

Consent

From: Consent
Sent: 07 November 2025 15:59
To: 'sromumbai2@mpcb.gov.in'
Subject: Submission of Half Yearly Post Monitoring Report for the period of April,2025 – September,2025 known as "Sagar Tarang CHS Ltd," at J.P. Road, Andheri (W) in K/W Ward, Mumbai by M/s Keyspace Realtors Private Limited
Attachments: PMR_SAGAR TARANG _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 Redevelopment of Existing Residential Building for Slum Rehabilitation (S.R.) Scheme under regulation 33(11) of DCPR 2034 known as "Sagar Tarang CHS Ltd," situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W) in K/W Ward, Mumbai by M/s Keyspace Realtors Private Limited

Reference: Clearance letter no. File No: 21-53/2024-IA.III dated 16.08.2024.

Dear Sir,

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

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

This is for your kind information.

Thanking you,

Yours truly,

M/s Keyspace Realtors Private Limited

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_SAGAR TARANG _Apr,25-Sept,25.pdf

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of April,2025 – September,2025 for Redevelopment of Existing Residential Building for Slum Rehabilitation (S.R.) Scheme under regulation 33(11) of DCPR 2034 known as "Sagar Tarang CHS Ltd," situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W) in K/W Ward, Mumbai by M/s Keyspace Realtors Private Limited

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 2. Environment Department, Mantralaya, Mumbai.

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KEYSPACE REALTORS PVT LTD

Corp. & Reg. Office : 702, Natraj , M.V. Junction, Western Express Highway, Andheri (East)
Mumbai -400 069. +91-22-667 66 888 . Fax : +91-22-667 66 999. e-mail: email@rustomjee.com
web : www.rustomjee.com CIN: U70100MH2022PTC377882

Date: 07/11/2025.

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 Redevelopment of Existing Residential Building for Slum Rehabilitation (S.R.) Scheme under regulation 33(11) of DCPR 2034 known as “Sagar Tarang CHS Ltd,” situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W) in K/W Ward, Mumbai by M/s Keyspace Realtors Private Limited**

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Authorized Signatory

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

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Date: 07/11/2025.

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

Reference: 1) **Clearance letter no. SIA/MH/MIS/285469/2022 dated 05.12.2022.**

2) **Clearance letter no. SIA/MH/MIS/254432/2022 dtd. 11.07.2022.**

3) **Clearance letter no. SEIAA-EC-0000002232 dtd. 08.01.2020.**

Dear Sir,

This is with reference to the above subject, our Redevelopment of Existing Residential Building for Slum Rehabilitation (S.R.) Scheme under regulation 33(11) of DCPR 2034 known as “Sagar Tarang CHS Ltd,” situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W) in K/W Ward, Mumbai by M/s. Keyspace Realtors Private Limited

The present project status at site is as follows:

Wings	Status
A1	Raft Work Completed
A2	Raft Work Completed
B	Raft Work Completed

Thanking you,

Yours truly,

M/s. Keyspace Realtors Private Limited

Authorized Signatory

DATA SHEET

Developer

M/s. KEYSACE REALTORS LTD

Proposed Redevelopment of Existing Residential Building for S.R. Scheme under regulation 33(11) of DCPR 2034 known as "Sagar Tarang CHS Ltd" situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (w) in K/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 for Slum Rehabilitation
2.	Name of the project	"Sagar Tarang CHS Ltd," of village Versova, at J.P. Road, Andheri (W) in K/W Ward, Mumbai by M/s Keyspace Realtors Private Limited
3.	Clearance letter (s) / OM/ no and date:	• File No: 21-53/2024-IA.III Dated 16.08.2024
4.	Location	situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W) in K/W Ward, Mumbai by M/s Keyspace Realtors Private Limited
a.	District (s)	Mumbai
b.	State (s)	Maharashtra
c.	Latitude / Longitude	-
5.	Address for correspondence	
	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Prabhulal Chothani Contact No. 09773311998, Address - 702 Natraj, M.V road Junction, WEH, Andheri East, Mumbai - 400069.
	Address of Executive Project Engineer /Manager (with pin code / fax number)	Mr. Aishwarya Pawar Contact No. 08433822002, Address - 702 Natraj, M.V. road Junction, WEH, Andheri East, Mumbai - 400069.
6.	Salient features	

a.	of the project	Plot Area: 2,357.10 Sq.m. Total FSI area: 12,728.34 Sq.m Total Built Up area: 28,839.17 Sq.m
b.	of the environmental management plans	1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with total capacity of 70 KLD will be provided for treating the wastewater with MBR technology. Recycled wastewater will be used for Flushing, gardening etc. 2. <u>Water Management:</u> Rain Water Harvesting shall be provided to raise the ground water table. 3. <u>Solid Waste Management:</u> Biodegradable waste will be treated in OWC, manure obtained will be used for landscaping Non-biodegradable waste will be recycled/ reused/ sold/ handed over to local authorized vendors 4. Solar energy will be used as back-up to main source including streets and buildings.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Plot Area: 2,357.10 Sq.m. Total FSI area: 12,728.34 Sq.m Total Built Up area: 28,839.17 Sq.m
b.	Others	---
8.	Breakup of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	---
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	

9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 87.2 cr.
b.	Allocation made for environmental management plans with item wise and year wise break-up	a) Construction Phase: Capital Cost- Rs. 75 Lakhs, O and M cost- Rs. 13.9 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. 286389697 /-
f.	Actual expenditure incurred on the environmental management plans so far	—
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Required: 188.56 Sq.m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.

12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	21.05.2024
b.	Date of completion (Actual and/ of planned)	December,2028
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	---
a.	The date on which the project was monitored by the regional office on previous occasions, if any	---
b.	Date of site visit for this monitoring report	16.05.2025
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 (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued (subsequently)	• 21-53/2024-IA.III Dated 16.08.2024 M/s KEYSPEACE REALTORS PRIVATE LIMITED 702 Natraj, M.V. Road Junction, Western Express Highway, Andheri (E), Andheri East, MUMBAI SUBURBAN, MAHARASHTRA, 400069

COMPLIANCE REPORT

Developer

M/s. KEYSACE REALTORS LTD

Proposed Redevelopment of Existing Residential Building for S.R. Scheme under regulation 33(11) of DCPR 2034 known as "Sagar Tarang CHS Ltd" situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (w) in K/W Ward, Mumbai.

COMPLIANCE REPORT

TERMS & CONDITIONS:

1. Specific Condition

1.1	This Environmental Clearance is subject to outcome of court cases in respect of RG area.	Yes, we agreed the condition.
1.2	All the conditions stipulated by the Maharashtra Coastal Zone Management Authority (MCZMA) for CRZ clearance under CRZ Notification, 2019 vide letter No. IA/MH/CRZ/454980/2023 dated 09.02.2024 and commitments made by the proponent before the MCZMA and EAC shall be followed in letter and spirit.	We will follow commitments made by us before the MCZMA and EAC in letter and spirit.
1.3	The project proponent shall obtain the Fire safety certification from Fire Department and also height clearance from the Airports Authority of India and submit the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of EC letter.	We have obtained Fire safety certification from Fire Department and height clearance from the Airports Authority of India and submitted the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of EC letter.
1.4	Abstraction of ground water shall be subject to the permission of Central Ground Water Authority (CGWA). Fresh water requirement shall not exceed 47 KLD during operational phase.	We noted the condition.
1.5	As proposed, wastewater shall be treated onsite in STP of 70 KLD capacity.	We ensure to provide STP of 70 KLD capacity.
1.6	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.	We noted the condition.
1.7	Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 196.22 sq. m (RG Area) out of net plot area of 2,357.10 sq. m, i.e. equivalent to 8.32% of net	We will provide greenery as per the details provided in the project document

	plot area. The landscape planning should include plantation of 179 numbers (79 trees will be planted outside the plot area) of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping	
1.8	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, one collection tanks for rooftop runoff shall be provided by PP for rainwater harvesting after filtration.	Provision of Rain water harvesting is provided. RWH Tanks of total 68CuM capacity is provided.
1.9	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.	We will segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste
1.10	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.	We will install OWC within the site. Inert waste will be disposed of as per norms at the authorized site.
1.11	The recyclable waste shall be sold to authorized vendors/recyclers.	The recyclable waste will be sold to authorized vendors/recyclers
1.12	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.	We will segregate and manage Construction & Demolition (C&D) waste as per C&D Waste Management Rules, 2016.
1.13	As committed 156 nos of 4-wheelers and 70 nos of 2-wheelers parking areas are to be provided and 25% of Electronic vehicle charging points are to be provided.	As committed 156 nos of 4-wheelers and 70 nos of 2-wheelers parking areas will be provided and 25% of electronic vehicle charging points are to will also be provided.
1.14	Proponent shall ensure the installation of solar lights and LEDs to meet 10 % of the total power requirement.	We ensure to install solar lights and LEDs to meet 10 % of the total power requirement.
1.15	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to	We have received Environmental Clearance File No: 21-53/2024-IA.III dtd 16.08.2024

	the project.	
1.16	The proponent shall be responsible for undertaking the operation and maintenance of common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the bona fide Residential Welfare Association and when required.	We will be responsible for operation and maintenance of common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the bona fide Residential Welfare Association and when required.
1.17	The project proponent shall essentially comply with all parking norms and standards as applicable	We will comply with all parking norms and standards as applicable.
1.18	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimise the shift from walk mode to vehicular mode to have the least impact on energy and the environment	Yes, we agreed the condition.
1.19	The project proponent shall ensure that there is more than one entry /exit from different directions however it should be checked that it does not create road safety hazards.	We are providing more than one entry /exit from different directions

1.Statutory Compliance

1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	The development is carried out as per local planning authority. All the necessary permission has been taken from the relevant agencies.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	The NBC and other norms for the safety of the building will be followed.
1.3	The project proponent shall obtain forest	The project is 4.5km away from the

	clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	notified ESZ of SGNP and 13.10 km away from notified ESZ of TCFS. Further, the committee has noted that the proposed area falls under CRZ –II area and project proponent has obtained CRZ clearance from the Maharashtra Coastal Zone Management Authority (MCZMA) vide letter number IA/MH/CRZ/454980/2023 dated 09.02.2024.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Condition is noted & agreeable to comply same
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	Consent to Establish is received from MPCB. • Consent No. Format1.0/JD (WPC)/UAN No.0000201215/CE/2404001685 dtd. 23.04.2024 Copy is enclosed.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	We are not drawing any water from ground. We are using only Tanker water for construction.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Condition is noted.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Condition is noted.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	This is a residential project so there will no be E-Waste generation. There will be generation of domestic hazardous waste it will be handled as per the SWM rules, 2016.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	We will follow ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions	
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2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Yes, we agreed the condition.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	We will draw up and implement a management plan to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.	We will install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	D.G. sets will provide as back up for Residential buildings. DG set with capacities of 1 x 630 kVA will be provided for Residential buildings. DG will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	We will adequately barricade the Construction site before beginning with the construction. Dust, smoke & other air pollution prevention measures will be provided for the building as well as the site. Plastic/tarpaulin sheet covers will be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as while taking out debris from the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	We are adequately covering Sand, murram, loose soil, cement, stored on site to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.	Wet jet will be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	We are adequately sprinkling water on Unpaved surfaces and loose soil to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the	All construction and demolition debris will be stored at the site before they are

	roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.	properly disposed. All demolition and construction waste will be managed.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	DG sets which will be used for backup during construction phase. These are environment friendly make and provided with acoustic enclosure to avoid noise emission.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Condition is noted.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.	For indoor air quality the ventilation provision will be as per National Building Code of India.

3. Water Quality Monitoring And Preservation

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

3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Yes, we noted the condition and agreeable to the same
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Condition is noted.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. will be done at plumbing stage.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.	Fixtures for showers, toilet flushing and drinking will be of low flow either by use of aerators or pressure reducing devices or sensor based control.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is being used to reduce water demand during construction.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	Rainwater from terraces and other open area is diverted to recharge pits for ground water recharge.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas	Rooftop rainwater of buildings will be collected in RWH tank of total capacity 68 cum. (2 days holding capacity) for harvesting after filtration.

	where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	
3.13	All recharge should be limited to shallow aquifer.	All recharge will be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.	There is no extraction of ground water in this project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project.
3.16	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	Treated water will be used for the flushing and Gardening, Landscaping and Green belt area development
3.17	No sewage or untreated effluent water would be discharged through storm water drains.	We ensure that No sewage or untreated effluent water will be discharged through storm water drains.
3.18	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	STP with 70 KLD capacity will be provided. Construction and installation of STP will be carried out by expert consultant. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
3.19	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Periodical monitoring of water quality of treated sewage will be conducted. Necessary measures will be made to mitigate the odour problem from STP.
3.20	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Sludge from the onsite sewage treatment, including septic tanks, will be collected, conveyed and disposed as per the Ministry of Urban Development,

4. Noise Monitoring And Prevention

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

5. Energy Conservation Measures

S. No	EC Conditions	
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Condition is noted.
5.2	Outdoor and common area lighting shall be LED.	We will use LED for Outdoor and common area.
5.3	Concept of passive solar design that minimize	Condition is noted.

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

6. Waste Management

6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	We will obtain certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste will get collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and	Separate wet and dry bins will be provided in each unit and at the ground level for facilitating segregation of waste.

	inert materials.	
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	OWC with capacity of 2 X 800 kg/day; and 1X 2200 kg/day will be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	All Non-biodegradable Waste will be managed through recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Yes, we noted the condition and agreeable to the same
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Yes, Ready mixed concrete added with fly ash is used in the construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Any wastes from construction and demolition activities related thereto will be managed.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	A separate energy conservation report attached with this report.

7. Green Cover

7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to	14 no. of trees to be retained on site based on girth and age regulations as prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
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	species (planted).	
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	There will be tree plantation of about 133 nos. Landscape planning includes plantation of native species. 2
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	We will maintain compensatory plantation in the ratio of 1:10. Area for green belt development 1901.33 is provided as per the details provided in the project document
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Excavated topsoil is used for landscaping.

8. Transport

8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.	Condition is noted
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.

9.

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

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

	operations of the project.	
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11. Miscellaneous

11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	The advertisement is published in two local newspapers. One of which is 'Business Standard', Navi Mumbai dated 06.03.2025 & the other one is given in 'Navshakti' Dated 06.03.2025 respectively.
11.2	Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Yes, we noted the condition & agreeable to the same.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Yes, we noted the condition & agree to comply.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	We are regularly submitting six monthly reports to Nagpur, & MPCB
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Yes, we noted the condition & agree to comply.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly	Separate environment management cell with qualified staff is formed and implementing the same

	report to the head of the organization.	
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report	Yes, we noted the condition and agreeable to comply the same.
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Condition is noted.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Condition is noted.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Condition is noted.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.	Condition is noted.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).	Yes, we noted the condition and agreeable to the same.
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Yes, we noted the condition and agreeable to the same.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Yes, we noted the condition and agreeable to the same.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The	Yes, we noted the condition and agreeable to the same.

	Company in a time bound manner shall implement these conditions.	
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	Yes, we noted the condition and agreeable to the same.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Yes, we noted the condition and agreeable to the same.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition and agreeable to the same.

**ENERGY
CONSERVATION
MEASURES**

Developer

M/s. KEYSPEACE REALTORS LTD

Proposed Redevelopment of Existing Residential Building for S.R. Scheme under regulation 33(11) of DCPR 2034 known as "Sagar Tarang CHS Ltd" situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (w) in K/W Ward, Mumbai.

POWER REQUIREMENT & ENERGY SAVING CALCULATIONS

S. No	Description	Total
1.	Source	ADANI
2.	Connected load (kW)	2747 KW
3.	Maximum demand (kW)	687 KW
4.	Power back-up/DG sets (kVA)	1 x 630 kVA

Energy conservation measures:

- Energy efficient LED, T5 tube light which give more light output for the same watts consumed and therefore require less nos. of fixtures
- Equipment efficiency standard power factor will be maintained between 0.95 and unity for major equipment like Lift, STP etc. This will reduce electrical power distribution losses in the installation.
- based lighting for parking areas.
- Motion Sensor and timers in staircases.
- Use of Solar PV to extent of 5% of Demand load & total solar saving including hot water is 11% of energy saving.
- Use of VFD drives in lifts.
- Recommending the benefits of adopting BEE 5 star rated electrical appliances to the customers to increase energy savings.

Sections	Connected Load Kw	Maximum Demand KW	Energy Consumption- Kw-hrs/day	Maximum Demand with Energy Efficient fittings -Kw	Energy Consumption- Kw-hrs/day	Savings Kw-hrs/day	% savings	Remarks
Internal Lighting(Flats)	38.4	19.2	192.2	11.5	115.3	76.9	40	LED Lamps for Toilets & Stores;# T 5 Lamps with Electronic Ballasts for Habitable Spaces;# LED Lamps for Wardrobe & Night Lights
Water heater-Geysers & Solar Panel	966	483.0	483.0	386.4	386.4	96.6	20	By using solar water heating
Lifts	200.0	33.3	399.0	28.3	339.2	59.9	15	Advanced Lifts with VVVF Technology & High Efficiency
Plumbing & STP motors	75.0	12.5	62.5	11.3	56.3	6.3	10	Pumps & Motors with Premium Efficiency
External Lighting	10	5.0	60.0	1.00	12.00	48.0	80	External lighting on solar
Common Area lighting	14.0	7.0	84.0	1.00	12.00	72.0	86	Common area lighting on solar
Ventilation	36.0	4.5	18.0	4.1	16.2	1.8	10	Motors with Premium Efficiency
Other equipments like AC/Appliances in Flats	1029	77.2	617.4	65.6	524.8	92.6	15	Energy efficient VRF AC with higher COP
Other equipments like Appliances /switch load/AC in common area	379.0	45.5	363.8	38.7	309.3	54.6	15	Energy efficient VRF AC with higher COP
Total	2747	687	2280.0	547.8	1771.4	509	22	Overall Savings
Solar PV installation proposed in Kw						45		20 Solar PV Panels
Overall Solar(renewable component) Savings						262	11	% Savings Non renewable componenet

POST MONITORING ENVIRONMENTAL STATUS REPORT

OF

**Redevelopment of Existing Residential Building for S.R.
Scheme**

For

April, 2025 – September, 2025

Developer

M/s. KEYSPEACE REALTORS LTD

Proposed Redevelopment of Existing Residential Building for S.R. Scheme under regulation 33(11) of DCPR 2034 known as "Sagar Tarang CHS Ltd" situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (w) in K/W Ward, Mumbai.

Prepared by

ENVIRO ANALYSTS &ENGINEERS P. LTD.,

**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/A/05/25/00974			Report Date - 24.05.2025
ULR Number: TC1118925000000974F			
Name of Customer	M/S KEYSACE REALTORS PRIVATE LIMITED		Reference – VERBAL
Site Address	Redevelopment of Existing Residential Building for Slum Rehabilitation (S.R.) Scheme under regulation 33(11) of DCPR 2034 known as “Sagar Tarang CHS Ltd,” situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W)		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/05/25/00974 (Near Main Gate at Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	16.05.2025	Date of Receipt	17.05.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	19.05.2025 to 21.05.2025		
Report for the month	MAY, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
33°C	50%	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	85.54	100 µg/m³	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	44.94	60 µg/m³	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	15.45	80 µg/m³	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	18.35	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).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

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

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

**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/05/25/00976			Report Date - 24.05.2025
ULR Number: TC111892500000976F			
Name of Customer	M/S KEYSACE REALTORS PRIVATE LIMITED		Reference – VERBAL
Site Address	Redevelopment of Existing Residential Building for Slum Rehabilitation (S.R.) Scheme under regulation 33(11) of DCPR 2034 known as “Sagar Tarang CHS Ltd,” situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W)		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	
Sampling locations and Sample Code	EAEPL/W/05/25/00976 (Near Back Side of Site)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	17.05.2025	Date of Receipt	17.05.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	17.05.2025 to 24.05.2025		
Report for the month	MAY, 2025		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.45	IS 3025 (Part 11) 2022
Turbidity	NTU	< 1.0	IS 3025 (Part 10) 2023
TDS	mg/L	128.0	IS 3025 (Part 16) 2023
Alkalinity	mg/L	63.60	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	20.14	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	80.97	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	20.04	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	6.99	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.86	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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Tel: 022-28541647/48/49/67/68 | E-mail: info@eaepl.com | lab@eaepl.com | Web: www.eaepl.com

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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/05/25/00976			Report Date - 24.05.2025
ULR Number: TC111892500000976F			
Name of Customer	M/S KEYSACE REALTORS PRIVATE LIMITED		Reference – VERBAL
Site Address	Redevelopment of Existing Residential Building for Slum Rehabilitation (S.R.) Scheme under regulation 33(11) of DCPR 2034 known as “Sagar Tarang CHS Ltd,” situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W)		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/05/25/00976 (Near Back Side of Site)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	17.05.2025	Date of Receipt	17.05.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	17.05.2025 to 19.05.2025		
Report for the month	MAY, 2025		

Discipline: Biological**Group: Water**

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

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


Authorized Signatory
(Shweta Sonawane)

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CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP



TC-11189

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

TEST REPORT

Report No. - EAEPL/S/05/25/00977			Report Date - 24.05.2025
ULR Number: TC111892500000977F			
Name of Customer	M/S KEYSACE REALTORS PRIVATE LIMITED		Reference – VERBAL
Site Address	Redevelopment of Existing Residential Building for Slum Rehabilitation (S.R.) Scheme under regulation 33(11) of DCPR 2034 known as “Sagar Tarang CHS Ltd,” situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W)		
Nature and Description of Sample	Soil	Sample Collected by	
Sampling locations and Sample Code	EAEPL/S/05/25/00977 (Near Center Side of site)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	17.05.2025	Date of Receipt	17.05.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	17.05.2025 to 24.05.2025		
Report for the month	MAY, 2025		

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

Parameters	Unit	Results	Method
pH	--	8.63	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	910.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	19.58	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	31.22	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.69	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	108.64	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	589.38	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2378.84	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	209.78	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	58.61	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.11	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	3209.95	EPA 3050B
Potassium (K)	mg/kg	1902.20	EPA 3050B
Copper (Cu)	mg/kg	118.89	EPA 3050B
Iron (Fe)	mg/kg	74581.91	EPA 3050B
Lead (Pb)	mg/kg	5.55	EPA 3050B
Zinc (Zn)	mg/kg	71.33	EPA 3050B

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**Reviewed by****Approved by****(QM/DM)****(Shweta Sonawane)****Authorized Signatory
(Shilpa Dhamankar)**

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

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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/05/25/00975			Report Date - 24.05.2025
ULR Number: TC1118925000000975F			
Name of Customer	M/S KEYSACE REALTORS PRIVATE LIMITED		Reference – VERBAL
Site Address	Redevelopment of Existing Residential Building for Slum Rehabilitation (S.R.) Scheme under regulation 33(11) of DCPR 2034 known as “Sagar Tarang CHS Ltd,” situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W)		
Nature and Description of Sample	Ambient Noise	Sample Collected by	
Sampling locations and Sample Code	EAEPL/N/05/25/00975	Sample quantity and packing	EAEPL Laboratory
Date of Sampling	16.05.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	MAY, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.4	43.1	55	45
Near Centre Side of Site	dB(A) Leq.	53.6	43.7	55	45
Near Site Office of Site	dB(A) Leq.	52.7	44.3	55	45
Near Back Side of Site	dB(A) Leq.	53.9	43.2	55	45

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

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

Reviewed by

(QM/DM)

(Shweta Sonawane)

Approved by

Authorized Signatory

(Shilpa Dhamankar)

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File No: 21-53/2024-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division



Dated 16/08/2024



To,

Manish D Savant
M/s KEYSACE REALTORS PRIVATE LIMITED
702 Natraj, M.V. Road Junction, Western Express Highway, Andheri (E), Andheri East, MUMBAI
SUBURBAN, MAHARASHTRA, 400069
harshmistry@rustomjee.com

Subject: Redevelopment of Existing Residential Building for Slum Rehabilitation (S.R.) Scheme under regulation 33(11) of DCPR 2034 known as "Sagar Tarang CHS Ltd," situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W) in K/W Ward, Mumbai by M/s Keyspace Realtors Private Limited – Grant of Environmental Clearance - reg.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Redevelopment of Existing Residential Building for S.R. Scheme under regulation 33(11) of DCPR 2034 known as "Sagar Tarang CHS Ltd," situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W) in K/W Ward, Mumbai, submitted to Ministry vide proposal number IA/MH/INFRA2/460049/2024 dated 29/01/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5994936N
(ii) File No.	21-53/2024-IA.III
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Sector	INFRA-2
(vii) Name of Project	Proposed Redevelopment of Existing Residential Building for S.R. Scheme under regulation 33(11) of DCPR 2034 known as "Sagar Tarang CHS Ltd," situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W) in K/W Ward, Mumbai.
(viii) Name of Company/Organization	KEYSPACE REALTORS PRIVATE LIMITED

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

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

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 119th meeting held on 14.02.2024.

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

- i. Proposed Redevelopment of Existing Residential Building for S.R. Scheme under regulation 33(11) of DCPR 2034 known as "Sagar Tarang CHS Ltd" situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (w) in K/W Ward, Mumbai.
- ii. The project is located at: Latitude- From 19° 7'48.68"N to 72° 48'51.68"N, Longitude – From 19°7'46.19 "E to 72°48'50.27"E.
- iii. The total/net plot area is 2,357.10 sq. m, FSI area is 12,728.34 sq. m and total construction (Built-up) area of 28,839.17 sq. m. The project will comprise of 2 Buildings. Total 85 flats shall be developed. Maximum height of the building is 87.90 m.
- iv. During construction phase, total water requirement is expected to be 5-10 KLD which will be met by Tanker water. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water.
- v. During operational phase, total water requirement of the project is expected to be 72 KLD of and the same will be met by 47 KLD fresh water from BMC and 25 KLD Recycled Water. Wastewater generated 63 KLD will be treated in STP of 70 KLD. Balance treated waste water will be disposed in to municipal drain.
- vi. About 268kg/D solid wastes will be generated in the project. The biodegradable waste 113 kg/D will be processed in OWC and the non-biodegradable waste generated 155 kg/D will be handed over to authorized local vendor.
- vii. The total power requirement during construction phase is 100 KVA and will be met from TATA / Adani and total power requirement during operation phase is 687 KW and will be met from Tata/ Adani power.
- viii. Proposed one Rainwater Storage Tanks capacity is 68 Cum.
- ix. Parking facility for 156 nos. four wheelers is proposed against the requirement of 156 nos. (according to local norms).
- x. Proposed energy saving measures would save about 22% of power. And 45 KW of solar installation of 11% of maximum demand.
- xi. The proposed project is not located in Critically Polluted area.
- xii. As per Notification bearing number SO 3645 (E) dated 05.12.2016 ESZ to Sanjay Gandhi National Park (SGNP) is declared. The project site is 4.50 km from ESZ of SGNP.
- xiii. NBWL Clearance is not required for this project.
- xiv. Forest Clearance is not required for this project.
- xv. No court cases are pending against the project.
- xvi. Green belt development : Details of tree cutting : 1 of trees to be cut, 24 Nos. to be transplanted & 6 Nos. to be retained.
- xvii. The total cost of the project is Rs 87.2 Crore.
- xviii. Employment potential: 35 permanent employments during the construction phase & around 315 labors will come to site during peak construction phase. This is a residential project, which will create around 99 nos direct employment and 360 indirect employment during the operation phase.
- xix. Benefits of the project: The project will improve the infrastructure of the surrounding area, will generate direct and indirect employment.

6. The committee has noted this **proposed project is a redevelopment of existing building with** total built-up area is

28,839.17 sq. m and the proposed area is outside from the boundaries of the Sanjay Gandhi National Park (4.5 km) and Thane Creek Flamingo Sanctuary (13.10 km). Further, the committee has noted that the proposed area falls under CRZ –II area and project proponent has obtained CRZ clearance from the Maharashtra Coastal Zone Management Authority (MCZMA) vide letter number IA/MH/CRZ/454980/2023 dated 09.02.2024. Total 26 numbers of trees are present at the project site. Out of 26 trees, 22 number trees to be transplanted and 4 trees to be cut. Further, the proposed project does not involve any forest land diversion and Wildlife clearance. Proposed site is not located in Critically Polluted area or within the notified Eco Sensitive Zone. No court cases are pending against the project.

7. The Ministry noted that it is a redevelopment under the Slum Rehabilitation proposal with a total plot/net plot area is 2,357.10 sq. m. The required green belt is 188.56 sq. m and the proposed greenbelt on Mother Earth is 196.22 sq. m (8.32% of net plot area), which is more than local norms. As per Development Control and Promotion Regulation-2034 (DCPR) of Maharashtra, plots for residential and commercial layouts admeasuring area from 1,001 sq. m to 2,500 sq. m., 2,501 sq. m to 10,000 sq. m and areas above 10,000 sq. m should maintain 15%, 20% and 25% of recreational ground/open spaces, respectively. In case of building under Slum Redevelopment Authority scheme, at least 8% of amenity open space shall be maintained at ground level. In case re-development project minimum of 10% of recreational ground/open spaces are required.

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

9. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance for the Redevelopment of Existing Residential Building for S.R. Scheme under regulation 33(11) of DCPR 2034 known as “Sagar Tarang CHS Ltd,” situated on plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W) in K/W Ward, Mumbai by M/s Keyspace Realtors Private Limited, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and standard conditions are enclosed as **Annexure 1**.

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

Copy To

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

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Conditions

S. No	EC Conditions
1.1	This Environmental Clearance is subject to outcome of court cases in respect of RG area.

S. No	EC Conditions
1.2	All the conditions stipulated by the Maharashtra Coastal Zone Management Authority (MCZMA) for CRZ clearance under CRZ Notification, 2019 vide letter No. IA/MH/CRZ/454980/2023 dated 09.02.2024 and commitments made by the proponent before the MCZMA and EAC shall be followed in letter and spirit.
1.3	The project proponent shall obtain the Fire safety certification from Fire Department and also height clearance from the Airports Authority of India and submit the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of EC letter.
1.4	Abstraction of ground water shall be subject to the permission of Central Ground Water Authority (CGWA). Fresh water requirement shall not exceed 47 KLD during operational phase.
1.5	As proposed, wastewater shall be treated onsite in STP of 70 KLD capacity.
1.6	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
1.7	Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 196.22 sq. m (RG Area) out of net plot area of 2,357.10 sq. m, i.e. equivalent to 8.32% of net plot area. The landscape planning should include plantation of 179 numbers (79 trees will be planted outside the plot area) of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping
1.8	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, one collection tanks for rooftop runoff shall be provided by PP for rainwater harvesting after filtration.
1.9	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.
1.10	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
1.11	The recyclable waste shall be sold to authorized vendors/recyclers.
1.12	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.
1.13	As committed 156 nos of 4-wheelers and 70 nos of 2-wheelers parking areas are to be provided and 25% of Electronic vehicle charging points are to be provided.
1.14	Proponent shall ensure the installation of solar lights and LEDs to meet 10 % of the total power requirement.

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

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

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

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

2. Air Quality Monitoring And Preservation

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

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

3. Water Quality Monitoring And Preservation

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

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

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction

S. No	EC Conditions
	phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

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

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects

S. No	EC Conditions
	of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

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

S. No	EC Conditions
	areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

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

9.

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

10. Human Health Issues

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

S. No	EC Conditions
	removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

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

Additional EC Conditions

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

ii. Project Proponent shall strive to enhance the Green Belt beyond 8.32% and that the trees planted in this regard would be planted under the campaign " एक_पेड़_माँ_के_नाम " and the details of the trees planted would be uploaded on the portal <https://merilife.nic.in>.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000201215/CE/2404001685

Date: 23/04/2024

To,
M/s. KEYSACE REALTORS LTD., CTS No.
1067, 1067/1 to 5 of village Versova, at
J.P. Road, Andheri (W) in K/W Ward,
Mumbai.



Sub: Consent to Establish for Proposed Redevelopment Construction Project.

Ref: Application Submitted by SRO-Mumbai-II

Your application NO. MPCB-CONSENT-0000201215

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

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.87.23 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Proposed Redevelopment Construction Project named as M/s. KEYSACE REALTORS LTD., CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W) in K/W Ward, Mumbai on Total Plot Area of 2357.10 Sq.Mtrs for construction BUA of 28839.17 Sq.Mtrs including utilities and services.**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	63	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- 630 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	155 Kg/Day	OWC	use as manure
2	Non Biodegradable waste	113 Kg/Day	Segregate	Segregate & handed over to authorized vendor
3	STP Sludge	15 Kg/Day	Drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

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

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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-25058	12/03/2024	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **70 CMD for treatment of domestic effluent of 63 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	71.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-630 KVA	Acoustic Enclosure	5.00	HSD 157.5 Kg/Hr	1	SO ₂	75.6 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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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 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

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

This certificate is digitally & electronically signed.



PUBLIC NOTICE

Notice is hereby given that the Share Certificate No. 2587044 for 1000 shares bearing Distinctive no(s). 2395696401 - 2395697400 under Folio No. JSW0723003, standing in the name(s) of shareholders – BALARAM JADHAV & RAJANI JADHAV in the books of JSW STEEL LIMITED has / have been lost / misplaced / destroyed and the advertiser has / have applied to the company for issue of duplicate share certificate(s) in lieu thereof. Any person (s) who has / have claim(s) on the said shares should lodge such claim(s) with the company's registrars and transfer agents viz KFIN TECHNOLOGIES LIMITED, SELENIUM TOWER B, PLOT NO 31 – 32 GACHIBOWLI, FINANCIAL DISTRICT, NANAKRAMGUDA, HYDERABAD – 500 032 within 15 days from the date of this notice failing which the company will proceed to issue duplicate share certificate(s) in respect of the said Share.

Date: - 23/08/2024 Place: - MUMBAI
Name of the Shareholder/s:- MR. BALARAM JADHAV & MRS. RAJANI JADHAV



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules 2002)
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO: 6372020 And 6568681: Mr. VAIBHAV MOHAN VARTAK

This is to inform that TATA Capital Ltd. (TCL) is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013 and a branch office amongst other places at Maharashtra (Mumbai). That vide Orders dated 21.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between TATA Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCL") as transferees and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCL (Transfer Companies) along with its undertaking have merged with TCL as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the Borrower(s)/Borrowers in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower that the below described immovable property mortgaged to TATA Capital Limited (Secured Creditor/TCL), the Possession of which has been taken by the Authorized Officer of TATA Capital Limited, will be sold on 13th Day of September, 2024 "As is where is basis" & "As is what is and whatever there is & without recourse basis". Whereas the sale of secured asset is to be made to recover the lakhs debt and whereas there was due of a sum of Rs. 39,69,025.59/- (Rupees Thirty Nine Lakhs Sixty Nine Thousand Twenty Five and Paise Fifty Nine Only) i.e. Rs. 36,77,860.66/- due in Loan Account No. 6372020 and Rs. 2,91,164.93/- due in Loan Account No. 6568681 as on 26.05.2021 demanded vide Notice U/s. 13(2) dated 27th May 2021 from Borrowers & Co-Borrowers/Guarantors, i.e., (1) Mr. Vaibhav Mohan Vartak; (2) Mrs. Gayatri Vaibhav Vartak both having address at C-302, New Sai Shristi, C/Wing CHSL Ltd., Vjay Park Road, Near Jangid Estate, Mira Road East, Thane, Maharashtra - 401107; Also add at: C/o. M/s. Vartak Creations, Room No. 2, Thakur House, Veer Hanuman Nagar Road, Near Santoshi Mata Mandir Road, Near Kandar Pada, Dahisar, Mumbai, Maharashtra - 400068; (3) M/s. Malhar Creations, Through its Proprietor Mr. Vaibhav Mohan Vartak, having address at Room No. 2, Thakur House, Veer Hanuman Nagar Road, Near Santoshi Mata Mandir Road, Near Kandar Pada, Dahisar, Mumbai, Maharashtra - 400068; Also add at: C-302, New Sai Shristi, C/Wing CHSL Ltd., Vjay Park Road, Near Jangid Estate, Mira Road East, Thane, Maharashtra - 401107.

Notice is hereby given that in the absence of any postponement/discontinuance of the sale, the said property shall be sold by E-Auction at 02:00 P.M. on the said 13th Day of September, 2024 by TCL, having its branch office at 902-906 Quantum Tower, Chinchaoi, Govindji Shroff Marg, Malad West, Mumbai-400064.

The sealed E-Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the TATA CAPITAL LIMITED till 05:00 P.M. on the said 12th Day of September, 2024.

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs.)
Flat No. 302, on the Third Floor, "C" Wing of the Building No. C in the Complex known as "Sai Shristi Complex" constructed on land bearing Survey No. 1634 (P/Old), 34/1 (P) (New) at Village Mira, Taluka and District Thane and in the Registration District and Sub District of Thane. Flat Measuring 44 Sq. Feet i.e., equivalent to 41.24 Sq. Metres (Built Up Area).	Physical	Rs. 43,68,000/- (Rupees Forty Three Lakh Six Thousand Eight Hundred Only)	Rs. 4,36,800/- (Rupees Four Lakh Thirty Six Thousand Eight Hundred Only)

The description of the property that will be put up for sale is in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be subject to the 'Authorized Officer' or 'proof is given to the satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid, for acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal <https://bankauctioins.in> on 13th Day of September, 2024 between 02:00 PM to 03:00 PM with unlimited extension of 10 minutes each. All the Bids submitted for the purchase of the property shall be subject to the Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL LIMITED", payable at Mumbai. Inspection of the property may be done on 06th Day of September, 2024 between 11:00 AM to 05:00 PM. Note: The intending bidders may contact the Authorized Officer Mr. Harangad Singh Bhogal and Mr. Anuradhi Julius, Email id: Harangad.Singh@tatacapital.com, Anuradhi.Julius@tatacapital.com and Mobile No. +91-8857563008/8657439008. For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e., <https://bit.ly/4dvhoX6>, or contact Authorized Officer or Service Provider: M/s. A Closure.

Place: Mumbai, (Maharashtra) Sd/- Authorized Officer
Date: 23-08-2024 TATA Capital Limited

PUBLIC NOTICE

All the concerned persons including bonafied residents, environmental groups, NGO's and others are hereby informed that the Expert Appraisal Committee at central level, has accorded Environmental Clearance to M/s Keyspace Realtors Pvt. Ltd. 702 Natraj, M.V. Road Junction, Western Express Highway, Andheri (E), Andheri East, MUMBAI SUBURBAN, MAHARASHTRA, 400069 for Proposed plot bearing CTS No. 1067, 1067/1 to 5 of village Versova, at J.P. Road, Andheri (W) in K/W Ward, Mumbai., EC Letter No. 1A/MH/INFRA2/460049/2024 Dated: 16.08.2024. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of Ministry of Environment and Forest at <https://parivesh.nic.in/>.

M/s Keyspace Realtors Pvt Ltd
702 Natraj, M.V. Road Junction, Western Express Highway, Andheri (E), Andheri East, MUMBAI SUBURBAN, MAHARASHTRA, 400069.

PUBLIC NOTICE

Notice is hereby given to the public that our clients are intending to acquire development rights of the below mentioned property from SFAIYA JEEVAN CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under Maharashtra Co-Operative Societies Act, 1960 under Registration No. BOM/(M)/HSGS(HIS)/3763 dated Year 88-89 Dt : 27/02/1989 and having its registered office at Plot no: 211, Ram Narayan Narkar Road, Ghatkopar (East), Mumbai : 400077 with respect to the Property more particularly described in the schedule hereunder written. AND THEREFORE any person having or claiming to have any share right, title, interest to or in the below mentioned property or in any part thereof or any claim by way of or under or in the nature of any agreement, sale, mortgage, lien, charge, gift, lease, sub-lease, under lease, exchange, easement, restrictive or other covenants or conditions, encumbrances or otherwise which affects the Development Rights to be acquired by our client are hereby required to make the same known in writing with supporting proofs to the undersigned within 14 (Fourteen) days from the date of the publication of this notice. The claims or objections if any are not received within 14 days or received afterwards, then claims or objections shall not be considered and the same shall be treated as abandoned or waived, and our clients shall proceed further and complete the deal accordingly.

SCHEDULE OF THE PROPERTY
All that piece and parcel of land bearing admeasuring 845.10 sq. mtrs. or thereabout, bearing Final Plot No. 211 of TPS Ghatkopar No. III of Village -Ghatkopar Kiroi, Taluka Kuria, District Mumbai Suburban, within the registration sub-district of Bandra, Bombay Suburban, together with building structure standing thereon and known as SfaIya Jeevan Co-operative Housing Society Ltd. situated at Plot no: 211, Ram Narayan Narkar Road, Next to swimming pool, Ghatkopar (East), Mumbai-400077. Dated this 23rd day of August, 2024.

Sd/- Pankaj S. Pandey Advocate High Court
13, Citi Business Centre, 2nd floor, Currimg Building, opp, Mumbai University, behind Jagruti Stationery, M. G. Road, Mumbai - 400 001.

POSSESSION NOTICE - (for immovable property) Rule 8-(1)					
Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL HFL), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorized Officer of the company to the borrowers / co-borrowers mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public, the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IIFL HFL, for an amount as mentioned herein under interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act. If the borrower clears the dues of the IIFL HFL, together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by IIFL HFL and no further step shall be taken by IIFL HFL for transfer or sale of the secured assets.					
Name of the Borrower(s)/ Co-Borrower(s)	Description of secured asset (Immovable property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession	
Mr. Shankar Kerappa Lavate Mrs. Kalpana Shankar Lavate (Suraj Milk Farm (Prospect No. IL10337239)	All that piece and parcel of H. No. 119, situated at Ashve - Taratgar, Taluka-Pandharpur, District-Solapur, Maharashtra-413315 Area Admeasuring (in Sq. Ft.): Property Type: Land Area, Built Up Area, Carpet Area Property Area: 1500.00, 701.00, 560.00	Rs. 73,9187.00/- (Rupees Seven Lakh Thirty Nine Thousand One Hundred and Eighty Seven Only)	13-May-2024	21-Aug-2024	
Mr. Shriaj Chabu Rao Mrs. Sharada Shriaj Rao Rao Kirana (Prospect No. IL103734075)	All that piece and parcel of H.No.883, Situated at Mukane Gram Panchayat, Taluka Igatpur, Naskik, Maharashtra, India. 422402 Area Admeasuring (IN SQ. FT.): Property Type: Land Area, Built Up Area, Carpet Area Property Area: 967.00, 800.00, 640.00	Rs. 479,547.00/- (Rupees Four Lakh Seventy Nine Thousand Five Hundred and Forty Seven Only)	13-May-2024	21-Aug-2024	
Mr. Sudhir Kailash Kate Mrs. Anitha Sudhir Kate Hotel Tulajabhabani And Khanwal Tulajabhabani General Stores (Prospect No. IL10169768)	All that part and parcel of the property bearing Flat No. 206, 2nd Floor, Wing C Bldg. Triaa Princeton, Gat No. 1195, Mahabaleshwar Nagar, Shikrapur, Tal. Shirur, Pune, Maharashtra, India. 412210 Area Admeasuring (in Sq. Ft.): Property Type: Carpet Area Property Area: 363.00	Rs. 19,56420.00/- (Rupees Nineteen Lakh Fifty Six Thousand Four Hundred and Twenty Only)	10-May-2024	20-Aug-2024	
Mr. Ravasheh Nirvutti Shendge, Mrs. Rekha Ravasheh Shendge (Prospect No. IL10249916)	All that part and parcel of the property bearing Milkat No. 67/3670, Gat No. 467, Village Rede, Taluka Maharashtra, India. 413107 Area Admeasuring (IN SQ. FT.): Property Type: Land Area, Built Up Area, Carpet Area Property Area: 967.00, 800.00	Rs. 56,6214.00/- (Rupees Five Lakh Sixty Six Thousand Two Hundred and Fourteen Only)	11-May-2024	20-Aug-2024	
Mr. Rahul Dattatray Ugade Mrs. Manisha Rahul Ugade (Prospect No. IL10353408)	All that part and parcel of the property bearing H. No. 654, Situated at Mira Malshiras, Solapur, Maharashtra, India. 413112 Area Admeasuring (IN SQ. FT.): Property Type: Land Area, Built Up Area, Carpet Area Property Area: 1200.00, 746.00, 566.00	Rs. 58,9925.00/- (Rupees Five Lakh Eighty Nine Thousand Nine Hundred and Twenty Five Only)	11-May-2024	20-Aug-2024	

For further details please contact to Authorised Officer at Branch Office: 10 & 11, Viraj Corner Opposite BSNL Telephone Exchange, Canada Corner, Sharapur Road, Nashik - 422005, CTS NO 4278/1 to-7 Tanti Nagar Near Kalkia Mata Mandir 2nd Floor Chichwad Pune -411033/or Corporate Office: Plot No. 98, Phase-IV, Udyog Vihar, Gurgaon, Haryana.

Place: Maharashtra Date: 23/08/2024 Sd/- Authorised Officer, For IIFL Home Finance Limited

Form No. 3
[See Regulation-15 (1)(a)] / 16(3)
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai- 400703
Case No.: OA/1317/2022
Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.
Exh. No.: 09
IDBI BANK
VS
DHNANJAY PRAKASH GAIKWAD
To,
(1) DHANJAY PRAKASH GAIKWAD
FLAT NO. 401, 4TH FLOOR, BUILDING NO.3, S. PANVELKAR PARK, BADLAPUR EAST (NEAR WATER TANK) THANE, MAHARASHTRA-421503
(THANE, MAHARASHTRA)
Also At,
C/O CENTRAL RAILWAY TILAK NAGAR STATION BOOKING OFFICE, HOUBOUR LINE, MUMBAI, MAHARASHTRA-400089
(2) MRS. ANUJADHANANJAY GAIKWAD
FLAT NO. 401, 4TH FLOOR, BUILDING NO.3, S. PANVELKAR PARK, BADLAPUR EAST (NEAR WATER TANK) THANE, MAHARASHTRA-421503
SUMMONS
WHEREAS, OA/1317/2024 was listed before Hon'ble Presiding Officer/Registrar on 25/10/2022. WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 2979016.15/- (application along with copies of documents etc. annexed). In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-
(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course or business and the assets of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets. You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 04/10/2024 at 10:30 A.M. failing which the application shall be heard and decided in your absence.
Given under my hand and the seal of this Tribunal on this date: 02/11/2023.
Signature of the Officer Authorised to issue summons. (SANJAI JAISWAL) REGISTRAR DRT-III, MUMBAI.
SEAL
Note: Strike out whichever is not applicable

IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	109493171	Loan Against Property	1.Samadhan Sumant Panchange 2.Divya Samadhan Panchange	31.07.2024	INR 6,30,416.66/-

Property Address : All That Piece And Parcel Of The Immovable Property G.P. House No 315, Measuring 50 X 30 Ft., Total 1500 Sq. Ft. Situated At Pangri, Tq: Parli Vai, District: Beed, Maharashtra-431530, And Bounded As:- East: Road, West: Buddhpal Panchange, North: Narhari, South: Omprakash Panchange

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/- Authorized Officer
IDFC First Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)
Date : 23.08.2024
Place : Beed, Maharashtra

BRIHANMUMBAI MAHANAGARPALIKA	
(HYDRAULIC ENGINEERS DEPARTMENT)	
e-Tender Notice	
Tender ID	2024_MCGM_1072963_1
Name of Organization	BRIHANMUMBAI MUNICIPAL CORPORATION
Subject —	Design, Fabrication and Installation of safety arrangements on various capacities DG set Panels under AE(Maint)WWV City's Section
Scrutiny Fee	Rs. 3,300/- + 18% GST i.e. Rs. 3894/-
Cost of E-Tender (Estimated Cost)	Not applicable
Bid Security Deposit/EMD	Rs. 23,000/- through payment gateways of GoM on URL https://mahatenders.gov.in
Time Period	03 Months
Date of issue and sale of tender	23.08.2024 from 11:00 Hrs.
Last date & time for sale of tender	02.09.2024 upto 12:00 Hrs.
Submission of Packet A, B & Packet C (Online) & Receipt of Bid Security Deposit.	02.09.2024 upto 16:00 Hrs.
Pre-Bid Meeting	Not Applicable for this tender
Opening of Packet A	04.09.2024 after 12.05 Hrs.
Opening of Packet B	04.09.2024 after 12:10 Hrs.
Opening of Packet C	06.09.2024 after 12:00 Hrs.
Website	https://mahatenders.gov.in
Contact Person	1. Shri. A B Desai (SE) :- 9930260497 2. Shri. N. M. Dhondge (AE) :- 9930260569
Address for communication	Office of Executive Engineer (Maintenance) Meter Workshop, BMC, 566, N. M. Joshi Marg, Near 'S' Bridge, Byculla (W.), Mumbai-400011 Email ID - aewwmcity01.he@mcgm.gov.in
Venue for opening of bid	Online in Office of Executive Engineer (Maintenance) Meter Workshop, BMC, 566, N. M. Joshi Marg, Near 'S' Bridge, Byculla (W.), Mumbai-400011

This tender document is not transferable.
The BMC reserves the rights to accept any of the application or reject any or all the application received for above subject without assigning any reason thereof.
Sd/- EX.ENG.(MAINT)M.W. Dy. Hydraulic Engineer (Maintenance)
PRO/1029/ADV/2024-25
Fever? Act now, see your doctor for correct & complete treatment

Bank of India
Relationship beyond banking
Pune Recovery Branch: 1162/6, Ganesh Khind-University Road, Near Observatory, Next to Hardikar Hospital, Shivajinagar Pune 411005 Ph. No.: 020-25531312
Email: Recovery.Pune@bankofindia.co.in,

E-auction and 30 Days Sale Notice of Immovable Assets charged to the Bank on 26/09/2024, between 11.00 AM To 5.00 PM (IST)

E-auction sale notice for sale of immovable assets under the securitization and reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged / charged to the Secured Creditor, the Symbolic/Physical possession of which has been taken by the Authorized Officer of Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis on the below mentioned date for recovery of the sum due to the secured creditor from the Borrower(s) and Guarantor(s) as mentioned below.

S. N.	Name of Branch & Address of Borrowers / Guarantors & Outstanding Amount	Brief Description of Property	Reserve Price	Date of Demand Notice	E-mail Id / Contact No. of Authorised Officer
			EMD (Rs. in lakhs)	Date & type of Possession	
1	Branch : Fergusson Raod Name of the A/c. :- M/s. Pramod Electrials Partner: Mr Pramod Kondiba Chavhan, Mr Kondiba Arjun Chavhan Mrs. Namrata Pramod Chavhan , Flat No 43, 2nd Floor, B Wing, Bldg " Shri Gurukrupa Co-op Housing Society Ltd" plot bearing S No. 199, Hissa No. 7 (P). Village Kolasewadi, Kalyan East, Tal Kalyan, Dist. Thane owned by Mrs. Savitribai Kondiba Chavan Admeasuring area – 446 sq fts., Boundaries:-East – By 10 ft proposed Road, West – By property of S No 199 Hissa No 7, North – By property of S No 199 Hissa No 7, South – By Pote apartment No 2,	EQM of Flat No. 43, 2nd Floor, B Wing, Bldg " Shri Gurukrupa Co op Housing Society Ltd" plot bearing S No. 199, Hissa No. 7 (P). Village Kolasewadi, Kalyan East, Tal Kalyan, Dist. Thane owned by Mrs. Savitribai Kondiba Chavan Admeasuring area – 446 sq fts., Boundaries:-East – By 10 ft proposed Road, West – By property of S No 199 Hissa No 7, North – By property of S No 199 Hissa No 7, South – By Pote apartment No 2,	24.64	19/12/2022	FergussonRoad, Pune@bankofindia.co.in
	O/s. Rs. 66.73 Lakhs + interest + expenses w.e.f. 21.12.2021	EQM of Shop No 10 Ground, Bldg "Gokul Krupa Co op Housing society Ltd" plot bearing S No 207, Hissa No 8, Siddharth Nagar, Village Kolasewadi Kalyan East, Dist Thane owned by Mrs. Savitribai Kondiba Chavan, Admeasuring area – 85 sq fts., Boundaries:-East – By Sr No 199, West – By Road, North – By Sr No 207, Hissa No 7, South – By Sr No 199	12.28	19/12/2022	FergussonRoad, Pune@bankofindia.co.in
	O/s. Rs. 59.62 Lakhs + interest + expenses w.e.f. 28.06.2023	EQM of Row House No.65, Bhargavram Co Op Housing Society, located at S No 203/2/2, Near Trikon bungalow, Amrutdham, Ayodhya Nagar, Village Nashik, Tal Nashik Dist Nashik, 422003, Area : Built Up area - 48.25 Sq Mt, Carpet Area : 38.67 Sq Mt. Boundaries:-East – By Open Space colony road, West – By Open Space Adjoining Land, North – By Open space, South – By Row House No. 64	22.30	27/10/2023	KarveRoad.Pune@bankofindia.co.in
	O/s. Rs. 59.62 Lakhs + interest + expenses w.e.f. 28.06.2023		2.23	01/03/2024	

Terms & Conditions: (1) E-Auction is being held on **As is Where is, As is What it is, Whatever is There is and Without Recourse Basis** with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website [<https://ebkray.in/>](https://ebkray.in) Mob No. 8291220220, Email Id- support.ebkray@psballiance.com (2) **EMD Amount be directly paid to ebkray vide generated challan**, EMD E wallet should reflect the EMD Amount before start of E-Auction process in order to participate in bidding. (3) Date and time of Auction on **26/09/2024 between 11.00 AM to 5.00 PM (IST)**. Unlimited extension of 10 Minutes each. (4) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 10,000/-** (5) The intending bidders should hold a valid E-mail id, Mobile No., Scan Copy of Pan Card and Address Proof such as Passport, Election Commission Card, Adhar Card, Driving License etc. to register their names at portal [<https://ebkray.in/>](https://ebkray.in) and get their User ID and password free of cost from ebkray whereupon they would be allowed to participate in online e-auction. (6) Prospective Bidders should visit [<https://ebkray.in/>](https://ebkray.in) for registration and bidding guidelines, in case of any query Bidders may contact Index No. 8291220220 and E-mail id support.ebkray@psballiance.com. (7) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to credit the same to ebkray vide generated challan. (8) The BID should be submitted online along with acceptance of terms and conditions of this notice. (9) EMD amount shall be adjusted in case of the highest / successful bidder, otherwise refunded to E wallet on finalization of sale. The EMD shall not carry any interest. (10) Interested parties can inspect the assets at site tentatively on **23/09/2024 between 11.00 AM to 5.00 PM**. For inspection of assets please contact Respective Branch. (11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day to concerned branch mentioned against the property and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount. (12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid. (13) If, only single bid if received, the said bidder will be declared successful only if he has quoted above the reserve price. (14) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above asset/s, Bank / Authorized Officer reserves the right to cancel the sale for any reason if may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders. (15) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody. (16) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues. (17) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. (18) Any dispute/ differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/ Tribunals at Pune only. (19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The borrower / guarantors/ mortgagors are hereby notified to pay the sum as mentioned above along with interest, other charges and ancillary expenses before the date of e-Auction, failing which the asset will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Special Instruction / Caution

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

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Partners

Mt. K. Kapital

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