

Consent

From: Consent
Sent: 02 July 2026 17:41
To: 'sromumbai2@mpcb.gov.in'
Subject: Submission of Post Monitoring Report for the period of October,2025 – March,2026 Proposed joint redevelopment of existing Bldg.at Gandhi Nagar, Bandra (E) Mumbai- 400 051 by M/s. Keysky Realtors PVT. LTD.
Attachments: PMR_KEYSKEY REALTORS _Oct,25-Mar,26.pdf

To,
The SRO Mumbai-II,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400 022.
Maharashtra

Subject: **Submission of Post Monitoring Report for the period of October,2025 – March,2026 Proposed joint redevelopment of existing Bldg. B- 72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors PVT. LTD.**

Reference: **Clearance letter No. SIA/MH/INFRA2/471308/2024 dated 03.01.2025**

Dear Sir,

This is with reference to the above subject. We are submitting the half yearly, post monitoring report for period of October,2025 – March,2026. We are submitting relevant documents needed as follows:

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

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

Thanking you,
Yours faithfully,

M/s. Keysky Realtors PVT. LTD.

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

Thanks & Regards,
DWIRUKTI PODDAR

Consent – Asisstant | **ENVIRO ANALYSTS AND ENGINEERS PRIVATE LIMITED.**

Landline: **91-22 2854 1647/48/49/67/68**, Mobile: +91 9322086202 / 9321619714 | d.poddar@eaepl.com



Corporate Office: B-1003, Enviro House, 10th Flr. Western Edge II,
W.E. Highway, Borivali (E), Mumbai - 400066.

Landline: 022-2854-1647/48/49/67/68 | info@eaepl.com

Branch Offices: Mumbai | Nagpur | Pune | Tarapur | Mira Road (Lab) | Nashik | Thane

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Attachments: PMR_KEYSKEY REALTORS _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 Proposed joint redevelopment of existing Bldg. B- 72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors PVT. LTD.

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2. The M.S., MPCB, Sion, Mumbai.

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KEYSKY REALTORS PVT LTD

Corp. & Reg.Office : 702, Natraj , M.V. Junction, Western Express Highway, Andheri (East) Mumbai -400 069.
+91-22-667 66 888 . Fax : +91-22-667 66 999. e-mail: email@rustomjee.com . web : www.rustomjee.com
CIN U70109MH2021PTC371640

Date: - 05/05/2026 .

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 Proposed joint redevelopment of existing Bldg. B- 72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors Pvt. Ltd.

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Authorized Signatory

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

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Date: 05/05/2026.

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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. SIA/MH/INFRA2/471308/2024 dated 03.01.2025**

Dear Sir,

This has reference to the submission of Post Monitoring Report for our Proposed joint redevelopment of existing Bldg. B- 72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors Pvt. Ltd.

The present project status at site is as follows:

BLDG	Wings	Status
Building No.1	Wing A	Plinth Completed
	Wing B	Plinth Completed
Building No.2	Wing C	Plinth Completed

Thanking you,
Yours truly,
M/s. Keysky Realtors PVT. LTD.

Authorized Signatory

DATA SHEET

Developer

M/s. KEYSKY REALTORS PVT. LTD.

**SURVEY NO. 341(PT.), CTS NO. 629 (PT.) AND PLOT ALLOTTED TO SAGAR DARSHAN
CO-OP HSG. SOC. LTD. BEARING CTS NO.629(PT.) AT GANDHI NAGAR, BANDRA (E)
MUMBAI- 400 051**

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)	Redevelopment Project
2.	Name of the project	Gandhi Nagar Vivekanand CHSL
3.	Clearance letter (s) / OM/ no and date:	EC File no. SIA/MH/INFRA2/471308/2024 dated 03/01/2025
4.	Location	bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors PVT. LTD.
a.	District (s)	Mumbai
b.	State (s)	Maharashtra
c.	Latitude / Longitude	---
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Nitin Bhaskar, Email- nitinbhaskar@rustomjee.com , Contact No.09819242858, Address - 702, natraj, M.V. Road Junction, WEH Andheri (E), Mumbai.-400 069.
b.	Address of Executive Project Engineer /Manager (with pin c ode / fax number)	Mr. Prashant Khare, Email- prashantkhare@rustomjee.com , Contact No.09167207176, Address - 702, natraj, M.V. Road Junction, WEH

		Andheri (E), Mumbai.-400 069.
6.	Salient features	
a.	of the project	Residential project - Plot Area: 1872.40 sq.m - FSI Area: 10189.21 sq.m. - Non FSI Area: 12561.46 sq.m. - Total Construction Area: 22750.67 sq.m.
b.	of the environmental management plans	1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plants each with total capacity of 72 KLD will be provided for treating the wastewater with MBBR technology. Recycled wastewater will be used for Flushing, gardening etc. Excess treated sewage will be disposed to MCGM sewer line. 2. <u>Water Management:</u> RWH Tanks are of capacity i.e. 34 cum 2 day holding capacity Rain Water Harvesting shall be provided to recharge the ground water table. 3. <u>Solid Waste Management:</u> Bio-degradable waste will be treated in OWC & Dry waste will be handed over to Local recyclers for recycling & dried sludge from STP will be used as manure. 4. <u>Solar energy</u> will be used for streets and landscape lighting.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	- Plot Area: 1872.40 sq.m - FSI Area: 10189.21 sq.m. - Non FSI Area: 12561.46 sq.m. - Total Construction Area: 22750.67 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: 96.45 Crores
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Construction Phase cost: Capital cost in lakhs: 41.65 Recurring cost in Lakhs/year: 20.8 Operation Phase cost: Setting-up Cost (Rs- Lakhs): 448.07 O & M Cost Per year (Lakhs): 46.64
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 188007739.00/-
f.	Actual expenditure incurred on the environmental management plans so far	---
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	NA
c.	The status of compensatory afforestation, if any	---

d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	January,2025
b.	Date of completion (Actual and/ of planned)	December - 2029
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	---
b.	Date of site visit for this monitoring report	23.01.2026
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	EC File no. SIA/MH/INFRA2/471308/2024 dated 03.01.2025 M/s KEYSKY REALTORS PRIVATE LIMITED 702, Natraj, M V Junction, Western Express Highway, Andheri (East), Mumbai-400069, MUMBAI SUBURBAN, MAHARASHTRA, 400069

COMPLIANCE REPORT

Developer

M/s. KEYSKY REALTORS PVT. LTD.

SURVEY NO. 341(PT.), CTS NO. 629 (PT.) AND PLOT ALLOTTED TO SAGAR DARSHAN

CO-OP HSG. SOC. LTD. BEARING CTS NO.629(PT.) AT GANDHI NAGAR, BANDRA (E)

MUMBAI- 400 051

COMPLIANCE REPORT

TERMS & CONDITIONS

SEAC Specific Conditions -

1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.	PP have Concession Plan approved by MHADA Dated 14.11.2024 for the total plot area 1872.40 sq. m sq mt, total proposed FSI area is 10189.15 sqm, NON-FSI area is 12561.46 sq mt. The total construction area proposed is 22750.61 sq mt
2.	PP to obtain revised (i) Water supply NOC (ii) Drainage Connection NOC (iii) Storm Water Connection NOC (iv) C & D Waste Management NOC (v) Tree NOC (vi) HE Remarks. The local planning authority shall not issue occupation certificate unless all NOCs are in place.	PP have Drainage Connection NOC Application & Storm Water Connection NOC Application
3.	PP to provide adequate two-wheeler parking space considering the socio-economic status of the habitant in the proposed development and as per prevailing rules & regulations.	PP stated that Total 28 Nos. of parking are provided.
4.	PP to submit details of off-site plantation with address of plot where plantation is proposed.	PP stated that, Request letter has been submitted to MHADA for plantation of trees on the Gandhi Nagar Layout Recreational Garden.
5.	PP to implement appropriate flood mitigation measures and ensure provision of effective basement dewatering mechanism.	Mitigation Measures for flood control at Proposed joint redevelopment of existing Bldg. B-72 & B-73 known as Gandhi Nagar Vivekanand CHSL Bearing survey no. 341(pt.), CTS No. 629 (pt.) and plot allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 • The said plot is located in thick

		populated area of Mumbai suburban city in Gandhi Nagar, Bandra. • The plot level is 3.52 m above AMSL. • The plot is having flat contours throughout its site. • There exists urbanized storm water network laid on the adjoining municipal road which are connected to the Vakola Nala which is further connected to Mithi River/Mahim Creek & Arabian sea. • This project site is not having any history of frequent flooding as per the Chitale committee report and was flooded in the year 2005. • Under such circumstances, there is every possibility that underground basements are likely to be submerged due to flood water. • In the event of such occasions, it is absolutely necessary to have foolproof system for dewatering of storm water accumulated in basement within reasonable time to restore the normal situation and to prevent national property losses. • For this electrically operated dewatering pumps of capacity not less than 20HP will be operated. In case of electrical failure, diesel operated dewatering pumps will be hired. • The names of such agencies & SOP for such disaster will be displayed at appropriate locations. • The storm water network as per BRIMSTOWAD & basement dewatering plan
6.	PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health & legal issues.	Noted. PP will use treated sewage water of 199 KLD during construction phase from MIG IV which is in the vicinity of the proposed site by ensuring the quality of water to prevent/avoid any health & legal issues.

7.	PP to complete tree plantation within the site during construction phase.	PP Noted. Tree plantation within the site will be completed during construction phase, the cost of the same is included in the EMP costing during construction phase.
8.	PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.	PP stated that, Ambient air monitoring on the site will be carried out during construction phase. Fogger will also be included as one of the dust mitigation measures and its cost is included in EMP
9.	PP to dispose all e-waste as per E-waste Management Rules, 2016 and 2022 amended from time to time.	Noted

SEIAA Specific Conditions -

1.	PP submitted that, their project is a part of larger layout for which RG has already been provided and hence no separate RG is required. Local planning authority to ensure the validity of the same.	Condition is noted.
2.	PP to keep open space unpaved so as to ensure permeability of water: However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Condition is noted.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Condition is noted.
5.	SEIAA after deliberation decided to grant EC for-FSI- 10,189.21 m2, Non FSI 12,561.46 m2, total BUA-22,750.67 m2. (Plan approval No.- CO/MB/REE/NOC/F1493/1925/2024, dated-20.08.2024}	Yes, we received the EC for FSI- 10,189.21 m2, Non FSI 12,561.46 m2, total BUA-22,750.67 m2

General Conditions for Construction Phase: -

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system.
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	sites for land filling after recovering recyclable material.	Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil will be disposed through Authorized vendor of MPCB.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing any water from ground. We are using only Tanker water for construction from MCGM.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of	Adequate measures will be taken into

	aerators or pressure reducing devices or sensor-based control.	consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted.
11.	All the topsoil excavated during construction activities should be stored for use I n horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set specifications will be as per CPCB norms.
16.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
17.	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.	Following care are taken regarding noise levels with conformation to the residential area. 1.Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime

		hours only. 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.
18.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	D.G. sets will be provided as back up for Residential buildings. 1 x 400 KVA; 1 x 320 KVA capacities shall be provided for Residential buildings. DG will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
19.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.

General Conditions operation phase:-

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / refused to the maximum extent	Sewage Treatment Plants with total capacity of 72 KLD will be provided for treating the wastewater with MBBR technology. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development.

	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.	After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed prior to occupation of the buildings. As agreed during the SEIAA 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	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking, water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	• This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the "air control and management section". • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00 m. wide road.

		• Parking Details: ➤ Four-Wheeler Parking- 189 No's ➤ Two-Wheeler Parking- 28 No's
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	NA
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: Construction Phase cost: Capital cost in lakhs: 41.65 Recurring cost in Lakhs/year: 20.8 Operation Phase cost: Setting-up Cost (Rs- Lakhs): 448.07 O & M Cost Per year (Lakhs): 46.64
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	The advertisement is published in two local newspapers. One of which is 'The Free Press Journal', Mumbai dated 26.02.2025 & the other one is given in 'Navshakti' Dated 26.02.2025 respectively. Also, the advertisement is displayed on our company's website.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal	Yes, we noted the condition & agreeable to the same.

	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.	
14.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels mainly; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

General EC Conditions: -

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
2.	If applicable consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and water Act and a copy shall be submitted to the Environment t Department before start of any construction work at the site.	Consent to Establish is received from MPCB. Consent No. Format1.0/JD (WPC)/UAN No.0000225229/CE/2412000739 dtd. 10.12.2024. Copy attached.
3.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained. Obtained Consent to Establish.
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 st March in Form – V as is	Yes, we noted the condition & agreeable to the

	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.	same.
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	Condition is noted & agreeable to the same.
7.	The environmental Clearance is being issued without prejudice to the court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, we noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from environment point of view without prejudice to any court cases and all other applicable permissions/ NoCs shall be obtained before starting proposed work at site.	Condition is noted & agreeable to the same.
9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, we noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.

11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Yes, we noted the condition & agreeable to the same.
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition & agreeable to the same.

HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

OF

REDEVELOPEMENT PROJECT

For

October,2025 – March,2026

Developer

M/s. KEYSKY REALTORS PVT. LTD.

**SURVEY NO. 341(PT.), CTS NO. 629 (PT.) AND PLOT ALLOTTED TO SAGAR
DARSHAN CO-OP HSG. SOC. LTD. BEARING CTS NO.629(PT.) AT GANDHI NAGAR,
BANDRA (E) MUMBAI- 400 051**

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

TEST REPORT

Report No. - EAEPL/A/01/26/00075		Report Date - 02.02.2026	
ULR Number: TC1118926000000075F			
Name of Customer	M/s. KEYSKY REALTORS PRIVATE LIMITED		
Site Address	Proposed joint redevelopment of existing Bldg. B-72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E)		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/01/26/00075 (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	23.01.2026	Date of Receipt	24.01.2026
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	24.01.2026 to 28.01.2026		
Report for the month	JANUARY, 2026		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions				
Ambient Air Temperature (°C)		Relative Humidity (%)		Duration of Monitoring
27°C		56%		8 Hours
RESULTS				
Test Parameters	UNIT	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	µg/m³	89.57	100	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	µg/m³	48.65	60	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	µg/m³	14.23	80	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	µg/m³	18.13	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

(QM/DM)
(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

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

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

End of Report

**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

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CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP



TC-11189

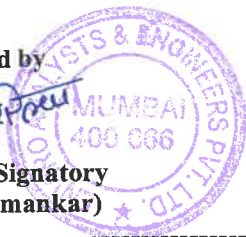
Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

TEST REPORT

Report No. - EAEPL/N/01/26/00076			Report Date - 02.02.2026
ULR Number: TC1118926000000076F			
Name of Customer	M/s. KEYSKY REALTORS PRIVATE LIMITED		Reference –EAEPL/Q/PMR/020/2025 Date: 13 th January 2025
Site Address	Proposed joint redevelopment of existing Bldg. B-72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E)		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/01/26/00076	Sample quantity and packing	Not Applicable
Date of Sampling	23.01.2026	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	JANUARY, 2026		

Discipline: Chemical**Group: Atmospheric Pollution**

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate at Site Const. Area	dB(A) Leq.	54.3	43.4	55	45
Near Back Side at Const. Site	dB(A) Leq.	53.2	44.0	55	45
Near Site Office of Site	dB(A) Leq.	53.3	42.8	55	45
Near Centre Side at Const. Site	dB(A) Leq.	51.5	41.3	55	45

Remark: The noise level was observed to be within CPCB limit at all of the locations.**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,****Reviewed by**
(QM/DM)
(Shweta Sonawane)**Approved by**
Authorized Signatory
(Shilpa Dhamankar)


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

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Mumbai (HO): B-1003, Enviro House, 10th Flr, Western Edge II, W.E. Highway, Borivali East, Mumbai - 400066

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Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane

TEST REPORT

TC-11189

Report No. - EAEPL/W/01/26/00071			Report Date – 02.02.2026
ULR Number: TC1118926000000071F			
Name of Customer	M/s. KEYSKY REALTORS PRIVATE LIMITED		Reference – EAEPL/Q/PMR/020/2025 Date: 13 th January 2025
Site Address	Proposed joint redevelopment of existing Bldg. B-72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E)		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	
Sampling locations and Sample Code	EAEPL/W/01/26/00071 (Near Back side of Site)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	23.01.2026	Date of Receipt	23.01.2026
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	23.01.2026 to 30.01.2026		
Report for the month	JANUARY, 2026		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.73	IS 3025 (Part 11) 2022
Turbidity	NTU	< 1.0	IS 3025 (Part 10) 2023
TDS	mg/L	770.0	IS 3025 (Part 16) 2023
Alkalinity	mg/L	327.60	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	73.49	IS 3025 (Part 32) 2025
Total Hardness	mg/L	294.24	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	56.11	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	65.0	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.73	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: LOQ – Limit of Quantification / ND – Not Detected

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

Reviewed by

(QM/DM)
(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

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

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**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP



Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

TC-11189

TEST REPORT

Report No. - EAEPL/W/01/26/00071			Report Date – 02.02.2026
ULR Number: TC11189260000000071F			
Name of Customer	M/s. KEYSKY REALTORS PRIVATE LIMITED		Reference – EAEPL/Q/PMR/020/2025 Date: 13 th January 2025
Site Address	Proposed joint redevelopment of existing Bldg. B-72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E)		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/01/26/00071 (Near Back side of Site)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	23.01.2026	Date of Receipt	23.01.2026
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	24.01.2026 to 27.01.2026		
Report for the month	JANUARY, 2026		

Discipline: Biological**Group: Water**

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

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


Authorized Signatory
(Shweta Sonawane)

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Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane

TEST REPORT

Report No. - EAEPL/S/01/26/00072			Report Date - 02.02.2026
ULR Number: TC1118926000000072F			
Name of Customer	M/s. KEYSKY REALTORS PRIVATE LIMITED		Reference –EAEPL/Q/PMR/020/2025 Date: 13 th January 2025
Site Address	Proposed joint redevelopment of existing Bldg. B-72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E)		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/01/26/00072 (Near Centre Side of Site.)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	23.01.2026	Date of Receipt	23.01.2026
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	23.01.2026 to 02.02.2026		
Report for the month	JANUARY, 2026		

Discipline: Chemical
Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	7.98	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	925.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	18.56	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	30.49	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.88	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	107.35	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	607.99	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2357.43	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	242.73	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	38.12	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.32	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	812.71	EPA 3050B
Potassium (K)	mg/kg	1444.83	EPA 3050B
Copper (Cu)	mg/kg	151.71	EPA 3050B
Iron (Fe)	mg/kg	76982.12	EPA 3050B
Lead (Pb)	mg/kg	16.25	EPA 3050B
Zinc (Zn)	mg/kg	168.86	EPA 3050B

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

Reviewed by

Approved by


(QM/DM)
(Shweta Sonawane)


Authorized Signatory
(Shilpa Dhamankar)

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



File No: SIA/MH/INFRA2/471308/2024
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Dated 03/01/2025



To,

Mr Shovir Irani
KEYSKY REALTORS PRIVATE LIMITED
Corp. & Reg. Office :702, Natraj, M V Junction, Western Express Highway, Andheri(East), Mumbai-400069, MUMBAI SUBURBAN, MAHARASHTRA, 400069
Rohitdhumale@rustomjee.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed joint redevelopment of existing Bldg. B-72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors PVT. LTD. submitted to Ministry vide proposal number SIA/MH/INFRA2/471308/2024 dated 21/08/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5406617N
(ii) File No.	SIA/MH/INFRA2/471308/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed joint redevelopment of existing Bldg. B-72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors PVT. LTD.
(vii) Name of Project	KEYSKY REALTORS PRIVATE LIMITED
(viii) Name of Company/Organization	MUMBAI, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	

(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 27/11/2024. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 27/11/2024, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Mr Shovir Irani under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
FSI Area	FSI Area	10189.21	Sqmt.	NA	
NON FSI AREA	NON FSI AREA	12561.46	Sqmt.	NA	
TOTAL CONSTRUCTION AREA	TOTAL CONSTRUCTION AREA	22750.67	Sqmt.	NA	
BUILDING CONFIGURATION & HEIGHT	BUILDING CONFIGURATION & HEIGHT	0	NA	NA	Building 1- Wing A: 3B + Ground floor + 1st podium floor part

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
					for parking & part for residential flat + 2nd & 3rd Podium floor + 4th amenity floor + 5th to 20th upper residential, Height: 69.95 m. Wing B: 2B+ Ground + 1st podium floor part for parking & part for residential flat + 2nd & 3rd Podium floor + 4th amenity floor + 5th to 20th upper residential, Height: 69.95 m.
BUILDING CONFIGURATION & HEIGHT	BUILDING CONFIGURATION & HEIGHT	0	NA	NA	Building 2- Wing C: 3 level Part Basement + Ground + 1st to 8th floor for automated mechanized car parking tower + 9th to 20th upper residential floors, Height: 69.95 m.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/471308/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Keysky Realtors PVT. LTD.,
survey no. 341(pt), CTS No. 629 (pt)
& CTS No.629(pt.) at Gandhi Nagar,
Bandra (E) Mumbai- 400 051

Subject : Environmental Clearance for Proposed joint redevelopment of existing Bldg. B-72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors PVT. LTD.

Reference : Application no. SIA/MH/INFRA2/471308/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 232nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 284th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 18th November, 2024.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/471308/2024	
2	Name of Project	Proposed joint redevelopment of existing Bldg. B-72 & B-73 known as Gandhi Nagar Vivekanand CHSL Bearing survey no. 341(pt.), CTS No. 629 (pt.) and plot allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors Pvt. Ltd.	
3	Project category	8(a), B2	
4	Type of Institution	Private Limited	
5	Project Proponent	Name	Mr. Shovir Irani
		Regd. Office address	702, Natraj, M V Junction, Western Express Highway, Andheri (East), Mumbai-400069
		Contact number	9821146656

		e-mail	rohitdhumale@rustomjee.com				
6	Consultant			Name M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA0193 Validity: 18 th June 2024 extended till 15 th December 2024			
7	Applied for			Fresh			
8	Location of the project			Bldg. B-72 & B-73 known as Gandhi Nagar Vivekanand CHSL Bearing survey no. 341(pt.), CTS No. 629 (pt.) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051			
9	Latitude and Longitude			Latitude: 19° 3'32.22"N Longitude: 72°51'4.30"E			
10	Plot Area (Sq.m.)			1872.40 sq. m			
11	Deductions (Sq.m.)			00 sq. m			
12	Net Plot area (Sq.m.)			1872.40 sq. m			
13	Ground coverage (m ²) & %			1369 m2 & 73 %			
14	FSI Area (Sq.m.)			10189.21 sq. m			
15	Non-FSI (Sq.m.)			12561.46 sq. m			
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)			22750.67 sq. m			
17	TBUA (m2) approved by Planning Authority till date.			Submitted for approval to MHADA			
18	Earlier EC details with Total Construction area, if any.			NA			
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)			NA			
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Build ing Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	-	-	-	Wing A	3B + Ground floor + 1st podium floor part for parking & part for residential flat+ 2nd & 3rd Podium floor+ 4th amenity floor+ 5th to 20th upper residential.	69.95 m	----
	-	-	-	Wing B	3B + Ground floor + 1st podium floor part for parking & part for residential flat+ 2nd & 3rd Podium floor+ 4th amenity floor+ 5th to 20th upper residential.	69.95 m	----
	-	-	-		3 level Part Basement		

				Wing C	+ Ground + 1st to 8th floor for automated mechanized car parking tower+ 9th to 20th upper residential floors.	69.95 m	----
21	No. of Tenements & Shops			Tenements : 87 Nos.			
22	Total Population			539 Nos			
23	Total Water Requirements CMD			Total: 75 KLD Domestic: 49 KLD, Flushing: 25 KLD, Landscape: 1 KLD			
24	Under Ground Tank (UGT) location			1.5 M Below Gr. Level			
25	Source of water			MCGM			
26	STP Capacity & Technology			72 KLD with MBBR technology			
27	STP Location			1 & 2 Basement & cutout at Ground Level.			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			67 KLD, 35% of sewage discharge in the sewer line. (Excess treated water will be used in MHADA Layout RG)			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)		Treatment/disposal
				Dry waste	10 kg/day		Will be handed over to a recycler
				Wet waste	15 kg/day		Handed over to Municipal waste collector
				Construction waste	Topsoil	280 cum	Top soil from existing landscape areas will be preserved and used for landscaping
					Existing Structure to be Demolition	3000 cum	There will be transportation outside of plot as per NOC will be obtained in due course.
					Excavation Debris quantity	17200 cum	Will be reusing the 1200 cum quantity in internal plot works & road development & remaining debris NOC will be obtained in due course.
					Empty cement bags	15000 Nos.	To be handed over to local recyclers
					Steel	3 MT	To be handed over to local recyclers
					Aggregate	10 MT	To be used as a layer for

			s		internal roads and building boundary wall.
			Broken Tiles	625 sqm	Waste tiles to be used as China mosaic for terraces.
			Empty Paint Cans (20 liter/ can)	375 Nos.	To be handed over to recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment/disposal
		Dry waste	102 kg/day		Will be handed over to a recycler
		Wet waste	153 kg/day		Composting by OWC- manure produced will be used at a site for landscaping
		E-Waste	255 kg/ year		Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	3 kg/day		Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	RG required- NA			
		RG provided on Mother Earth- NA (MHADA LAYOUT RG)			
		RG provided on the Podium- NA			
		Total- NA			
		Existing trees on the plot: 54 Nos			
		Number of trees to be planted:			
		a) In RG area: (In open Space) 37 Nos. (2 Nos. Retained + 35 Newly Proposed)			
		b) In Miyawaki Plantation with area: NA – Being MHADA LAYOUT RG			
		c) Trees to be planted offsite: 820 Nos.			
		Number of trees to be cut: 08 Nos			
		Number of trees to be retain: 02 Nos			
		Number of trees to be transplanted: 44 Nos			
		Total trees to be planted after development on site: 37 Nos (2 Nos. Retained + 35 Nos. Newly proposed)			
		Total trees to be planted after development off site: 820 Nos.			
32	Power requirement	During the Operation Phase:			
		Details		TATA/ADANI	
		Connected load (kW)		2895 KW	
		Demand load (kW)		590 KW	

33	Energy Efficiency	a) Total Energy saving (%): 20 % b) Solar energy (%): 12%
34	D.G. set capacity	1 × 320 kVA, 1 × 400 kVA
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheelers- 189 Nos. 2- Wheelers- 28 Nos.
36	No. & capacity of Rainwater harvesting tanks /Pits	2 days holding capacity of 34 cum
37	Project Cost in (Cr.)	Rs. 96.45 Cr.
38	EMP Cost	Construction Phase cost: Capital cost in lakhs: 41.65 Recurring cost in Lakhs/year: 20.8 Operation Phase cost: Setting-up Cost (Rs- Lakhs): 448.07 O & M Cost Per year (Lakhs): 46.64
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.
40	Details of Court Cases/litigations w.r.t the project and project location if any.	NA

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 284th (Day-3) meeting held on 18th November, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order
2. PP to obtain revised (i) Water Supply NOC, (ii) Drainage Connection NOC (iii) Storm Water Connection NOC (iv) C & D Waste Management NOC (v) Tree NOC, (vii) HE remarks . The local planning authority shall not issue occupation certificate unless all NOCs are in place.
3. PP to provide adequate two-wheeler parking space considering the socio-economic status of the habitant in the proposed development and as per prevailing rules and regulations
4. PP to submit details of off-site plantation with address of plot where plantation is proposed.
5. PP to implement appropriate flood mitigation measures and ensure provision of effective basement dewatering mechanism.
6. PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to

prevent/avoid any health and legal issues.

7. PP to complete tree plantation within the site during construction phase.
8. PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.
9. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. SEIAA Conditions-

1. PP submitted that, their project is a part of larger layout for which RG has already been provided and hence no separate RG is required. Local planning authority to ensure the validity of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI- 10,189.21 m2, Non FSI- 12,561.46 m2, total BUA-22,750.67 m2. (Plan approval No-CO/MB/REE/NOC/F-1493/1925/2024, dated-20.08.2024)

General Conditions:

a) Construction Phase :-

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

from the competent Authority prior to construction/operation of the project.

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

B) Operation phase:-

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

effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
 8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its

amendments.

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000225229/CE/2412000739

Date: 10/12/2024

To,

M/s. KEYSKY REALTORS PVT. LTD. Joint
Redevelopment of Existing Bldg. B-72 &
B-73 known as Gandhi Nagar Vivekanand
CHSL Bearing Survey No. 341(Pt.), CTS No.
629 (Pt.) and Plot Allotted to Sagar
Darshan Co-op Hsg. Soc. Ltd. Bearing CTS
No.629(Pt.) at Gandhi Nagar, Bandra (E)
Mumbai- 400051.



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

Ref: Application Submitted by SRO-Mumbai-II

Your application NO. MPCB-CONSENT-0000225229

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

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.96.45 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Proposed Redevelopment Building Construction Project named as M/s. KEYSKY REALTORS PVT. LTD. Joint Redevelopment of Existing Bldg. B-72 & B-73 known as Gandhi Nagar Vivekanand CHSL Bearing Survey No. 341(Pt.), CTS No. 629 (Pt.) and Plot Allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(Pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400051 on Total Plot Area of 1872.40 Sq.Mtrs for construction BUA of 22750.67 Sq.Mtrs including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	67	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set- 320 KVA	1	As per Schedule -II
S-2	DG Set- 400 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	153 Kg/Day	OWC	use as manure
2	Non Biodegradable waste	102 Kg/Day	Segregate	Segregate and hand over to Vendor
3	STP Sludge	3 Kg/Day	Drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
			NA		

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	255.00	Kg/Annum	sent for recycling to authorized agency

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

14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-29675	05/11/2024	NEFT

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **72 CMD for treatment of domestic effluent of 67 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	74.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-320 KVA	Acoustic Enclosure	5.00	HSD 80 Kg/Hr	1	SO ₂	38.40 Kg/Day
S-2	DG Set-400 KVA	Acoustic Enclosure	5.00	HSD 100 Kg/Hr	1	SO ₂	48.0 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of consent condition	upto commissioning of unit or five years	upto commissioning of unit or five years

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

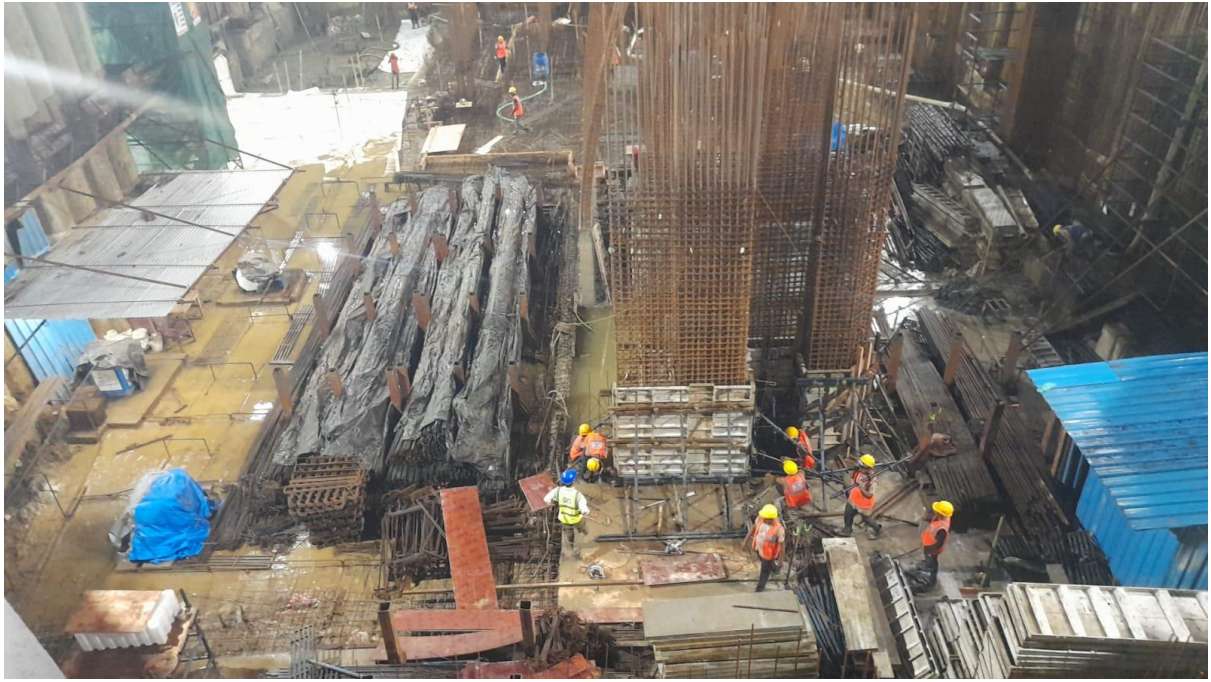
1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

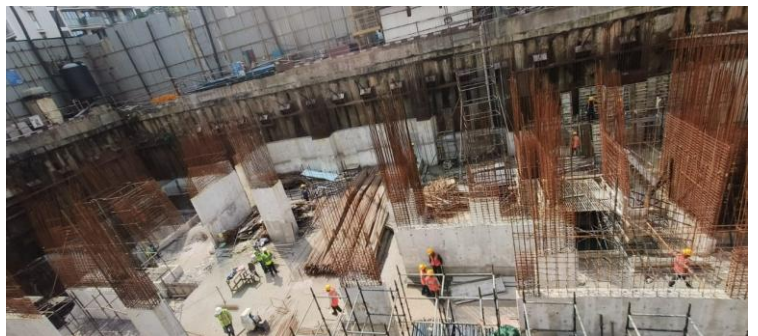
- 8 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 9 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.









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