

Consent

From: Consent
Sent: 07 November 2025 11:53
To: 'sromumbai2@mpcb.gov.in'
Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for Bldg. Proposed Redevelopment of Existing Residential Building "CLIFF TOWER CHS LTD" Bandra (West), in Mumbai by M/s. Keyheights Realtors Pvt. Ltd.
Attachments: PMR KEYHEIGHTS Apr,25-Sept,25.pdf

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for Bldg. Proposed Redevelopment of Existing Residential Building "CLIFF TOWER CHS LTD" in S.R. Scheme under Regulation 33(11) of DCPR 2034 on Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd.

References: Clearance letter no. SIA/MH/INFRA2/505651/2024 dtd. 08.04.2025

Dear Sir,

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

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

This is for your kind information.

Thanking you,

Yours truly,

M/s. Keyheights Realtors Pvt. Ltd.

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

Thanks & Regards,
DWIRUKTI PODDAR

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

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



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

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

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

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Attachments: PMR KEYHEIGHTS Apr,25-Sept,25.pdf

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for Bldg. Proposed Redevelopment of Existing Residential Building "CLIFF TOWER CHS LTD" in S.R. Scheme under Regulation 33(11) of DCPR 2034 on Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd.

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2. Environment Department, Mantralaya, Mumbai.

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KEYHEIGHTS REALTORS PRIVATE LIMITED

Reg. Off.: -702, Natraj, M V Road Junction, Western Express Highway, Andheri East, Mumbai 400069

Tel.: +91-22-667 66 888, Fax: +91-22-667 66 999,

CIN: U70109MH2022PTC376413

Date: 05/11/2025.

To,

The Director

Ministry of Environment, Forests & Climate Change,

Regional Office, West Central Zone,

New Secretarial Building, East wing, Civil Lane,

Near Old VCA stadium,

Nagpur – 440001, Maharashtra.

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for Bldg. Proposed Redevelopment of Existing Residential Building “CLIFF TOWER CHS LTD” in S.R. Scheme under Regulation 33(11) of DCPR 2034 on Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd.

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Authorized Signatory

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2. Environment Department, Mantralaya, Mumbai.

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Ministry of Environment, Forests & Climate Change,

Regional Office, West Central Zone,

New Secretarial Building, East wing, Civil Lane,

Near Old VCA stadium,

Nagpur – 440001, Maharashtra.

Subject: **Present status of Project work for the period of April 2025 – September 2025.**

Reference: **Clearance letter no. SIA/MH/INFRA2/505651/2024 dtd. 08.04.2025.**

Dear Sir,

This is with reference to the above subject Proposed Redevelopment of Existing Residential Building “CLIFF TOWER CHS LTD” in S.R. Scheme under Regulation 33(11) of DCPR 2034 on Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd..

The present project status at site is as follows:

Status
Excavation Work in Progress

Thanking you,

Yours truly,

M/s. Keyheights Realtors Pvt. Ltd.

Authorized Signatory

DATA SHEET

Developer

M/s. Keyheights Realtors Pvt. Ltd,

Plot bearing CTS No. CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/

A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward,

Mumbai.

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Redevelopment of Existing Residential Building
2.	Name of the project	“CLIFF TOWER CHS LTD”
3.	Clearance letter (s) / OM/ no and date:	EC File no. SIA/MH/INFRA2/505651/2024 dated 08/04/2025
4.	Location	Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd.
a.	District (s)	Mumbai
b.	State (s)	Maharashtra
c.	Latitude / Longitude	---
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr.Prabhulal Chothani, Email- prabhulalchothani@rustomjee.com , Contact No.09773311998, Address - 702, natraj, M.V. Road Junction, WEH Andheri (E), Mumbai.-400 069.
b.	Address of Executive Project Engineer /Manager (with pin c ode / fax number)	Mr.Ajay Dubey, Email- ajaydubey@rustomjee.com ,

		Contact No.09819013504, Address - 702, natraj, M.V. Road Junction, WEH Andheri (E), Mumbai.- 400 069. 069.
6.	Salient features	
a.	of the project	- Plot Area: 2098 sq.m - FSI Area: 10975.89 sq.m. - Non FSI Area: 13170.78 sq.m. - Total Construction Area: 24146.67 sq.m.
b.	of the environmental management plans	1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plants each with total capacity of 39 KLD will be provided for treating the wastewater with MBBR technology. Recycled wastewater will be used for Flushing, gardening etc. Excess treated sewage will be disposed to MCGM sewer line. 2. <u>Water Management:</u> RWH Tanks are of capacity i.e. 60 cum 2 day holding capacity Rain Water Harvesting shall be provided to recharge the ground water table. 3. <u>Solid Waste Management:</u> Bio-degradable waste will be treated in OWC & Dry waste will be handed over to Local recyclers for recycling & dried sludge from STP will be used as manure. 4. <u>Solar energy</u> will be used for streets and landscape lighting.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	- Plot Area: 2098 sq.m - FSI Area: 10975.89 sq.m. - Non FSI Area: 13170.78 sq.m. - Total Construction Area: 24146.67 sq.m..
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.

a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: 148.10 Crores
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Construction Phase: Capital Cost- Rs. 50.05 Lakhs, O and M cost- Rs. 20.1 Lakhs Operation phase: Capital Cost- Rs 117.00 Lakhs, O and M cost-Rs. 17.40 Lakhs
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether (c) includes the cost of environmental management as shown in the above	---
e.	Actual expenditure incurred on the project so far	Rs Rs.6,16,37,949/-
f.	Actual expenditure incurred on the environmental management plans so far	---
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	NA

c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	03/04/2025
b.	Date of completion (Actual and/ of planned)	December - 2029.
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	---
b.	Date of site visit for this monitoring report	04.06.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	EC File no. SIA/MH/INFRA2/505651/2024 dated 08/04/2025 M/s. Keyheights Realtors Pvt. Ltd. 702, Natraj, M V Junction, Western Express Highway, Andheri (East), Mumbai-400069, MUMBAI SUBURBAN, MAHARASHTRA, 400069

COMPLIANCE REPORT

Developer

M/s. Keyheights Realtors Pvt. Ltd,

**Plot bearing CTS No. CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/
A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward,
Mumbai.**

COMPLIANCE REPORT

TERMS & CONDITIONS

SEAC Specific Conditions -

1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.	We have attached IOA Plan approved by SRA vide letter No. H-W/PVT/0134/20241113/AP/S Dated 31.12.2024 for the total plot area 2098 sq mt, total FSI area of 10975.89 sqm, NON-FSI area 13170.78 sq mt. & the total construction area of 24146.67 sq mt.																					
2.	PP to submit undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.	Undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time																					
3.	PP to obtain (i) Storm Water Drainage NOC (ii) Solid Waste Management NOC/ C & D Waste Management NOC (iii) Power Supply NOC (iv) Sustainable Water Supply NOC (v) Sewer Connection NOC (vi) Water Supply NOC (vii) Tree NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place..	We have received the following NOCs <table border="1"> <thead> <tr> <th>Sr. No.</th><th>Description</th><th>Received dated</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Storm Water Drainage NOC</td><td>10.02.2025</td></tr> <tr> <td>2.</td><td>Solid Waste Management NOC</td><td>21.02.2025</td></tr> <tr> <td>3.</td><td>Power Supply NOC</td><td>21.01.2025</td></tr> <tr> <td>4.</td><td>Sewer Connection NOC</td><td>10.02.2025</td></tr> <tr> <td>5.</td><td>Water Supply NOC /Sustainable Water Supply NOC</td><td>10.02.2025</td></tr> <tr> <td>6.</td><td>Tree NOC</td><td>28.01.2025</td></tr> </tbody> </table>	Sr. No.	Description	Received dated	1.	Storm Water Drainage NOC	10.02.2025	2.	Solid Waste Management NOC	21.02.2025	3.	Power Supply NOC	21.01.2025	4.	Sewer Connection NOC	10.02.2025	5.	Water Supply NOC /Sustainable Water Supply NOC	10.02.2025	6.	Tree NOC	28.01.2025
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4.	PP to ensure that all parking of the heavy vehicles used for the proposed project are at the predefined designated places and shall not be on the public road.	This is a proposed residential project wherein there is no requirement of heavy vehicle parking as per DCPR during operation phase. For construction phase all loading and unloading will be done from inside the plot. No parking will be done on public roads. Site logistic for construction material vehicle																					
5.	PP shall not make any alteration/changes to the nalla adjacent to the site without obtaining prior permission from the competent authority. Any kind of discharge to the nalla	There is no any nalla passing either through the plot or adjoining area as observed from BRIMSTOWAD plan. Copy of the plan is enclosed																					

	from site is not allowed.	below. SWD NOC is also self explanatory.
6.	PP to ensure to keep 40% area open to sky for the STP operational tanks like MBBR etc	Cutout of 40% is provided over MBBR tank.
7.	PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health & legal issues.	Noted.
8.	PP to complete tree plantation within the site during construction phase.	Noted. Tree plantation within the site will be completed during construction phase, the cost of the same is included in the EMP costing during construction phase.
9.	PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.	Ambient air monitoring on the site will be carried out during construction phase. Fogger will also be included as one of the dust mitigation measures and its cost is included in EMP
10.	PP to dispose all e-waste as per E-waste Management Rules, 2016 and 2022 amended from time to time.	Noted.

SEIAA Specific Conditions -

1.	PP has provided mandatory RG area of 155.98m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Condition is noted.
2.	PP to keep open space unpaved so as to ensure permeability of water: However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Condition is noted.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Condition is noted.
5.	SEIAA after deliberation decided to grant EC	Yes, we received the EC for FSI- 10975.89 m ² ,

for-FSI- 10975.89 m2, Non FSI 13170.78 m2, total BUA-24146.67 m2. (H W/PVT/0132/20241029/AP/S dated 31.12.2024) (Restricted as per approval)	Non FSI 13170.78 m2, total BUA-24146.67 m2.
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General Conditions for Construction Phase: -

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil will be disposed through Authorized vendor of MPCB.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.

7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing any water from ground. We are using only Tanker water for construction from MCGM.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted.
11.	All the topsoil excavated during construction activities should be stored for use I n horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set specifications will be as per CPCB norms.
16.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should	The PUC checked/authorized vehicles are allowed on the site for transfer of material.

	be operated only during non-peak hours.	
17.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Following care are taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.
18.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	D.G. sets will be provided as back up for Residential buildings. 1 x 160 KVA capacities shall be provided for Residential buildings. DG will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
19.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
General Conditions operation phase:-		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.

2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	Sewage Treatment Plants with total capacity of 39 KLD will be provided for treating the wastewater with MBBR technology. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested

		measures in the “air control and management section”. • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00 m. wide road. • Parking Details: ➤ Four-Wheeler Parking- 134 No's ➤ Two-Wheeler Parking- 20 No's
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	NA
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: Construction Phase: Capital Cost- Rs. 50.05 Lakhs, O and M cost- Rs. 20.1 Lakhs Operation phase: Capital Cost- Rs 117.00 Lakhs, O and M cost-Rs. 17.40 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	The advertisement is published in two local newspapers. One of which is 'The Free Press Journal', Mumbai dated 18.04.2025 & the other one is given in 'Navshakti' Dated 18.04.2025 respectively. Also, the advertisement is displayed on our company's website.

	with the Maharashtra Pollution Control Board and may also be seen at Website at 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 regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, we noted the condition & agreeable to the same.
14.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels mainly; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

General EC Conditions: -

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
2.	If applicable consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and water Act and a copy shall be submitted to the Environment t Department before start of any construction work at the site.	Consent to Establish is received from MPCB. Consent No. Format1.0/CC/UAN No.0000229112/CE/2503000077 dtd. 02/03/2025
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	Environmental Clearance is already obtained. Obtained Consent to Establish.

	started without obtaining environmental clearance.	
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 st March in Form – V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Yes, we noted the condition & agreeable to the same.
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	Condition is noted & agreeable to the same.
7.	The environmental Clearance is being issued without prejudice to the court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, we noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from environment point of view without prejudice to any court cases and all other applicable permissions/ NoCs shall be obtained before starting proposed work at site.	Condition is noted & agreeable to the same.

9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, we noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Yes, we noted the condition & agreeable to the same.
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition & agreeable to the same.

**HALF YEARLY POST ENVIRONMENTAL
MONITORING REPORT**

OF

REDEVELOPEMENT PROJECT

“CLIFF TOWER CHS LTD”

For

April, 2025 – September, 2025

Developer

M/s. Keyheights Realtors Pvt. Ltd.

**CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village
Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai**

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

TEST REPORT

Report No. - EAEPL/A/06/25/01134			Report Date - 12.06.2025
ULR Number: TC1118925000001134F			
Name of Customer	M/S KEYHEIGHTS REALTORS PRIVATE LIMITED		Reference – WO Reference No: WO/Cliff/11042025 Dated: 11.04.2025
Site Address	“CLIFF TOWER CHS LTD” Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village, Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai		
Nature and Description of Sample	Ambient Air	Sample Collected by	
Sampling locations and Sample Code	EAEPL/A/06/25/01134 (Near Site office of const.)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	04.06.2025	Date of Receipt	05.06.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	06.06.2025 to 07.06.2025		
Report for the month	JUNE, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
32°C	60%	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	88.17	100 µg/m³	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	43.69	60 µg/m³	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	12.75	80 µg/m³	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	14.34	80 µg/m³	IS 5182 Part 6 (2006) Reaffirmed 2022

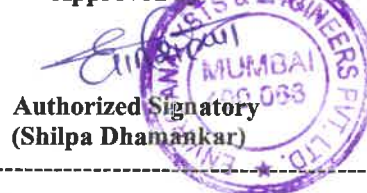
Remark: All the measured values are within NAAQS limits.

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)

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

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

TEST REPORT

Report No. - EAEPL/W/06/25/01136			Report Date - 12.06.2025
ULR Number: TC1118925000001136F			
Name of Customer	M/S KEYHEIGHTS REALTORS PRIVATE LIMITED		Reference – WO Reference No: WO/Cliff/11042025 Dated: 11.04.2025
Site Address	“CLIFF TOWER CHS LTD” Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village, Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/06/25/01136 (Near Center side of Const.)	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	05.06.2025	Date of Receipt	05.06.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	05.06.2025 to 12.06.2025		
Report for the month	JUNE, 2025		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.75	IS 3025 (Part 11) 2022
Turbidity	NTU	< 1.0	IS 3025 (Part 10) 2023
TDS	mg/L	254.0	IS 3025 (Part 16) 2023
Alkalinity	mg/L	116.25	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	42.56	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	187.01	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	44.89	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	24.55	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	1.03	APHA 4500-NO3 B (24 th Edition)
Fluoride	mg/L	< LOQ (0.25 mg/l)	APHA 4500 F-D (24 th Edition)
Heavy Metals:			
Iron (Fe)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023

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

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)


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

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ENVIRO ANALYSTS & ENGINEERS PVT. LTD.

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP

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



TC-11189

TEST REPORT

Report No. - EAEPL/W/06/25/01136			Report Date - 12.06.2025
ULR Number: TC1118925000001136F			
Name of Customer	M/S KEYHEIGHTS REALTORS PRIVATE LIMITED		Reference – WO Reference No: WO/Cliff/11042025 Dated: 11.04.2025
Site Address	“CLIFF TOWER CHS LTD” Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village, Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/06/25/01136 (Near Center side of Const.)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	05.06.2025	Date of Receipt	05.06.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	06.06.2025 to 11.06.2025		
Report for the month	JUNE, 2025		

Discipline: Biological

Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	23	IS 1622:1981 (Reaffirmed 2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)

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

Authorized Signatory
(Shweta Sonawane)

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ENVIRO ANALYSTS & ENGINEERS PVT. LTD.

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1P

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



TC-11189

TEST REPORT

Report No. - EAEPL/S/06/25/01137			Report Date - 12.06.2025
ULR Number: TC1118925000001137F			
Name of Customer	M/S KEYHEIGHTS REALTORS PRIVATE LIMITED		Reference – WO Reference No: WO/Cliff/11042025 Dated: 11.04.2025
Site Address	“CLIFF TOWER CHS LTD” Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village, Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/06/25/01137 (Near Center side of Const.)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	05.06.2025	Date of Receipt	05.06.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	05.06.2025 to 12.06.2025		
Report for the month	JUNE, 2025		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	7.31	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	970.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	20.42	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	32.39	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.71	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	102.13	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	580.84	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2328.62	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	278.29	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	34.66	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.56	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1256.18	EPA 3050B
Potassium (K)	mg/kg	1046.81	EPA 3050B
Copper (Cu)	mg/kg	159.95	EPA 3050B
Iron (Fe)	mg/kg	76375.51	EPA 3050B
Lead (Pb)	mg/kg	15.07	EPA 3050B
Zinc (Zn)	mg/kg	100.49	EPA 3050B

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

Reviewed by

(QM/DI)

(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

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

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP

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



TC-11189

TEST REPORT

Report No. - EAEPL/N/06/25/01135			Report Date - 12.06.2025
ULR Number: TC1118925000001135F			
Name of Customer	M/S KEYHEIGHTS REALTORS PRIVATE LIMITED		
Site Address	“CLIFF TOWER CHS LTD” Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village, Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai		Reference – WO Reference No: WO/Cliff/11042025 Dated: 11.04.2025
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/06/25/01135	Sample quantity and packing	Not Applicable
Date of Sampling	04.06.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	JUNE, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	53.1	42.7	55	45
Near Site Office of Const. Site	dB(A) Leq.	54.0	41.8	55	45
Near Centre Side of Const.	dB(A) Leq.	52.2	40.9	55	45
Near Back Side of Const.	dB(A) Leq.	53.2	40.5	55	45

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

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

Reviewed by

Approved by

(QM/DM)

(Shweta Sonawane)

Authorized Signatory
(Shilpa Dhamankar)

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File No: SIA/MH/INFRA2/505651/2024

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 Irani
KEYHEIGHTS REALTORS PRIVATE LIMITED
702,NATRAJ MV Road junction, Western express Highway, Andheri (East), Mumbai, Maharashtra
400069, Andheri, MUMBAI SUBURBAN, MAHARASHTRA, 400069
Devendrajoshi@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 Redevelopment of Existing Residential Building “CLIFF TOWER CHS LTD” in S.R. Scheme under Regulation 33(11) of DCPR 2034 on Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd. submitted to Ministry vide proposal number SIA/MH/INFRA2/505651/2024 dated 13/11/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5758476N
(ii) File No.	SIA/MH/INFRA2/505651/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed Redevelopment of Existing Residential Building “CLIFF TOWER CHS LTD” in S.R. Scheme under Regulation 33(11) of DCPR 2034 on Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd.
(vii) Name of Project	KEYHEIGHTS REALTORS PRIVATE LIMITED
(viii) Name of Company/Organization	MUMBAI SUBURBAN, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	

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

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 11/03/2025. 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 11/03/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Shovir 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.

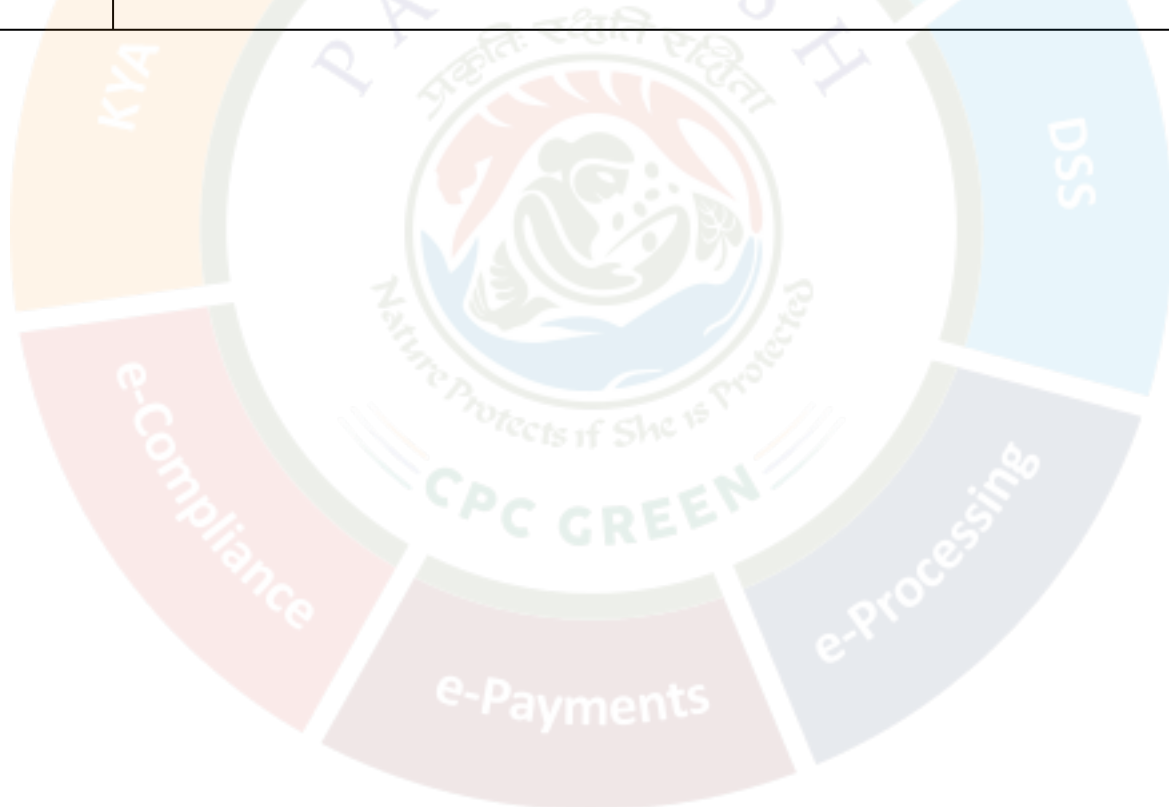
Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions						
1.1	<u>During discussion following points emerged:</u>						
	Conditions:						
	<table><tr><th>Sr. No.</th><th>Conditions</th></tr><tr><td></td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order</td></tr><tr><td></td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.</td></tr></table>	Sr. No.	Conditions		PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order		PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.
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	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.						

S. No	EC Conditions
	PP to obtain (i) Storm Water Drainage NOC (ii) Solid Waste Management NOC/C & D Waste Management NOC (iii) Power Supply NOC (iv) Sustainable Water Supply NOC (v) Sewer Connection NOC (vi) Water Supply NOC (vii) Tree NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.
	PP to ensure that all parking of the heavy vehicles used for the proposed project are at the pre-defined designated places and shall not be on public road.
	PP shall not make any alteration/changes to the nalla adjacent to the site without obtaining prior permission from the competent authority. Any kind of discharge to the nalla from site is not allowed.
	PP to ensure to keep 40% area open to sky for the STP operational tanks like MBBR etc.
	PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.
	PP to complete tree plantation within the site during construction phase.
	PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.
	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/505651/2024.

Environment & Climate Change Department

Room No. 217, 2nd Floor,

Mantralaya, Mumbai- 400032.

To,

M/s. Keyheights Realtors Pvt. Ltd..

702, Natraj, M V Junction,

Western Express Highway,

Andheri (East), Mumbai-400069.

Subject : Environmental Clearance for proposed Redevelopment of Existing Residential Building “CLIFF TOWER CHS LTD” in S.R. Scheme under Regulation 33(11) of DCPR 2034 on Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/505651/2024.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 235th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 288th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 11th March, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/505651/2024	
2	Name of Project	Proposed Redevelopment of Existing Residential Building “CLIFF TOWER CHS LTD” in S.R. Scheme under Regulation 33(11) of DCPR 2034 on Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd.	
3	Project category	8(a) B2	
4	Type of Institution	other	
5	Project Proponent	Name	Mr. Shovir Irani
		Regd. Office address	702, Natraj, M V Junction, Western Express Highway, Andheri (East), Mumbai-400069
		Contact number	9821146656
		e-mail	jitendravishtwarkarma@rustomjee.com
6	Consultant	Name: Enviro Analysts and Engineers Private Limited	

		NABET Accreditation No: NABET/EIA/24-27/RA 0355 Validity: 19.06.2027			
7	Applied for	Fresh			
8	Location of the project	Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai			
9	Latitude and Longitude	Latitude: 19° 2'44.00"N Longitude: 72°49'21.13"E			
10	Plot Area (Sq.m.)	2098 sq.m			
11	Deductions (Sq.m.)	205.78 Sqm			
12	Net Plot area (Sq.m.)	1892.22 Sqm			
13	Ground coverage (m ²) & %	720.38 sqm			
14	FSI Area (Sq.m.)	11329.2 Sqm			
15	Non-FSI (Sq.m.)	13170.78 Sqm			
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	24499.98 sqm			
17	TBUA (m ²) approved by Planning Authority till date	LOI dated 11/12/2024			
18	Earlier EC details with Total Construction area, if any.	NA			
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	NA			
20	Previous EC/Existing Building	Proposed Configuration			Reason for Modification / Change
	Building Name & Configuration	Height (m)	Building Name & Configuration	Height (m)	
	-	-	1 building: 4 Basement Floors + Ground/stilt + 5 Podium Floors + Service Floor + 1st to 20th Upper Residential Floors + 21st Amenity Floor.	99.63 m	
21	No. of Tenements & Shops	Tenements: 37 nos			
22	Total Population	299 Nos			
23	Total Water Requirements CMD	Total:41 KLD Domestic: 21 KLD, Flushing:11 KLD, Landscape: 9 KLD			
24	Under Ground Tank (UGT) location	1 st Basement			
25	Source of water	MCGM			

26	STP Capacity & Technology	39 KLD with MBBR technology			
27	STP Location	1 st & 2 nd Basement			
28	Sewage Generation CMD & % of sewage discharge in the sewer line	31 KLD, 35% of sewage discharge in the sewer line.			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	10 kg/day		Will be handed over to a recycler
		Wet waste	15 kg/day		Handed over to municipal waste collector
		Construction Waste	Top soil	315 Cum	Top soil from existing landscape areas will be preserved and used for landscaping
			Existing Structure to be Demolition	2280 Cum	There will be transportation outside of plot as per NOC will be obtained in due course.
			Excavation Debris quantity	13805 cum	Will be reusing the 1200 cum quantity in internal plot & road development & remaining debris NOC will be obtained in due course.
			Empty Cement bags	14565 Nos.	To be handed over to local recyclers
			Steel	2 MT	To be handed over to local recyclers
			Aggregates	10 MT	To be used as a layer for internal roads and building boundary wall.
			Broken Tiles	610 Sqm	Waste tiles to be used as china mosaic for terraces.
	Empty Paint Cans (20 liter/ can)	365 no's	To be handed over to recycler		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	45 kg/day		Will be handed over to a recycler
		Wet waste	68 kg/day		Composting by OWC-manure produced will be

				used at a site for landscaping				
		E-Waste	149 kg/ year	Will be collected and sent to MPCB authorized recyclers.				
		STP Sludge (dry)	1 kg/day	Dry sewage sludge will be used as manure for gardening.				
31	R.G. Area in sq.m.	RG required (8%) – 151.38 Sq.mt. RG provided on Mother Earth (8.2%) – 155.98 Sq.mt.+additional 21 sqmts area proposed=177 sqmts RG provided on the Podium- 0 Total 155.98 Sqm Existing trees on the plot: 16 Nos Number of trees to be planted: a) In RG area: (In open Space) 25 Nos. b) In Miyawaki Plantation with area: 111 no's of trees, sub tree, canopy +37 shrubs Number of trees to be cut: 5 Nos Number of trees to be retain: 11 Nos Number of trees to be transplanted: 0 Nos Total trees to be planted after development on site : 147 Nos (11 Nos. Retained + 25 Nos. Newly proposed + 111 Nos in Miyawaki plantation) + 37 Shrubs. (area: 37 Sqm)						
32	Power requirement	During Operation Phase: <table><tr><td>Connected load (kW)</td><td>3624.24 KW</td></tr><tr><td>Demand load (kW)</td><td>1172.95 KW</td></tr></table>			Connected load (kW)	3624.24 KW	Demand load (kW)	1172.95 KW
Connected load (kW)	3624.24 KW							
Demand load (kW)	1172.95 KW							
33	Energy Efficiency	a) Total Energy saving (%): 19 % b) Solar energy (%): 5% solar (30 KW)						
34	D.G. set capacity	1X 160 KVA						
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheelers- 134 Nos. 2- Wheelers- 20 Nos						
36	No. & capacity of Rain water harvesting tanks /Pits	2 days holding capacity of 60 cum						
37	Project Cost in (Cr.)	Rs. 148.10 Cr						
38	EMP Cost	Construction Phase: Capital cost in lakhs: 50.05 Recurring cost in Lakhs/year: 20.1 Operation phase: Setting-up Cost (Rs- Lakhs): 117.00 O & M Cost Per year (Lakhs): 17.40						
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.						

40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA
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Proposal is new construction project. Proposal has been considered by SEIAA in its 288th (Day-1) meeting held on 11th March, 2025. 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:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.
3. PP to obtain (i) Storm Water Drainage NOC (ii) Solid Waste Management NOC/C & D Waste Management NOC (iii) Power Supply NOC (iv) Sustainable Water Supply NOC (v) Sewer Connection NOC (vi) Water Supply NOC (vii) Tree NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.
4. PP to ensure that all parking of the heavy vehicles used for the proposed project are at the pre-defined designated places and shall not be on public road.
5. PP shall not make any alteration/changes to the nalla adjacent to the site without obtaining prior permission from the competent authority. Any kind of discharge to the nalla from site is not allowed.
6. PP to ensure to keep 40% area open to sky for the STP operational tanks like MBBR etc.
7. PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.
8. PP to complete tree plantation within the site during construction phase.
9. PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.
10. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 155.98 m2 on mother earth. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.

3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for FSI-10975.89 m², Non FSI-13,170.78 m² and total BUA 24146.67 m². (Plan approval No. No H-W/PVT/0134/20241113/AP/S Dated 31.12.2024) (FSI restricted as per approval)

General Conditions:

A) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the

project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
3. 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.
4. 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.
5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
7. 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.
8. 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.


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, Municipal Corporation Greater Mumbai (MCGM)
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CC/UAN No.0000229112/CE/2503000077

Date: 02/03/2025

To,
M/s. Keyheights Realtors Pvt. Ltd, "CLIFF
TOWER CHS LTD" Plot Bearing Part of CTS
No. 877, CTS No. 878, CTS NO. 879 & Part
of CTS No. 880/A of Village Bandra-B, at
Mount Marry Road, Bandra (West), in H/W
Ward, Mumbai.



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

- Ref:
1. Application Submitted by SRO-Mumbai-II
 2. Minutes of 15th CC meeting dtd-12.02.2025.

Your application NO. MPCB-CONSENT-0000229112

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.148.1 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Redevelopment Building Construction Project Under SRA named as M/s. Keyheights Realtors Pvt. Ltd, "CLIFF TOWER CHS LTD" Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai on Total Plot Area of 2098 Sq.Mtrs for construction BUA of 24498.98 Sq.Mtrs including utilities and services.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	31	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- 160 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	68 Kg/Day	OWC	use as manure
2	Non Biodegradable waste	45 Kg/Day	Segregate	Segregate and hand over to Vendor
3	STP Sludge	2 Kg/Day	Drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
			NA		

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	149.00	Kg/Annum	Sent to authorized vendor for re-process

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

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

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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	296200.00	MPCB-DR-30756	18/12/2024	RTGS

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **39 CMD for treatment of domestic effluent of 31 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	32.00
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-160 KVA	Acoustic Enclosure	5.00	HSD 40 Kg/Hr	1	SO ₂	15.36 Kg/Day

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

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

SCHEDULE-III

Details of Bank Guarantees:

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

This certificate is digitally & electronically signed.



Metro Railway, Kolkata

Dy. CSTE/Tele, Metro Railway Kolkata for & on behalf of The President of India invites e-Tenders against Open Tender due to open on **07.05.2025 at 15:30 hrs.** Manual offers are not allowed against this tender and any such manual offer received shall be ignored. **Name of work:** Telecom works in connection of Heavy repairs and rehabilitation of Metro Railway tunnel from KNPAP and KMUK and through renovation of service buildings at KKHG, KESP & KCWC. **Tender Value (Rs.) :** ₹ 29,42,245.25, **Earnest Money :** ₹ 58,900, **Completion Period :** Twelve (12) Months. The tender can be viewed at Website : <https://www.irops.gov.in> The tenderer / bidders must have Class-II Digital Signature Certificate & must be registered on IREPS Portal. Only registered tenderer/bidders can participate on e-Tendering. All relevant papers must be uploaded at the time of participating in e-Tender.

Tender Notice No. : S &T/Work_26-2024

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WESTERN RAILWAY - AHMEDABAD DIVISION

PART SUPPLY OF SIGNALING MATERIAL,INSTALLATION, TESTING & COMMISSIONING WORK

NOTICE INVITING TENDER No. - DRM-SnT-ADI-Sig 04 of 2025-26 DRMS and T acting for and behalf of The President of India invites E-Tenders against Tender No DRM-SnT-ADI-Sig 04 of 2025-26 closing date 13.05.2025, 15:00 Bidders will be able to submit their original/revised bids upto closing date and time only. Manual offers are not allowed against this tender, and any such manual offer received shall be ignored, (1) **Name of Work :** Part supply of signaling material, installation, testing & commissioning in connection with reliability improvement and replacement of defective/overaged midlife signalling gears of Mahesana -Palanpur and Mahesana -Varatha section in Ahmedabad Division, (2) **Estimated Cost of Work :** ₹3,33,67,885.11/- (Rs. Three Crore Thirty Three Lakh Sixty Seven Thousands Eight Hundred Eighty Five Ruppes and Eleven Paises Only) (3) **Earnest Deposit Money :** ₹3,16,800/- (Rs. Three Lakh Thousands Eight Hundred thirty four) (4) **Date and time of closing :** Not later than 15:00 hrs of 13.05.2025 (5) **Date and time of opening of Tender :** Opening on 13.05.2025 at 15:30 hrs. (6) **Web site of E-Tendering :** www.irops.gov.in

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WEST CENTRAL RAILWAY

OPEN TENDER, Electrical Branch
Tender No-JBP-L-T No-59-2024R
The Divisional Railway Manager (Electrical), West Central Railway, Jabalpur for and on behalf of President of India invites E-Tenders from the reputed and experienced contractor through On-Line for the following works- Manual offers are not allowed against this tender, and any such manual offer received shall be ignored. **NIT No.:** JBP-L-T No.-59-2024R, **Name of work with location:** Provision of 14 Nos escalators at Amrit Bharat Station (KTE-7, REWA-7) including Civil engineering work and 05 years AMC after warranty period. (Composite tender for Electrical and Civil work) **Approx cost of the work:** 174320741.53, **Cost of tender for (In Rs.):** 0, **Address of the office from where the tender form can be purchased:** Sr.DEE/G/Jabalpur, 11nd floor, DRM building, JBP-482001., **Earnest Money (In Rs.):** 1021600.00, **Completion period (In years):** 01 Years, **Date & Time for submission of tender (Up to 15:30 hrs. on):** 05/05/25, **Date & Time for opening of tender (at 15:30 hrs. on):** 05/05/25. Complete details of tender document available on the Railway website <http://irops.gov.in> and also placed on notice board of the DRM (Electrical)'s Office, WCR, Jabalpur. (SD.)

DRM (Electrical), WCR, Jabalpur



CENTRAL RAILWAY

STRIPPING, CLEANING, PAINTING & FITTING OF FANS AND TUBE LIGHTS OF EMU COACHES AT MATUNGA WORKSHOP

Dy. Chief Electrical Engineer (EMU), 3rd floor, New Admn. Bldg., Carriage Workshop, Central Railway, Matunga, Mumbai- 400019, invites open e-tender for the work of 'Stripping, cleaning, painting & fitting of fans and tube lights of EMU coaches at Matunga Workshop, Qty: 1064 coaches', **Approx. Cost of work: Rs. 1,33,02,175.68. EMD: Rs. 2,16,500/-, tender Document Cost: Rs. Nil. Completion Period: 24 months, Closing Date/Time:** 13.05.2025 upto 15:00 hrs., Tender shall be accepted only in E-Tendering format through the website www.irops.gov.in Tender document is available in website. Tender No. EMUMTNETL106404 10-24RT. **AK-41**

Traveling with dangerous and explosive goods is a punishable offense



CENTRAL RAILWAY

SOLAPUR DIVISION
E-TENDER NOTICE

CPM, Gati Shakti, Central Railway, Solapur on behalf of the president of India Invites E-tender from the reputed firms/Contractor for the following work:
E-Tender Notice No-01-2025-GSU-Civil, Date: 15.04.2025. Name of work: (A) Provision of Ramp to FOB for Divyangjan at Akalkot Road station under Amrit Station Scheme over Solapur division. (B) Provision of lift at Akalkot Road station under Amrit Station Scheme over Solapur division. (C) Provision of parcel and goods shed related facilities at (I) **Solapur:** Provision of CGS Office & parcel office. (II) **Kalburgi:** Provision of parcel office. (III) **Kurdwad:** Provision of Hamal room and CGS office. (iv) **Wadi:** Provision of Parcel office & store room. (v) **Pandharpur:** Provision of Hamal Room. (D) **Wadi:** Resurfacing of PF 1/2 and 3/4 of Wadi station and other improvement works. **Approximate cost of work:** Rs. 21,31,91,771.00. **Earnest Money:** Rs. 12,16,000.00. **Completion period of the work:** 12 (Twelve) Months. **Maintenance Period:** 6 months or one monsoon whichever is later. **Last Date and time for submission for tender on 09.05.2025 up to 15.00 hrs. Date and time of opening of tender on 09.05.2025 after 15.30 hrs. Website particulars:** www.irops.gov.in **Note:** The Prospective tenderers are advised to revisit the website frequently before the date of closing of tender to note any change/corrigendum issued for this tender website: www.irops.gov.in
Chief Project Manager (GSU), Akar/Sur-40 Central Railway, Solapur. **Traveling with dangerous and explosive goods is a punishable offense**



CENTRAL RAILWAY

REPAIR AND SERVICING OF HIGH MAST TOWER LIGHT

OPEN E-TENDER NOTICE No. CLA-RS-WKS-2024-24, Date: 12.04.2025. The Senior Divisional Electrical Engineer (TRS) CLA, EMU Kurla carshed, Central Railway Mumbai - 400 070 for and on behalf of The President of India invites open e-tender through website www.irops.gov.in from reputed contractors. **Name of Work:** Repair and servicing of High mast Tower Light at EMU Kurla Carshed. **Qty - 10 Nos. Approximate Cost of the Work:** Rs. 8,54,813.26 (Inclusive GST). **Cost of Tender Form:** Rs. 0/- **Bid Security:** Rs. 17,100/- **Validity:** 60 days. **Completion Period:** 06 Month. **Instruction: 1.** The closing date & time of aforesaid tender will be 11:00 hours on dt. 05.05.2025 and will be opened after 11:15 hrs. 2. The prospective tenderers are requested to visit the website www.irops.gov.in for complete details of tenders & corrigendum, if any. 3. Tenderer may participate in above e-tender electronically through website www.irops.gov.in only & submission of manual offers against e-tender are not allowed. Manually, if submitted shall neither be opened nor considered. 4. For further enquiry may contact: Senior Divisional Electrical Engineer (Traction Rolling Stock) EMU Carshed Kurla, Central Railway, Mumbai - 400070. 5. Any firm recognized by Department of Industrial Policy and Promotion (DIPP) as 'Startups' shall be exempted from payment of Bid Security detailed above. Labour Cooperative Societies shall submit only 50% of above Bid Security detailed above. For more details, refer GCC works 2022 or its latest amendment. 6. This tender complies with Public Procurement Policy Order 2017 dated 15.06.2017. **AK-37**

Traveling with dangerous and explosive goods is a punishable offense



WESTERN RAILWAY - VADODARA DIVISION

VARIOUS ELECTRICAL WORK

Tender No. : EL/TRD/Tender/25-26/01 Tenders for and on behalf of The President of India are invited by Divisional Railway Manager (Electrical TRD) Western Railway, Pratnagar, Vadodra - 390 004 for the following works. **Tender No. :** EL/TRD/Tender/25-26/01 **Name of Work :** Provision of Feeder Wire, Anal earth conductor (AEC) and Buried earth conductor (BEC) with required fittings in connection with conversion of existing 1x25 KV AC OHE system into 2x25 KV AC OHE System in Surat-Godhra and Vadodra-Geratpur section of Vadodra Division. **Approximate cost of the work (In Rs.):** ₹13408540/- **Bid security (In Rs.):** ₹823100/- **Cost of Tender documents and completion period :** Completion period 18 months **Tender scheduled on :** Tender closing date 10/05/2025 and time of closing at 12-00 hrs. on the same date **Web page particulars and notice for location where complete details can be seen & address of the office and clarification :** Divisional Railway Manager (Electrical TRD) Western Railway, Pratnagar, Vadodra -390 004 **Web site** www.irops.gov.in **009**

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PUBLIC NOTICE

Notice is hereby given on behalf of our clients **Mr Jayprakash Ranjit Yadav & Ms Pooja Jayprakash Yadav** that the **Original Agreement dated 25/01/1984 executed between Builder AND Mr Pramod D Surawakar along with the lodgment receipt. Original Agreement dated 27/11/2011 executed between Mr Pramod D Surawakar AND Mrs Vandana Vasant Gaitonde** along with the lodgment receipt & **Original Agreement dated 17/01/2016 executed between Mrs Vandana Vasant Gaitonde AND Mrs Sangeeta Kotian** along with the lodgment receipt with regards to the property being **Flat No 688 In Building No 37**, admeasuring about 20.22 Sq Mtrs Carpet Area on the 3rd Floor of the building known as **Azad Nagar Shivsagar CHS Ltd** constructed on land bearing **Survey No 133 corresponding to CTS No 839 of Village Amboli** situated at **Azad Nagar, Off. Veera Desai Road, Andheri (West), Mumbai - 400 053** have been lost / misplaced and is not traceable. A Complaint no. **47624-2025 dated 18/04/2025** has been lodged with the **Amboli Police Station** in this regard. Any person who has found the same or having any claim in respect of the above referred premises or part thereof by way of sale, exchange, mortgage, charge, gift, maintenance, inheritance, possession, lease, tenancy, lien, license, hypothecation, transfer of title or beneficial interest under any trust, right of prescription, or pre-emption or under any Agreement or other disposition or under any decree, order or award or otherwise claiming whatsoever are hereby requested to make the same known in writing together with supporting documents to the undersigned at their office at 310, Sai Chambers, Near Santacruz Railway Station East, Mumbai 400 055 within a period of 14 days of the publication hereof failing which the claim of such person(s) will be deemed to have been waived and/or abandoned. Dated 18th day of April, 2025 **M/s AK Legal Partners, Advocates**



PUBLIC NOTICE

NOTICE is hereby given that my client **Ms. Priyadarshini A. Doshi** the purchaser of the Scheduled Property and has finalised its terms for purchase with the Owner **Mrs. Harsha Mahesh Doshi**. All persons having any dispute, claim, objection, etc. in respect of, against or to the scheduled premises, whether by way of sale, conveyance, exchange, mortgage, charge, lien, gift, trust, maintenance, inheritance, possession, lease, leave and license, easement or otherwise whatsoever are hereby called upon to make the same known in writing to the undersigned together with documentary evidence in support thereof, within a period of 7 days of publication hereof, failing which, such sums or claims, if any, of such persons will be deemed to have been waived and/or abandoned and thereafter my client shall be at liberty to purchase the said shares and the scheduled premises. **THE SCHEDULE ABOVE REFERRED TO:** ALL THAT Residential Flat No. 9-C on the ninth floor admeasuring 898 sq.ft. carpet area equivalent to 1077.6 sq.ft. built up area i.e. 100.14 sq.mtrs as per the society records and car parking space No. 9C on the ground floor in **Sambhav Tirth building situate at Bhulabhai Desai Road, Haji Ali, Mumbai - 400026** and constructed on the land bearing Cadastral Survey No. 1/787 & 889 of Malabar and Cumballa Hill Division in the Registration District and Sub-District of the Island City of Mumbai along with (5) five fully paid-up shares of Rs. 50/- (Rupees Fifty each Only) each bearing distinctive Nos. 101 to 105 (both inclusive) comprised in Share Certificate No. 21 issued by Sambhav Tirth Cooperative Housing Society Ltd. Dated this 16th day of April, 2025. **Sd/- MRS. GRISHMA LAD** Advocate High Court, 72, Lad Mansion, 3rd floor, Bhauddaji Road, Matunga, Mumbai - 400019. Mob : 9004077780



PUBLIC NOTICE

All the concerned persons including bonafied residents, environmental groups, NGOs and others are hereby informed that the state environment Impact Assessment Authority, Maharashtra has accorded Environmental Clearance to M/s. Keyheights Realtors Pvt. Ltd, 702, Natraj, M.V. Road Junction, W. E. Highway, Andheri East, Mumbai - 400069, Maharashtra for Proposed plot bearing part of CTS No. 877, CTS No. 878, CTS No. 879 & part of CTS No. 880/A of Village Bandra-B, at Mount Mary Road, Bandra (West), in H/W ward, Mumbai 400 050. E.C identification No. EC/24/03/1MH/57158476N Dated: 08.04.2025. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of Ministry of Environment and Forest at <https://parivesh.nic.in/> **M/s. Keyheights Realtors Pvt Ltd, 702, Natraj, M.V. Road Junction, W. E. Highway, Andheri East, Mumbai - 400069, Maharashtra.**



PUBLIC NOTICE

NOTICE is hereby given to the public at large that my client is in negotiation with the Owners viz. (1) Premilata Arvind Chopra (2) Sanjay Yogeshwardai Vaid (3) Neelam Ajay Vaid (4) Bindia Ajay Vaid and (5) Indrakshi Ajay Vaid to purchase all their respective undivided share, rights, title and interests in all that premises bearing Gala No. 1, 2, 3 and 23 (17) admeasuring 15000 sq. ft. area on Ground + 2 Floor, along with land admeasuring 490 sq. mtrs. at Panchal Udyog Nagar, situated on the plot of land bearing Old Survey No. 107, New Survey No. 60, Hissa No. 4A (Part), of Village Goddev, Fatak Road, Bhayandar (East), Dist. Thane - 401 105 and within the limits of Mira-Bhayandar Municipal Corporation (The said Property). If any persons/and/or body had dealt with, acquired and/or in use, occupation or claiming possession of the said Property and/or any part thereof and/or having any claim or objection and/or any interest in respect of the said Property or any part thereof as an by way of sale, assign, gift, lease, sub-lease, inheritance, bequest, exchange, mortgage, equitable mortgage, loan, charge, lien, trust, possession, easement, release, power of attorney, conveyance, memorandum of understanding, agreements, secured creditors, FSI/TDR rights, Right of Way, attachment or otherwise by whatsoever/ whatsoever nature to the intended conveyance, transfer, sell of the said Property are hereby requested to register their claim specifically with supporting documentary proof ONLY and make the same known to the undersigned address within a period of 14 days from the date of publication, failing which such rights, title, interests, benefit, claim, objections and/or demand of any nature whatsoever, shall be deemed to have been waived and/or abandoned and no such claim will be deemed to exist. Dated: 18th April, 2025 **Marlecha & Associates** Adv. Ankumar Marlecha B-108, Achalgi Bldg., Padmavati Nagar, 150 Ft Road, Bhayandar (W), Thane- 401101.



EASTERN RAILWAY

E-Tender Notice No. : SGW-272-252-T1-54A, dated 09.04.2025. 'Open' e-Tender is invited by Chief Signal & Telecommunication Engineer/ Eastern Railway, 3rd Floor, Fairlie Place, 17, Netaji Subhas Road, Kolkata-700001 from the experienced and established contractors having sufficient experience in similar work and satisfying minimum eligibility criteria on the prescribed form for the undernoted work : **Name of work with its location:** Appointment of Authority Engineer for providing project management services for execution of Kavach work i.e. provision of Kavach alongwith 2x24 fibre OFC Backbone in connection with work of raising of speed upto 160 Kmph on Howrah -Pradhankhunta (Excl.) section of Howrah and Asansol Division of Eastern Railway. **Approximate cost of the work :** ₹ 40,69,618.98. **Earnest Money :** ₹ 3,95,400/- **Completion period of the work :** 32 (Thirty two) months. **Validity of offer :** 120 days from the date of opening of tender. **Last date and Time of online submission (closing) of tender document :** 14.05.2025 upto 11.30 hrs. **Date and time of opening :** 14.05.2025 at 15.30 hrs. Financial bids of the eligible tenderers would be opened subsequently. **Website address, time and date from which tender documents will be available :** On Indian Railway's website i.e. www.irops.gov.in from 09.04.2025. **Website where tender bid can be submitted :** 1. Bids are to be submitted online only. 2. Tenderer/s must register on Indian Railways E-Procurement System (REPS) site i.e. www.irops.gov.in for participating in e-tender system. Necessary changes, Corrigendum/Addendum, if required, would be posted on this site only. 3. Bidders will be able to submit their original/revised bids up to closing date & time only. 4. Manual bids/offers are not allowed against this tender. Any manual offer received shall be ignored. (-CON-03/2025-26) **Tender Notice is also available at website:** www.er.indianrailways.gov.in / www.irops.gov.in **Follow us at:**  @EasternRailway  /easternrailwayquarter



NASHIK MUNICIPAL CORPORATION, NASHIK

Public Works Department
E-Tender Notice No.- 03 (Year 2025-26)

Nashik Municipal Corporation, Nashik Public Works Department vide E-Tender Notice No.03 (Year 2024-25) invites bids for 31 number of works which will be displayed on the website www.mahatenders.gov.in from dt. 21/04/2025 to 28/04/2025 up to 3.00 pm Last date for acceptance of tender will be dt. 28/04/2025.

Note -All further necessary notices/clarifications will be published on the online website.

Sd xxx City Engineer **Sd xxx** Add. Commissioner (City)
Nashik Municipal Corporation Nashik Municipal Corporation

जनसंपर्क/जा.क्र./४०/२०२५/दि.१३/०४/२०२५ "पर्यावरण बचें, तो प्राण बचें ।"



THE JAWAHAR NAGAR CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No-B-323 of 1947 Dt.5.9.1947)
SARDAR VALLABHBHAI PATEL BHAVAN
27, JAWAHAR NAGAR, S.V. ROAD GOREGAON - (WEST), MUMBAI - 400 104
Mobile No. 8591382300 | Email id: jawaharnagarchsld@gmail.com

PUBLIC NOTICE

NOTICE is hereby given to all concerned that Late Mr. Gunvantbhai K. Patel is the joint member of The Jawahar Nagar CHS Ltd., and Lessee of Plot No. 99, situated at CTS No. 693, 693/1 to 5 Village pahadi, Taluka - Borivali, Jawahar Nagar, Goregaon (West), Mumbai 400 104. Mrs. Kokilaben Gunvantbhai Patel, Mr. Mittal Gunvantbhai Patel and Mrs. Binita Rajendrakumar Patel are the only legal heir of late Mr. Gunvantbhai K. Patel and they have applied for transfer of rights, title and interest of Late Mr. Gunvantbhai K. Patel against the Plot No. 99 in their favour. Anyone having any objection or interest in the said Plot No. 99 by way of Gift, Sub-lease, Lien, Inheritance, or anywise the same be made known to the society in writing with evidence in support of the claim within 15 days from the publication of this notice to the above named society, failing which the society will proceed to transfer the right, title and interest of Plot No. 99 in favour of the applicants i.e. Mrs. Kokilaben Gunvantbhai Patel, Mr. Mittal Gunvantbhai Patel and Mrs. Binita Rajendrakumar Patel. **For The Jawahar Nagar Co - Operative Housing Society Ltd. S/- Chairman – Authorised panel**

Place Mumbai
Date : 15-04-2025



WESTERN RAILWAY - AHMEDABAD DIVISION

PART SUPPLY OF SIGNALING MATERIAL,INSTALLATION, TESTING & COMMISSIONING WORK

NOTICE INVITING TENDER No. - DRM-SnT-ADI-Sig 05 of 2025-26 DRM/S and T acting for and behalf of The President of India invites E-Tenders against Tender No DRM-SnT-ADI-Sig 05 of 2025-26 closing date 13.05.2025, 15:00 Bidders will be able to submit their original/revised bids upto closing date and time only. Manual offers are not allowed against this tender, and any such manual offer received shall be ignored. (1) **Name of Work :** Part supply of signaling material, installation, testing & commissioning in connection with reliability improvement and replacement of defective/overaged midlife signalling gears of Dragandhra-Samakhiali-Gandhidham-New Bhuj section in Ahmedabad Division,(2) **Estimated Cost of Work :** ₹3,79,07,048.15/- (Rs. Three Crore Seventy Nine Lakh Seventy Seven Thousands Seven Hundred Eighty Ruppes and Fifteen Paises Only) (3) **Earnest Deposit Money :** ₹3,39,900/- (Rs. Three Lakh Thirty Nine Thousands Nine Hundred only) (4) **Date and time of closing :** Not later than 15:00 hrs of 13.05.2025 (5) **Date and time of opening of Tender :** Opening on 13.05.2025 at 15:30 hrs. (6) **Web site of E-Tendering :** www.irops.gov.in

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WESTERN RAILWAY - AHMEDABAD DIVISION

PART SUPPLY OF SIGNALING MATERIAL,INSTALLATION, TESTING & COMMISSIONING WORK

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मुंबई इमारत दुस्ती व पुनर्रचना मंडळ

(म्हाडाचा घटक)

जाहीर निवेदन

सर्वसामान्य जनतेच्या तक्रारी/अडचणी यांची न्याय्य व तत्परनेत शसकीय यंत्रणेकडून सोडवणूक करण्यासाठी एक प्रभावी पायथोपाया म्हणून "लोकशाही दिन" शासन/प्राधिकरण स्तरावर राबविण्यात येत असतो. त्याच धर्तीवर मुंबई इमारत दुस्ती व पुनर्रचना मंडळाच्या अखत्यारीतील मुंबई शहरातील उपकरास इमारती व मुंबई शहर व मुंबई उपनगरातील संक्रमण शिबीरातील इमारती/गाळे मधील नागरिकांचे प्रश्न तत्परनेत सोडविण्याकरीता मुंबई इमारत दुस्ती व पुनर्रचना मंडळ स्तरावर "जनता दरबार" राबविण्याचे योजिले आहे. त्यास अनुसरून मुंबई इमारत दुस्ती व पुनर्रचना मंडळ स्तरावर जनता दरबार पुढीलप्रमाणे राबविण्यात येणार आहे.

जनता दिन - दिनांक २२ एप्रिल, २०२५
जनता दिन कार्यक्रम अध्यक्ष - "जनता दरबार" कार्यक्रमाचे अध्यक्ष मुख्य अधिकारी, मुं.इ.दु. व पु.मंडळ असतील.
कार्यक्रमाचे स्थळ व वेळ - गुलशाराील नंद सभागृह, ३ रा मजला, गृहनिर्माण भवन, म्हाडा, वांद्रि (पु), मुंबई - ४०० ०५१ येथे दुसरी १२.०० ते ०२.०० वा वेळेदरम्यान आयोजित करण्यात येईल.

मुंबई इमारत दुस्ती व पुनर्रचना मंडळाच्या अखत्यारीतील मुंबई शहरातील इमारती व मुंबई शहर व मुंबई उपनगरातील संक्रमण शिबीरातील इमारती/गाळे मधील नागरिकांची वरील वेळी व ठिकाणी आपल्या निवेदन/अर्ज व कागदपत्रांसह उपस्थित राहून, आपले प्रश्न सोडविण्याकरीता पुढाकार घ्यावा.

स्वाक्षरी/-
(मिलिंद शंकरकर, भा.प्र.से.)
मुख्य अधिकारी,
मुं.इ.दु. व पु.मंडळ

CPRO/A/312
म्हाडा - गृहनिर्माण क्षेत्रातील देशातील अग्रगण्य संस्था



SBM BANK (INDIA) LTD.,

3rd Floor, VKG Corporate Centre, Aji Nagar, J B Nagar, Andheri East, Mumbai, Maharashtra 400059
Regd. Office: 101, Raheja Centre, 1st Floor, Free Press Journal Marg, Nariman Point, Mumbai - 400 021, India



DEMAND NOTICE

Under Sub Section (2) Of Section 13 Of The Securitisation And Reconstruction Of Financial Assets & Enforcement Of Security Interest Act, 2002 (hereinafter Called Act) Notice is hereby given to the below mentioned Borrower(s) that the below mentioned Borrower(s) were sanctioned financial assistance by SBM Bank (India) Limited ("SBM Bank"), by way of Credit Facility. The said financial assistance has been secured, interalia, by way of equitable mortgage by deposit of title deeds of the properties mentioned below. As the Borrowers have defaulted in repayment of the said financial assistance in terms of the Loan Agreement executed by them with the bank, the accounts of the Borrowers have been classified as Non- Performing Asset (NPA) in the books of SBM Bank in terms of the guidelines issued by Reserve Bank of India (RBI) from time to time. Necessary notice was issued/served by SBM Bank. Under section 13(2) of the SARFESI Act at the respective addresses of the Borrower(s) by "Registered Post with Acknowledgement Due" which was returned/without proper signature of the borrowers. In view of the aforesaid, this public notice is issued in compliance with Proviso to Rule 3(1) of the SARFESI Rules. Please note that you shall not transfer or otherwise (other than in the ordinary course of your business) any of the Secured Assets, without prior written consent of SBM Bank, failing which you shall be liable for an offence punishable under section 29 of the SARFESI Act. The Borrower(s) attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. In the circumstances, Borrowers is, once again, requested to pay therefore said amount within 60 days from the date hereof failing which SBM Bank, as a secured creditor shall be entitled to enforce its security interest, under the provisions of the SARFESI Act as also under any other laws as available to SBM Bank for realizing its dues. **Ref:A/c No:20012315545002 Demand Notice:23.01.2025 Purpose of the Loan: HOMLN NPA Date:08.01.2025** **Name and addresses of the Borrowers:- 1. M/s Smitesh C Shah & Co. FB 113 1st Floor Moongia Arcade Commercial Gate No D N Nagar Mumbai Andheri West - 400053. 2. Smitesh Shah, Flat No. 703 7th Floor Pearl Residency, Opp Wadia School, J P Road, Andheri West, Mumbai 400053. 3. Ishita Shah, Flat No. 703 7th Floor Pearl Residency, Opp Wadia School, J P Road, Andheri West, Mumbai 400053. 4. Premkumar Smitesh Shah, Flat No. 703 7th Floor Pearl Residency, Opp Wadia School, J P Road, Andheri West, Mumbai 400053.** **Loan Outstanding:- Rs. 1,97,45,748/- (Rupees One Crore Ninety-Seven Lakhs Forty-Five Thousand Seven Hundred Forty-Eight Only) as on 21.01.2025. *Applicable Interest and thereon w.e.f.22.01.2025 plus Incidental Expenses, Charges and costs thereon (less further payments made by Borrowers, if any).** **DESCRIPTION OF PROPERTY: SCHEDULE 'A' - Total Property: All That Piece And Parcel Of Property Bearing, Flat no. 606 on 6th Floor, Building Known as "PEARL RESIDENCY - A Wing", J.P. Road Opp. Wadia School, Andheri West, Mumbai 400053 admeasuring 74.04 Sq Ft equivalent to 69.25 sq. mts. Carpet Area, and two car parking spaces, situated on land bearing C.T.S. Nos. 806(pL), 817(pL), 818(pL) admeasuring 6407 square mts. Of Village Ambivali, Andheri West Mumbai 400053.**

Place: Mumbai
Date: 17-04-2025

Sd/-
Authorised Officer,
SBM Bank (India) Ltd



कालिय जिला परिषद्, हजारीबाग

ई-निविदा आमंत्रण सूचना संख्या :- 01 / 2025-26
दिनांक 14 / 04 / 2025

मद का नाम :- जिला खनिज फाउण्डेशन ट्रस्ट

क्र०	प्रखण्ड	योजना का नाम	प्राक्कलित राशि	परिमाण पिपत्र का मूल्य	अग्रघन की राशि	योजना पूर्ण करने की तिथि
1	2	3	4	5	6	7
1	सदर	सम्प्रेक्षण गृह, हजारीबाग का उन्नयन हेतु विविध निर्माण कार्य।	12460700.00	10000.00	250000.00	एक वर्ष
2	सदर	इंदिरा गांधी आवासीय बालिका विद्यालय, हजारीबाग का उन्नयन हेतु विविध निर्माण कार्य।	9988610.00	10000.00	200000.00	नौ माह

1. वेबसाईट में निविदा प्रकाशन की तिथि 21.04.2025
2. ई-निविदा प्राप्ति की तिथि एवं समय 22.04.25 से 06.05.2025 अपराह्न 5:00 बजे तक।
3. निविदा खोलने का स्थान- जिला परिषद्, हजारीबाग।
4. निविदा खोलने की तिथि एवं समय 08.05.2025 पूर्वाह्न 10:00 बजे।
5. निविदा आमंत्रित करने वाले पदाधिकारी का नाम एवं पता - जिला अभियंता, जिला परिषद्, हजारीबाग।
6. निविदा शुल्क एवं अग्रघन की राशि केवल Online Mode द्वारा स्वीकार्य होगी।
7. ई-निविदा प्रकोष्ठ का दूरभाष सं०-06546 261406 ई-मेल - districtboardhazaribag@gmail.com
8. निविदा शुल्क एवं अग्रघन की राशि का ई-मुद्रातन जिस खाता से किया जायेगा, उसी खाते में अग्रघन की राशि वापस होगी। अगर खाता बंद कर दिया जाता है तो उसकी सारी जवाबदेही आपकी होगी।
9. निविदा की शर्त कायलिय के सूचना पट्टे पर www.jharkhandtenders.gov.in पर देखा जा सकता है।

जिला अभियंता,
जिला परिषद्, हजारीबाग

PR 350570 District(25-26).D



ICICI Bank

Branch Office: ICICI BANK LTD, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Akkruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso

