी पश्चिम–४०००८३ **तसेच :** ऑफिस नं. ६०७, ६ वा मजला, सेंट्रल फॅसिलिटी बिल्डींग, फ्रूट मार्केट, प्लॉट ३ व ७, गट नं. ७९६, सेक्टर १९, तुर्भे, वाशी, नवी मुंबई ४००७०३, ११ रो हाऊस म्हाडा, विराज टयुशन क्लासेसजवळ, ओपन गार्डन समोर, मुलुंड–४०००८१,	**रू. १,५७,३८,९९४/– (रु. एक कोटी सत्तावन्न लाख अडतीस हजार नऊशे चौऱ्याण्णव फक्त)** (दि. ०४/०७/२०२४ पर्यंतच्या व्याजासहीत) अधिक त्यावरील सदर संपूर्ण रक्कम परत करेपर्यंतचे करारानुसार होणारे दि. ०४/०७/२०२४ पासूनचे व्याज.
	लोन अगेन्स्ट प्रॉपर्टी – PCR064705288747 / **मागणी नोटीस : ०४/०७/२०२४**	**एनपीएची तारीख : ११/०४/२०२१**
	गहाण मालमत्तेचा तपशील : ऑफिस नं. ६०७, ६ वा मजला, सेंट्रल फॅसिलिटी बिल्डींग, फ्रूट मार्केट, प्लॉट ३ व ७, गट नं. ७९६, सेक्टर १९, तुर्भे, वाशी, नवी मुंबई ४००७०३, चटई क्षेत्रफळ ५७० चौ. फू व ऑफिस नं.६०८, ६ वा मजला, सेंटर फॅसिलिटी बिल्डींग, फ्रूट मार्केट, प्लॉट ३ व ७, गट नं. ७९६, सेक्टर १९, तुर्भे, वाशी, नवी मुंबई–४००७०३, चटई क्षेत्रफळ ५७० चौ. फू	

दिनांक : १५/०८/२०२४
स्थळ : ऐरोली, नवी मुंबई

अधिकृत अधिकारी,
ॲक्सिस बँक लि.