

Consent

From: Consent
Sent: 24 June 2026 18:38
To: 'sromumbai3@mpcb.gov.in'
Subject: Submission of Post Monitoring Report for the period of October,2025 – March,2026. for proposed of village Bhandup West, Mumbai, Maharashtra by M/S. Luceat Realtors Pvt. Ltd
Attachments: PMR-LUCEAT REALTORS_Oct,25-Mar,26-.pdf

To,
The SRO Mumbai-III,
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 proposed Development of Residential Building on plot bearing CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C of village Bhandup West, Mumbai, Maharashtra.

Reference: Clearance letter No. SIA/MH/MIS/180614/2020 Dated 05.08.2021.

Dear Sir,

This is with reference to the above subject. We are submitting the half yearly, post monitoring report. 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).

Kindly acknowledge the receipt.

Thanking you,
Yours faithfully,

M/S. Luceat 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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Pvt. Ltd
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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: Submission of Post Monitoring Report for the period of October,2025 – March,2026. for proposed Development of Residential Building on plot bearing CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C of village Bhandup West, Mumbai, Maharashtra.

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

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LUCEAT REALTORS PRIVATE LIMITED



Date: 30/04/2026.

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 proposed Development of Residential Building on plot bearing New CTS no. CTS NO.279A, 279B & 279C (Old CTS No. 279, 280, 280/1, 281A/1/1, 282A & 282C) of village Bhandup West, Mumbai, Maharashtra.**

Reference: 1) **Clearance letter No. SIA/MH/MIS/180614/2020 Dated 05.08.2021.**

Dear Sir,

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

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M/s. Luceat Realtors Pvt. Ltd;

Authorized Signatory

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

LUCEAT REALTORS PRIVATE LIMITED



Date – 30/04/2026.

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: Present status of Project work for October 2025 –March, 2025.

Reference: 1) Clearance letter No. SIA/MH/MIS/180614/2020 Dated 05.08.2021.

Dear Sir,

This has reference to the submission of Post Monitoring Report for proposed Development of Residential Building on plot bearing CTS No.279A, 279B & 279C (Old CTS no. 279, 280, 280/1, 281A/1/1, 282A & 282C) of village Bhandup West, Mumbai, Maharashtra.

The present project status at site is as follows:

Wings	Status
A	Completed
B	Completed
C	Completed
D	Completed

Thanking you,
Yours truly,
M/s. Luceat Realtors Pvt. Ltd.

Authorized Signatory

DATA SHEET

Developer

M/S. LUCEAT REALTORS PVT. LTD.,

**CTS No. 279, 280, 280/1, 28 IA/1/1 (pt.), 282A & 282C of Village Bhandup west, Mumbai by Mis.
Luceat Realtors Pvt. Ltd.**

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
2.	Name of the project	Residential project by M/s. Luceat Realtors
3.	Clearance letter (s) / OM/ no and date:	- SIA/MH/INFRA2/480959/2024 dated 08.04.2025 - SIA/MH/MIS/180614/2020 Dated 05.08.2021.
4.	Location	CTS No. 279, 280, 280/1, 28 IA/1/1 (pt.), 282A & 282C of Village Bhandup west, Mumbai by M/s. Luceat Realtors Pvt. Ltd.
a.	District (s)	Mumbai
b.	State (s)	Maharashtra
c.	Latitude / Longitude	-
5.	Address for correspondence	
	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Ganesh Bhagyawant 702, Natraj by Rustomjee, M.V. Road Junction, Off. Western Express Highway, Andheri - East, Mumbai - 400069
	Address of Executive Project Engineer /Manager (with pin code / fax number)	
6.	Salient features	
a.	of the project	Total Plot Area: 8274.10 Sq.m. Total FSI area: 20303.00 Sq.m Non FSI area: 10402.00 Sq.m

		Total construction area: 30705.00 Sq.m <u>Building Details:</u> - Wing A, B, C & D: Basement for services + stilt parking + 1st to 22nd - Parking Structure: 9 levels
b.	of the environmental management plans	The wastewater generated from the project will be treated by STP (1 No. – total capacity 220 KLD) and treated water will be recycled and used for gardening & flushing requirement in the project. Organic waste is sent to OWC for treatment and the manure obtained after treatment will be used for gardening/landscaping & Inorganic waste is Segregated/Sale/Recycled/Collected by MCGM Sewage sludge generated from the STP will be used as manure for gardening. Rain water harvesting will be done & Storm water drainage is properly maintained. Plant species selected based on adaptability to geographic conditions and keeping in view the local species and their benefits to site. Beautification of adjoining traffic circles Green line is used at periphery to control the vehicular pollution and noise pollution. - Use of DG [Stand by Backup] as per CPCB norms and LSD fuel shall be used - Optimum Air to Fuel ratio for Reduced Nox Levels - Acoustical Enclosures for DG sets - Adequate Parking provision. - Smooth traffic flow and regulation: PUC
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Total Plot Area: 8,274.10 Sq.m. Total FSI area: 20,303.00 Sq.m

		Non FSI area: 10,402.00 Sq.m Total construction area: 30,705.00 Sq.m	
b.	Others	---	
8.	Breakup 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	---	
a.	SC, ST / Adivasis	---	
b.	Others	---	
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)		
9.	Financial details		
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 200 cr.	
b.	Allocation made for environmental management plans with item wise and year wise break-up	Setting up cost – Rs. 523.40 Lakhs Operational Cost – Rs. 49.29 Lakhs	
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---	
d.	Whether (c) includes the cost of environmental management as shown in the above	---	
e.	Actual expenditure incurred on the project so far	Rs. 1328200000/-	
f.	Actual expenditure incurred on the environmental management plans so far	Particulars	Till Mar, 2026
		STP	39.04
		Rainwater Harvesting	3.80
		Solar Panel	20.41
		OWC	11.21

		Landscaping	370.0
		Energy conservation system	0
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: 1,467.44 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.	
c.	The status of compensatory afforestation, if any	---	
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.	
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.	
12.	Status of construction		
a.	Date of commencement (Actual and/or planned)	---	
b.	Date of completion (Actual and/ of planned)	---	
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	09.02.2026	

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 (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))	• SIA/MH/INFRA2/480959/2024 dated 08.04.2025 • SIA/MH/MIS/180614/2020 Dated 05.08.2021. M/s. Luceat Realtors Pvt. Ltd. 702, Natraj by Rustomjee, M.V. Road Junction, Off. Western Express Highway, Andheri - East, Mumbai - 400069
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COMPLIANCE REPORT

Developer

M/S. LUCEAT REALTORS PVT. LTD.,

**CTS No. 279, 280, 280/1, 28 IA/1/1 (pt.), 282A & 282C of Village Bhandup west, Mumbai by Mis.
Luceat Realtors Pvt. Ltd.**

COMPLIANCE REPORT

TERMS & CONDITIONS:

SEAC Conditions -

1.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	We have Received Approval from MCGM dated 22nd Jan 2021.																								
2.	PP to explore the possibility of shifting Plant Room of STP above ground level.	We have explored the possibility of shifting plant room of STP above ground level. However, it is to be Submitted here that there are hardships due to Space Constraints and negative suction of pumps will have a detrimental effect on STP operation. We have given sump to collect spillage & ventilation for STP for efficient working																								
3.	PP to provide two -wheeler parking and accordingly revise & submit parking layout and parking statement as per NBC norms.	Condition is noted. 17 nos. of 2-Wheeler parking have been proposed. <table><tr><th colspan="6">Parking Statement</th></tr><tr><th>Floor</th><th>Big Stack Parking Bays</th><th>Small Single Parking Bays</th><th>Tower System 1</th><th>Tower System 2</th><th>Total</th></tr><tr><td>GD</td><td>18 X 3 = 54</td><td>6</td><td>240</td><td>44</td><td>344</td></tr><tr><td>Total</td><td>18 X 3 = 54</td><td>6</td><td>240</td><td>44</td><td>344</td></tr></table>	Parking Statement						Floor	Big Stack Parking Bays	Small Single Parking Bays	Tower System 1	Tower System 2	Total	GD	18 X 3 = 54	6	240	44	344	Total	18 X 3 = 54	6	240	44	344
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Total	18 X 3 = 54	6	240	44	344																					
4.	PP to provide proper distance between DG set & Transformer as per prevailing norms.	We have Proposed a DG set above the substation on the Superstructure. As per DCPR of MCGM The offset of 1.5 mtr is kept from boundary wall. Substation will be serviced by adjoining driveway of 7.0 mtr wide. we have received NOC from MSEDCL for the same. MSEDCL NOC has been attached as Annexure I.																								
5.	PP to obtain & submit NOC from competent authority with reference to Thane creek flamingo sanctuary as the project site falls within 10 Km radius from the said sanctuary boundary.	The project is 2.00 km away from the proposed ESZ of Thane Creek Flamingo Sanctuary																								

SEIAA Conditions –

1.	PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 113 th of plot area as well as allow effective fire tender movement.	Condition is noted.
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2.	PP to achieve at least 5% of total energy requirement from solar/ other renewable sources.	Condition is noted.
3.	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF&CC vide F. No. 22-34/2018-IA.III dated 04.01.2019.	Condition is noted and agreeable to the same.
4.	SEIAA after deliberation decided to grant Environment Clearance for- FSI-18,681.89 m2, Non FSI-10,007.65 m2, Total BUA- 28,689.54 m2 (Plan Approval-CHE/ES/1674/S/337/(New), dated-22.01.2021).	Condition is noted and agreeable to the same. We have received EC for FSI-18,681.89 m2, Non FSI-10,007.65 m2, Total BUA- 28,689.54 m2.

General Conditions –

a) Construction Phase:

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated will be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase will be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste was 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 will get 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 generated, 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	Adequate drinking water facility will be being provided for the workers at the site during

	for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	construction phase. Toilets were provided for construction workers. Bins were 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 will be reused of the treated water. Excess treated water is disposed off into the sewer drain. Storm water drain will 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 will be 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 will be no extraction of ground water in this project. Only Tanker water from MCGM will be used in the Construction Phase.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	We will not be drawing any water from ground. We will be using only Tanker water for construction.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition is 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 will be 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 will be minimum to the extent possible. The cut & fill will be in accordance with the natural contour and it is maintained in such a way that the natural drainage will

		not disturb. There will be no 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 is noted.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
17.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles will be allowed on the site for transfer of material.
18.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Following care will be 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 are enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.
19.	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 Commercial buildings with silencer & acoustic enclosures. The stacks will be provided as per MPCB norms. 1 X 500 kVA will be provided.
20.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision will be 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 will be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase will be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste will be managed through recyclers.
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	As this is a Residential Project, there will be no generation of E-waste but the domestic waste generated will be handed over to local 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	1 No. of Sewage treatment plant (220 KLD) will be installed. Construction and installation of STP was carried out by expert consultant. Treated water will be used for the flushing and Gardening, Landscaping and Green belt area development.

	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.	After the satisfactory completion of the work, the installation will get 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. • 4-wheeler = 344 nos
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.	• The green area proposed is R.G. Area Provided: 1467.44 Sq. m. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms will be planned in the complex. • Plantation Details: Species are selected as per CPCB greenbelt guidelines and common species available in the proposed area.
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should 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: Setting up cost – Rs. 523.40 Lakhs Operational Cost – Rs. 49.29 Lakhs
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	Condition is noted and agreeable to the same.

	http://ec.maharashtra.gov.in	
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 herewith regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, we noted the condition & agreeable to the same.
14.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective 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 herewith 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	Obtained Consent to Establish from MPCB. Format No.1.0/CC/UAN No. 0000117401/CE-2202000210 dated 02.02.2022. Copy has been enclosed.

	work at the site.	
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. Copy enclosed.
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 herewith submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 st March in Form – V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Yes, we noted the condition & agreeable to the same.
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle 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	Yes, we noted the condition & agreeable to the same.

	on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	
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.

**ENERGY
CONSERVATION
MEASURES**

Developer

M/s. LUCEAT REALTORS PVT. LTD.

CTS No. 279, 280, 280/1, 28 IA/1/1 (pt.), 282A & 282C of Village Bhandup west, Mumbai by Mis. Luceat
Realtors Pvt. Ltd.

ENERGY SAVING SUMMARY

SR NO.	Description	Power Consumed using Conventional method	Energy consumed by Conventional way kwh/Annum	Energy consumed by Energy saving devices kwh/Annum	Energy saving kwh/Annum	Saving %	Remarks
1	External						
A	External Lighting load	2.16	9460.8	3784.32	5676.48	60%	LED light with timer controlled Operation for reducing amount of light at different stages as per requirements.
B	Total Lift load	23.4	102492	81993.6	20498.4	20%	All Motors with VFD control use as per different stages & Time.
C	Total Pump load	33.41	146335.8	117068.6	29267.16	20%	All water pump motors will be used high efficiency motors with high low level sensors.
D	Common area Lighting + Power		0	0	0		
D1	Common area Lighting Load	11.33	49625.4	19850.16	29775.24	60%	LED light with timer control Operated to reduce
D2	Power for (Lobby, STP & Stack Park)	45.52	132918.4	119626.6	13291.84	10%	All water pump motors will be used high efficiency motors with high low level sensors.
D3	Balwadi, Welfare Centre & Community Hall	15.28	33463.2	33463.2	0	0%	
2	Internal		0	0	0		
A	Internal total flat lighting load	53.54	156336.8	62534.72	93802.08	60%	T5 & CFL light with Operated amount of light at different stages.
B	Total AC load	166.39	121464.7	115391.5	6073.235	5%	BEE Star rated AC unit considered
C	Other Appliances such as washing machine + microwave oven	521.35	761171	723112.5	38058.55	5%	BEE Star rated
D	Power Load such as fridge	118.32	518241.6	492329.5	25912.08	5%	BEE Star rated
E	Other electrical load	1153	631267.5	631267.5	0	0%	
	Total	2,144	2662675	2400240	262435		
	Solar connected to grid				45625		100% on solar PV Panel
Total Energy saving					14%		
Total Solar saving					2%		

POST MONITORING ENVIRONMENTAL STATUS REPORT

OF

RESIDENTIAL PROJECT

For

October, 2025 – March, 2026

Developer

M/S. LUCEAT REALTORS PVT. LTD.,

CTS No. 279, 280, 280/1, 28 IA/1/1 (pt.), 282A & 282C of Village Bhandup west, Mumbai by Mis. Luceat
Realtors Pvt. Ltd.

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

TEST REPORT

Report No. - EAEPL/A/02/26/00172A			Report Date - 17.02.2026
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – EAEPL/Q/PMR/348/2024 Date: 08/05/2024
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/02/26/00172A (Near Site office)	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	09.02.2026	Date of Receipt	10.02.2026
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	10.02.2026 to 12.02.2026		
Report for the month	FEBRUARY, 2026		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions				
Ambient Air Temperature (°C)		Relative Humidity (%)		Duration of Monitoring
30°C		57%		8 Hours
RESULTS				
Test Parameters	UNIT	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	µg/m³	87.41	100	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	µg/m³	46.78	60	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	µg/m³	11.55	80	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	µg/m³	15.32	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.
(NABET, NABL Accredited and MoEFCC Approved)
CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

TEST REPORT

Report No. - EAEPL/N/02/26/00172B			Report Date - 17.02.2026
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – EAEPL/Q/PMR/348/2024 Date: 08/05/2024
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/02/26/00172B	Sample quantity and packing	Not Applicable
Date of Sampling	09.02.2026	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	FEBRUARY, 2026		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.4	44.5	55	45
Near Back Site of Site	dB(A) Leq.	53.1	43.2	55	45
Near Site Office of Site	dB(A) Leq.	51.0	44.1	55	45
Near Centre Side of Site	dB(A) Leq.	52.3	41.5	55	45

Remark: The noise level was observed within CPCB limit.

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

Reviewed by

(QM/DM)
(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

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-----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/W/02/26/00172C			Report Date – 17.02.2026
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – EAEPL/Q/PMR/348/2024 Date: 08/05/2024
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/02/26/00172C (Near Site Office)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	10.02.2026	Date of Receipt	10.02.2026
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	10.02.2026 to 17.02.2026		
Report for the month	FEBRUARY, 2026		

Discipline: Chemical**Group: Water**

Parameters	Unit	Results	Method
pH	-	7.44	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	160.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	69.30	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	20.35	IS 3025 (Part 32) 2025
Total Hardness	mg/L	63.32	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	16.83	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	7.11	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.36	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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-----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

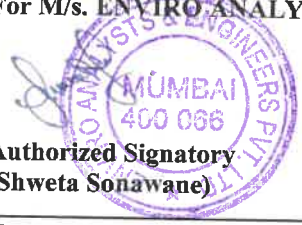
Report No. - EAEPL/W/02/26/00172C			Report Date – 17.02.2026
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – EAEPL/Q/PMR/348/2024 Date: 08/05/2024
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/02/26/00172C (Near Site Office)	Sample quantity and packing	500ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	10.02.2026	Date of Receipt	10.02.2026
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	10.02.2026 to 12.02.2026		
Report for the month	FEBRUARY, 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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-----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/02/26/00172D			Report Date – 17.02.2026
Name of Customer	M/s. Luceat Realtors Pvt. Ltd.		Reference – EAEPL/Q/PMR/348/2024 Date: 08/05/2024
Site Address	CTS No. 279, 280, 280/1, 281A/1/1 (pt), 282A & 282C, Village Bhandup (W), Mumbai.		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/02/26/00172D (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	10.02.2026	Date of Receipt	10.02.2026
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	10.02.2026 to 17.02.2026		
Report for the month	FEBRUARY, 2026		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	8.67	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	864.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	18.47	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	33.57	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.84	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	111.62	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	612.10	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2351.11	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	247.69	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	35.11	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.54	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	901.43	EPA 3050B
Potassium (K)	mg/kg	863.14	EPA 3050B
Copper (Cu)	mg/kg	174.36	EPA 3050B
Iron (Fe)	mg/kg	59552.13	EPA 3050B
Lead (Pb)	mg/kg	12.68	EPA 3050B
Zinc (Zn)	mg/kg	198.27	EPA 3050B

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

Reviewed by

(QM/DM)
(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

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



File No: SIA/MH/INFRA2/480959/2024

Government of India

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



Dated 08/04/2025



To,

Shovir Parvez Irani
LUCEAT REALTORS PRIVATE LIMITED
702, Natraj, M.V. Road Junction, Western Express Highway, Andheri- East, Mumbai- 400069,
Andheri, MUMBAI SUBURBAN, MAHARASHTRA, 400069
kaustubhvekhande@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 Development of Residential Building on Plot Bearing CTS No. 279, 280, 280/1, 281A/1/1 (Pt.), 282A & 282C of Village Bhandup West, Mumbai by M/s. Luceat Realtors Pvt. Ltd. (Release of FSI) submitted to Ministry vide proposal number SIA/MH/INFRA2/480959/2024 dated 13/06/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3803MH5612324N
(ii) File No.	SIA/MH/INFRA2/480959/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed Development of Residential Building on Plot Bearing CTS No. 279, 280, 280/1, 281A/1/1 (Pt.), 282A & 282C of Village Bhandup West, Mumbai by M/s. Luceat Realtors Pvt. Ltd. (Release of FSI)
(vii) Name of Project	
(viii) Name of Company/Organization	LUCEAT REALTORS PRIVATE LIMITED
(ix) Location of Project (District, State)	MUMBAI SUBURBAN, MAHARASHTRA
(x) Issuing Authority	SEIAA
(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 27/02/2025. 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 27/02/2025, 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. Shovir Parvez 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 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

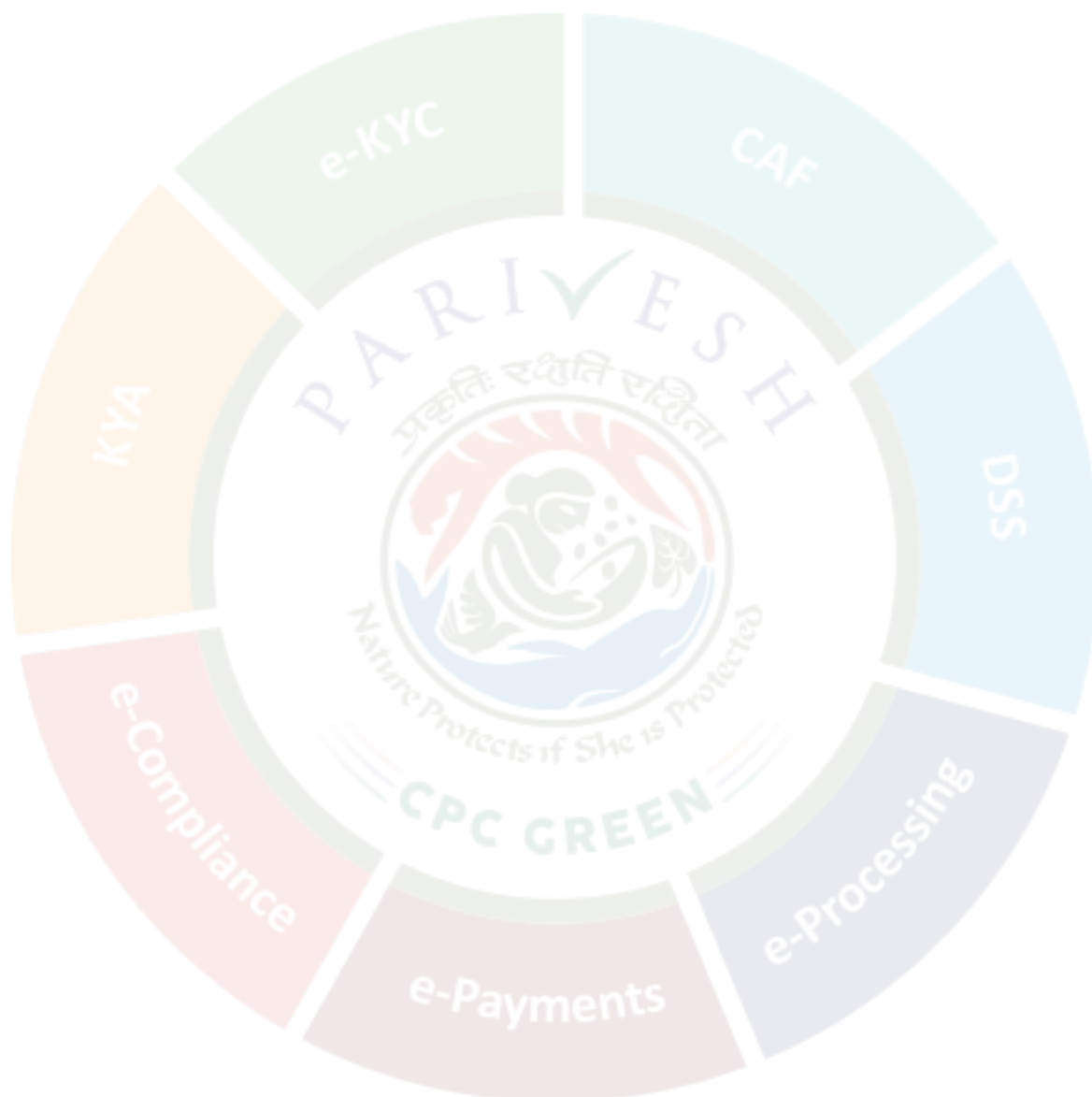
S. No	EC Conditions
1.1	In view of above discussion, SEAC-2 decided to release the balance area as requested by the PP as per approved plans/IOD etc. The other conditions mentioned in the minutes of 147 th meeting of SEAC-2 will remain unchanged.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
FSI Area	FSI Area	18681.89	1621.11	20303	sqmt.	NA
NON FSI Area	NON FSI Area	10007.65	394.35	10402	Sqmt.	NA

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Total Construction Area	Total Construction Area	28689.54	2015.46	30705	Sqmt	NA



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/480959/2024
Environment & Climate Change
Department, Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Luceat Realtors Pvt. Ltd
Village Bhandup West, Mumbai

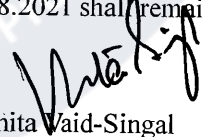
Subject: Environment Clearance for Proposed Development of Residential Building on Plot Bearing CTS No. 279, 280, 280/1, 281A/1/1 (Pt.), 282A & 282C of Village Bhandup West, Mumbai by M/s. Luceat Realtors Pvt. Ltd. (Release of FSI)..

Ref: 1. Application no. SIA/MH/INFRA2/480959/2024.
2. Earlier EC No. SIA/MH/MIS/180614/2020 dated 05.08.2021.

This has reference to your communication on the above-mentioned subject. You have obtained Environment Clearance vide SIA/MH/MIS/180614/2020 dated 05.08.2021. Now, you have applied for release of hold back built-up area of earlier Environment Clearance dated 05.08.2021. Your Proposal was considered in 287th (Day-I) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 27th February, 2025 and SEIAA decided to grant release of balance area in Environment Clearance dated 05.08.2021 as below-

Particulars mentioned in earlier EC Para no. 3.	As mentioned in EC dated 5.08.2021	Corrigendum shall be read as
SEIAA specific condition no 4	SEIAA after deliberation decided to grant EC for – FSI- 18,681.89 m2, Non-FSI- 10,007.65 m2, Total BUA- 28,689.54 m2. (Plan Approval No. CHE/ES/1674/S/337 (New) dated 22.01.2021.	SEIAA after deliberation decided to grant EC for FSI area of 20303 m2, Non FSI area of 10402 m2 and total BUA of 30705 m2. (Plan approval- CHE/ES/1674/S/337(New) dated 09.05.2024 (Restricted as per appraisal)

All the other terms and conditions mentioned in the EC letter dated 05.08.2021 shall remain the same.


Vinita Vaid-Singal

(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.
6. Commissioner, Brihanmumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/180614/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 05/08/2021

To
M/s. Luceat Realtors Pvt. Ltd.,
CTS No. 279, 280, 280/1, 281A/1/1 (pt.),
282A & 282C of Village Bhandup west,
Mumbai.

Subject : Environment Clearance for Proposed Development of Residential Building on plot bearing CTS No. 279, 280, 280/1, 281A/1/1 (pt.), 282A & 282C of Village Bhandup west, Mumbai by M/s. Luceat Realtors Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/180614/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 147th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 225th meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Plot Area (Sq. m)	8274.10	
2.	FSI Area (Sq. m)	20303.00	
3.	Non FSI Area (Sq. m)	10402.00	
4.	Proposed Built up area (FSI + Non FSI) (Sq. m)	30705.00	
5.	Building configuration	Wing A&B	Basement for services + stilt for parking + 1st to 22nd
		Wing C&D	Basement for services + stilt for parking + 1st to 22nd
		Parking Structure	9 levels
		Height	69.95 m
6.	No.of Tenements and shops	Residential = 398 Nos. No. of shops: 6 nos. No. of offices: 12 nos.	
7.	Total population	1803 Nos.	
8.	Total Water requirement CMD	During Dry season – 256 KLD During Wet season – 232 KLD	

9.	Sewage generation CMD	209 KLD	
10.	STP Capacity & Technology	220 KLD Technology – MBBR	
11.	STP location	Ground	
12.	Total Solid waste quantities	Bio-degradable generation: 513 (Kg/day) Non-Bio-degradable generation: 357 (Kg/day) Total:870 Kg/day	
13.	RG Area in Sq.m	RG area required (20% of net plot area)	1263.11 sqm
		Non - Paved RG on ground (47%)	604.58 sqm
		Paved RG on Ground (20%)	245.19 sqm
		Total RG on ground 67% of 1263.11 sqm	849.77 sqm
		RG on Podium 48% of 1263.11 sqm	617.67 sqm
		Total RG (23%)	1467.44 sqm
14.	Power Requirement	During Operation phase-	
		Details	
		Connected Load(KW)	5580 KW
		Demand Load (KW)	2095 KW
15.	Energy Efficiency	Overall savings -21% Solar savings – 4%	
16.	DG sets capacities	1 x 500 KVA	
17.	Parking 4W & 2W	4W: 344nos	
18.	Rain water harvesting Scheme	1 tank of 52 cum 4 recharge pits	
19.	Project Cost in(Cr.)	Rs 200 .00 Cr	
20.	EMP Cost	Setting-up Cost- 523.40Lakhs Operational Cost-49.29 Lakhs/annum	
21.	CER Details with Justification if any	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER	

3. The proposal has been considered by SEIAA in its 225th meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to explore the possibility of shifting Plant Room of STP above ground level.
3. PP to provide two -wheeler parking and accordingly revise & submit parking layout and parking statement as per NBC norms.

4. PP to provide proper distance between DG set & Transformer as per prevailing norms.
5. PP to obtain & submit NOC from competent authority with reference to Thane creek flamingo sanctuary as the project site falls within 10 Km radius from the said sanctuary boundary.

B. SEIAA Conditions-

1. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant Environment Clearance for- FSI-18,681.89 m², Non FSI-10,007.65 m², Total BUA- 28,689.54 m² (Plan Approval- CHE/ES/1674/S/337/(New), dated-22.01.2021).

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 off 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. 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.
- XVII. 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.
- XVIII. 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.
- XIX. 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.
- XX. 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 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.
- 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 <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient

location near the main gate of the company in the public domain.

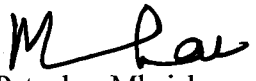
C) General EC Conditions:-

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

as per EIA Notification, 2006, amended 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.


Manisha Patankar, Mhaiskar
(Member Secretary, SEIAA)

Copy to:

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

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000117401/CE 2202000210

Date 02/02/2022

To,
M/s. Luceat Realtors Pvt.Ltd.,
on plot bearing CTS No. 279, 280, 280/1,
281A/1/1 (pt.),
282A & 282C of Village Bhandup (W),
Mumbai.



Your Service is Our Duty

Sub: Consent to Establish in Red Category for Construction Project.

- Ref:**
1. Application submitted by SRO-Mumbai-III
 2. Minutes of 11th Consent Committee Meeting held on 05.10.2021.
 3. Show case for refusal of consent Issued dated-25.10.2021.
 4. Minutes of 15th Consent Committee meeting held on 30.12.2020.

Your application NO. MPCB-CONSENT-0000117401

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

1. The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.
2. The capital investment of the project is Rs.200 Cr. (As per undertaking submitted by pp).
3. The Consent to Establish is valid for Proposed residential construction project named as M/s. Luceat Realtors Pvt.Ltd., on plot bearing CTS No. 279, 280, 280/1, 281A/1/1 (pt.), 282A & 282C of Village Bhandup (W), Mumbai. on Total Plot Area of 8274.10 Sq.Mtrs for construction BUA of 28,689.54 Sq.Mtrs as per EC granted dated-05.08.2021 including utilities and services

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-05.08.2021	8274.10	28689.54

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	209	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-500 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio Degradable Waste	513 Kg/Day	Collection	will be processed in OWC.
2	Non Bio Degradable Waste	357 Kg/Day	Segregate	will be segregated & disposed off to authorized vendors
3	STP Sludge	20 Kg/Day	Drying	will be used as manure for plantation

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			

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
- PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- 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 40 % of total available parking area.



Maharashtra Pollution Control Board

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17. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
18. The Project Proponent shall comply with the Environmental Clearance obtained dtd-05.08.2021 for construction project having total plot area of 8274.10 Sq.mtrs and total construction BUA of 28,689.54 Sq.mtrs as per specific condition of EC.
19. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
20. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Sningare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	400000.00	TXN2108002221	24/08/2021	Online Payment

Copy to:

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



Maharashtra Pollution Control Board

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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 **220 CMD for treatment of domestic effluent of 209 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	232.00
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.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set-500 KVA	Acoustic hood	5	HSD	125 Kg/Hr

- 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
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 Lakhs	Within 15 Days	Towards compliance of Environmental Clearance and Consent condition	Upto Commissioning of the project	COU 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.



Maharashtra Pollution Control Board

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BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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



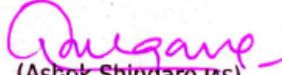
Maharashtra Pollution Control Board

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- 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.

For and on behalf of the
Maharashtra Pollution Control Board.




(Ashok Shingare IAS),
Member Secretary

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000223907/CE/2412001618

Date: 20/12/2024

To,
M/s. LUCEAT REALTORS PVT. LTD. on plot
bearing New CTS no. 279A, 279B & 279C
(Old CTS NO. 279, 280, 280/1, 281A/I/1(pt),
282A & 282C of Village-Bhandup, Mumbai
400078.



Sub: Consent to Establish for Expansion for Residential Building Construction Project.

- Ref:
1. Application Submitted by SRO-Mumbai-III
 2. Minutes of 12th CC meeting dtd-04.12.2024.

Your application NO. MPCB-CONSENT-0000223907

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

1. **Commissioning of the unit or 02.02.2027 whichever is earlier.**
2. **The capital investment of the project is Rs.6.52 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Residential Building Construction Project named as M/s. LUCEAT REALTORS PVT. LTD. on plot bearing New CTS no. 279A, 279B & 279C (Old CTS NO. 279, 280, 280/1, 281A/I/1(pt), 282A & 282C of Village-Bhandup, Mumbai 400078 on Total Plot Area of 8274.10 Sq.Mtrs for construction BUA 30705.00 sq. mtrs. (increased from 28689.54 Sq.Mtrs to 30705.00 sq. mtrs.) i.e. total 2015.96 Sq.mtrs including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-05.08.2021	8274.10	28689.54
2	Consent to Establish dtd-02.02.2022	8274.10	28689.54
3	Consent to 1st Operate (Part-I), dtd-13.11.2024	8274.10	18735.01

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	209	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- 500 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	513 Kg/Day	OWC	use as manure
2	Non Bio Degradable Waste	357 Kg/Day	Segregate	Segregate & handed over to authorized vendor
3	STP Sludge	20 Kg/Day	Drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
			NA		

- 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.
- PP shall obtain Environmental Clearance (Expansion) from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

14. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
15. This consent is issued with overriding effect to earlier issued consent to establish having UAN-117401, issued dtd-02.02.2022.

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	25000.00	MPCB-DR-29770	23/10/2024	NEFT

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **225 CMD for treatment of domestic effluent of 209 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	232.00
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-500 KVA	Acoustic Enclosure	5.00	HSD 125 Kg/Hr	1	SO ₂	60 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 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	Extend the existing	Towards compliance of consent condition	Commissioning of the unit or 02.02.2027 whichever is earlier.	Commissioning of the unit or 02.02.2027 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 siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000217964/CO/2411000756

Date: 13/11/2024

To,
M/s. LUCEAT REALTORS PVT. LTD. on plot
bearing New CTS no. 279A, 279B & 279C
(Old CTS NO. 279, 280, 280/1, 281A/I/1(pt),
282A & 282C of Village-Bhandup, Mumbai
400078



Sub: Consent to Operate (Part-I) for Residential Building Construction Project.

- Ref:
1. Application Submitted by SRO-Mumbai-III
 2. Minutes of 10th CC meeting dtd-24.10.2024.

Your application NO. MPCB-CONSENT-0000217964

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 of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **Consent to 1st Operate (Part-I) is valid upto-31.10.2026.**
2. **The capital investment of the project is Rs.78.72 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Residential Building Construction Project named as M/s. LUCEAT REALTORS PVT. LTD. on plot bearing New CTS no. 279A, 279B & 279C (Old CTS NO. 279, 280, 280/1, 281A/I/1(pt), 282A & 282C of Village-Bhandup, Mumbai 400078 on Total Plot Area of 8274.10 Sq.Mtrs for construction BUA of 18735.01 Sq.Mtrs out of Total Construction BUA of 28689.54 Sq.Mtrs as per EC granted dated-05.08.2021 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-05.08.2021	8274.10	28689.54
2	Consent to Establish dtd-02.02.2022	8274.10	28689.54

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	105	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- 500 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	260 Kg/Day	OWC	use as manure
2	Non Bio Degradable Waste	173 Kg/Day	Segregate	Segregate & handed over to authorized vendor
3	STP Sludge	15 Kg/Day	Drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
			NA		

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
11. The Project Proponent shall comply with the Environmental Clearance obtained dtd-05.08.2021 for construction project having total plot area of - 8274.10 Sq.mtrs and total construction BUA of 28689.54 Sq.mtrs as per specific condition of EC.

12. 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	250000.00	MPCB-DR-28495	09/08/2024	RTGS
2	319131.00	TXN2410002329	15/10/2024	Online Payment

Paid Rs.319131.00 (12 % interest) towards lates submission of B.G.

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **225 CMD for treatment of domestic effluent of 105 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	117.00
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 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-500 KVA	Acoustic Enclosure	5.00	HSD 125 Kg/Hr	1	SO ₂	60 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 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 Operate	10 Lakhs	within 15 days	Towards compliance of consent condition	31.10.2026	31.03.2027

** 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 siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall 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/CC/UAN No.0000243737/CO/2506001088

Date: 11/06/2025

To,
M/s. LUCEAT REALTORS PVT. LTD,
Rustomjee Bella (Wing A& B) New CTS no.
279A, 279B & 279C (Old CTS NO. 279, 280,
280/1, 281A/I/1(pt), 282A & 282C of
Village-Bhandup, Mumbai 400078



Your Service is Our Duty

Sub: Consent to 1st Operate (Part-II) for Residential Building Construction Project.

- Ref:
1. Application Submitted by SRO-Mumbai-III
 2. Minutes of 4th CC meeting dtd-09.06.2025.

Your application NO. MPCB-CONSENT-0000243737

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 of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **Consent to 1st Operate (Part-I) is valid upto-31.05.2027**
2. **The capital investment of the project is Rs.127.80 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Residential Building Construction Project named as M/s. LUCEAT REALTORS PVT. LTD.,As per Location of Unit,Rustomjee Bella (Wing A& B) New CTS no. 279A, 279B & 279C (Old CTS NO. 279, 280, 280/1, 281A/I/1(pt), 282A & 282C of Village-Bhandup, Mumbai 400078,,Mumbai Suburban on Total Plot Area of 8274.10 Sq.Mtrs for construction BUA of 11969.99 Sq.Mtrs out of Total Construction BUA of 30705.0 Sq.mtr as per EC granted dated-08.04.2025 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-05.08.2021	8274.10	28689.54
2	Consent to Establish dtd-02.02.2022	8274.10	28689.54
3	Consent to 1st Operate (Part-I),dtd-13.11.2024	8274.10	18735.01
4	Consent to 1st Operate (Part-I),dtd-13.11.2024	8274.10	18735.01
5	Consent to Establish for Expansion, dtd-20.12.2024	8274.10	30705.00

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	NA	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	104	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- 500 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	253 Kg/Day	OWC	use as manure
2	Non Bio Degradable Waste	184 Kg/Day	Segregate	Segregate & handed over to authorized vendor
3	STP Sludge	5 Kg/Day	Drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
			NA		

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall Operate Organic waste digester with composting facility or biodigester with composting facility.
11. The Project Proponent shall comply with the Environmental Clearance obtained dtd-08.04.2025 for construction project having total plot area of - 8274.10 Sq.mtrs and total construction BUA of 30705.0 Sq.mtrs as per specific condition of EC.

12. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & 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	39200.00	MPCB-DR-33434	23/04/2025	NEFT
2	491600.00	MPCB-DR-33311	23/04/2025	NEFT

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **225 CMD for treatment of domestic effluent of 104 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	115.00
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 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-500 KVA	Acoustic Enclosure	5.00	HSD 125 Kg/Hr	1	SO ₂	60 Kg/Day

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	10 Lakhs	Extend the existing (Part-I, B.G)	Towards compliance of consent condition	31.05.2027	31.12.2027

** 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 siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall 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



(A Govt. of Maharashtra Undertaking)
CIN:U40 109MH200580C153645

Office of The Additional Executive Engineer

O & M Bhandup Subdivision-III,
Pannalal Compound, L.B.S. marg,
Bhandup, Mumbai - 400078.
Email ID : sdo4734@gmail.com

AEE/Pannalal/S.Dn./Tech/ 754

Date:- 12/5/2021

To,
M/s LUCEAT Realtors Pvt Ltd
702, Natraj by Ruomji, M.V.Road, Andheri E,
Mumbai 400069

Sub:- Application for three phase 75 KW load for temporary connection for building construction work at CTS. No. 279,280,280/1,281A/1.1(PT),282A&282C, Vg. Bhandup, Near Kalptaru Crest, L.B.S. Road, Bhandup, Mumbai.

Ref:- Your application ID 31043229 dated 7.04.2021 received to this office on date 07.04.2021

With reference to the above subject, your application for three phase 75 KW load for temporary connection for building construction work is received.

As per your future load requirement of approx. 2317KW load & as per MSEDCL Circular No. CE(Dist.)/D-III/NSC/30011 dated 20.12.2018, 2nos. DTCs (1000Kva 1 No. & 630Kva 1 No) are required for which you will have to provide piece of land of 35 Square Meters for DTCs for which DTC land lease agreement is to be registered as per MSEDCL Circular No. CE(Dist.)/D-III/NSC/30011 dated 20.12.2018.

After the registration of land lease agreement & after observing all formalities as per MSEDCL rules the temporary connection proposal will be process further. Please note.

The draft of lease agreement as per Circular is enclosed herewith.


Additional Executive Engineer
MSEDCL, Pannalal Sub Division

Copy s.w.r. to
1) The Executive Engineer, MSEDCL, Bhandup Division.

Public Notice

All the concerned persons including bonafied residents, environmental groups, NGO's and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s. Luceat Realtors Pvt. Ltd, 702, Natraj, M.V. Road Junction, W. E. Highway, Andheri East, Mumbai - 400069, Maharashtra for Proposed plot bearing CTS No. 279, 280, 280/1, 281/A/1/1(pt), 282/A & 282/C of Village Bhandup West S/Ward Mumbai. EC Letter No. SIA/MH/MIS/180614/2020 Dated: 05.08.2021. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests at <https://parivesh.nic.in/>

M/s. Luceat Realtors Pvt. Ltd.
702, Natraj, M.V. Road Junction,
W. E. Highway, Andheri East,
Mumbai - 400069, Maharashtra.

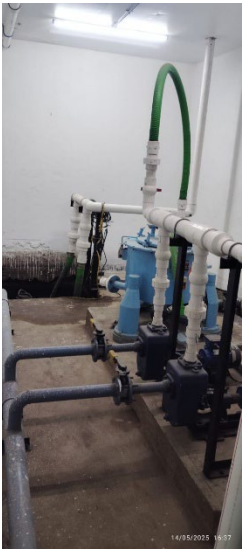
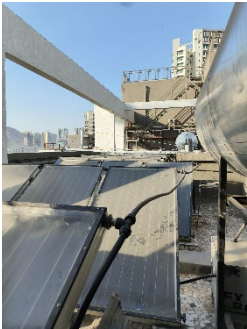
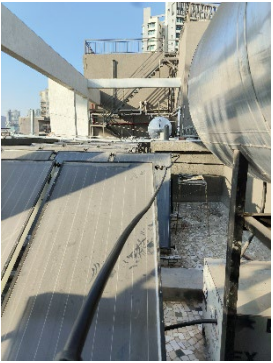
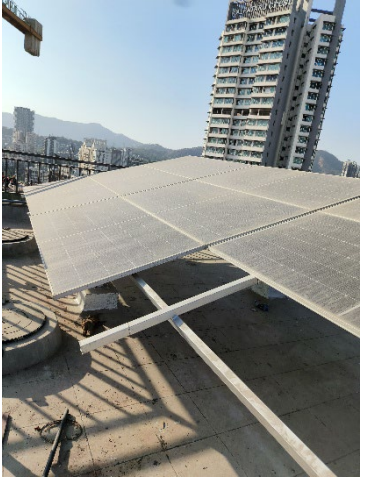
१२ नवशक्ति | मुंबई, शनिवार, २० मे २०२३

जाहीर सूचना

सर्व संबंधित व्यक्ती, अधिकृत रहिवासी, पर्यावरण विषयक मंडळे, एन. जी. ओ. आणि इतर यांना या जाहीर सूचनेद्वारे असे कळविण्यात येते की राज्य पर्यावरण आघात मूल्यांकन प्राधिकरण महाराष्ट्र राज्य यांनी खालील वसाहत बांधकामासाठी पर्यावरण अनुमती प्रदान केली आहे. मेसर्स. लुसेट रीअल्टर्स प्रा. ली., ७०२, नटराज, एम. व्ही. रोड जंक्शन, प. द्रुतगती मार्ग, अंधेरी पूर्व, मुंबई - ४०००६९, महाराष्ट्र याद्वारे गृह व व्यावसायिक प्रस्तावित विकास योजना C.T.S. No. २७९, २८०, २८०/१, २८१/१/१(pt), २८२/१ & २८२/८ गाव - भांडुप (प) (विभाग-एस), मुंबई उपनगर, मुंबई. करीता पर्यावरण अनुमती पत्र क्रमांक - SIA/MH/MIS/१८०६१४/२०२० दिनांक: ०५.०८.२०२१., 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. लुसेट रीअल्टर्स प्रा. ली.
७०२, नटराज, एम. व्ही. रोड जंक्शन,
प. द्रुतगती मार्ग, अंधेरी पूर्व,
मुंबई - ४०० ०६९,



Consent

From: Consent
Sent: 19 May 2026 17:57
To: ecompliance-mh@gov.in
Subject: Submission of Half Yearly Post Monitoring Report for the period of October,2025 – March,2026. for Redevelopment of Existing Residential Building (known as 'Basant Park Co-operative housing society") Chembur, M/W ward, Mumbai by M/S Keystone Realtors Ltd.
Attachments: PMR_KEYSTONE REALTOR-Oct,25-Mar,26.pdf

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of October,2025 – March,2026. for Redevelopment of Existing Residential Building (known as 'Basant Park Co-operative housing society") under regulation 30 of DCPR 2034 at Survey No. 405 7 406, RC Marg (CTS No. 1718),Opp. Police station, Chembur, M/W ward, Mumbai by M/S Keystone Realtors Ltd.

Reference: Clearance letter no. File No: 21-28/2024-IA.III dated 05.08.2024.

Dear Sir,

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

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

This is for your kind information.

Thanking you,

Yours truly,

M/S Keystone Realtors Ltd.

C.C TO: 1. M.S., MPCB, Mumbai.
 2. 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

<https://www.eaepl.com>

“File this email in an email folder and save a tree.”



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- Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.
- E-mails are not encrypted and cannot be guaranteed to be secure or Error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission. In case of any discrepancy, in the above said mail and its contents, the intended recipient should reply within 48 hours of the receipt of this mail, else it shall be approved as the case may be. If verification is required, please request a hard-copy version.

Date: 06/05/2026.

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

Subject: **Submission of Half Yearly Post Monitoring Report for the period of October, 2025 – March, 2026 for Redevelopment of Existing Residential Building (known as 'Basant Park Co-operative housing society') under regulation 30 of DCPR 2034 at Survey No. 405 & 406, RC Marg (CTS No. 1718), Opp. Police station, Chembur, M/W ward, Mumbai by M/S Keystone Realtors Ltd.**

Reference: **Clearance letter no. File No: 21-28/2024-IA.III dated 05.08.2024.**

Dear Sir,

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

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- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,

Yours truly,

M/s. Keystone Realtors Ltd.

Authorized Signatory

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

KEYSTONE REALTORS LIMITED

Registered Office : 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069.

Tel.: +91 22 6676 6888 | CIN : L45200MH1995PLC094208 | Website: www.rustomjee.com

Rustomjee®

To,

The Director

Ministry of Environment, Forests & Climate Change,

Regional Office, West Central Zone,

New Secretarial Building, East wing, Civil Lane,

Near Old VCA stadium,

Nagpur – 440001, Maharashtra.

Subject: **Present status of Project work for the period of October, 2025 – March, 2026.**

Reference: **Clearance letter no. 21-28/2024-IA.III dated 05.08.2024.**

Dear Sir,

This is with reference to the above subject, our Redevelopment of Existing Residential Building (known as 'Basant Park Co-operative housing society') under regulation 30 of DCPR 2034 at Survey No. 405 & 406, RC Marg (CTS No. 1718), Opp. Police station, Chembur, M/W ward, Mumbai by M/S Keystone Realtors Ltd.

The present project status at site is as follows:

Wings	Status
Residential Sale Wing-1	Plinth Slab Work in Progress
Residential Sale Wing-2	Basement 2 Slab completed.
Residential Sale Wing-3	Excavation Work in Progress
Residential Sale Wing-4	Basement 2 Slab Work in Progress
Residential Member Wing-1	Plinth Slab Completed
Residential Member Wing-2	Excavation Work in Progress
Residential Member Wing-3	Waterproofing Work in Progress
Residential Member Wing-4	Basement 2 Slab Work in Progress
Commercial Wing	Work Not Started
Fitness Center	Basement 2 Slab Work in Progress

Thanking you,

Yours truly,

M/s. Keystone Realtors Ltd.

Authorized Signatory

KEYSTONE REALTORS LIMITED

Registered Office: 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai-400 069.

Tel.: +91 22 6676 6888 | CIN : L45200MH1995PLC094208 | Website: www.rustomjee.com



DATA SHEET

Developer

M/s. KEYSTONE REALTORS LTD

Proposed Redevelopment of Existing Buildings under regulation 30 of DCPR – 2034
at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward,
Mumbai 400071, knowns as 'Basant Park Co-operative housing society"

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 of Existing Buildings
2.	Name of the project	Proposed Redevelopment of Existing Buildings Opp. Police Station, Chembur, M/W ward, Mumbai 400071 knowns as 'Basant Park Co- operative housing society" By M/S. Keystone Realtors Ltd
3.	Clearance letter (s) / OM/ no and date:	• File No: 21-28/2024-IA.III Dated 05.08.2024
4.	Location	situated at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai 400071, Maharashtra knowns as 'Basant Park Co-operative housing society" by M/S. Keystone Realtors Ltd.
a.	District (s)	Mumbai
b.	State (s)	Maharashtra
c.	Latitude / Longitude	-
5.	Address for correspondence	
	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Bunty Chandwani Contact No.09769380005, Address - 702 Natraj, M.V. road Junction, WEH,

		Andheri East, Mumbai - 400069
	Address of Executive Project Engineer /Manager (with pin code / fax number)	Mr. Prabhulal Chothani Contact No. 09773311998 Address - 702 Natraj, M.V.road Junction, WEH, Andheri East, Mumbai - 400069.
6.	Salient features	
a.	of the project	Plot Area: 16898.40 Sq.m. Total FSI area: 52909.31 Sq.m Total Built Up area: 110574.14 Sq.m
b.	of the environmental management plans	<u>1. Sewage Treatment Plant:</u> Sewage Treatment Plant with total capacity of 330 KLD (200+130) will be provided for treating the wastewater with MBR technology. Recycled wastewater will be used for Flushing, gardening etc. <u>2. Water Management:</u> Rain Water Harvesting shall be provided to raise the ground water table. <u>3. Solid Waste Management:</u> Biodegradable waste will be treated in OWC, manure obtained will be used for landscaping Non-biodegradable waste will be recycled/ reused/ sold/ handed over to local authorized vendors 4. Solar energy will be used as back-up to main source including streets and buildings.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Plot Area: 16898.40 Sq.m. Total FSI area: 52909.31 Sq.m Total Built Up area: 110574.14 Sq.m
b.	Others	---
8.	Breakup 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	---
a.	SC, ST / Adivasis	---

b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 334.49 cr.
b.	Allocation made for environmental management plans with item wise and year wise break-up	a) Construction Phase: Capital Cost- Rs. 552.16 Lakhs – 598.7Lakhs, O and M cost- Rs. 88.9 Lakhs/year - Rs. 91.6 Lakhs/year
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether (c) includes the cost of environmental management as shown in the above	---
e.	Actual expenditure incurred on the project so far	446636245/-
f.	Actual expenditure incurred on the environmental management plans so far	---
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Required: 3859.37 Sq.m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---

d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	12/03/2025.
b.	Date of completion (Actual and/ of planned)	December,2028
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	---
a.	The date on which the project was monitored by the regional office on previous occasions, if any	---
b.	Date of site visit for this monitoring report	13.01.2026
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 (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued (subsequently))	• File No: 21-28/2024-IA.III Dated 05.08.2024 M/s KEYSTONE REALTORS PRIVATE LIMITED 702 Natraj, M.V. Road Junction, Western Express Highway, Andheri (E), Andheri East, MUMBAI SUBURBAN, MAHARASHTRA, 400069

COMPLIANCE REPORT

Developer

M/s. KEYSTONE REALTORS LTD

**Proposed Redevelopment of Existing Buildings under regulation 30 of DCPR – 2034
at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward,
Mumbai 400071, knowns as ‘Basant Park Co-operative housing society’**

COMPLIANCE REPORT

TERMS & CONDITIONS:

1. Specific Condition

1.1	The proponent is required to obtain necessary clearance, if applicable.	Yes, we agreed the condition.
1.2	The proponent is required to prepare Mangrove protection and conservation plan in consultation with the state forest department and submit to the concerned regional office of ministry within three month of the grant of this environmental clearance.	We will follow commitments made by us before the MCZMA and EAC in letter and spirit.
1.3	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.
1.4	Abstraction of ground water shall be subject to the permission of Central Ground Water Authority (CGWA). Fresh water requirement shall not exceed 47 KLD during operational phase.	We noted the condition.
1.5	As proposed, wastewater shall be treated onsite in STP of 70 KLD capacity.	We ensure to provide STP of 70 KLD capacity.
1.6	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.
1.7	Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 196.22 sq. m (RG Area) out of net plot area of 2,357.10 sq. m, i.e. equivalent to 8.32% of net plot area. The landscape planning should	We will provide greenery as per the details provided in the project document

	include plantation of 179 numbers (79 trees will be planted outside the plot area) 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	
1.8	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, one collection tanks for rooftop runoff shall be provided by PP for rainwater harvesting after filtration.	Provision of Rain water harvesting is provided. RWH Tanks of total 68CuM capacity is provided.
1.9	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
1.10	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.
1.11	The recyclable waste shall be sold to authorized vendors/recyclers.	The recyclable waste will be sold to authorized vendors/recyclers
1.12	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.
1.13	As committed 341 nos car parking areas are to be provided and 20% of Electronic vehicle charging points are to be provided.	As committed 341 nos car parking areas are to be provided and 20% of electronic vehicle charging points are to will also be provided.
1.14	Proponent shall ensure the installation of solar lights and LEDs to meet 10 % of the total power requirement.	We ensure to install solar lights and LEDs to meet 10 % of the total power requirement.
1.15	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: 21-28/2024-IA.III Dated 05.08.2024
1.16	The proponent shall be responsible for	We will be responsible for operation and

	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.	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.
1.17	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.
1.18	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.
1.19	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	The project is 8.7 km away from the notified ESZ of SGNP and 3.7 km away from notified ESZ of TCFS. Further, The

	diversion of forest land for non-forest purpose involved in the project.	area falls in Seismic Zone III which is low seismic activity zone. Proposed construction is earthquake resistant and as per the NBC norms which takes care of any earthquake related threats.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Condition is noted & agreeable to comply same
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	Consent to Establish is received from MPCB. • Consent No:- Format1.0/CC/UAN No.0000198605/CE/2406002649 dtd. 30.06.2024 Copy is enclosed.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	We are not drawing any water from ground. We are using only Tanker water for construction.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Condition is noted.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Condition is noted.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	This is a residential project so there will no be E-Waste generation. There will be generation of domestic hazardous waste it will be handled as per the SWM rules, 2016.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	We will follow ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions	
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance	Yes, we agreed the condition.

	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.	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.	D.G. sets will provide as back up for Residential buildings. DG will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
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.	DG sets which will be used for backup during construction phase. These are environment friendly make and provided with acoustic enclosure to avoid noise emission.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Condition is noted.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.	For indoor air quality the ventilation provision will be as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions	
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Yes, we noted the condition and agreeable to the same
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	We will minimize cutting and filling and Buildings will be designed to follow the natural topography.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Total fresh water use will not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	The quantity of fresh water usage, water recycling and rainwater harvesting are being measured. The record are submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to	Yes, we noted the condition and agreeable to the same

	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.	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 tanks shall be provided for ground water recharging as per the CGWB norms.	Rainwater from terraces and other open area is diverted to recharge pits for ground water recharge.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Rooftop rainwater of buildings will be collected in RWH tank of total capacity 210 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 330 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 odour problem from STP.	Periodical monitoring of water quality of treated sewage will be conducted. Necessary measures will be made to mitigate the odour problem from STP.
3.20	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Sludge from the onsite sewage treatment, including septic tanks, will be collected, conveyed and disposed as per the Ministry of Urban Development,

4. Noise Monitoring And Prevention

S. No	EC Conditions	
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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	Condition is noted.

	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.	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 taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste will get collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Separate wet and dry bins will be provided in each unit and at the ground level for facilitating segregation of waste.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	OWC with capacity of 2 X 200 kg/day will be installed.

6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	All Non-biodegradable Waste will be managed through recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These 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).	14 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	There will be tree plantation of about 975 nos. Landscape planning includes plantation of

	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.	native species. 2
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 3866.51 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 regulation.	Condition is noted
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.

9.

<u>9.1</u>	A detailed traffic management and traffic decongestion plan shall be drawn up to	Yes, we noted the condition and agreeable to the same.
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	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.	
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10. Human Health Issues

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

11. Miscellaneous

11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	The advertisement is published in two local newspapers. One of which is 'Business Standard', Navi Mumbai dated 06.03.2025 & the other one is given in 'Navshakti' Dated 06.03.2025 respectively.
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 environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Yes, we noted the condition & agree to comply.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.	Separate environment management cell with qualified staff is formed and implementing the same
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by	Yes, we noted the condition and agreeable to comply the same.

	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) 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 false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Yes, we noted the condition and agreeable to the same.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Yes, we noted the condition and agreeable to the same.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Yes, we noted the condition and agreeable to the same.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should	Yes, we noted the condition and agreeable to the same.

	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.	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.

Additional EC Condition

- I. Project Proponent shall strive to enhance the Green Belt beyond 25% and that the trees planted in this regard would be planted under the campaign “एक पेड माँ के नाम” and the details of the trees planted would be uploaded on the portal <https://merilife.nic.in>.

Noted: We noted the condition and agreeable to the same.

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

Noted: We noted the condition and agreeable to the same.

**ENERGY
CONSERVATION
MEASURES**

Developer

M/s. KEYSTONE REALTORS LTD

Proposed Redevelopment of Existing Buildings under regulation 30 of DCPR – 2034
at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai
400071, knowns as ‘Basant Park Co-operative housing society”

ENERGY SAVING CALCULATIONS

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(Flats)	130.8	52	418.6	31.4	251.1	167.4	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	3168	1267	1267.2	1013.8	1013.8	253.4	20	By using solar water heating
Lifts	500.0	300.0	3000.0	255.0	2550.0	450.0	15	Advanced Lifts with VVVF Technology & High Efficiency
Plumbing & STP motors	179.0	107	537.0	96.7	483.3	53.7	10	Pumps & Motors with Premium Efficiency
External Lighting	10	8.0	80.0	1.00	10.00	70.0	88	External lighting on solar
Common Area lighting	150.0	120.0	1680.0	70.00	980.00	700.0	42	Common area lighting on solar
Ventilation	50.0	40.0	160.0	36.0	144.0	16.0	10	Motors with Premium Efficiency
Other equipments like AC Appliances /switch load/AC in common area	2763	788	3150.0	669.4	2677.5	472.5	15	Energy efficient VRF AC with higher COP
Total	6951	2682	10292.8	2173.2	8109.7	2183	21	Overall Savings
Solar PV installation proposed in Kw						57		115 Nos PV Panels of 500 Wp will be installed
Overall Solar(renewable component) Savings						1023.4	10	% Savings Non renewable component (Solar Water Heating +Solar PV Panel)

POST MONITORING ENVIRONMENTAL STATUS REPORT

OF

Redevelopment of Existing Buildings

For

Basant Park

October, 2025 – March, 2026

Developer

M/s. KEYSTONE REALTORS LTD

Proposed Redevelopment of Existing Buildings under regulation 30 of DCPR – 2034
at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai
400071, knowns as ‘Basant Park Co-operative housing society’

Prepared by

ENVIRO ANALYSTS &ENGINEERS P.LTD.,

TEST REPORT

Report No. - EAEPL/A/01/26/00027A			Report Date - 21.01.2026
Name of Customer	M/S. KEYSTONE REALTORS PVT. LTD.		Reference – WO # Dtd: 04.09.2024
Site Address	Proposed redevelopment of existing buildings under regulation 30 of DCPR – 2034 at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai 400071, knowns as ‘Basant Park Co-operative housing society		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/01/26/00027A (Near Site office)	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	13.01.2026	Date of Receipt	14.01.2026
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	14.01.2026 to 16.01.2026		
Report for the month	JANUARY, 2026		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions				
Ambient Air Temperature (°C)		Relative Humidity (%)		Duration of Monitoring
30°C		58%		8 Hours
RESULTS				
Test Parameters	UNIT	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	µg/m³	86.13	100	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	µg/m³	44.67	60	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	µg/m³	11.22	80	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	µg/m³	15.36	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-----

TEST REPORT

Report No. - EAEPL/N/01/26/00027B			Report Date - 21.01.2026
Name of Customer	M/S. KEYSTONE REALTORS PVT. LTD.		
Site Address	Proposed redevelopment of existing buildings under regulation 30 of DCPR – 2034 at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai 400071, knowns as 'Basant Park Co-operative housing society		Reference – WO # Dtd: 04.09.2024
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/01/26/00027B	Sample quantity and packing	Not Applicable
Date of Sampling	13.01.2026	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 of Site	dB(A) Leq.	53.4	44.1	55	45
Near Back Site of Site	dB(A) Leq.	54.3	44.0	55	45
Near Site Office of Site	dB(A) Leq.	51.4	43.2	55	45
Near Centre Side of Site	dB(A) Leq.	53.0	40.8	55	45

Remark: The noise level was observed within CPCB limit.

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

Reviewed by



(QM/DM)
(Shweta Sonawane)

Approved by



Authorized Signatory
(Shilpa Dhamankar)

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

TEST REPORT

Report No. - EAEPL/W/01/26/00027C			Report Date – 21.01.2026
Name of Customer	M/S. KEYSTONE REALTORS PVT. LTD.		
Site Address	Proposed redevelopment of existing buildings under regulation 30 of DCPR – 2034 at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai 400071, knowns as 'Basant Park Co-operative housing society'		Reference – WO # Dtd: 04.09.2024
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/01/26/00027C (Near Site Office)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	14.01.2026	Date of Receipt	14.01.2026
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	14.01.2026 to 21.01.2026		
Report for the month	JANUARY, 2026		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.56	IS 3025 (Part 11) 2022
Turbidity	NTU	< 1.0	IS 3025 (Part 10) 2023
TDS	mg/L	110.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	36.40	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	13.09	IS 3025 (Part 32) 2025
Total Hardness	mg/L	51.44	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	10.42	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	6.12	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.78	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

Approved by


Authorized Signatory
(Shilpa Dhamankar)

(QM/DM)
(Shweta Sonawane)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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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/W/01/26/00027C			Report Date – 21.01.2026
Name of Customer	M/S. KEYSTONE REALTORS PVT. LTD.		
Site Address	Proposed redevelopment of existing buildings under regulation 30 of DCPR – 2034 at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai 400071, knowns as 'Basant Park Co-operative housing society'		Reference – WO # Dtd: 04.09.2024
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/01/26/00027C (Near Site Office)	Sample quantity and packing	500ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	14.01.2026	Date of Receipt	14.01.2026
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	14.01.2026 to 16.01.2026		
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)**

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

TEST REPORT

Report No. - EAEPL/S/01/26/00027D			Report Date – 21.01.2026
Name of Customer	M/S. KEYSTONE REALTORS PVT. LTD.		
Site Address	Proposed redevelopment of existing buildings under regulation 30 of DCPR – 2034 at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai 400071, knowns as ‘Basant Park Co-operative housing society		Reference – WO # Dtd: 04.09.2024
Nature and Description of Sample	Soil	Sample Collected by	
Sampling locations and Sample Code	EAEPL/S/01/26/00027D (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	14.01.2026	Date of Receipt	14.01.2026
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	14.01.2026 to 21.01.2026		
Report for the month	JANUARY, 2026		

Discipline: Chemical
Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	7.89	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	867.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	21.61	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	32.17	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.84	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	110.56	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	610.68	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2357.84	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	264.33	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	28.66	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.12	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1011.91	EPA 3050B
Potassium (K)	mg/kg	841.61	EPA 3050B
Copper (Cu)	mg/kg	197.37	EPA 3050B
Iron (Fe)	mg/kg	63214.55	EPA 3050B
Lead (Pb)	mg/kg	11.62	EPA 3050B
Zinc (Zn)	mg/kg	101.53	EPA 3050B

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

(QM/DM)
(Shweta Sonawane)
Approved by

Authorized Signatory
(Shilpa Dhamankar)

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



File No: 21-28/2024-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division



Dated 05/08/2024



To,

Shovir Irani
M/S KEYSTONE REALTORS PVT. LTD.
702 Natraj, M. V. Road Junction, W. E. Highway, Andheri East, MUMBAI, MAHARASHTRA, ,
400069
jayshreechobey@rustomjee.com

Subject: Redevelopment of existing buildings (knowns as 'Basant Park Co-operative housing society') under regulation 30 of DCPR – 2034 at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai by M/s. Keystone Realtors Ltd. – Grant of Environmental Clearance - reg.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed redevelopment of existing buildings under regulation 30 of DCPR – 2034 at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai 400071, knowns as 'Basant Park Co-operative housing society' by M/s. Keystone Realtors LTD submitted to Ministry vide proposal number IA/MH/INFRA2/458533/2024 dated 18/01/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3803MH5382880N
(ii) File No.	21-28/2024-IA.III
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Sector	INFRA-2
(vii) Name of Project	Proposed redevelopment of existing buildings under regulation 30 of DCPR – 2034 at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai 400071, knowns as 'Basant Park Co-operative housing society' by M/s. Keystone Realtors LTD
(viii) Name of Company/Organization	M/S KEYSTONE REALTORS PVT. LTD.

(ix) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(x) Issuing Authority	MoEF&CC
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

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

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 117th meeting held on 24-25.01.2024. Some typo corrections in the 117th meeting and corrected in 118th meeting held on 07.02.2024.

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

i. The project is redevelopment project.

ii. Proposed redevelopment of existing buildings under regulation 30 of DCPR – 2034 at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai 400071, knowns as 'Basant Park Co-operative housing society' by M/s. Keystone Realtors ltd at Latitude- 19° 3'2.34"N , Longitude - 72°53'42.14"E.

iii. The total plot area is 16,896.40 sq. m, the net plot area is 15,437.46 sq. m, FSI area is 52,909.31 sq. m and total construction (Built-up) area of 1,10,574.14 sq. m. the project will comprise of 8 no. of Residential building/wings and one buildable Amenity building to be handed over to MCGM (Municipal Corporation of Greater Mumbai). Total 404 flats shall be developed. Maximum height of the building is 63.80 m. The details of building are as follows:

Building Name	Building Configuration	Building Height (m)
Member Wings (M1, M2, M3 & M4)	3 Basement + Gr/Stilt + 1st to 18th Residential Floor	63.80
Sale Wings (S1, S2, S3 & S4)	3 Basement + Gr/Stilt + 1st to 18th Residential Floor	63.80
Amenity Building	Gr/Stilt + 3 upper floors	16.95
Clubhouse	G+1	15

iv. During construction phase, total water requirement is expected to be 10-20 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.

v. During operational phase, total water requirement of the project is expected to be 382 KLD and the same will be met by MCGM. 235 KLD fresh water from MCGM and 148 KLD Recycled Water. Wastewater generated (300 KLD) will be treated in STP of 330 KLD (200+130 KLD). 278 KLD of treated wastewater will be recycled and re-used (120 KLD for flushing, 27 KLD for gardening etc.). Balance treated waste water will be disposed in to municipal drain.

vi. About 1.32 TPD solid wastes will be generated in the project. The biodegradable waste (0.778 TPD) will be processed in OWC and the non-biodegradable waste generated (0.543 TPD) will be handed over to authorized local vendor.

vii. The total power requirement during construction phase is 80 KVA and will be met from TATA and total power requirement during operation phase is 2682 KVA and will be met from Tata Power.

viii. Rooftop rainwater of buildings will be collected in 03 nos. of RWH tank of total capacity 210 cum. (2 days holding capacity) for harvesting after filtration.

ix. Parking facility for 862 nos. four wheelers and nil two wheelers is proposed to be provided against the requirement of

664 nos. and (according to local norms).

- x. Proposed energy saving measures would save about 10 % of power.
 - xi. The proposed project is not located in Critically Polluted area.
 - xii. The proposed project is 8.7 km away from the notified ESZ of Sanjay Gandhi National Park and 3.7 km away from notified ESZ of TCFS.
 - xiii. NBWL Clearance is not required.
 - xiv. Forest Clearance is not required.
 - xv. No court case pending against the project.
 - xvi. Green belt development: 3859.37 sq. m RG required (25% of net plot area) and 3,866.51 sq. m (LOS on Mother Earth) provided and Details of felling/transplantation: Total 80 no. of trees existing on site out of which 44 no. of trees to be cut, 36 no. of trees to be retained on site. Total 975 no. of trees will be planted on site and 36 no. of trees will be retained.
 - xvii. Total cost of the project is Rs 334.49 Crore.
 - xviii. Employment potential: 50 no. shall be provided with temporary housing facilities Around 100 no. labors will come to site during peak construction phase. This is a residential project which will create 20 no. direct employment and 30 no. indirect employment during the operation phase.
 - xix. Benefits of the project: Proposed development will provide new and bigger flats to the existing members of the housing society. Simultaneously, additional flats/apartments will be created, which will be sold to new members in order to finance the redevelopment. Existing members of the society will be provided with better living conditions and amenities after the project is developed. The project will improve the infrastructure of the surrounding area, will generate direct and indirect employment during construction and operation phase. The project has all infrastructure like STP, OWC, RWH system, Solar PV panels etc to mitigate the impact on the surrounding environmental.
6. The EAC has noted that total plot area is 16896.40 sq. m, FSI area is 52909.31 sq. m and total construction (Built-up) area of 110574.14 sq. m. the project will comprise of 8 no. of Residential building/wings and one buildable Amenity building to be handed over to MCGM (Municipal Corporation of Greater Mumbai). Total 404 flats shall be developed. Maximum height of the building is 63.80 m. As per information retrieved from DSS-MoEF&CC, the project site is located at the distance of 10.27 km from Sanjay Gandhi National Park and 8.87 km from its ESZ. CRZ boundary is located at the distance of 1.59 km from project site. Since the project site is located within the DFO Mumbai Mangroves Conservation Unit, proponent is required to obtain Forest Clearance, if applicable, and also include Mangrove Protection and Conservation Plan in the EMP. Accordingly, the EMP budget is to be revised appropriately.
7. The EAC has further noted that the EMP cost of projects is meagre, so it should be increased and rationalised as per area and cost of project. The project proponent has submitted revised EMP cost. As per the revised EMP, the proposed capital cost increased from Rs. 552.16 to Rs. 598.7 Lakhs and recurring cost from Rs. 88.9 to Rs. 91.6 Lakhs/year.
8. Further, on enquiry by the EAC, the proponent has informed that proponent shall be responsible for undertaking 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 transfer of environmental clearance to the bona fide Residential Welfare Association and when required. The project proponent has also submitted an undertaking in this regard.
9. 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 subject to the 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.

10. Further, the Ministry noted that this is a redevelopment of existing old buildings proposal having a total plot area is 16,896.40 sq. m, the net plot area is 15,437.46 sq. m. The proposed greenbelt on Mother Earth is 3,866.51 sq. m, which is 25 % of the total plot area which is equal to mandatory requirement of 10% of total plot area as per local norms of the Development Control and Promotion Regulation-2034 (or DCPR) of Maharashtra, plots for residential and commercial layouts admeasuring area from 1001 sq. m to 2500 sq. m., 2501 sq. m to 10,000 sq. m and area above 10,000 sq. m should maintain 15%, 20% and 25% of recreational ground/open spaces, respectively. In case of building under Slum Redevelopment Authority (SRA) scheme, at least 8% of amenity open space shall be maintained at ground level. In case re-development project minimum 10% of recreational ground/open spaces are required.

11. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance for the Redevelopment of existing buildings (knowns as ‘Basant Park Co-operative housing society”) under regulation 30 of DCPR – 2034 at Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W ward, Mumbai by M/s. Keystone Realtors 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**.

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

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Conditions

S. No	EC Conditions
1.1	The proponent is required to obtain necessary Forest Clearance, if applicable.
1.2	The proponent is required to prepare Mangrove Protection and Conservation Plan in consultation with the State Forest Department and submit to the concerned Regional Office of the Ministry within three month of the grant of this environmental clearance.
1.3	The project proponent shall obtain the Fire safety certification from Fire Department and also height clearance from the Airports Authority of India and submit the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of EC letter.
1.4	Abstraction of groundwater shall be subject to the permission of Central Ground Water Authority (CGWA). Freshwater requirement shall not exceed 235 KLD during the operational phase.
1.5	As proposed, wastewater shall be treated onsite in STP of 330 KLD capacity.

S. No	EC Conditions
1.6	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, 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.
1.7	The area under plantation/greenery will be 3,859.37 sq. m out of net plot area of 15,437.46 sq. m, i.e. equivalent to 25 % of net plot area. The landscape planning should include the plantation of 975 numbers of native tree species as proposed. A minimum of 01 trees 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.
1.8	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, three collection tank (210 KL capacity) for rooftop runoff shall be provided by PP for rain water harvesting after filtration.
1.9	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in a separate area earmarked for segregation of solid waste, as per SWM Rules, 2016.
1.10	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 authorized site.
1.11	The recyclable waste shall be sold to authorized vendors/recyclers.
1.12	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.
1.13	As committed 341 car parking areas are to be provided and 20% of Electronic vehicle charging points are to be provided.
1.14	Proponent shall ensure the installation of solar-based lighting and LEDs to meet 10 % of the total power requirement.
1.15	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.
1.16	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 <i>bona fide</i> Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the <i>bona fide</i> Residential Welfare Association and when required.
1.17	Project proponent shall essentially comply with all parking norms and standards as applicable.

S. No	EC Conditions
1.18	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road section should have mandatory provision of cross section elements and footpath so as to minimise the shift of walk mode to vehicular mode to have least impact on energy and environment.
1.19	The project proponent shall ensure that there more than one entry /exit from different directions however it should be checked that it does not create road safety hazard.

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be

S. No	EC Conditions
	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.
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.

S. No	EC Conditions
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.
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.

S. No	EC Conditions
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 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

S. No	EC Conditions
	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) 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 report and 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

S. No	EC Conditions
	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. Project Proponent shall strive to enhance the Green Belt beyond 25 % 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>.
- ii. 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.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000198605/CE/2406002649

Date: 30/06/2024

To,
M/s Keystone Realtors Ltd., 'Basant Park
Co-operative housing society"- Survey
no.405 & 406, RC Marg (CTS No.1718),
Opp. Police Station, Chembur, M/W
word, Mumbai.



Sub: Consent to Establish for Proposed Construction Project for Redevelopment of Existing Buildings.

- Ref:
1. Application Submitted by SRO-Mumbai-III
 2. 3rd Consent Committee Meeting dtd-14.05.2024.

Your application NO. MPCB-CONSENT-0000198605

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.334.49 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Construction Project for M/s Keystone Realtors Ltd., 'Basant Park Co-operative housing society"- Survey no.405 & 406, RC Marg (CTS No.1718), Opp. Police Station, Chembur, M/W word, Mumbai on Total Plot Area of 16896.40 Sq.Mtrs for construction BUA of 110574.14 Sq.Mtrs including utilities and services.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	300	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 to S-2	DG Set- 990 KVA	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	283.82 Kg/Day	OWC	use as manure
2	Non Biodegradable waste	198.34 Kg/Day	Segregate	Segregate & handed over to authorized vendor
3	STP Sludge	25 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		

- 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.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	668980.00	MPCB-DR-24415	13/02/2024	RTGS

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 **330 CMD for treatment of domestic effluent of 300 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	355.00
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	0.0

- 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 to S-2	DG Set-990 KVA	Acoustic Enclosure	5.00	HSD 495 Kg/Hr	1	SO ₂	237.6 Kg/Day

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



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CHANGE OF NAME

NOTE

Collect the full copy of Newspaper for the submission in passport office.

I HAVE CHANGED MY NAME FROM INACIN DORANNA TO INACINHA DORANNA AS PER DOCUMENTS. CL- 071

I HAVE CHANGED MY NAME KALIDAS SATTAYLA TO KALIDAS SATTAYIA RAYOLAS PER DOCUMENTS. CL- 101

I HAVE CHANGED MY NAME FROM KAIRAMKONDA PRAMELA MALLESH TO PRAMILA KALIDAS RAPOL AS PER DOCUMENTS. CL- 101 A

I HAVE CHANGED MY NAME FROM ARYA ANURAG KASTWAR TO ARYA KASTWAR AS PER DOCUMENTS. CL- 101 B

I HAVE CHANGED MY NAME FROM VINOD KUMAR RAJDEO MISHRA TO VINOD KUMAR MISHRA AS PER AADHAR. CL- 201

I HAVE CHANGED MY NAME FROM RAJDEO MISHRA TO RAJESH MISHRA AS PER AFFIDAVIT. CL- 301

I HAVE CHANGED MY NAME FROM KARTHIK SHIVSHANKARAN NAIR TO KARTHIKEYAN SHIVSHANKARAN NAIR AS PER MY DOCUMENTS. CL- 401

I, INACIO CAETANO MENDES HAVE CHANGED MY NAME TO IGNATIUS NICHOLAS MENDES VIDE MAHARASHTRA GOVERNMENT GAZETTE NO - M24165715 DATE AUGUST 29 - SEPTEMBER 4, 2024. CL- 510

I HAVE CHANGED MY NAME FROM NAGARAJU CHANDRASHEKAR TO CHANDRASHEKAR NAGARAJU AS PER GOVT GZT NO (M- 24171075). CL- 601

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DEBTS RECOVERY TRIBUNAL-1 MUMBAI

(Government of India, Ministry of Finance)

2nd Floor, Telephone Bhavan, Colaba Market, Colaba, Mumbai-400 005 (5th Floor, Scindia House, Ballard Estate, Mumbai-400 001)

O.A. NO. 401 OF 2023

EXH. NO. 12

KOTAK MAHINDRA BANK LIMITED

.....Applicant

Versus

SUSHILKUMAR J TIWARI & ANR.

.....Defendants

To,

DEFENDANT NO. 1 : SUSHILKUMAR J TIWARI, Jai Ambika Bhawani, CHL Room No. 2, Committee Hanuman Ngr, Akurli Rd, Kandivali (E), Mumbai-400101, Maharashtra, India,

DEFENDANT NO. 2 : ANILKUMAR JEETNARAYAN TIWARI, Jai Ambika Bhawani, CHL Room No. 2, Committee Hanuman Ngr, Akurli Rd, Kandivali (E), Mumbai-400101, Maharashtra, India,

SUMMONS

1. WHEREAS, OA/401/2023 was listed before Hon'ble Presiding Officer/ Registrar on 14.06.2024.

2. WHEREAS this Hon'ble Tribunal is pleased to issue summons / notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 47,56,458,53/-

3. WHEREAS the service of summons / Notice could not be effected in the ordinary manner and whereas the Application for substitute service has been allowed by this Tribunal.

4. In accordance with sub-Section (4) of section 19 of the Act, you, the defendants are directed as under :

i) To show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;

iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;

iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

v) You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

5. You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 17.10.2024 at 12:00 Noon. Failing which the application shall be heard and decided in your absence.

Given under my hand & the seal of this Tribunal on this 25th day of June, 2024

SEAL

Sd/- Registrar, Debts Recovery Tribunal-1, Mumbai

PUBLIC NOTICE

ADDL. CHIEF JUDICIAL MAGISTRATE, COURT,

IN THE COURT OF Smt. P. V. Hingne

Judicial Magistrate First Class, 54th Court

Case No. 5401398/SC/2021

Sohit SadhComplainant V/s.

Himanshu ThakkerAccused

Whereas, Himanshu Thakker at 502, Jaswanti Gold, Subhash Lane, Kandivali West, Mumbai, stands charged with the offence punishable U/s. 138 of NEGOTIABLE INSTRUMENTS ACT, It has been ordered by the Court that Proclamation has been issued against above said accused. I hereby order you to appear me either personally and/or by a duly instructed advocate on 15th October 2024 at 11.00 a.m. At above address.

Dated, this 09th July 2024.

SEAL

Judicial Magistrate (First Class) 54th Court, Mazgaon, Mumbai.

PUBLIC NOTICE

ADDL. CHIEF JUDICIAL MAGISTRATE, COURT,

IN THE COURT OF Smt. P. V. Hingne

Judicial Magistrate First Class, 54th Court

Case No. 5401516/SC/2021

Sohit SadhComplainant V/s.

Himanshu ThakkerAccused

Whereas, Himanshu Thakker at 502, Jaswanti Gold, Subhash Lane, Kandivali West, Mumbai, stands charged with the offence punishable U/s. 138 of NEGOTIABLE INSTRUMENTS ACT, It has been ordered by the Court that Proclamation has been issued against above said accused. I hereby order you to appear me either personally and/or by a duly instructed advocate on 15th day of October 2024 at 11.00 a.m. at above address.

Dated, this 09th July 2024.

SEAL

Judicial Magistrate (First Class) 54th Court, Mazgaon, Mumbai.

PUBLIC NOTICE

ADDL. CHIEF JUDICIAL MAGISTRATE, COURT,

IN THE COURT OF Smt. P. V. Hingne

Judicial Magistrate First Class, 54th Court

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Sohit SadhComplainant V/s.

Himanshu ThakkerAccused

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Dated, this 09th July 2024.

SEAL

Judicial Magistrate (First Class) 54th Court, Mazgaon, Mumbai.

PUBLIC NOTICE

All the concerned persons including bonafied residents, environmental groups, NGO's and others are hereby informed that the state environment Impact Assessment Authority, Maharashtra has accorded Environmental Clearance to M/s. Keystone Realtors Pvt. Ltd, 702, Natraj, M.v. Road Junction, W. E. Highway, Andheri East, Mumbai - 400069, Maharashtra for Proposed plot bearing CTS No. 1718, 1718/1 to 81 of village Chembur, Taluka Kurla at R. C. Marg, Chembur, M/west ward Mumbai. EC identification No. EC24C33803MH5382880N Dated: 05.08.2024. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of Ministry of Environment and Forest at https://parivesh.nic.in/

M/s. Keystone Realtors Ltd. 702, Natraj, M.V. Road Junction, W. E. Highway, Andheri East, Mumbai - 400069, Maharashtra

NOTICE

This is to inform the members of the Ghatkopar Jolly Gymkhana that the 39th Annual General Body Meeting of the Gymkhana will be held on Thursday, 12th September, 2024 at 7.00pm at the Gymkhana Premises. A copy of the Notice has been put on the notice board of the Gymkhana and website of the Gymkhana (www.jollygymkhana.in) in notice section. Annual Report for F.Y. 2023 - 2024 has been sent to all Members by Courier. In case of non-receipt of Annual report by any member, he/she can view or download the same from the gymkhana website www.jollygymkhana.in

Date : 02-09-2024

Hon.Secretaries

NEELKAMAL CITY SHOPPING MALL INDIA LIMITED

Regd. Off.- 267 – E, Bellasis Road, Opp. B.E.S.T. Bus Depot, Mumbai Central (East), Mumbai-400 008.

NOTICE is hereby given that the Eighteenth Annual General Meeting of Neelkamal City Shopping Mall India Limited will be held on Monday, the 30th September, 2024 at 11.00 a.m. at Saif Hall, 142/144 Jehangir Boman Behram Marg (Bellasis Road), Next to Maharashtra College, Mumbai 400008, to transact the business set out in the Notice of the said Annual General Meeting being dispatched to the Shareholders.

NOTICE is also hereby given under Section 91 of the Companies Act, 2013, that the Register of Members and the Share Transfer Books of the Company would remain closed from Monday, the 23rd day of September, 2024 to Monday, the 30th day of September, 2024 (both days inclusive) for the purpose of Annual General Meeting.

By Order of the Board of Directors

Sd/- Chairman

Mumbai 14th August, 2024

PUBLIC NOTICE

My client Mrs. Sarojben Yeshwant Shah claims to be lawful owner of the flat premises bearing Flat No.109 on the 1st floor in 'A' Wing of the building called as Padma Prabhu of Three Padma Prabhu Cooperative Housing Society Limited situated at Plot Nos. 36-37, L.B.S. Marg, Ghatkopar (W), Mumbai - 400086 (the said Flat) and by virtue of the same she is enrolled as member of Three Padma Prabhu Cooperative Housing Society Limited (the said Society) and is holding five shares bearing distinctive No.s 41 to 45 conferred in Share Certificate No.9 issued by the said Society (the said Shares). My client represents that the said Flat was originally purchased by Mrs. Shobha K. Grover from the developer M/s. Ramesh Associates pursuant to an Agreement dated 18.01.1988 and she in turn sold the said Flat to and in favour of my client and her husband Mr. Yashwant Butalal Shah. My client further represents that her husband Mr. Yashwant Butalal Shah died intestate on 13.04.2015 leaving behind my client as the only heir and legal representative entitled to his all estate, including his undivided half share in the said Flat. My client state that upon her request and application, the said Society has transferred the said Flat and the said Shares in her sole name. My client states that the original Agreement made between Mrs. Shobha K. Grover and herself and her husband Mr. Yashwant Butalal Shah in respect of the said Flat has been lost and the same is not traceable despite best efforts.

Public at large is hereby informed of the above mentioned facts and called upon to lodge the claim, if any, in respect of the said Flat on the strength of original Agreement made between Mrs. Shobha K. Grover and herself and her husband Mr. Yashwant Butalal Shah in respect of the said Flat or any other agreement/document and/or by way of inheritance, succession, sale, transfer, gift, mortgage, lien, charge or otherwise in any manner whatsoever with the undersigned at the below mentioned address within a period of 15 days from the date of this notice, failing which it shall be deemed and treated that there is no third party claim of whatsoever nature in respect of the said Flat and if at all any claim is there the same has been waived and my client shall proceed to sell and transfer the said Flat in favour of any person or party or her choice.

Mumbai

Date: 02/09/2024

Sd/- Advocate for Mrs. Sarojben Yeshwant Shah

Unit No.1, Ground Floor, Krishna Kunj, Gandhi Nagar, Behind Zynova Hospital, L.B.S. Marg, Ghatkopar (W), Mumbai-400086

Mobile: 9967037330

FEDBANK FINANCIAL SERVICES LTD. AUCTION NOTICE

This is to inform the public at large, that FEDBANK FINANCIAL SERVICES LTD., has decided to conduct Auction of Gold ornaments belonging to accounts (mentioned below) which have become overdue or which have defaults or margin breach customers. The Auction would be held at respective Branches specified below on Friday 13-09-2024 between 10.00 a.m. to 12.00 p.m. This would continue till the auction process is over.

ADAT PETI 0230-2434303 FEDGL00650014978, 0014986, 0014987, 0014990, 0014991, 0014999, 0015015, 0015026, 0015037, 0015056, 0015061, 0015082, 0015091, FEDB0065000032 AIROLI 7448880520 FEDGL0072003728, 0002893, 0002897, 0003357, 0003627 Akluj 8605846083 FEDGL0486004725, 0004699, 0004729, 0004742, 0004069, 0003074, 0003078, 0003086, 0003109, 0004480, 0004698, 0004728, 0004740 Akola 9421893678 FEDGL04710004959, 0004973, 0005025, 0005035, 0005041, 0005045, 0005050, 0005051, 0005063, 0007919 Allibag 8888646123 FEDGL04900003996, 0004008, 0003997, 0004004, 0003994, 0002368, 0002380, 0002411, 0002412, 0002414, 0002430, 0002432, 0003972, 0002552, 0003312, 0003333, 0003853, 0003993, 0003809, 0003923, 0003947, 0003907, 0003926 Ambernath 7448880534 FEDGL0500005263, 0004151, 0004156, 0004481, 0004492, 0005268, 0004769 Amravati 9087012331 FEDGL0500008625, 0005585, 0006593, 0006608, 0006617, 0006620, 0008225 Aurangabad CIDCO 0240-2482122 FEDGL00870006888, 0006964, 0006977, FEDB00870000074 Aurangabad-Krant Chawk 9112051009 FEDGL03510006574, 0006591, 0006600, 0006614, 0006631, 0006635, 0006637 Badlapur 799057579 FEDGL03910002623, 0002644, 0002651 Baramati 9883121010 FEDGL03750008693, 0008719, 0008711, 0008704, 0006235, 0006237, 0006274, 0006281, 0006289, 0006298, 0006307, 0006911, 0008083, 0008196, 0008511, 0008703 Beed 776805555 FEDGL0520000177 Bhiwandri 9699471088 FEDGL04960002398 Bhoisar 7448880539/8379909966 FEDGL01260009242, 0009311, 0009234, 0002099, 0009193, 0009232, 0009262, 0009270, 0007055, 0007064, 0007067, 0007069, 0007075, 0007106, 0007125, 0008170, 0008412, 0008664, 0009021, 0009241, 0009261, 0009267, 0009319, FEDB01260000565 Bidewadi 020-24411117 FEDGL0500009044, 0007260, 0007263, 0007267, 0007286, 0007593, FEDB00750000228 CHAKAN 02135-24941 FEDGL06060008980, 0008938, 0006878, 0008827, 0008937 CHANDAN Nagar 7448880519 FEDGL0500005930, 0005985, 0005984, 0004642, 0004661, 0005929, 0005981, 0005982, 0006001 Chandrapur 9421878939 FEDGL04700001540, 0001553, 0001558, 0001559, 0001564, 0001862, 0007210 Chhindwad 020-27357667 FEDGL0071000712, 0007130, 0007129, 0007128, 0007127, 0007024, 0007107, 0007109, 0007086, 0007072, 0007111, 0005457, 0005476, 0005476, 0005481, 0005507, 0005584, 0005914, 0006721, 0007011, 0007071, 0007110, FEDS00710000390, 0000394, 0000395, 0000396, FEDB000710000166 Dange Chowk 9767531933 FEDGL04770004562, 0000460, 0002667, 0002684, 0002704, 0002721, 0002726, 0002731, 0002742, 0002744, 0004607, 0004301, 0004319, 0004452, 0004488, FEDS04770000506 Dombivli 0251-295814 / 9820198104 FEDGL3840003188, 0003271, 0003215, 0003215, 0004143 Ghorpadi 020-48617322 FEDGL03430002307, 0002362, 0002337, 0002350, 0001521, 0001531, 0002249, 0002336, 0002349, 0002261, FEDS04340000554 HADAPSAR 020-26825111 FEDGL0057000360, 0005681, 0004277, 0005399, 0005680 Hingna T. Plot 0712-2238526/8390441888 FEDGL03270006856, 0006831, 0006857, 0005361, 0005368, 0005371, 0005372, 0005373, 0005374, 0005381, 0005382, 0005395, 0005399, 0006364, 0006546, 0006766, 0006765 Hupari 0230-2452977 FEDGL0270011320, 0011346, 0011358, 0011360, 0011372, 0011385, 0011394, 0011401, 0011403, 0011408, 0011417, 0011420, 0012205, 0014342 Ichalkaranji 0230-2433456 FEDGL0050012307, 0012310, 0012312, 0012324, 0012327, 0012349, 0012351, 0012358, 0012361, 0012362, 0014270, 0012378, 0012381, 0012382, 0012397, 0012401, 0012402, 0012405, 0012411, 0014678, 0014725 Indapur 0211-299029 FEDGL04330003896, 0002548, 0002580, 0002582, 0002599, 0003895 Islampur 02342-259111 FEDGL0300008075, 0001801, 0008030, 0006108, 0006122, 0006144, 0006169, 0006170, 0006171, 0006186, 0006190, 0006194, 0006195, 0006689, 0006694, 0004154, 0006698, 0007766, 0008074, 0008076 Kalambohi 2227423330/8898743992 FEDGL00840004900, 0004903, 0004998, 0004302, 0004898, 0004902, 0004997 Kalyan East 2512360706 FEDGL02140005648 Kamotha 7448880338 FEDGL01600030831, 0003328, 0003840, 0003010, 0003011, 0003022, 0003023, 0003026, 0003030, 0003033, 0003037, 0003238, 0003274, 0003389 Karjat 8149474662 FEDGL03940004530, 0004532, 0004544, 0007121 KATRAJ 020-2437377 FEDGL0500007919, 0007885, 0007892, 0007901, 0007905, 0006725, 0007110, 0007396, 0007884, 0007891, 0007898, 0007904, 0007918, 0007925 Kharghar 7448880518 FEDGL01250004951, 0004949, 0004904, 0004132, 0004806, 0004824, FEDB01250000116 Khopadi 219263728 FEDGL0338000228, 0006690, 0009227 Kolhapur 0231-2624077 FEDGL01190007561, 0006024, 0006273, 0006285, 0007560, 0007922 Kothrud 9087012341 FEDGL01120000802, 0008083, 0008081, 0006148, 0006181, 0006200, 0006230, 0006736, 0006746, 0008132, 0007534, 0007534, 0007560, 0007816, 0007819, 0007855, 0007856, 0007857, 0007910 9007932 Latur 9075647888 FEDGL01590002113, 0000997, 0010106, 0010102, 0013500, 0013184, 0000212 Lonavala Branch 9822580112 FEDGL04640004440, 0002624, 0002635, 0002639, 0002655, 0002674, 0003371 Mahad 9921263030 FEDGL0500005193 Medical Square 0712-2758484 FEDGL03330006844, 0006979, 0006845, 0005307, 0005315, 0005317, 0005318, 0005319, 0005321, 0005332, 0005340, 0005343, 0005344, 0005351, 0006877, 0006897, 0006588, 0006734, 0006768, FEDB03330000166, 0002808 Mira Road 7448880537 FEDGL0140005537, 0005538, 0005543, 0005576, 0004355, 0004362, 0004366, 0005602, 0005609, 0004721, 0004754, 0005342, 0005571, 0005386, 0005406 Miraj 0233-2229862 FEDGL00860020584, 0020969, 0015589, 0015605, 0015625, 0015652, 0017539, 0019910 Mohopada 9765464254 FEDGL0510003282, 0001396, 0003222 Murbad 9768881227 FEDGL04660003395, 0003401, 0003404, 0003408, 0003436, 0003991, 0004012, 0005339 Nagpur CA Road 0712-2766313 FEDGL03640006327, 0006373, 0004636, 0004644, 0004656, 0004675, 0004682, 0004702, 0006186, 0006156, 0006200, 0006256, 0006271, 0006288, 0006303, 0006400, FEDS03640000058 Nagpur Jafar Nagar 7122999904 FEDGL043700004085, 0004086, 0002488, 0002498, 0002498, 0002540, 0002541, 0002542, 0002545, FEDB04370000329, 0000340 Nalasopara West 9384000811 FEDGL01290008580, 0008610, 0008535, 0008534, 0008536, 0008537, 0008538, 0006671, 0008676, 0007010, 0007631, 0007889, 0007914, 0008038, FEDB01290000158 Nashik Panchvati 0253-2510077 FEDGL03290012888, 0012857, 0012923, 0009806, 0009822, 0009823, 0009827, 0009836, 0009838, 0009862, 0009867, 0009868, 0009870, 0009875, 0009887, 0009889, 0009900, 0009902, 0009905, 0009916, 0009927, 0009929, 0009936, 0009940, 0012947, 0012980, 0012168, 0012768, 0012494, 0012655, FEDB0329000165, 0000523 Nashik Road 02352-22701 FEDGL03350006886, 0006885, 0006886, 0005175, 0005176, 0005178, 0005195, 0005208, 0005215, 0005216, 0005218, 0005237, 0006971, 0005373, 0006549, 0006749, 0006648 Nigdi Branch 91563978 FEDGL03900004635, 0004583, 0004595, 0004610, 0003345, 0003351, 0003362, 0003363, 0003708, 0004686, 0004613, 0004308, 0004594, 0004609, 0004541 Panvel 7448880843 FEDGL00730005527, 0005528, 0005569, 0004002, 0004018, 0005202, 0005588, FEDB00730000180 Pen 0253-2466961 FEDGL01140008164, 0008170, 0008179, 0008190, 0005962, 0006013, 0006043, 0006046, 0006060, 0006070, 0006067, 0008210, 0008222, 0007511, 0007825, 0007979, 0008189 RAJARAMPURI 0231-2565695 FEDGL01370007384, 0007391, 0007399, 0007413, 0007423, 0007429, 0007436, 0009380, 0009412 Rajgurunagar 02135-22247 FEDGL0800010696, 0008497, 0008519, 0008578, 0008579, 0010212 Ratnagiri 9823122422 FEDGL01510007895, 0007911, 0007912, 0007914, 0007924, 0007928 Sangli 0233-2320011 FEDGL01400011571, 0008086, 0008823, 0008829, 0008902, 0008905, 0011589, 0010998 Sangvi 020-27283012 FEDGL00700006131, 0006104, 0005194, 0005204, 0005205, 0005206, 0005212, 0005224, 0005232, 0005235, 0005241, 0005242, 0005248, 0005498, 0005501, 0005509, 0006135, 0005568, 0006080, 0006086 Talegaon 02114 - 224822 FEDGL01810008298, 0008303, 0008316, 0008325, 0008327, 0008336, 0008353, 0008354, 0008365, 0008368, 0008396, 0008396, 0008400, 0008404, 0008432, 0008433 Ulhas Nagar 93840009118 FEDGL03900003378, 0003383, 0003384 Untawadi 0253 - 2391177 FEDGL00830005577, 0004282, 0004284, 0004291, 0005481, 0008480 FEDGL04290005836, 0003517, 0003512, 0003525, 0003535, 0003533, 0003554, 0003556, 0003594, 0005137, 0005725, 0005724 Uruli Kanchan 9823961901 FEDGL05230001681, 0000710, 0000713, 0000715, 0000722, 0000732, 0000736, 0000742, 0000998, 0001680 Vasai 2502352900 FEDGL01520006850, 0005382, 0005388, 0005392, 0005414, 0005420, 0006410 Vikhroli 0227570001 FEDGL00770004099, 0003228, 0003240, 0003244, 0003767, 0004093 Virar 2502522030 FEDGL01300080901, 0007268, 0007278, 0007279, 0007286, 0007292, 0007319, 0007321, 0007322, 0007325, 0008888 Vitthal Mandir Solapur 0217-2950158 FEDGL01150011810, 0011828, 0011776, 0011782, 0011807, 0007828, 0008736, 0008810, 0008820, 0008859, 0008866, 0009992, 0011465, 0011775, 0011777, 0011808 Wardha 07152-245191 FEDGL036



















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