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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Consent

From: Consent
Sent: 24 June 2026 18:38
To: eccompliance-mh@gov.in
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Attachments: PMR-LUCEAT REALTORS_Oct,25-Mar,26-.pdf

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

Subject: **Submission of Post Monitoring Report for the period of October,2025 – March,2026. 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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- 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.

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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Kindly acknowledge the receipt.

Thanking you,
Yours faithfully,
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.

702, Natraj by Rustomjee, M.V. Road Junction, Off. Western Express Highway, Andheri - East, Mumbai - 400069
GST Number : 27AADCL4535D1ZQ

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, 2026.

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

702, Natraj by Rustomjee, M.V. Road Junction, Off. Western Express Highway, Andheri - East, Mumbai - 400069
GST Number : 27AADCL4535D1ZQ

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 Building Details: • 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 & Strom 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

<table>
<tr><td></td><td></td><td>Non FSI area: 10,402.00 Sq.m
Total construction area: 30,705.00 Sq.m</td></tr>
<tr><td>b.</td><td>Others</td><td>---</td></tr>
<tr><td>8.</td><td>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</td><td>---</td></tr>
<tr><td>a.</td><td>SC, ST / Adivasis</td><td>---</td></tr>
<tr><td>b.</td><td>Others</td><td>---</td></tr>
<tr><td></td><td>(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)</td><td></td></tr>
<tr><td>9.</td><td colspan="2">Financial details</td></tr>
<tr><td>a.</td><td>Project cost as originally planned and subsequent revised estimates and the year of price reference</td><td>Rs. 200 cr.</td></tr>
<tr><td>b.</td><td>Allocation made for environmental management plans with item wise and year wise break-up</td><td>Setting up cost – Rs. 523.40 Lakhs
Operational Cost – Rs. 49.29 Lakhs</td></tr>
<tr><td>c.</td><td>Benefit cost ratio/ Internal rate of return and the year of assessment</td><td>---</td></tr>
<tr><td>d.</td><td>Whether (c) includes the cost of environmental management as shown in the above</td><td>---</td></tr>
<tr><td>e.</td><td>Actual expenditure incurred on the project so far</td><td>Rs. 1328200000/-</td></tr>
<tr><td>f.</td><td>Actual expenditure incurred on the environmental management plans so far</td><td>
<table>
<tr><th>Particulars</th><th><u>Till Mar, 2026</u></th></tr>
<tr><td>STP</td><td>39.04</td></tr>
<tr><td>Rainwater Harvesting</td><td>3.80</td></tr>
<tr><td>Solar Panel</td><td>20.41</td></tr>
<tr><td>OWC</td><td>11.21</td></tr>
</table>
</td></tr>
</table>

		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

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. 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
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 113th of plot area as well as allow effective fire tender movement.	Condition is noted.

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. Strom 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 vehichles (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 breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB 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, SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	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 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.	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.,

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

TEST REPORT

Report No. - EAEPL/A/02/26/00172A			**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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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

ENVIRO ANALYSTS & ENGINEERS PVT. LTD. MUMBAI 400 066

Authorized Signatory
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET, NABL Accredited 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)
E. coli	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)

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

MUMBAI 400 066

Authorized Signatory
(Shweta Sonawane)

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

TEST REPORT

Report No. - EAEPL/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----------

सत्यमेव जयते

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
(vii) Name 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)
(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 AssessmentAuthority(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 AssessmentAuthority(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 AssessmentAuthority(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 147th 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 give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

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

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

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

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

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

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

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

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at 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, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient

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

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)
5/4/21

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

1. **The Consent to Establish 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	NA

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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			

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
13. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
14. Project Proponent shall operate the Organic waste digester with composting facility or biodigestor with composting facility effectively
15. 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.
16. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.

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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 Shingare 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

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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.

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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	Accoustic 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

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

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

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

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

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	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.

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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 sitting and control measures.

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

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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

Kindly verify Maharashtra Pollution Control Board's document on Blockchain by scanning the QR code.
https://blockchain.ecmpcb.in/docs/2a09652a681ea97ccb9853d6d0887e332cb3151b215e5347176659230fcaaf4c

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/l/1(pt), 282A & 282C of Village-Bhandup, Mumbai 400078.

Your Service is Our Duty

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

1. **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/l/1(pt), 282A & 282C of Village-Bhandup, Mumbai 400078 on Total Plot Area of 8274.10 Sq.Mtrs for constructionBUA 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					

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 provide Organic waste digester with composting facility or biodigestor with composting facility.
11. 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.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. 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	SO2	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/Nm3

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

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

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

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

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	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 sitting and control measures.

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

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

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

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

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

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

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

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

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

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

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

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

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

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

Infrastructure/RED/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/l/1(pt), 282A & 282C of Village-Bhandup, Mumbai 400078

Your Service is Our Duty

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

1. **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/l/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 biodigestor 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	SO2	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/Nm3

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

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

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

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

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	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 sitting and control measures.

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

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

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

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

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

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

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

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

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

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

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

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

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

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

Infrastructure/RED/L.S.I
No:- Format1.0/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/l/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 ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **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/l/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 biodigestor 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	SO2	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/Nm3

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

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

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

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

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	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 sitting and control measures.

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

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

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

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

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

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

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

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

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

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

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

This certificate is digitally & electronically signed.

ANNEXURE I

MAHAVITARAN

(AGovt.ofMaharashtraUndertaking)
CIN:U40 109MH2006SGC153648

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 Diision

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

EC Paper notice for Bhandup Bella project

THE FREE PRESS JOURNAL www.freepressjournal.in MUMBAI | SATURDAY | MAY 20, 2023

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 रहिवाशी, 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 रिअल्टर्स 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/A/१/१(pt), २८२/A & २८२/C गाव - भांडुप (प) (विभाग-एस), मुंबईउपनगर, 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 रिअल्टर्स प्रा. ली .
७०२,नटराज, एम.व्ही. रोड जंक्शन,
प. द्रुतगती मार्ग, अंधेरी पूर्व,
मुंबई - ४०० ०६९,











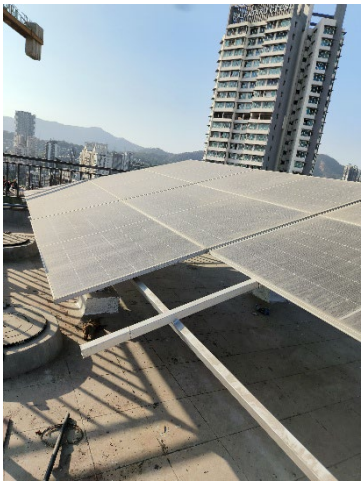

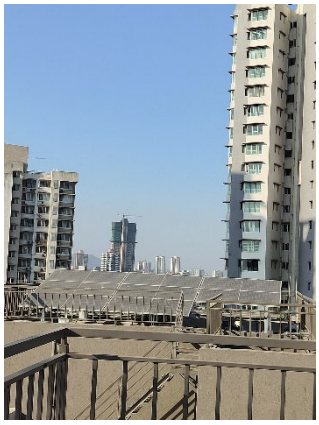

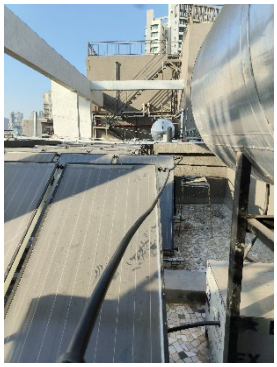






Rustomjee Bella
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