

Minakshi Khot

From: Pooja Mithbavkar <pooja@aespl.co.in>
Sent: 17 May 2025 11:51
To: ec-rdw.cpcb@gov.in; eccompliance-mh@gov.in
Subject: EC Compliance for October 2024-March 2025 Of [M/s. Eskays Land Developers Private Limited for Proposed project of residential redevelopment on Plot no. 596-598, Plot CTS No. 691/10, 698/10, 699/10, of Matunga Division, Matunga, Mumbai]
Attachments: Six monthly EC Compliance Report_October 2024 - March 2025.pdf

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Respected Sir/Madam,

As per MoEF & CC notification vide No. SO 5845(E) Dated-26.11.2018 AND as informed by Central Pollution Control Board, Regional Directorate (West), Vadodara regarding digital transaction of EC Compliance report under Government of India initiatives for promoting e-office through digital transaction of activities, we are submitting herewith six-monthly EC compliance status report for period October 2024 - March 2025 of Proposed Project of Residential Redevelopment on Plot no. 596-598, Plot CTS No. 691/10, 698/10, 699/10, of Matunga Division, Matunga, Mumbai by M/s. Eskays Land Developers Private Limited in pdf format signed and stamped by authorized signatory of the project.

Documents enclosed herewith are as listed below:

1. Cover letter
2. Datasheet
3. EC compliance status report
4. List of annexures
5. Documents as per list of annexures

Hope above is to your satisfaction.

Regards,

Pooja Mithbavkar



Aditva Environmental

 **Head Office** | 107/110, Hiren Lig
Mahim, Mumbai 40

 **Laboratory** | Plot P-1, MIDC Co
P.O. Rasayani, Tal.

Date: 14 May 2025

To,
The CCF, Regional Office, Western Region,
Ministry of Environment, Forests & Climate
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building, Civil Lines, Nagpur- 440001

Subject : Submission of Six-Monthly Environmental Clearance Compliance Report for proposed project of residential redevelopment on Plot no. 596-598, Plot CTS No. 691/10, 698/10, 699/10, of Matunga Division, Matunga, Mumbai by M/s. Eskays Land Developers Private Limited.

Reference : (1) Environmental Clearance received from SEIAA, Govt. of Maharashtra vide letter dated 26th February 2022 having EC Identification No. EC22B038MH126400 & File No. SIA/MH/MIS/199674/2021.
(2) Environmental Clearance received from SEIAA, Govt. of Maharashtra vide letter dated 6th June 2023 having EC Identification No. EC23B038MH179627 & File No. SIA/MH/INFRA2/419052/2023.

Respected Sir,

With reference to the above, we wish to inform you that we have Proposed Project of Residential Redevelopment on Plot no. 596-598, Plot CTS No. 691/10, 698/10, 699/10, of Matunga Division, Matunga, Mumbai by M/s. Eskays Land Developers Private Limited.

As per the conditions stipulated in Environmental Clearance, we are submitting the Half Yearly Compliance Status Report for the period of **October 2024 to March 2025** along with the desired information and documents needed for the submission as mentioned below:

1. Data sheet
2. EC Compliance report.
3. Post Monitoring Report (October 2024 – March 2025)

We hope the above is to your satisfaction.

Thanking You,

Yours faithfully,
For Eskays Land Developers Private Limited.

Authorized Signatory





ESKAYS LAND DEVELOPERS PRIVATE LIMITED

Mittal Tower, 'B' Wing, 16th Floor, 210, Nariman Point, Mumbai - 400 021.

Phones: +91-22-4060 7777 / 2285 2247 • **Fax:** +91-22-2204 6186 / 2285 2246

Email: sales@mittal.com • **Website:** www.mittal.com • **CIN No.:** U70100MH2006PTC161721

Encl: a/a

CC to:

1. The Member Secretary, Maharashtra Pollution Control Board, 3rd Floor, Kalpataru Point, Sion, Mumbai- 400 022.
2. Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara



Handwritten signature in blue ink.

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

MINISTRY OF ENVIRONMENT & FORESTS
Regional Office (W), NAGPUR
Monitoring Report
PART - I
DATA SHEET

1.	Project type: River-valley/Mining/Industry/Thermal/Nuclear/Other (Specify)	Building & Construction project				
2.	Name of the Project	Proposed Expansion for Agarwal Nagar, Plot no. 596-598, Plot CTS No. 691/10, 698/10, 699/10 of Dadar - Matunga eastern Agarwal Nagar on Dr. B.A. Road, Matunga East, Mumbai by M/s. Eskays Land Developers Private Limited				
3.	Clearance letter (s)/OM No. And Date	Environmental Clearance granted by SEIAA vide no. EC22B038MH126400 & File No. SIA/MH/MIS/199674/2021 dated 26.02.2022 and Environmental Clearance for proposed expansion of the project granted vide no. EC23B038MH179627 & File No. SIA/MH/INFRA2/419052/2023 dated 06.06.2023.				
4.	Location: a) District (s) b) State (s) c) Location d) Latitude/Longitude	Mumbai Maharashtra Matunga Division 19°01'22.24" N/ 72° 51'08.84" E				
5.	Address for correspondence a) Address of the Concerned Project Chief Engineer (With Pin Code and telephone/telex/fax numbers)	Eskays Land Developers Private Limited Mittal Tower, 'B' Wing, 16 th Floor, 210, Nariman Point, Mumbai - 400021 Tel.: 022-40607777 Email: gplmatunga@godrejproperties.com				
6.	Salient features a) Of the project	Plot area: 5,634.68 sq. m. FSI area: 22,874.62 sq. m. Non-FSI area: 32,322.61 sq. m. Total Built-up area: 55,197.23 sq. m. <u>Building Configuration:</u> <table border="1" style="width: 100%;"> <thead> <tr> <th>Building Name</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td>Rehab Tower (Wing-A)</td> <td>1 Basement (For UG tanks, STP, pump room) + Ground Floor + 1st Floor (part parking) + 2nd to 9th Parking floors (part residential & part for amenities) + 11th to 33rd +</td> </tr> </tbody> </table>	Building Name	Configuration	Rehab Tower (Wing-A)	1 Basement (For UG tanks, STP, pump room) + Ground Floor + 1 st Floor (part parking) + 2 nd to 9 th Parking floors (part residential & part for amenities) + 11 th to 33 rd +
Building Name	Configuration					
Rehab Tower (Wing-A)	1 Basement (For UG tanks, STP, pump room) + Ground Floor + 1 st Floor (part parking) + 2 nd to 9 th Parking floors (part residential & part for amenities) + 11 th to 33 rd +					

			34 th (pt) Upper Rehab Residential Floors.
		Sale Tower (Wing-B)	Ground floor with double height upto 1 st Floor + 2 nd (service) Floor + 3 rd to 8 th Upper Floors (part for parking & part residential) + 9 th to 11 th Floor (part for amenities + part residential) + 12 th to 32 nd Upper Residential Floors + 33 rd Floor for amenities with swimming pool.
	b) Of the Environmental management plans		<ul style="list-style-type: none"> • Implementation of Sewage Treatment Plant and reuse of treated sewage for flushing, cooling tower and Gardening • Implementation of Solid Waste Management & Inert Waste Management • Implementation of Rainwater Harvesting • Green belt development • Use of solar energy for generation of hot water
7.	Break up of the project area.		
	a) Submergence area forest and non-forest		Not Applicable as no forest land
	b) Others		Not Applicable
8.	Break up of the project affected population with enumeration of those losing house/dwelling units only agricultural land only. Both dwelling units and agricultural land and landless laborers/artisans: SC, ST/Adivasi		Not Applicable
9.	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference:		Rs. 357 Cr.
	b) Allocation made for environmental management plans with item wise and year wise break up.		Total Capital Cost: Rs. 425 Lakh Total Recurring Cost: Rs. 60.5 Lakh/Annum
	c) Benefit cost ratio/Internal rate of return and the year of assessment:		Not Applicable
	d) Whether (c) includes the cost of environmental management as shown in the above		Not Applicable

	e) Actual expenditure incurred on the project so far.	Rs. 171 Crores
	f) Actual expenditure incurred on the environmental management plans so far	Rs. 75 lakhs
10.	Forest land requirement: a) The status of approval for diversion of forest land for non-forestry use b) The status of cleaning felling c) The status of compensatory afforestation, if any d) Comments on the viability and sustainability of compensatory afforestation programme in the light of actual field experience	Not Applicable Not Applicable as no forest land Not Applicable Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable
12.	Status of construction a) Date of commencement (Actual and/or planned) b) Date of completion (Actual and/or planned)	August 2023 December 2028
13.	Reason for the delay of the project is yet to start	Not applicable
14.	Dates of site visits	
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	Not applicable
	(b) Date of site visit for this monitoring report	October 2024 – March 2025
15.	Details of correspondence with project authorities for obtaining action plans / information on status of 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.)	Environmental Clearance granted by SEIAA vide no. EC22B038MH126400 & File No. SIA/MH/MIS/199674/2021 dated 26.02.2022 & Environmental Clearance for proposed expansion of the project granted vide no. EC23B038MH179627 & File No. SIA/MH/INFRA2/419052/2023 dated 06.06.2023.

Ref	<ul style="list-style-type: none"> Environmental Clearance granted by SEIAA vide no. EC22B038MH126400 & File No. SIA/MH/MIS/199674/2021 dated 26.02.2022 Annexure II(A) and Environmental Clearance for proposed expansion of the project granted vide no. EC23B038MH179627 & File No. SIA/MH/INFRA2/419052/2023 dated 06.06.2023 Annexure II(B)
To	Eskays Land Developers Pvt Ltd
For	Proposed Expansion for Agarwal Nagar, Plot no. 596-598, Plot CTS No. 691/10, 698/10, 699/10 of Dadar – Matunga eastern Agarwal Nagar on Dr. B.A. Road, Matunga East, Mumbai by M/s. Eskays Land Developers Private Limited
Status:	Rehab: 10 th Floor Work in progress Sale: 12 th Floor work in progress

SPECIFIC CONDITIONS:**A. SEAC Conditions:**

Sr. No.	Condition	Compliance
I	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	We have obtained Plan Approval issued by MCGM for the project vide letter no. P-6671/2021/(691/10 And Other)/F/North/MATUNGA/337/2/Amend dated 19th April 2023. Copy of the letter and MCGM approved plan are enclosed as Annexure III .
II	PP to obtain following NOCs: a) Water Supply; b) Sewer Connection; c) SWD Remarks/ NOC	a) We have received HE remarks from MCGM. The copy of the same enclosed as Annexure IV . b) Sewer line remarks obtained from MCGM. The copy is enclosed as Annexure V . c) The SWD Remarks obtained from MCGM are attached as Annexure VI .
III	PP to submit certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.	We shall submit certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur during the subsequent application in the amendment in the Environmental Clearance
IV	PP to use advanced technologies for dust suppression in addition to sprinkling of water in construction phase & include the cost of same in construction phase EMP	For mitigation of impacts due to dust generation / air pollution on existing buildings during construction phase,

		<p>following measures will be implemented in addition to sprinkling of water:</p> <p>Creation of steel barriers and covering of construction area with green cloth</p> <p>Installation of misting machines for control of fine dust particles</p> <p>Plantation of Oxygen generating trees</p> <p>The capital cost of Rs. 5 Lakh and recurring cost of Rs. 0.5 Lakh/annum for these dust suppression measures will be added in EMP budgetary allocation for construction phase of the project.</p>
V	PP to submit superimposed layout of earlier & proposed project.	<p>The comparative sections of buildings as per previous EC and present proposal are enclosed as Annexure VII.</p> <p>As per the present proposal, there is addition of 1 parking floor and 1-part upper floor in Rehab Tower (Wing-A) and reduction of 6 upper floors in Sale Tower (Wing-B).</p> <p>Location of proposed basement and plumbing services proposed therein is same as per previous proposal.</p>
VI	PP to submit revise water balance including swimming pool make up water; PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.	<ul style="list-style-type: none"> The revised water balance indicating the total water requirement of the project during operation phase is enclosed as Annexure VIII(A). The Acknowledgement copy of application submitted to MCGM for NOC for use of treated water in municipal gardens / parks is attached as Annexure VIII(B). We have submitted request to developers for utilization of excess treated water in their site for ongoing construction activities. The copies of the same are enclosed as Annexure VIII(C).
VII	PP to explore to relocate flushing tank adjacent to the STP & submit revised layout of STP & UGTs.	<p>As per the suggestions made by the Hon'ble Committee on exploring the options to relocate flushing tank adjacent to the STP & submit revised layout of STP & UGTs, we had conceptually revised the location of the Flushing tank adjacent to STP. The same was</p>

		presented to Hon'ble Authority in SEIAA Meeting No.: 260 (Day-2), Agenda Item No.: 29 (Part-C), Date: 3rd May 2022. However, upon the detailed working, our structural consultant has recommended to retain the original position. Considering the safety concerns, we would like to inform your kind authority that relocation of the tank is not possible, and its original position shall be retained. However, we also ensure to keep adequate distance between the Flushing and Domestic tank to avoid any contamination. The distance between flushing tank and domestic tank is minimum 5mt and pump room is situated between these 2 tanks. Hence, there is no possibility of contamination of domestic water.
VIII	PP to count trees to be planted on the ground only & submit revised tree list with nos. accordingly	The Greenbelt development details along with list of existing trees and proposed landscape development plan are enclosed as Annexure IX.
SPECIFIC CONDITIONS:		
B. SEIAA Conditions:		
I	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted.
II	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Yes, Condition is noted.
III	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC Vide F.No.22-34/2018-IA III dt 04.01.2019.	Yes, Condition is noted.
IV	SEIAA after deliberation to grant EC for FSI- 22,853.77 m2, Non FSI- 32,322.61 m2, total BUA- 55,176.38 m2. (Plan approval No. P-	Yes, Condition is noted.

	6671/2021/(691/10 And Other)/F/North/MATUNGA/337/2/Amend dated 19 th April 2023) Restricted as per approval)	

General Conditions:														
A. Construction Phase:														
Sr. No.	Condition	Compliance												
I	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed-off to the approved sites for land filling after recovering recyclable material.	<p>The Solid Waste Management during Construction Phase is as given below:</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Qty (Kg/d)</th> <th>Treatment/Disposal</th> </tr> </thead> <tbody> <tr> <td>Dry Waste</td> <td>As & when generated</td> <td>Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.</td> </tr> <tr> <td>Wet Waste</td> <td>As & when generated</td> <td>Composting</td> </tr> <tr> <td>Construction Waste</td> <td>Const & Demolition Waste: ~2-3 MT/day</td> <td>Will be disposed in compliance with Construction & Demolition Waste Management Rules, 2016.</td> </tr> </tbody> </table>	Type	Qty (Kg/d)	Treatment/Disposal	Dry Waste	As & when generated	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.	Wet Waste	As & when generated	Composting	Construction Waste	Const & Demolition Waste: ~2-3 MT/day	Will be disposed in compliance with Construction & Demolition Waste Management Rules, 2016.
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Wet Waste	As & when generated	Composting												
Construction Waste	Const & Demolition Waste: ~2-3 MT/day	Will be disposed in compliance with Construction & Demolition Waste Management Rules, 2016.												
II	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Noted. The waste generated will be disposed of in compliance with Construction and Demolition Waste Rules, 2016.												
III	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board	There is no generation of Hazardous waste at the site during construction phase till date, if generated will be disposed as per MPCB norms.												

IV	<p>Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured</p>	<ul style="list-style-type: none"> • Yes, safe & clean drinking water is provided through municipal water supply & Tanker to workers. • The sewage disposal will be carried out through the temporary toilets attached to the soak pit followed by septic tank. • The solid waste generated from the labor camp will be regularly handed over to MSW facility. Other construction waste generated during construction which includes debris, concrete, steel and other metals, bricks, pallets, packaging and paper products, railings, door and window casings, fixtures, tiles, furnishings etc. will be disposed of by using it for filling the plot and maintaining natural slopes. • Accumulation of stagnant water will be avoided to prevent breeding of mosquitoes. • Drinking Water Analysis will be carried out regularly. <p>Construction Waste Management: Material wastes like bricks, cement etc. will be used as fill material and concrete would be recycled and reused at the site. An adequate facility for storage of waste materials will be made on site.</p>
V	<p>Arrangement shall be made that wastewater and storm water do not get mixed.</p>	<p>Separate lines for Sewerage disposal and Storm water disposal are proposed in the project.</p>
VI	<p>Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.</p>	<p>Agreed. We affirm that ready-mix concrete will be used or construction so that water use can be reduced.</p>
VII	<p>The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.</p>	<p>Yes, Ground water level and quality will be monitored regularly.</p>
VIII	<p>Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.</p>	<p>Currently, there is no use of ground water for construction phase. Water requirements will be fulfilled by Local corporation / Tanker Water.</p>

IX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Low flow fixtures will be used for shower, toilet flushing & drinking water during operational phase.
X	The Energy Conservation Building code shall be strictly adhered to.	Energy conservation measures like provision of electronic ballast, Use of CFL / T5 lamps, Solar Street lighting, Savings due to use of VFD driven hydropneumatics plumbing systems and lifts are integral part of the project design and are in place before project commissioning.
XI	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Topsoil will be preserved and used for horticulture / landscape development within the project site.
XII	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Excavated soil shall be used within the premises for levelling and back filling purpose wherever possible.
XIII	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Regular monitoring of soil is carried out at site. There is no ground water source at the site. Please refer Monitoring Reports enclosed as Annexure - I.
XIV	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Agreed and noted
XV	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	No DG sets shall be used during construction phase

XVI	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	We will hire vehicles with valid PUC certificate to bring construction materials to the site and the PUC register will be maintained at site.
XVII	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	Ambient noise levels are maintained well within residential standards. Please refer to the monitoring reports for Noise. Monitoring report is attached as Annexure - I . Adequate measures are taken to reduce ambient air and noise level to conform to stipulated standards by CPCB/MPCB.
XVIII	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board	Yes, the DG sets will be operated only during power failure & will be provided with enclosure. Diesel generating sets will be of low Sulphur diesel type as per Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	Agreed and will be complied with.

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B. General Conditions: Operation Phase:																	
I	<p>The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material</p>	<p>The Solid Waste Management during Operation Phase is as given below:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 20%;">Type</th> <th style="width: 20%;">Qty (Kg/d)</th> <th style="width: 60%;">Treatment/Disposal</th> </tr> </thead> <tbody> <tr> <td>Dry Waste</td> <td>467 kg/day</td> <td>Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.</td> </tr> <tr> <td>Wet Waste</td> <td>311 kg/day</td> <td>To be treated in proposed OWC on site</td> </tr> <tr> <td>E-Waste</td> <td>As & when generated</td> <td>Sale to MPCB authorized vendor</td> </tr> <tr> <td>STP Sludge (dry)</td> <td>~17 kg/day</td> <td>Dried sludge from STP will be used as manure.</td> </tr> </tbody> </table>	Type	Qty (Kg/d)	Treatment/Disposal	Dry Waste	467 kg/day	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.	Wet Waste	311 kg/day	To be treated in proposed OWC on site	E-Waste	As & when generated	Sale to MPCB authorized vendor	STP Sludge (dry)	~17 kg/day	Dried sludge from STP will be used as manure.
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E-Waste	As & when generated	Sale to MPCB authorized vendor															
STP Sludge (dry)	~17 kg/day	Dried sludge from STP will be used as manure.															
II	<p>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</p>	<p>There is no E- Waste generation at site till date, we will dispose-off same as per E- Waste Rule, 2016 as generated,</p>															
III	<p>a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the</p>	<p>We affirm that Sewage Treatment Plant (STP) Sewage Treatment Plant (STP) & Certificate of Completion of same will be submitted to MPCB and Environmental Department along with this six-monthly compliance status report before commissioning of project.</p> <p>We affirm that treated effluent from STP will be recycled/ reused to the maximum extent possible.</p>															

	possibility to recycle at least 50 % of water, Local authority should ensure this	
IV	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	<p>Yes, STP's will be provided to treat the sewage from the buildings. The treated sewage will be used for toilet flushing & gardening.</p> <p>We will take care for proper disposal of Solid waste generated within the site. Construction way debris generated during pre-construction and construction phase will be disposed of by using it for filling the plot and maintaining natural slopes.</p> <p>Solid Waste generation during operational phase:</p> <ul style="list-style-type: none"> • Dry waste: Recyclable dry waste will be handed over to authorized recyclers. Inserts will be disposed to landfill site through local agencies. • Wet waste: Biodegradable waste will be treated in OWC site. • STP Sludge: The dried sludge will be used as manure for gardening.
V	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms	We will obtain occupation certificate only after operation of STP, MSW & other required infrastructure as per MPCB.
VI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized, and no public space should be utilized.	<p>Traffic Analysis has already carried out and appropriate mitigation measures are proposed.</p> <p><u>The parking details are as follows:</u> 4-wheeler parking spaces: 428 nos. 2-wheeler parking spaces: 113 nos.</p>
VII	PP to provide adequate electric charging points for electric vehicles (EVs).	Adequate EV charging points are already proposed in the project.

VIII	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DO/ Agriculture Dept.	Agreed. Green Belt Development will be carried out considering CPCB guidelines including selection of plant species.
IX	A separate environment management cell with qualified staff shall be set up for the implementation of the stipulated environmental safeguards.	A separate environment management cell with qualified staff shall be appointed for the implementation of the stipulated environmental safeguards under Project Head & EHS Officer.
X	Separate funds shall be allocated for the implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	The funds allocated for the implementation of environmental protection measures are as follows: Total Capital Cost: Rs. 425 Lakh Total Recurring Cost: Rs. 60.5 Lakh/Annum
XI	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	Yes, we have published advertisement in two local newspapers and copies of same are attached as Annexure - X .
XII	A copy of clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.	Environmental Clearance letter is submitted to the concerned authorities as and when requested as per the various approvals
XIII	The proponent shall upload the status of compliance of the stipulated EC	We shall submit the compliance of the EC Conditions post submission of the six-monthly

	conditions, including results of mentioned data on their website and shall update the same periodically. If shall simultaneously be sent to the Regional Office of MOEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutants levels namely, SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	compliance submission. There after we shall provide the link for the same in the later six-monthly compliance submission
C. GENERAL EC CONDITIONS		
I	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Agreed and noted.
II	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Consent to Establish is obtained from MPCB vide no. Format1.0/CC/UAN No.0000131642/CE/2206001671 dated 30-06-2022 Attached as Annexure – XI .
III	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Agreed and noted.
IV	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Agreed and will comply with regularly.

V	<p>The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.</p>	<p>Agreed and noted. We assure that in the operation phase we will regularly submit the Environmental Statement (form - V).</p>
VI	<p>No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA.</p> <p>In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.</p>	<p>Agreed and noted.</p>
VII	<p>This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily implies that Forestry & Wildlife clearance granted to the project which will be considered separately on merit.</p>	<p>Agreed and noted.</p>
4	<p>The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under</p>	<p>Agreed and noted.</p>

	EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	
5	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Agreed and noted
6	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Agreed and noted.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time	Agreed and noted.
8	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Agreed and noted.
9	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1" Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as	Agreed and noted.

	prescribed under Section 16 of the National Green Tribunal Act, 2010.	
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LIST OF ANNEXURES

Sr. No.	Annexure	Details
1.	Annexure I	Monitoring reports
2.	Annexure II (A)	Environmental Clearance
3.	Annexure II (B)	EC for Proposed expansion of project
4.	Annexure III	MCGM letter & Approved Plan
5.	Annexure IV	HE Remarks
6.	Annexure V	Sewer Line Remarks
7.	Annexure VI	SWD Remarks
8.	Annexure VII	Comparative Sections of Buildings
9.	Annexure VIII(A)	Water Balance
10.	Annexure VIII(B)	Ack copy of application submitted to MCGM for use of treated water in municipal gardens/parks
11.	Annexure VIII(C)	Request letter to Developers for Utilization of Excess Treated Water
12.	Annexure IX	Greenbelt Development Details
13.	Annexure X	Advertisement
14.	Annexure XI	Consent to Establish



ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Tel:9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ ACD.A-24/12/32

Issue Date: 30/12/2024

Name of Customer	:	Eskays land developers pvt Ltd.			
Name of Site	:	Proposed Residential Redevelopment, project on Plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai			
Discipline & Group	:	Chemical: Atmospheric Pollution			
Description of Sample	:	Ambient Air			
Location of Sampling	:	Near Gate No. 4			
Date of Sampling	:	18/12/2024			
Sampling Time	:	09:00 to 17:00 hr.	Duration	: 08 hr.	
Sample Drawn By	:	ACD	Transported By	: ACD	
Date of Sample Receipt	:	23/12/2024	Sample	: ACD.A-24/12/32	
Sample Quantity & Container	:	SO ₂ :1 Bottle; NO ₂ :1 Bottle; PM ₁₀ -1, PM _{2.5} -1; Bladder-1.			
Date of Sample Analysis	:	23/12/2024 to 29/12/2024			
Sampling Environmental Conditions	:	Temperature:27-32°C; Rain fall: No; P _{bar} : 756 mmHg.			
Transportation Condition	:	Bottles < 5°C	Filter papers in plastic container	Bladders, charcoal tubes at ambient temp.	
Sampling Equipment	:	RDS-I-15 & FDS-I-11			
Calibration Status	:	Calibration on 25/05/2024 due on 25/05/2025			
Project/ Job number	:	EC23B038MH179627 dt.06.06.2023			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/A-01			
Environmental Condition while Testing	:	Ambient Temperature: 28.4°C and Humidity: 48%			
Sr. No.	Parameter	Result	Limits #	Unit	Method of Analysis
1.	Sulphur dioxide as SO ₂	29.7	80 *	µg/m ³	IS 5182 (Part 2/Sec 1) 2023
2.	Nitrogen dioxide as NO ₂	42.4	80 *	µg/m ³	IS 5182 (Part 6) RA2022
3.	PM ₁₀	92.4	100 *	µg/m ³	IS 5182 (Part 23) RA2022
4.	PM _{2.5}	36.2	60 *	µg/m ³	IS 5182 (Part 24) 2024
5.	Carbon monoxide as CO	0.59	04 **	mg/m ³	IS 5182 (part 10) RA2019

[#] Specified under National Ambient Air Quality Standards by CPCB:

[*] 24 hourly monitoring values; [**] 1 hourly monitoring values.

Conformity Statement: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards 2009.

Note:

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.
4. The results apply to the sample as received.

Reshmi

Reshma S. Patil.
(Authorized Signatory)



Himani

Himani P. Joshi.
(Report Reviewed By)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/ACD.Mw-24/12/98

Issue Date: 23/12/2024

Name of Customer	:	Eskays land developers pvt Ltd.			
Name of Site	:	Proposed Residential Redevelopment, project on Plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai			
Nature of Sample	:	Drinking water	Location of Sample	:	Near Gate NO. 4
Date of Sample Drawn	:	18/12/2024	Time of Sample Drawn	:	10:00 am
Sample Drawn By	:	AESPL consultancy Division	Transported By	:	AESPL consultancy Division
Date of Sample Receipt	:	18/12/2024	Sample Identification	:	ACD.Mw-24/12/98
Sample Quantity & Container	:	250 ml; glass bottle.			
Date of Sample Analysis	:	18/12/2024 to 19/12/2024			
Environmental Conditions at site	:	Surrounding area is clear.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	EC23B038MH179627 dt.06.06.2023			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01			
Environmental Condition while Testing	:	Ambient Temperature: 23.7°C and Humidity: 50 %			
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500 RA 2018	Method of Analysis	
1.	Coliforms /100ml	Absent/100 ml	Absent /100ml	IS:15185 RA 2021	
2.	E-coli/100ml	Absent/100 ml	Absent/100ml	IS:15185 RA 2021	

Conformity Statement: Water sample is **Pass** as per IS 10500: RA2018 w. r. t. above mentioned tests.

Note:

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2. Results relate only to the items tested.
3. The results apply to the sample as received.

Pranali N. Patil
(Authorized Signatory)



Himani P. Joshi
(Report Reviewed By)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

Test Report (Noise)

Ref. No.: AESPL/LAB/C/ACD.N-24/12/36

Issue Date: 27/12/2024

Name of Customer	: Eskays land developers pvt Ltd.		
Name of Site	: Proposed Residential Redevelopment, project on Plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai		
Discipline & Group	: Chemical: Atmospheric Pollution		
Description of Sample	: Ambient Noise		
Location Details	: At the Periphery of site		
Date of Sampling	: 18/12/2024	Period of Sampling	: Spot
Start & End Time of Sampling (Daytime)	: 09.50 Hr. - 10.15Hr.	Start & End Time of Sampling (Nighttime)	: 22.00 Hr.-22.25Hr.
Monitored By	: AESPL Consultancy Division	Transported By	: AESPL Consultancy Division
Date of Data Receipt	: 23/12/2024	Sample Identification	: ACD.N-24/12/36
Environmental Condition	: Climate: Clear	Ambient Temp: 27°C	
Transportation Condition	: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.		
Sampling Equipment	: Noise meter - Centre C-390 SL-I-10		
Calibration Status	: Calibrated on 11/03/2024; calibration due on 10/03/2025		
Project/ Job Number	: EC23B038MH179627 dt.06.06.2023		
Reference of Sampling	: AESPL/LAB/QR/7.3.3/R-02		
Method of Sampling	: IS 9989 RA:2023		
Sr. No.	Location	Noise Day Time dB(A)	Noise Nighttime dB(A)
1.	Near Gate No. 01	64.2	54.1
2.	Near Gate No. 02	64.7	53.8
3.	Near Sales Office	63.6	51.2
4.	Near Project Office	64.2	52.1
5.	Near Gate No. 03	64.0	54.6
Limit as per EP Act for Commercial area		65	55

Conformity Statement: Noise Levels at all the locations are found below the stipulated limits.

Note:

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3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Results applied as data receive.

Reshmi

Reshma S. Patil.
(Authorized Signatory)



Himani

Himani P. Joshi.
(Report Reviewed By)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

Test Report (Water)

Ref. No.: AESPL/LAB/C/ACD.W-24/12/102

Issue Date: 23/12/2024

Name of Customer		: Eskays land developers pvt. Ltd, Matunga			
Name of Site		: Proposed Residential Redevelopment, project on Plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai			
Nature of Sample		: Drinking water	Location of Sample		: Near Gate No.4
Date of Sample Drawn		: 18/12/2024	Time of Sample Drawn		: 10.00 am
Sample Drawn By		: AESPL Consultancy division	Transported By		: AESPL Consultancy division
Date of Sample Receipt		: 18/12/2024	Sample Identification		: ACD.W- 24/12/102
Sample Quantity & Container		: F-1 lit; Plastic can.			
Date of Sample Analysis		: 18/12/2024 to 20/12/2024			
Environmental Conditions at site		: Water Temperature: 24°C, Air Temperature: 25°C, Water tap and surrounding was clean.			
Transportation Condition		: Water Temperature: < 6°C, Cold storage.			
Project/ Job number		: EC23B038MH179627 dt.06.06.2023			
Reference of Sampling		: AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling & Preservation		: AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing		: Ambient Temperature: 26.8°C and Humidity: 45%			
Sr. No.	Parameter with Unit	Result	Limits (IS 10500:RA2018)		Method of Analysis
			Acceptable	Permissible	
1.	pH @ 25°C	7.1	6.5 - 8.5	No relaxation	IS-3025(P-11) 2022
2.	Turbidity, NTU	< 2.0	1 Max	5 Max	IS-3025(P-10) 2023
3.	Chlorides as Cl ⁻ , mg/l	15	250 Max	1000 Max	IS-3025(P-32) RA2019
4.	Hardness as CaCO ₃ , mg/l	60	200 Max	600 Max	IS-3025(P-21) RA2023
5.	Alkalinity as CaCO ₃ , mg/l	52	200 Max	600 Max	IS-3025(P-23) 2023
6.	Total Dissolved Solids @ 180°C, mg/l	90	500 Max	2000 Max	IS-3025(P-16) 2023
7.	Sulphate as SO ₄ ²⁻ , mg/l	5.4	200 Max	400 Max	IS-3025(P-24) 2022
8.	Iron as Fe, mg/l	0.030	0.3 Max	No relaxation	IS-3025(P-53) 2024
9.	Fluoride as F ⁻ , mg/l	0.30	1.0 Max	1.5 Max	IS-3025(P-60) 2023
10.	Conductivity@25°C, µmhos/cm	134.3	--	--	IS-3025(P-14) RA2023

Conformity Statement: Water sample is **pass** as per IS 10500:RA2018 w.r.t. above mentioned tests.

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3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.

Reshmi

Reshma S. Patil.
(Authorized Signatory)



Himani

Himani P. Joshi.
(Report Reviewed By)

-End of Test Report-



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Tel:9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ ACD.A-25/03/29

Issue Date: 31/03/2025

Name of Customer	:	Eskays land developers pvt Ltd.			
Name of Site	:	Proposed Residential Redevelopment, project on Plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai			
Discipline & Group	:	Chemical: Atmospheric Pollution			
Description of Sample	:	Ambient Air			
Location of Sampling	:	Near Gate No. 4			
Date of Sampling	:	19/03/2025			
Sampling Time	:	09:00 to 17:00 hr.	Duration	: 08 hr.	
Sample Drawn By	:	ACD	Transported By	: ACD	
Date of Sample Receipt	:	24/03/2025	Sample	: ACD.A-25/03/29	
Sample Quantity & Container	:	SO ₂ :1 Bottle; NO ₂ :1 Bottle; PM ₁₀ -1, PM _{2.5} -1; Bladder-1.			
Date of Sample Analysis	:	24/03/2025 to 30/03/2025			
Sampling Environmental Conditions	:	Temperature:27-32°C; Rain fall: No; P _{bar} : 756 mmHg.			
Transportation Condition	:	Bottles < 5°C	Filter papers in plastic container	Bladders, charcoal tubes at ambient temp.	
Sampling Equipment	:	RDS-I-13 & FDS-I-13			
Calibration Status	:	Calibration on 25/05/2024 due on 25/05/2025			
Project/ Job number	:	EC23B038MH179627 dt.06.06.2023			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/A-01			
Environmental Condition while Testing	:	Ambient Temperature: 28.4°C and Humidity: 48%			
Sr. No.	Parameter	Result	Limits #	Unit	Method of Analysis
1.	Sulphur dioxide as SO ₂	25.8	80 *	µg/m ³	IS 5182 (Part 2/Sec 1) 2023
2.	Nitrogen dioxide as NO ₂	39.4	80 *	µg/m ³	IS 5182 (Part 6) RA2022
3.	PM ₁₀	83.3	100 *	µg/m ³	IS 5182 (Part 23) RA2022
4.	PM _{2.5}	30.0	60 *	µg/m ³	IS 5182 (Part 24) 2024
5.	Carbon monoxide as CO	0.86	04 **	mg/m ³	IS 5182 (part 10) RA2019

[#] Specified under National Ambient Air Quality Standards by CPCB:

[*] 24 hourly monitoring values; [**] 1 hourly monitoring values.

Conformity Statement: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards 2009.

Note:

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.
4. The results apply to the sample as received.



Himani

Himani P. Joshi
(Report Reviewed By)

Reshma

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/ACD.Mw-25/03/75

Issue Date: 22/03/2025

Name of Customer	:	Eskays land developers pvt Ltd.		
Name of Site	:	Proposed Residential Redevelopment, project on Plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai		
Nature of Sample	:	Drinking water	Location of Sample	: Near Gate NO. 3
Date of Sample Drawn	:	19/03/2025	Time of Sample Drawn	: 10:05 am
Sample Drawn By	:	AESPL consultancy Division	Transported By	: AESPL consultancy Division
Date of Sample Receipt	:	19/03/2025	Sample Identification	: ACD.Mw-25/03/75
Sample Quantity & Container	:	250 ml; glass bottle.		
Date of Sample Analysis	:	19/03/2025 to 20/03/2025		
Environmental Conditions at site	:	Surrounding area is clear.		
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number	:	EC23B038MH179627 dt.06.06.2023		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02		
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01		
Environmental Condition while Testing	:	Ambient Temperature: 21.8°C and Humidity: 55 %		
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500:2012	Method of Analysis
1.	Coliforms /100ml	Absent/100 ml	Absent /100ml	IS:15185:2016
2.	E-coli/100ml	Absent/100 ml	Absent/100ml	IS:15185:2016

Conformity Statement: Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. The results apply to the sample as received.

Himani P. Joshi
(Report Reviewed By)



N. K Shendye
(Authorized Signatory)

-End of Test Report-



ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

Test Report (Noise)

Ref. No.: AESPL/LAB/C/ACD.N-25/03/47

Issue Date: 27/03/2025

Name of Customer	:	Eskays land developers pvt Ltd		
Name of Site	:	Proposed Residential Redevelopment, project on Plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai		
Discipline & Group	:	Chemical: Atmospheric Pollution		
Description of Sample	:	Ambient Noise		
Location Details	:	At the Periphery of site		
Date of Sampling	:	19/03/2025	Period of Sampling	: Spot
Start & End Time of Sampling (Daytime)	:	12.20 Hr. - 12.20Hr.	Start & End Time of Sampling (Nighttime)	: 22.00 Hr.-22.20Hr.
Monitored By	:	AESPL Consultancy Division	Transported By	: AESPL Consultancy Division
Date of Data Receipt	:	24/03/2025	Sample Identification	: ACD.N-25/03/47
Environmental Condition	:	Climate: Clear	Ambient Temp: 32°C	
Transportation Condition	:	Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.		
Sampling Equipment	:	Noise meter - Centre C-390 SL-I-01		
Calibration Status	:	Calibrated on 16/11/2024; calibration due on 15/11/2025		
Project/ Job Number	:	EC23B038MH179627 dt.06.06.2023		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02		
Method of Sampling	:	IS 9989 RA:2023		
Sr. No.		Location	Noise Day Time dB(A)	Noise Nighttime dB(A)
1.		Near gate No-01	63.7	54.3
2.		Near gate No-02	62.5	52.3
3.		Near Sales Office	64.3	53.8
4.		Near Project Office	62.7	54.6
Limit as per EP Act for Industrial area			65	55

Conformity Statement: Noise Levels at all locations are found below the stipulated limits.

Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Results apply as data received.

Himani

Himani P. Joshi.
(Report Reviewed By)



Reshmi

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-



ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015& ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2025

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

Test Report (Water)

Ref. No.: AESPL/LAB/C/ACD.W-25/03/113

Issue Date: 22/03/2025

Name of Customer		: Eskays land developers pvt. Ltd, Matunga			
Name of Site		: Proposed Residential Redevelopment, project on Plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai			
Nature of Sample		: Drinking water		Location of Sample : Near Gate No.3	
Date of Sample Drawn		: 19/03/2025		Time of Sample Drawn : 10.05 am	
Sample Drawn By		: AESPL Consultancy division		Transported By : AESPL Consultancy division	
Date of Sample Receipt		: 19/03/2025		Sample Identification : ACD.W- 25/03/113	
Sample Quantity & Container		: F-1 lit; Plastic can.			
Date of Sample Analysis		: 19/03/2025 to 21/03/2024			
Environmental Conditions at site		: Water Temperature: 21°C, Air Temperature: 33°C, Water tap and surrounding was clean.			
Transportation Condition		: Water Temperature: < 6°C, Cold storage.			
Project/ Job number		: EC23B038MH179627 dt.06.06.2023			
Reference of Sampling		: AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling & Preservation		: AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing		: Ambient Temperature: 26.8°C and Humidity: 45%			
Sr. No.	Parameter with Unit	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH @ 25°C	7.1	6.5 - 8.5	No relaxation	IS-3025(P-11) 2022
2.	Chlorides as Cl ⁻ , mg/l	11	250 Max	1000 Max	IS-3025(P-32) 1988
3.	Hardness as CaCO ₃ , mg/l	44	200 Max	600 Max	IS-3025(P-21) 2009
4.	Alkalinity as CaCO ₃ , mg/l	28	200 Max	600 Max	IS-3025(P-23) 2023
5.	Total Dissolved Solids @ 180°C, mg/l	60	500 Max	2000 Max	IS-3025(P-16) 2023
6.	Sulphate as SO ₄ ²⁻ , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24) 2022
7.	Iron as Fe, mg/l	0.030	0.3 Max	No relaxation	IS-3025(P-53) 2024
8.	Fluoride as F ⁻ , mg/l	0.30	1.0 Max	1.5 Max	IS-3025(P-60) 2023
9.	Conductivity@25°C, µmhos/cm	89.6	--	--	IS-3025(P-14) 2023

Conformity Statement: Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests.

Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.

Himani

Himani P. Joshi.
(Report Reviewed By)



Reshmi

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-



ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2025

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787

Test Report (Water)

Ref. No.: AESPL/LAB/C/ACD.W-25/03/113A

Issue Date: 22/03/2025

Name of Customer	:	Eskays land developers pvt. Ltd, Matunga			
Name of Site	:	Proposed Residential Redevelopment, project on Plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai			
Nature of Sample	:	Drinking water	Location of Sample	:	Near Gate No.3
Date of Sample Drawn	:	19/03/2025	Time of Sample Drawn	:	10.05 am
Sample Drawn By	:	AESPL Consultancy division	Transported By	:	AESPL Consultancy division
Date of Sample Receipt	:	19/03/2025	Sample Identification	:	ACD.W- 25/03/113
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	19/03/2025 to 21/03/2024			
Environmental Conditions at site	:	Water Temperature: 21°C, Air Temperature: 33°C, Water tap and surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	EC23B038MH179627 dt.06.06.2023			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing	:	Ambient Temperature: 26.8°C and Humidity: 45%			
Sr. No.	Parameter with Unit	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10) 2023

Conformity Statement: Water sample is pass as per IS 10500:1012w.r.t. above mentioned tests.

Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.

Himani

Himani P. Joshi.
(Report Reviewed By)



Reshmi

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-

ENVIRONMENTAL
CLEARANCE

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

To,

The Director
 ESKAYS LAND DEVELOPERS PRIVATE LIMITED
 Mittal Tower, B Wing, 16th Floor, 210, Nariman Point, Mumbai -400021

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/199674/2021 dated 23 Feb 2021. The particulars of the environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC22B038MH126400 |
| 2. File No. | SIA/MH/MIS/199674/2021 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential Redevelopment project on Plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai |
| 7. Name of Company/Organization | ESKAYS LAND DEVELOPERS PRIVATE LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 26/02/2022

(e-signed)
Manisha Patankar Mhaiskar
 Member Secretary
 SEIAA - (Maharashtra)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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PARIVESH

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 and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/199674/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Eskays Land Developers Pvt. Ltd.,
CTS No. 691/10, 698/10, 699/10,
Matunga Division, Matunga,
Mumbai.

Subject : Environmental Clearance for Proposed Residential Redevelopment Construction Project on Plot Bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai by M/s. Eskays Land Developers Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/199674/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 158th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 236th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details
1.	Plot area	5,634.68 sq. m.
2.	FSI area	23,382.07 sq. m.
3.	Non-FSI area	30,250.00 sq. m.
4.	Proposed built-up area (FSI + Non-FSI)	53,632.07 sq. m.
5.	Building Configuration	Sale Tower: Basement (for UG tanks, STP, pump room) + Ground + 1 Parking Floor + 38 Floors Members Tower: Ground + 8 Parking Floors + 25 Floors
6.	No. of tenements and shops	Total No. of tenements: 232 Total No. of shops: 3
7.	Total population	Residents: 1298 Visitors: 130 Occupants of Shops: 6 Occupants of Clubhouse: 56
8.	Total Water Requirement	191 cmd Fresh water requirement for Domestic purpose (from MCGM): 121 cmd Tanker water for swimming pool make-up: 2 cmd

		Recycled water requirement from STP for Flushing: 61 cmd and for Gardening: 7 cmd
9.	Sewage generation	170 cmd
10.	STP capacity & Technology	STP of capacity 200 cmd (MBBR technology)
11.	STP location	At basement level, on Western corner of project site
12.	Total solid waste quantities	Total Municipal Solid waste: 816 kg/day Non-Biodegradable: 490 kg/day Biodegradable: 326 kg/day
13.	RG area in sq. m.	RG required: 766.77 sq. m. RG provided on Mother Earth: 790.44 sq. m. Total: 790.44 sq. m.
14.	Power requirement (During operation phase)	Source: BEST / Tata Power Connected load: 2642 kW Demand load: 1018 kW
15.	Energy Efficiency	22.64% energy savings through implementation of energy conservation measures 5.73% energy savings through renewable energy (solar energy)
16.	DG set capacity	For Sale Tower: 1 X 200 kVA, For Members Tower: 1 X 125 kVA, For common services: 1 X 500 kVA
17.	Parking	Proposed no. of 4-wheeler parking spaces: 384 Proposed no. of 2-wheeler parking spaces: 121
18.	Rainwater Harvesting Scheme	1 Rainwater Harvesting tank of capacity 125 cum is proposed in the basement.
19.	Project cost	Rs. 357 Crore
20.	EMP Cost	During operation phase, capital investment cost = Rs. 205 Lakh and recurring cost = Rs. 28.5 Lakh per annum
21.	CER details with justification if any	If applicable as per MoEFCC OM No. F.No.22-65/2017-IA.III dated 30 th September 2020

3. Proposal is a new construction Project. Proposal has been considered by SEIAA in its 236th (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs:
 - a) Water supply; b) Sewer Connection; c) SWD remarks; d) HRC NOC; e) Tree NOC.
3. PP to provide air cleaning system and mechanical ventilation in the basements.

4. PP to reduce the discharge of treated sewage to 35%. PP to submit NOC from MCGM for use of excess treated water in nearby Garden reservation/ Construction.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 22,689.02 m², Non-FSI- 30,250.00 m², Total BUA- 52,939.02 m². (Plan approval- P-6671/2021/ (691/10 And Other)/F/North/MATUNGA/IOD/1/New dated 27th December 2021.).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in

horticulture / landscape development within the project site.

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done.

Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)
14/2/2022

Copy to:

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

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiska
Member Secretary

Date: 2/26/2022 12:20:55 PM

ENVIRONMENTAL
CLEARANCE

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

To,

The -1
 ESKAYS LAND DEVELOPERS PRIVATE LIMITED
 Mittal Tower, 'B' Wing, 16th Floor, 210, Nariman Point -400021

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/419052/2023 dated 21 Feb 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B038MH179627 |
| 2. File No. | SIA/MH/INFRA2/419052/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Expansion for Agarwal Nagar, Plot no. 596-598, Plot CTS No. 691/10, 698/10, 699/10 of Dadar - Matunga eastern Agarwal Nagar on Dr. B.A. Road, Matunga East, Mumbai by M/s. Eskays Land Developers Private Limited |
| 7. Name of Company/Organization | ESKAYS LAND DEVELOPERS PRIVATE LIMITED |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 06/06/2023

(e-signed)
 Pravin C. Darade , I.A.S.
 Member Secretary
 SEIAA - (MAHARASHTRA)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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 and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/419052/2023
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Eskays Land Developers Private Limited
Plot no. 596-598, Plot CTS No. 691/10, 698/10, 699/10
Dadar - Matunga eastern Agarwal Nagar
Dr. B.A. Road, Matunga East, Mumbai

Subject: Environmental Clearance for Proposed Expansion for Agarwal Nagar, Plot no. 596-598, Plot CTS No. 691/10, 698/10, 699/10 of Dadar - Matunga eastern Agarwal Nagar on Dr. B.A. Road, Matunga East, Mumbai by M/s. Eskays Land Developers Private Limited

Reference: Application no. SIA/MH/INFRA2/419052/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 200th meeting under screening category 8(a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 260th meeting (Day-2) of State Level Environment Impact Assessment Authority (SEIAA) held on 03.05.2023.

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

Sr. No	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/419052/2023	
2	Name of Project	Proposed Expansion for Agarwal Nagar, Plot no. 596-598, Plot CTS No. 691/10, 698/10, 699/10 of Dadar - Matunga eastern Agarwal Nagar on Dr. B.A. Road, Matunga East, Mumbai	
3	Project category	8(a) Building and Construction projects, Category B2 as per Schedule of EIA Notification, 2006	
4	Type of Institution	Private	
5	Project Proponent	Name	Eskays Land Developers Private Limited
		Regd. Office address	Mittal Tower, 'B' Wing, 16 th Floor, 210, Nariman Point, Mumbai - 400021
		Contact number	9004072011
		e-mail	gplmatunga@godrejproperties.com

Sr. No	Description	Details
6	Consultant	Name: Aditya Environmental Services Pvt. Ltd. NABET Accreditation Number: NABET/EIA/2225/RA 0262 Validity: 1 st May 2025
7	Applied for	Expansion
8	Location of the project	Survey / Gut number: Plot no. 596-598, Plot CTS No. 691/10, 698/10, 699/10 Village: Matunga Division Taluka: Mumbai District: Mumbai
9	Latitude and Longitude	Latitude: 19°01'22.24"N Longitude: 72°51'08.84"E
10	Plot Area (sq.m.)	5,634.68 sq. m.
11	Deductions (sq.m.)	323.44 sq. m.
12	Net Plot area (sq.m.)	5,311.24 sq. m.
13	Ground coverage (m ²) & %	2,333.14 sq. m. (41.5%)
14	FSI Area (sq.m.)	22,874.62 sq. m.
15	Non-FSI (sq.m.)	32,322.61 sq. m.
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	55,197.23 sq. m.
17	TBUA (m ²) approved by Planning Authority till date	Application for approval of gross construction area 55,197.23 sq. m. (FSI: 22,874.62 sq. m. + non-FSI: 32,322.61 sq. m.) is submitted to MCGM for plan approval which is presently in process.
18	Earlier EC details with Total Construction area, if any.	EC Identification No. EC22B038MH126400 and File No. SIA/MH/MIS/199674/2021 dated 26 th February 2022 Gross construction area approved as EC: 52,939.02 sq. m. (FSI: 22,689.02 sq. m. + Non-FSI: 30,250.00 sq. m.)
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Construction yet to be initiated

Sr. No.	Description	Details					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Members Tower	Ground + 8 Parking Floors + 25 Floors	106.55	Rehab Tower (Wing-A)	1 Basement (for UG tanks, STP, pump room) + Ground Floor + 1 st Floor (part parking) + 2 nd to 9 th Parking Floors + 10 th Floor (part residential & part for amenities) + 11 th to 33 rd + 34 th (pt) Upper Rehab Residential Floors	109.20	
Sale Tower	Basement (for UG tanks, STP, pump room) + Ground + 1 Parking Floor + 38 Floors	131.35	Sale Tower (Wing-B)	Ground Floor with double height upto 1 st Floor + 2 nd (Service) Floor + 3 rd to 8 th Upper Floors (part for parking & part residential) + 9 th to 11 th Floor (part for amenities + part residential) + 12 th to 32 nd Upper Residential Floors + 33 rd Floor for amenities with swimming pool	119.40	-Decrease of 6 upper floors -Basement for services is considered in Rehab Tower in this proposal	
21	No. of Tenements & Shops	Total no. of tenements: 206 Total no. of shops: 4					
22	Total Population	No. of residents: 1158 No. of shop occupants: 4 No. of visitors: 116 No. of occupants of clubhouse: 275					
23	Total Water Requirements CMD	187 cmd					
24	Under Ground Tank (UGT)	In basement (for plumbing services), below ground					

Sr. No	Description	Details		
	location	level		
25	Source of water	Fresh water from BMC, Tanker water for swimming pool, STP treated water		
26	STP Capacity & Technology	170 cmd based on MBBR technology		
27	STP Location	In basement (for plumbing services), below ground level		
28	Sewage Generation CMD & % of sewage discharge in sewer line	161 cmd Discharge of excess treated water (after complete utilization for flushing and gardening) to existing municipal sewer drain with due permission		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	As & when generated	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.
		Wet waste	As & when generated	Composting
		Construction waste	Construction & Demolition Waste: ~2-3 MT/day	Will be disposed in compliance with Construction & Demolition Waste Management Rules, 2016
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	467 kg/day	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.
		Wet waste	311 kg/day	to be treated in proposed OWC on site
		E-Waste	As & when generated	Sale to MPCB authorized vendor
		STP Sludge (dry)	~17 kg/day	Dried sludge from STP will be used as manure
31	R.G. Area in sq.m.	Required: 766.77 sq. m.		

Sr. No	Description	Details						
		Proposed: 772.53 sq. m. Existing trees on plot: 54 Number of trees to be planted: a) In RG area: 73 nos. (compensatory plantation and additional new plantation will be carried out as per applicable norms) b) In Miyawaki Plantation (with area): will be provided Number of trees to be cut: 20 Number of trees to be transplanted: 26						
32	Power requirement	During Operation Phase: <table border="1"> <thead> <tr> <th>Details</th> <th>Source: BEST / Tata Power</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>2,243 kW</td> </tr> <tr> <td>Demand load (kW)</td> <td>1,009 kW</td> </tr> </tbody> </table>	Details	Source: BEST / Tata Power	Connected load (kW)	2,243 kW	Demand load (kW)	1,009 kW
Details	Source: BEST / Tata Power							
Connected load (kW)	2,243 kW							
Demand load (kW)	1,009 kW							
33	Energy Efficiency	a) Total Energy saving (%): 24.27% b) Solar energy (%): 5.47%						
34	D.G. set capacity	Proposed DG sets as emergency power back-up: For Sale Tower (Wing-B): 1 X 200 kVA For Rehab Tower (Wing-A): 1 X 125 kVA For common services: 1 X 500 kVA						
35	No. of 4-W & 2-W Parking with 25% EV	No. of 4-W parking spaces: 428 No. of 2-W parking spaces: 113						
36	No. & capacity of Rainwater harvesting tanks /Pits	Proposed 1 no. of rainwater harvesting tank of capacity 100 cum						
37	Project Cost in (Cr.)	Rs. 357 Crore						
38	EMP Cost	Total capital cost: Rs. 425 Lakh Total recurring cost: Rs. 60.5 Lakh						
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per EMP cost and as applicable as per MoEFCC OM No. F.No.22-65/2017-IA.III dated 30 th September 2020						
40	Details of Court Cases / litigations w.r.t the project and project location, if any.	Nil						

The comparative statement showing the details of project as per the earlier EC and the proposed project is as below:

Particulars	As per previous EC dated 26.02.2022	As per present proposal	Remarks

Particulars	As per previous EC dated 26.02.2022	As per present proposal	Remarks
Total site area	5,634.68 sq. m.	5,634.68 sq. m.	No change
Proposed FSI	22,689.02 sq. m.	22,874.62 sq. m. (Permissible : 22,887.03 sq. m.)	Increased by 185.6 sq. m.
Proposed Non-FSI	30,250.00 sq. m.	32,322.61 sq. m.	Increased by 2,072.61 sq. m.
Proposed Gross Construction Area	52,939.02 sq. m.	55,197.23 sq. m.	Increased by 2,258.21 sq. m.
Building Name	Members Tower Sale Tower	Rehab Tower (Wing-A) Sale Tower (Wing-B)	
Proposed Building Configuration	Members Tower: Ground + 8 Parking Floors + 25 Floors	Rehab Tower (Wing-A): 1 Basement (for UG tanks, STP, pump room) + Ground Floor + 1 st Floor (part parking) + 2 nd to 9 th Parking Floors + 10 th Floor (part residential & part for amenities) + 11 th to 33 rd + 34 th (pt) Upper Rehab Residential Floors	-Increase in 1 parking floor -For previous EC, basement for services was considered in Sale Tower
	Sale Tower: Basement (for UG tanks, STP, pump room) + Ground + 1 Parking Floor + 38 Floors	Sale Tower (Wing-B): Ground Floor with double height upto 1 st Floor + 2 nd (Service) Floor + 3 rd to 8 th Upper Floors (part for parking & part residential) + 9 th to 11 th Floor (part for amenities + part residential) + 12 th to 32 nd Upper Residential Floors + 33 rd Floor for amenities with swimming pool	-Decrease of 6 upper floors -Basement for services is considered in Rehab Tower in this proposal
Building Height	Members Tower: 106.55 m	Rehab Tower (Wing-A): 109.20 m	Increased by 2.65 m
	Sale Tower: 131.35 m	Sale Tower (Wing-B): 119.40 m	Reduced by 11.95 m
No. of tenements	232 nos.	206 nos.	Reduced by 26 nos.
No. of shops on Ground Floor	6 nos.	4 nos.	Reduced by 2 nos.
No. of occupants	Residents: 1298	Residents: 1158	Reduced by 140 nos.
	Shop Occupants: 6	Shop Occupants: 4	Reduced by 2 nos.
	Visitors: 130	Visitors: 116	Reduced by 14 nos.

Particulars	As per previous EC dated 26.02.2022	As per present proposal	Remarks
	Clubhouse: 56 (at Podium Rooftop)	Clubhouse: 275 (at Sale Building Terrace Floor & Rehab Building Podium Rooftop)	Increased by 219 nos. (proposed at 2 different levels)
Total water requirement	191 cmd	187 cmd	Reduced by 4 cmd
Sewage Generation	170 cmd	161 cmd	Reduced by 9 cmd
STP Capacity	200 cmd	170 cmd	Reduced by 30 cmd
Rainwater Harvesting System	1 no. of RWH tank of 125 cum	1 no. of RWH tank of 100 cum	Reduced by 25 cum
Municipal Solid Waste Generation	797 kg/day	778 kg/day	Reduced by 19 cum
Power Requirement	Connected Load: 2642 kW	Connected Load: 2243 kW	Reduced by 399 kW
	Demand Load: 1018 kW	Demand Load: 1009 kW	Reduced by 9 kW
DG sets (emergency power back-up)	For Sale Tower: 1 X 200 kVA + For Members Tower: 1 X 125 kVA + For Common Services: 1 X 500 kVA	For Sale Tower (Wing-B): 1 X 200 kVA + For Rehab Tower (Wing-A): 1 X 125 kVA + For Common Services: 1 X 500 kVA	No change

3. Proposal is an expansion of existing construction project. PP has received earlier Environment Clearance vide. EC No. SIA/MH/MIS/199674/2021, dated: 26th February 2022 for 52,939.02 m². Proposal has been considered by SEIAA in its 260th meeting (Day-2) and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended planning:
 - a) Water Supply; b) Sewer connection; c) SWD remarks/NOC.
3. PP to obtain certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.

4. PP to use advanced technologies for dust suppression in addition to sprinkling of water in construction phase & include the cost of same in construction phase EMP.
5. PP to submit superimposed layout of earlier & proposed project.
6. PP to submit revise water balance including swimming pool make up water; PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
7. PP to explore to relocate flushing tank adjacent to the STP & submit revise layout of STP & UGTs.
8. PP to count trees to be planted on the ground only & submit revised tree list with nos. accordingly.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI area of 22,853.77 m², Non FSI area of 32,322.61 m², and total BUA of 55,176.38 m². (Plan approval No. P-6671/2021/(691/10 And Other)/F/North/MATUNGA/337/2/Amend dated 19th April 2023) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

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

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria

pollutant levels namely; SPM, RSPM. SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Pravin Darade

(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by Shri Pravin C. Darade, I.A.S.
Member Secretary

Date: 6/6/2023 3:00:15 PM



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. P-6671/2021/(691/10 And Other)/F/North/MATUNGA/337/2/Amend dated 19.04.2023

<p>To, Milind Devendra Changani 316, wadala udyog bhavan, naigaon cross road, waladal east mumbai 400031</p>	<p>CC (Owner), Eskays land developers pvt.Ltd. Mittal tower,16th floor,b wing,210 nariman point,Mumbai- 400021</p>
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Subject : REDEVELOPMENT U/S 33(7) FOR AGARWAL NAGAR ON PLOT NO 596 TO 598 PLOT BEARING C.T.S NO 691/10,698/10 & 699/10 OF DADAR MATUNGA ESTATE AGRAWAL NAGAR ON DR.B.A.ROAD,MATUNGA (E) MUMBAI.

Reference : Online submission of plans dated 07.04.2023

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of IOD under even No. dated 27.12.2021 shall be complied with.
- 2) That the revised Structural design / calculations / details drawings shall be submitted before endorsing the C.C.
- 3) That the C.C. shall be got endorsed as per amended plan.
- 4) That the work shall be carried out strictly as per approved plan.
- 5) That the work shall not be carried out between 6.00 A.M. to 10.00 P.M. only. in accordance with rule 5A(3) of the noise pollution (Reg. & control) Rules 2000 & the provision of notification issued by the ministry of envirmnt & forest Deptt. from time shall not be duly observed.
- 6) That all conditions and directions specified in the order of Hon'ble Supreme Court dated 15.03.2018 in Dumping Ground case will not be complied with before starting demolition of structures and/ or starting any construction work.
- 7) That adequate safeguards are not employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall not be deposited in specific sites inspected and approved by MCGM.
- 8) That the debris shall not be managed in accordance with the provision of construction and demolition waste Management Rules 2016 and requisite bank Guarantee as demanded by MCGM for faithful compliance of waste / debris Management plan shall not be furnished before demolition of structures or construction work.
- 9) That the RUT shall be submitted for tandem parking allotted to the same prospective occupant and same mentioned in sale agreement.

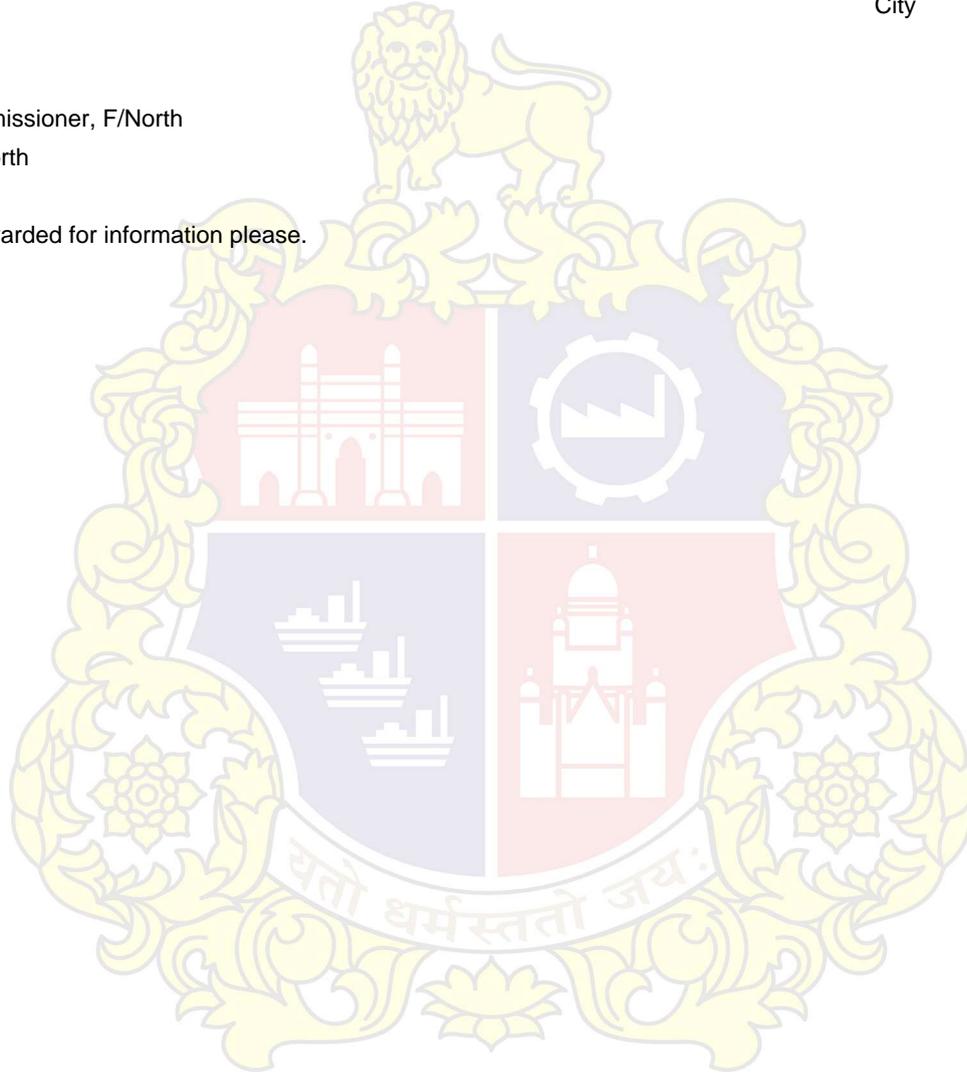


Digitally signed by Pankaj Shridhar Bhoir
Date: 19 Apr 2023 10:13:34
Organization : Brihanmumbai Municipal Corporation
Designation : Executive Engineer

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
City

Copy to :

- 1) Assistant Commissioner, F/North
 - 2) A.E.W.W., F/North
 - 3) D.O. F/North
- Forwarded for information please.

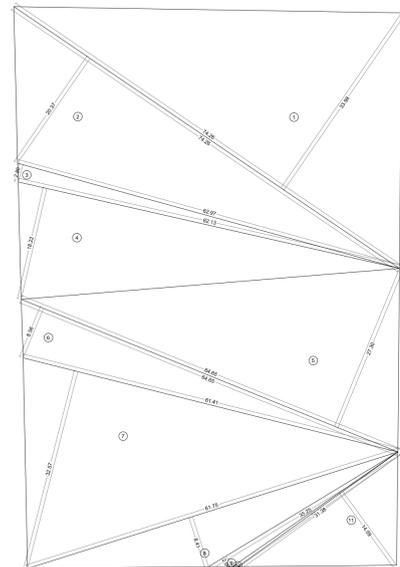


STAIRCASE AND LIFT LOBBY

STAIRCASE AND LIFT FOR PREMIUM FROM GROUND FLOOR TO 34TH FLOORS REHAB BUILDING(WING A)		STAIRCASE AND LIFT FOR PREMIUM FROM GROUND FLOOR TO 33RD FLOORS SALE BUILDING(WING B)	
PROPOSED BASEMENT FLOOR	00.00	PROPOSED BASEMENT FLOOR	00.00
PROPOSED GROUND FLOOR	00.00	PROPOSED GROUND FLOOR	00.00
PROPOSED 1ST FLOOR	148.36	PROPOSED 1ST FLOOR	00.00
PROPOSED 2ND FLOOR	00.00	PROPOSED 2ND FLOOR	00.00
PROPOSED 3RD FLOOR	00.00	PROPOSED 3RD FLOOR	170.20
PROPOSED 4TH FLOOR	00.00	PROPOSED 4TH FLOOR	170.20
PROPOSED 5TH FLOOR	00.00	PROPOSED 5TH FLOOR	170.20
PROPOSED 6TH FLOOR	00.00	PROPOSED 6TH FLOOR	170.20
PROPOSED 7TH FLOOR	00.00	PROPOSED 7TH FLOOR	187.53
PROPOSED 8TH FLOOR	00.00	PROPOSED 8TH FLOOR	170.20
PROPOSED 9TH FLOOR	00.00	PROPOSED 9TH FLOOR	170.20
PROPOSED 10TH FLOOR	150.74	PROPOSED 10TH FLOOR	170.20
PROPOSED 11TH FLOOR	161.26	PROPOSED 11TH FLOOR	170.20
PROPOSED 12TH FLOOR	160.12	PROPOSED 12TH FLOOR	171.66
PROPOSED 13TH FLOOR	160.74	PROPOSED 13TH FLOOR	171.66
PROPOSED 14TH FLOOR	160.74	PROPOSED 14TH FLOOR	169.45
PROPOSED 15TH FLOOR	160.74	PROPOSED 15TH FLOOR	171.66
PROPOSED 16TH FLOOR	155.91	PROPOSED 16TH FLOOR	171.66
PROPOSED 17TH FLOOR	160.74	PROPOSED 17TH FLOOR	171.66
PROPOSED 18TH FLOOR	159.34	PROPOSED 18TH FLOOR	171.66
PROPOSED 19TH FLOOR	159.34	PROPOSED 19TH FLOOR	171.66
PROPOSED 20TH FLOOR	157.41	PROPOSED 20TH FLOOR	171.66
PROPOSED 21ST FLOOR	161.26	PROPOSED 21ST FLOOR	189.45
PROPOSED 22ND FLOOR	157.41	PROPOSED 22ND FLOOR	171.66
PROPOSED 23RD FLOOR	157.32	PROPOSED 23RD FLOOR	171.66
PROPOSED 24TH FLOOR	157.41	PROPOSED 24TH FLOOR	171.66
PROPOSED 25TH FLOOR	157.32	PROPOSED 25TH FLOOR	171.66
PROPOSED 26TH FLOOR	157.32	PROPOSED 26TH FLOOR	171.66
PROPOSED 27TH FLOOR	157.32	PROPOSED 27TH FLOOR	171.66
PROPOSED 28TH FLOOR	157.32	PROPOSED 28TH FLOOR	173.36
PROPOSED 29TH FLOOR	157.32	PROPOSED 29TH FLOOR	171.66
PROPOSED 30TH FLOOR	160.74	PROPOSED 30TH FLOOR	171.66
PROPOSED 31ST FLOOR	159.34	PROPOSED 31ST FLOOR	171.66
PROPOSED 32ND FLOOR	160.74	PROPOSED 32ND FLOOR	171.66
PROPOSED 33RD FLOOR	157.32	PROPOSED 33RD FLOOR	00.00
PROPOSED 34TH FLOOR	159.34	PROPOSED 34TH FLOOR	00.00
TOTAL BUILT-UP AREA PROPOSED	4112.92	TOTAL BUILT-UP AREA PROPOSED	5191.27

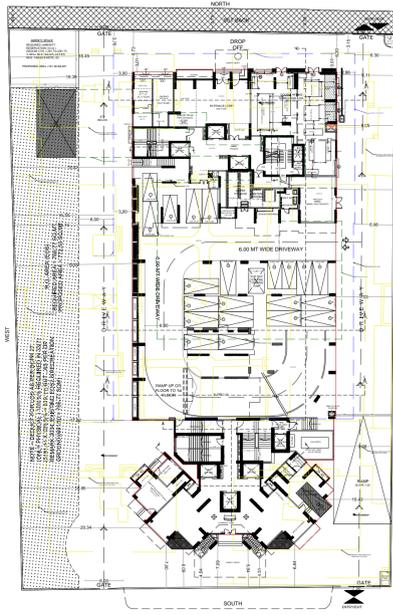
01 SET BACK AREA DIAGRAM

SCALE 1:500



01 PLOT AREA DIAGRAM

SCALE 1:500



01 PROPOSED BLOCK PLAN

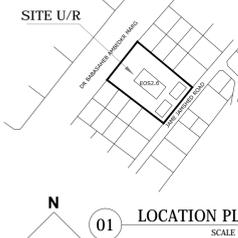
SCALE 1:500

REHAB FITNESS CENTER AREA CALCULATION

PROPOSED REHAB BUA AREA	=	11450.24 SQ.MT.
2% PERMISSIBLE AREA	=	229.00 SQ.MT. X
10TH FLOOR FITNESS CENTER	=	169.23 SQ.MT. A
10TH FLOOR SQUASH COURT	=	64.19 SQ.MT. B
TOTAL PROPOSED FITNESS CENTER AREA REHAB (A+B)	=	233.42 SQ.MT. C
EXCESS AREA (X - C) COUNTED IN FSI	=	4.42 SQ.MT. X1

01 EXISTING BLOCK PLAN

SCALE 1:500



01 LOCATION PLAN

SCALE 1:4000

BUILT UP AREA SUMMARY

SUMMARY OF REHAB BUILDING BUILT-UP AREA GROUND FLOOR TO 34TH FLOORS (WING A)

FLOORS	BUA AREA PROPOSED (SQ.MTRS)	FLATS
PROPOSED GROUND FLR.	62.58	NR 2
PROPOSED 1ST PARKING FLR.	158.88	2
PROPOSED 2ND PARKING FLR.	0.00	0
PROPOSED 3RD PARKING FLR.	0.00	0
PROPOSED 4TH PARKING FLR.	0.00	0
PROPOSED 5TH PARKING FLR.	0.00	0
PROPOSED 6TH PARKING FLR.	0.00	0
PROPOSED 7TH PARKING FLR.	0.00	0
PROPOSED 8TH PARKING FLR.	0.00	0
PROPOSED 9TH PARKING FLR. + REFUGE	52.04	0
PROPOSED 10TH FLR.	221.37	2
PROPOSED 11TH FLR.	464.42	6
PROPOSED 12TH FLR.	467.87	6
PROPOSED 13TH FLR.	470.63	6
PROPOSED 14TH FLR.	470.63	6
PROPOSED 15TH FLR.	478.50	6
PROPOSED 16TH FLR.+ REFUGE	381.07	4
PROPOSED 17TH FLR.	481.18	6
PROPOSED 18TH FLR.	488.99	6
PROPOSED 19TH FLR.	488.99	6
PROPOSED 20TH FLR.	494.21	6
PROPOSED 21ST FLR.	490.12	6
PROPOSED 22ND FLR.	492.53	6
PROPOSED 23RD FLR.+ REFUGE	353.23	5
PROPOSED 24TH FLR.	483.34	5
PROPOSED 25TH FLR.	485.93	5
PROPOSED 26TH FLR.	485.93	5
PROPOSED 27TH FLR.	488.61	5
PROPOSED 28TH FLR.	490.38	5
PROPOSED 29TH FLR.	492.07	5
PROPOSED 30TH FLR.+ REFUGE	396.71	4
PROPOSED 31ST FLR.	480.68	5
PROPOSED 32ND FLR.	470.67	4
PROPOSED 33RD FLR.	496.76	5
PROPOSED 34TH FLR.	161.92	2
TOTAL BUILT-UP AREA PROPOSED	11450.24	298 + NR 2 A TOTAL 131

SUMMARY OF SALE BUILDING BUILT-UP AREA GROUND FLOOR TO 33RD FLOOR (WING B)

FLOORS	BUA AREA PROPOSED (SQ.MTRS) SALE BLDG.	FLATS SALE
PROPOSED GROUND FLOOR (FIRE CONTROL ROOM)	5.98	0
PROPOSED 1ST FLOOR	0.00	0
PROPOSED 2ND FLOOR(SERVICE FLOOR)	0.00	0
PROPOSED 3RD FLOOR	297.02	2
PROPOSED 4TH FLOOR	297.02	2
PROPOSED 5TH FLOOR	297.02	2
PROPOSED 6TH FLOOR	297.02	2
PROPOSED 7TH FLOOR(EXC. REFUGE+ SOC. = 6.25+0.44)	159.67	1
PROPOSED 8TH FLOOR	297.02	2
PROPOSED 9TH FLOOR	297.02	2
PROPOSED 10TH FLOOR	297.02	2
PROPOSED 11TH FLOOR	439.58	3
PROPOSED 12TH FLOOR	439.58	3
PROPOSED 13TH FLOOR	439.58	3
PROPOSED 14TH FLOOR (EXCESS REFUGE=1.52)	297.15	2
PROPOSED 15TH FLOOR	439.58	3
PROPOSED 16TH FLOOR	439.58	3
PROPOSED 17TH FLOOR	439.58	3
PROPOSED 18TH FLOOR	439.58	3
PROPOSED 19TH FLOOR	439.58	3
PROPOSED 20TH FLOOR	439.58	3
PROPOSED 21ST FLOOR (EXCESS REFUGE=1.52)	297.15	2
PROPOSED 22ND FLOOR	439.58	3
PROPOSED 23RD FLOOR	439.58	3
PROPOSED 24TH FLOOR	439.58	3
PROPOSED 25TH FLOOR	439.58	3
PROPOSED 26TH FLOOR	439.58	3
PROPOSED 27TH FLOOR	439.58	3
PROPOSED 28TH FLOOR (REFUGE)	354.74	2
PROPOSED 29TH FLOOR	439.58	3
PROPOSED 30TH FLOOR	439.58	3
PROPOSED 31ST FLOOR	439.58	3
PROPOSED 32ND FLOOR	439.58	3
PROPOSED 33RD FLOOR	0.00	0
TOTAL BUILT-UP AREA PROPOSED	11403.29	77R B
TOTAL BUA WITH FUNGIBLE PERMISSIBLE	23382.24	SQ.MT.
DEFICIT	490.36	SQ.MT.
NET PERMISSIBLE B.U. AREA	22891.88	SQ.MT.
TOTAL PROPOSED B.U. AREA (11450.24 + 11403.29)	22853.53	SQ.MT.
EXCESS FITNESS CENTER WING B(SALE)	0.24	SQ.MT.
TOTAL B.U. AREA	22853.77	SQ.MT.
BALANCE B.U. AREA	38.11	SQ.MT.

TABLE - II
DETAILS OF FUNGIBLE B.U.A. FOR REHAB-SALE & PREMIUM CALCULATIONS

Sr.No.	DESCRIPTION	RESIDENTIAL	NON-RESIDENTIAL	TOTAL
1.	Permissible B.U.A. (Sr.No. 12 of Proforma A)	17149.13	171.05	17320.18
2.	Permissible Fungible B.U.A. (130.35)	6062.20	59.87	6062.07
3.	Total Permissible B.U.A. (1+2)	23211.33	230.92	23382.25
4.	Total Proposed B.U.A. Including Fungible (Column No. 13 Table I)	22854.84	118.93	22953.77
5.	Permissible Fungible B.U.A. For Behab. Column No. 13 Table I	3032.35	59.75	3092.10
6.	Fungible B.U.A. utilized For Behab. (Column No. 19-14-20) Table I	2553.91	47.82	2601.73
7.	Permissible Fungible B.U.A. For Sale (2-5)	5069.85	0.12	5069.97
8.	Fungible B.U.A. used For Sale (4-1-4)	2931.80	0.06	2931.86
9.	Ready Reckoner Rate for the year 2019			
10.	% of Ready Reckoner Rate dated 2021			
11.	Premium amount to be recovered.			
12.	Payment receipt No. & Date			

BUILT UP AREA CALCULATION
REHAB WING AMENITY AREA COUNTED IN FSI

9TH PODIUM FLOOR	=	52.04 SQ.MT.
10TH FLOOR	=	112.33 SQ.MT.
EXCESS 10TH FLOOR SQUASH COURT	=	4.42 SQ.MT.
30TH FLOOR	=	27.47 SQ.MT.
TOTAL ADDITION	=	196.26 SQ.MT. A

PARKING TABLE

FLOOR	BIG CAR	SMALL CAR	TOTAL
GROUND	18	04	22
1ST PARKING	15	04	19
2ND PARKING	26	22	48
3RD PARKING	25	25	50
4TH PARKING	25	24	49
5TH PARKING	25	23	48
6TH PARKING	25	24	49
7TH PARKING	27	22	49
8TH PARKING	24	25	49
9TH PARKING	21	24	45
TOTAL	232	197	428

PARKING STATEMENT (REHAB)
REHAB PARKING IS AS PER MOFA (DCPR 2034) As per DC Regn 44 TABLE 21, SR. NO. 1

S.NO.	DESCRIPTION	NO.S	PARKING REQUIRED
1	CARPET AREA UPTO 45.00 SQ.MT	08	0.75 NOS
2	CARPET AREA UP TO 60.00 SQ.MT	544	13.50 NOS
3	CARPET AREA UP TO 90.00 SQ.MT	272	13.50 NOS
4	CARPET AREA MORE THAN 90.00 SQ.MT	401	40.00 NOS
5	TOTAL	127	67.75 NOS
6	ADD 10% MN VISITOR PARKING		6.75 NOS
7	TOTAL PARKING REQUIRED (5+6)		74.50 NOS
8	COMMERCIAL FOR 40 SQ.MT	188.33 NP	4.708 NOS
9	8 MORE THAN 800 SQ.MT PARKING 1 FOR 80 SQ.MT.	188.33 NP = 4.708	4.708 NOS
10	10% VISITORS PARKING ON SHOPS Minimum 2.00	4.708 X 10%	2.00 NOS
11	TOTAL PARKING FOR COMMERCIAL		6.71 NOS
12	TOTAL (7+11)		81.24 NOS
13	50% EXTRA		40.62 NOS
14	TOTAL PARKING REQUIRED (A+B)		375.96 NOS (SAY 376)
15	TOTAL PROPOSED		428.00 NOS

PARKING STATEMENT (SALE)
SALE PARKING IS AS PER RERA (DCPR 2034) As per DC Regn 44 TABLE 21, SR. NO. 1 (NOTE: I)

S.NO.	DESCRIPTION	NO.S	PARKING REQUIRED
1	CARPET AREA UPTO 45.00 SQ.MT	04	0.00 NOS
2	CARPET AREA UP TO 60.00 SQ.MT	02	0.00 NOS
3	CARPET AREA UP TO 90.00 SQ.MT	01	0.00 NOS
4	CARPET AREA MORE THAN 90.00 SQ.MT	770.5	154.00 NOS
5	TOTAL	77	154.00 NOS
6	ADD 10% MIN VISITOR PARKING		15.40 NOS
7	TOTAL PARKING REQUIRED (5+6)		169.40 NOS
8	50% EXTRA		84.70 NOS
9	TOTAL (7+8)		254.10 NOS
10	TOTAL PARKING REQUIRED (A+B)		375.96 NOS (SAY 376)
11	TOTAL PROPOSED		428.00 NOS

DIGITAL SIGN FOR APPROVAL OF PLANS

SATISH MORESHWAR RATHOD	SURAJ PRADEEP PAMBRE	Pankaj Shridhar Bhoir
SUB. - ENG. (B.P.)CITY	ASST. - ENG. (B.P.)CITY	EXE. - ENG. (B.P.)CITY
STAMP OF APPROVAL FOR PLANS		

PERFORMA - A

Sl. No.	DESCRIPTION	AS PER DCPR 2034
1	AREA OF PLOT	5638.68
2	DEDUCTION	
2.1	road set back	228.80
2.2	any other reservation (14 A) = (5634.68 X 5% + 281.73) (281.73 X 35% + 98.61 SQ.MT) AS PER REG. 14(A)(I) & note. (II)	98.61
2.3	amounts as per DCPR 14 - 2034	
3	BALANCE AREA OF PLOT	5311.27
4	DEDUCT FOR LOS AS PER DCPR 27 (ONLY PHYSICAL) 10% required in 3(7) (5311.27 X 10% = 531.13) but. as per DCPR 2034, existing E.O.S. (Recreation Ground) 691/10 = 766.77 sqm)	766.77
5	ADD FOR PLOT AREA IN CASE OF 13(7) AS FS ON GROSS PLOT	321.41
5.1	road set back	
5.2	any other reservation	
5.3	amounts as per DCPR 14 - 2034	
6	TOTAL AREA OF PLOT FOR FSI (GROSS PLOT FOR CESS COMPONENT AND NET PLOT FOR OTHERS)	5634.68
7	PERMISSIBLE BASE FSI (3(7) 3.00 - 5% REHAB AREA	3.00 & 5%
8	TOTAL PERMISSIBLE FSI AS PER 3(7) DCPR 2034	4151.54
9	FSI AS PER DCPR 2034 (TOTAL)	17320.18
10	PERMISSIBLE FLOOR AREA (G) plus X (B) FSI permissible (net for other than 3(7))	17320.18
10.1	ADD FSI PERMISSIBLE UNDER REG. 3(7) DISTRIBUTION	
10.2	add government FSI on net plot - 0.73	0.00
10.3	add TOR permissible - slum 20% of 0.64	0.00
10.4	TDR from plot reservation / set back - 250% of Area under reservation (set back)	0.00
10.5	Balance - TOR general - 0.64 x net plot - less (B) - less (C)	0.00
10.6	Balance - TOR general - 0.64 x net plot - less (B) - less (C)	0.00
11	DEDUCT EXISTING FLOOR AREA - RETAINED	
12	PERMISSIBLE BUA (A) - (11)	
12.1	Purely residential BUA	17151.70
12.2	Non residential BUA (REHAB ONLY)	168.48
12.3	Non residential BUA (REHAB)	17320.18
13	PROPOSED BUA (A) - (11)	
13.1	Purely residential BUA	17151.70
13.2	Non residential BUA (REHAB ONLY)	168.48
13.3	Non residential BUA (REHAB)	17320.18
14	C) TOTAL	17320.18
15	DETAIL OF FUNGIBLE AREA REG 3(1) - DCPR 2034	
15.1	PERMISSIBLE FLOOR AREA 35%	PERMISSIBLE
15.2	RESIDENTIAL	6003.27
15.3	NON-RESIDENTIAL (ONLY REHAB)	58.97
15.4	DEFICIT	490.36
16	TOTAL BUA INCLUDING FUNGIBLE (permissible/Proposed)	23382.24
17	TOTAL BUA INCLUDING FUNGIBLE (permissible/Proposed)	23382.24
18	after deducting deficit to rehab	22891.88
19	BALANCE	22853.77
20	TOTAL BUA INCLUDING FUNGIBLE (permissible/Proposed)	22853.77
21	PERMISSIBLE BUA (A) - (11)	38.11
22	TENEMENT STATEMENT	
22.1	TENEMENT PROPOSED	
22.2	TENEMENT EXISTING	
22.3	TOTAL NO. OF TENEMENT (EXISTING + PROPOSED)	
23	PARKING STATEMENT	
23.1	Parking required	
23.2	50% additional Reg 3(7) 50%	
23.3	5% visitor Parking	
23.4	Total Parking Permissible	
23.5	4-wheeler Car parking proposed	
23.6	2-wheeler scooter Parking proposed	
23.7	Total Parking proposed	
23.8	Excess parking proposed	
23.9	TRANSPORT VEHICLES PARKING	
23.10	Spaces for Transport vehicles required under regulation	
23.11	Spaces for Transport vehicles Proposed under regulation	

NOTE :-
BOUNDARY OF THE PLOT BOUNDED BLACK PROPOSED WORK SHOWN PINK.
DENOTES DECK AREA UNDER SET BACK SHOWN IN YELLOW. STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW RECREATION SHOWN IN GREEN
AREA UNDER PROPOSED ROAD SHOWN IN BROWN DIMENSIONS

MUNICIPAL CORPORATION OF GREATER MUMBAI
(HYDRAULIC ENGINEER'S DEPARTMENT)

HE/ 300 /EEWW (P.&R.)/N.O.C.

- 5 AUG 2021

Office of Ex. Eng.(P & R)
'B' Ward Office, 3rd Floor,
Near J J Hospital,
Babula Tank Cross Road,
Mumbai-400009.

To,

Owner: M/S. Eskays Land Developers Pvt. Ltd.

C/O M/S. BNSA Studio.

316, Wadala Udyog Bhavan,
Naigaon Cross-Road, Wadala West,
Mumbai-31.

Subject : HE's remarks for the proposed redevelopment u/s 33(7) for Agarwal Nagar on plot no. 596 to 598 plot Bearing C.T.S. No. 691/10, 698//10 & 699/10 of Dadar Matunga Estate Agrawal Nagar on Dr. B.A. Road, Matunga(E), Mumbai.

Reference: 1) Your letter u/no. Nil dated. 02.08.2021.

2) Scrutiny fee receipt No. 1004114276 dated 30.07.2021.

Name of owner: M/S. Eskays Land Developers Pvt. Ltd.

As per the plans and documents submitted by Architect the proposed building under reference is a residential cum commercial building accommodating 233 tenements & 3 shops. Total water requirement of the building works out to 1,04,850 lpd for residential purpose @ 90 LPCD & 540 lpd for commercial purpose @ 20 LPCD as STP is proposed in the basement.

By direction, I have to inform you that, Hydraulic Engineer's remarks for the proposed building under reference are as under –

1. Water supply for the said residential cum commercial building will be made available as per prevailing norms, on submission of occupation certificate.
2. Municipal water supply will not be made available for the Swimming pool purpose. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains, painted with red colour, shall be used for the same.
3. The internal distribution system within building shall be got approved from this office after obtaining full C.C. and shall be laid & certified from competent authority before availing the permanent water connection.
4. No borewell / Ring Well shall be provided on the plot without specific NOC/Remarks from Assistant Engineer Water Works 'F/North' Ward.
5. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from AEWW 'F/North' Ward. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber & shall be kept @6.00 mtr distance from STP. Top of the underground storage tank shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.

6. A clear minimum distance of 1.20 m shall be maintained between the bottom of overhead storage tank and terrace floor level.
7. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the basement of the building. As suction tank is located within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.
8. Automatic level control sensors & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.
9. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.

Above remarks are issued for plans duly attested by Architect and submitted in this office on 02.08.2021. While amendment in building plans, if demand of the building exceeds above 10%, above remarks will be treated as cancelled and fresh remarks shall have to be obtained by submitting set of amended plans with Consultant / Architect's statement.

Shudras
5/8/2021
Executive Engineer Water Works
(Planning & Research) etc



BRIHANMUMBAI MAHANAGAR PALIKA

WARD

RECEIPT NO.: 5960068

Receipt/SAP Doc No: 1004114276

Page 1 of 3

WATER OPERATION DEPARTMENT

Receipt/SAP Doc No: 1004114276

Reference No: HE'S REMARKS

Received From : ESKYS LAND DEVELOPMENT PVT LTD

Date: 30.07.2021

Collection at: 4020 (B Ward)

Challan No :

Address: CTS 691/10DR. A B ROAD MUMBAI

State Name:

State Code:

PAN No.:

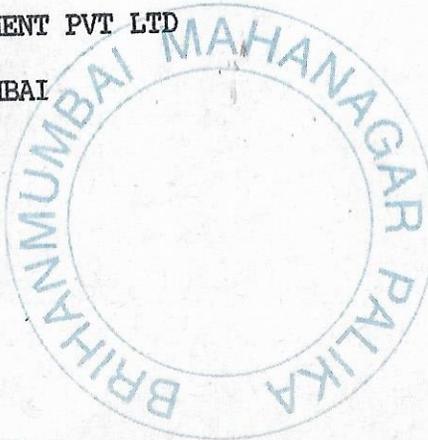
GST No.:

UIN No.:

Place of Supply: Mumbai, Maharashtra

Registered:

Building UID No. :



Sr. No.	HSN Code	Activity Code	Description of Activity
1	999111	999111	Scrutiny Fees

Cheque Received Subject to Realisation



RECEIPT NO. : 5960069

BRIHANMUMBAI MAHANAGAR PALIKA

WARD

Receipt/SAP Doc No: 1004114276

Page 2 of 3

TOWARDS	AMOUNT (Rs.)	CHQ/DD/PO DT	CH/DD/PO NO	BANK NAME	BRANCH NAME
Scrutiny Fees 40	13,280.00	..	---	---	---
TOTAL	13,280.00				

Amount in Words: (THIRTEEN THOUSAND TWO HUNDRED EIGHTY RUPEES ONLY)

Remarks: IOD NO P-1990/2019/(145/6)/F/NORTH/IOD/1/NEW



Received By
Cash Receiving Clerk

Net Amount	CGST	SGST	UTGST	IGST	Gross Value

PAN NO.: AAALM0042L

FOR BRIHANMUMBAI MAHANAGAR PALIKA

GST NO.: 27AAALM0042L3Z4

Cheque Received Subject to Realisation



RECEIPT NO. : 5960070

BRIHANMUMBAI MAHANAGAR PALIKA

WARD

Receipt/SAP Doc No: 1004114276

Page 3 of 3

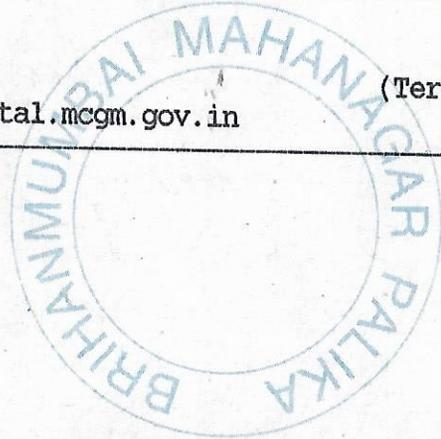
Common Seal

Checked by _____ Authorized Signatory _____

Regd. Office: Mumbai

CIN: _____ Website: <http://portal.mcgm.gov.in>

(Terms and Conditions overleaf) E.&O.E.



Cheque Received Subject to Realisation

MUNICIPAL CORPORATION OF GREATER MUMBAI
DY. CHIEF ENGINEER (SEWERAGE PROJECTS) P&D
No.

Office of the
 Dy. Chief Engineer (Sewerage
 Project) Planning & Design,
 2nd floor, Engineering Hub Bldg.,
 Dr. E. Moses Road, Worli,
 Mumbai - 400018

No. Dy. Ch/E/S.P./..... 2461..... P&D

2 AUG 2021

To,
 Shri. Milind D. Changani (Architect),
 M/ s. B. N. Shah & Associates,
 316, Wadala Udyog Bhavan,
 Naigaon Cross Road, Wadala (West),
 Mumbai - 400031.

Sub : Sewer line remarks for proposed redevelopment
 scheme under DCR 33(7) plot bearing C. S. No.
 691/10 and 699/10 of Matunga Division situated
 along Dr. B. A. Road, F/N Ward Mumbai for "Agarwal
 Nagar".

Ref : Your Letter dtd. 27.07.2021 received in this office on
 29.07.2021.

Gentlemen,

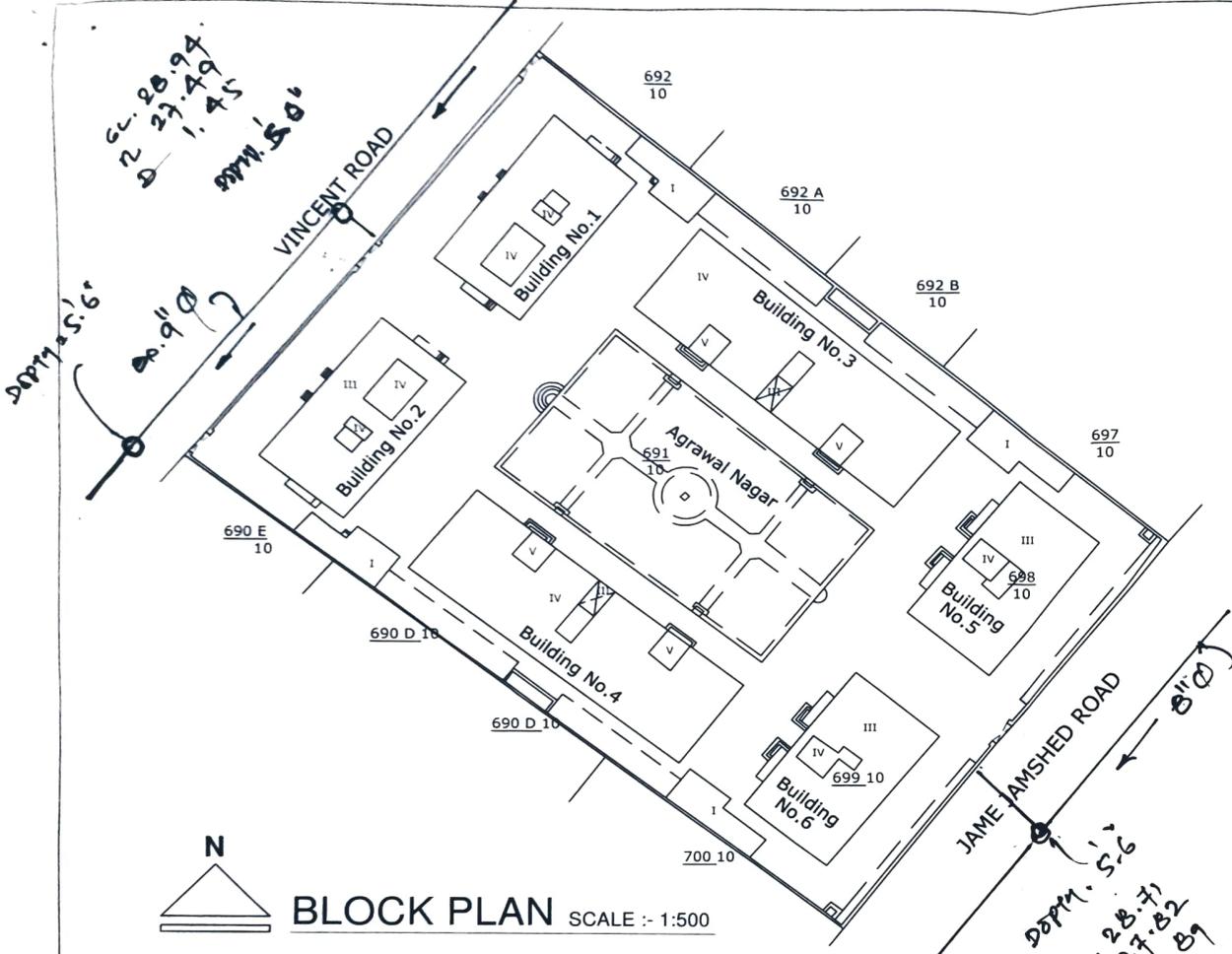
With 'reference to above, this is to inform you that as per this office records there exists 8" dia & 9" dia existing sewer lines along Jame Jamshed Road & Vincent Road (B.A. Road) respectively abutting the plot under reference. The invert levels (with respect to T.H.D.) of roboholes (marked A & B) and their depths are shown on the accompanying plan. However, the details of alignment of sewer lines, exact location of roboholes, depth etc. shall be obtained from Dy. Chief Engineer (S.O.) PMS City.

These are only remarks of existing sewer lines and shall not be treated as a NOC of this department. The pro-rata charges, if applicable, shall have to be paid by the party and the same shall be recovered at the time of approval of internal drainage layout by this office.

Acc: 1 plan.

Yours Faithfully,

Arum
 21/8/21
Executive Engineer (Sewerage Project)
Planning & Design City



No. Dy. Ch/ E/S. P/ 2461 PAD
 -2 AUG 2021

BLOCK PLAN SCALE :- 1:500

DESCRIPTION OF PROPOSAL PROPERTY

PROPOSED PLOT BEARING C.S. No. (s) 691/10, 698/10, AND 699/10 OF MATUNGA DIVISION IN F/NORTH WARD MUMBAI

NAME & SIGNATURE OF ARCHITECT

M.D.CHANGANI OF
B.N.SHAH & ASSOCIATES
 316, WADALA UDYOG BHAVAN,
 NAIGAON CROSS RD, WADALA(E),
 M U M B A I 4 0 0 0 3 1
 +9122 24144465 info@studioc.in

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Dy Ch Eng /SWD/ 1136 / P.C. dtd. 11 AUG 2021

Office of the :
 Dy.Ch.Eng (Storm Water Drains) P.C.
 Engineering Hub Bldg.,
 Dr. E. Moses Road,
 Acharya Atre Chowk, Worli Naka,
 Worli, Mumbai- 400 018
 Tel No 022-24955059 / 24955229
 Fax No 022-24980097

To,
 M/s. BNSA Studio
 316, Wadala Udyog Bhavan,
 Naigaon Cross Road,
 Wadala West,
 Mumbai 400 031.

Sub : Issue remarks for existing SWD network along Dr. B.A. Road and Jame Jamshed Road for proposed redevelopment schemes under DCR 33(7) on plot bearing C.S. no. 691/10, 698/10 and 699/10 of Matunga Div. situated along Dr. B.A. Road, F/North ward Mumbai for Agarwal Nagar.

Ref : Your letter dtd. 02/08/2021.

Gentlemen,

Reference is please requested to the above letter, wherein, it is requested to offer existing SWD network remarks along Dr. B.A Road and Jame Jamshed Road for proposed development at subjected plot.

In this regard, this office SWD remarks for existing SWD network along Dr. B.A. Road and Jame Jamshed Road for proposed development at subjected plot are as follows:

There is an existing 750 mm dia. SWD line along Dr. B.A. Road (having Invert Level on upstream side is 28.00m & on downstream side 27.893m as per BRIMSTOWAD-II master plan record) and 600mm dia SWD line along Jame Jamshed Road (having Invert Level on upstream side is 28.475m & on downstream side 28.268m as per BRIMSTOWAD-II master plan record) abutting to the referred plot, as shown on the enclosed plan.

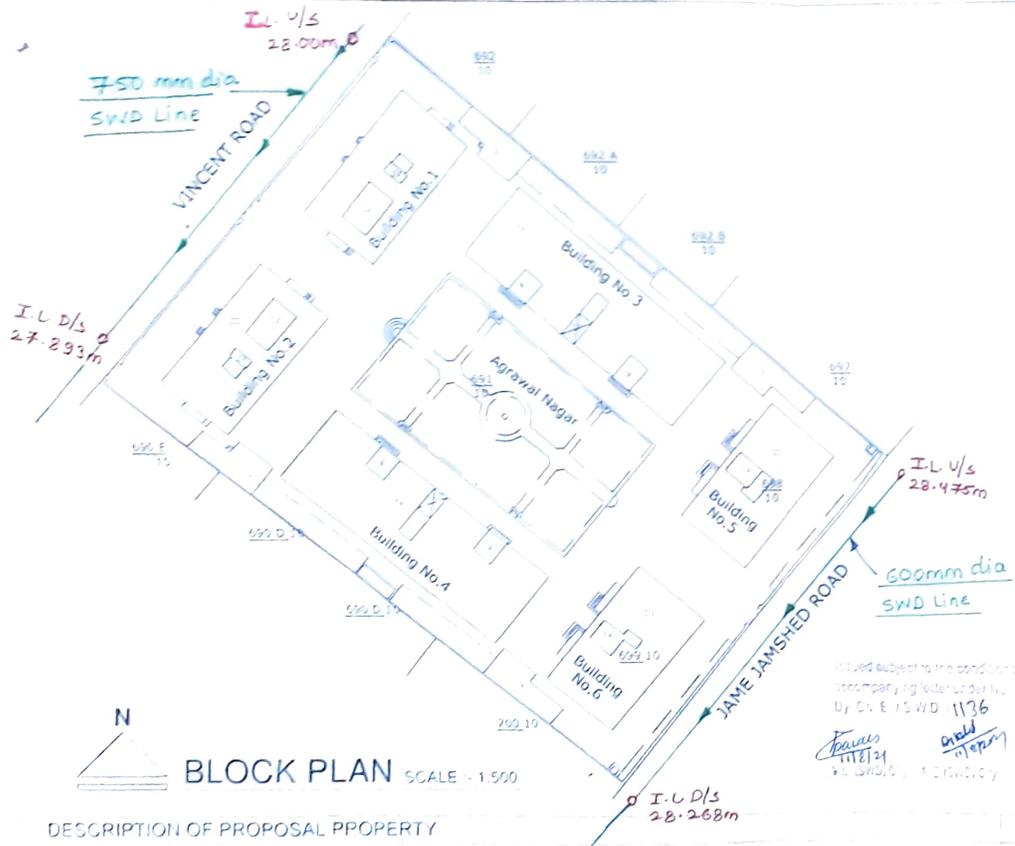
There is no augmentation proposed to the existing SWD network along Dr. B.A. Road and Jame Jamshed Road abutting to the referred plot, as per BRIMSTOWAD – II Draft Master Plan. However, you are requested to check invert level on site accordingly the minimum formation / ground level of plot under reference shall be kept at least 28.04 M. (92.00') THD or 15 cm. (6") above the formation level of proposed footpath, if any, raised footpath / existing access, abutting / proposed road, whichever is higher.

Encl : As above

Yours faithfully,



Executive Engineer
 (Storm Water Drains) Planning Cell (City) P/c



N
BLOCK PLAN SCALE - 1:500

Subject to the conditions mentioned in the accompanying order under No. 1136
 By C.E. & S.W.D. 11/8/24
 [Signatures and stamps]

DESCRIPTION OF PROPOSAL PROPERTY

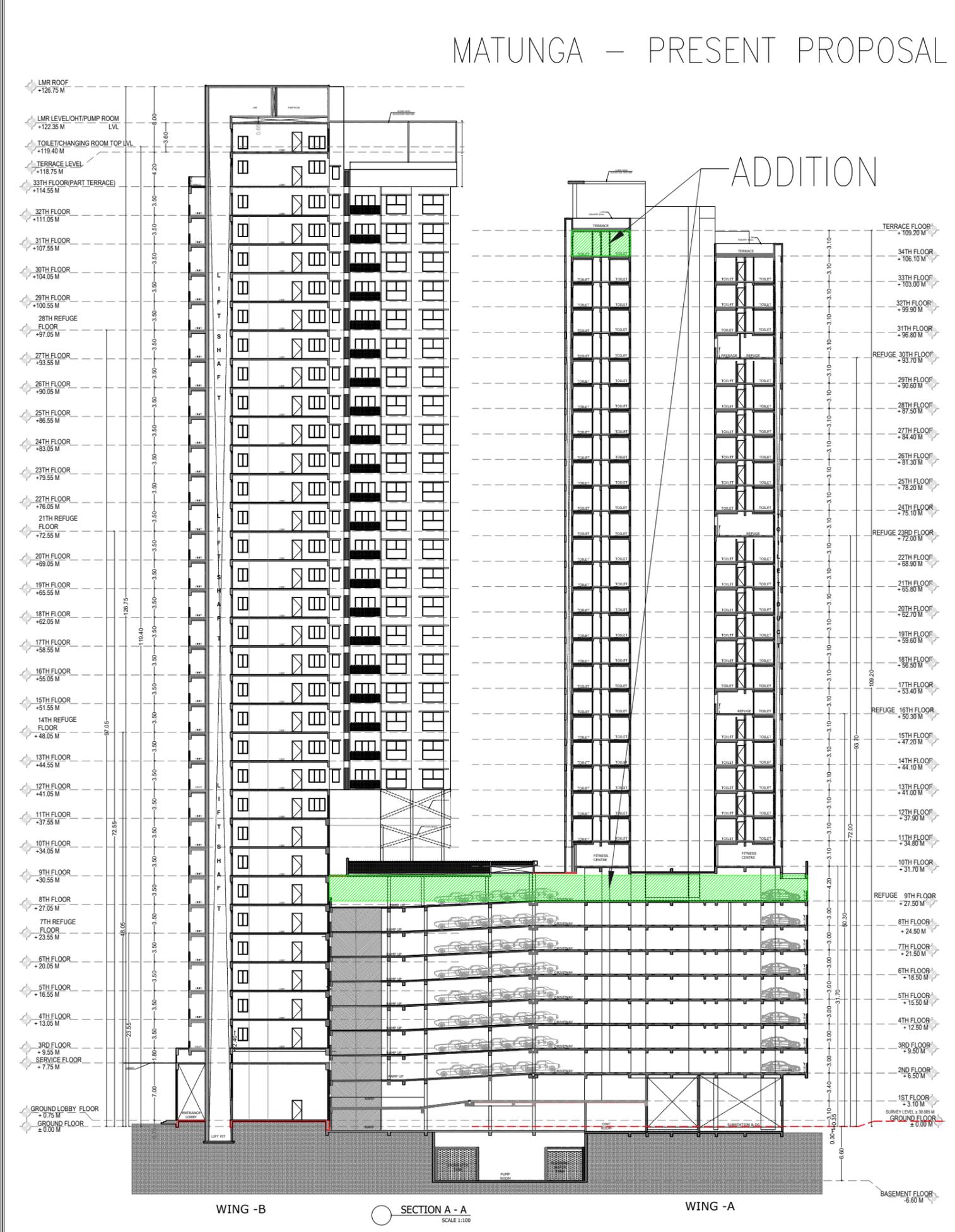
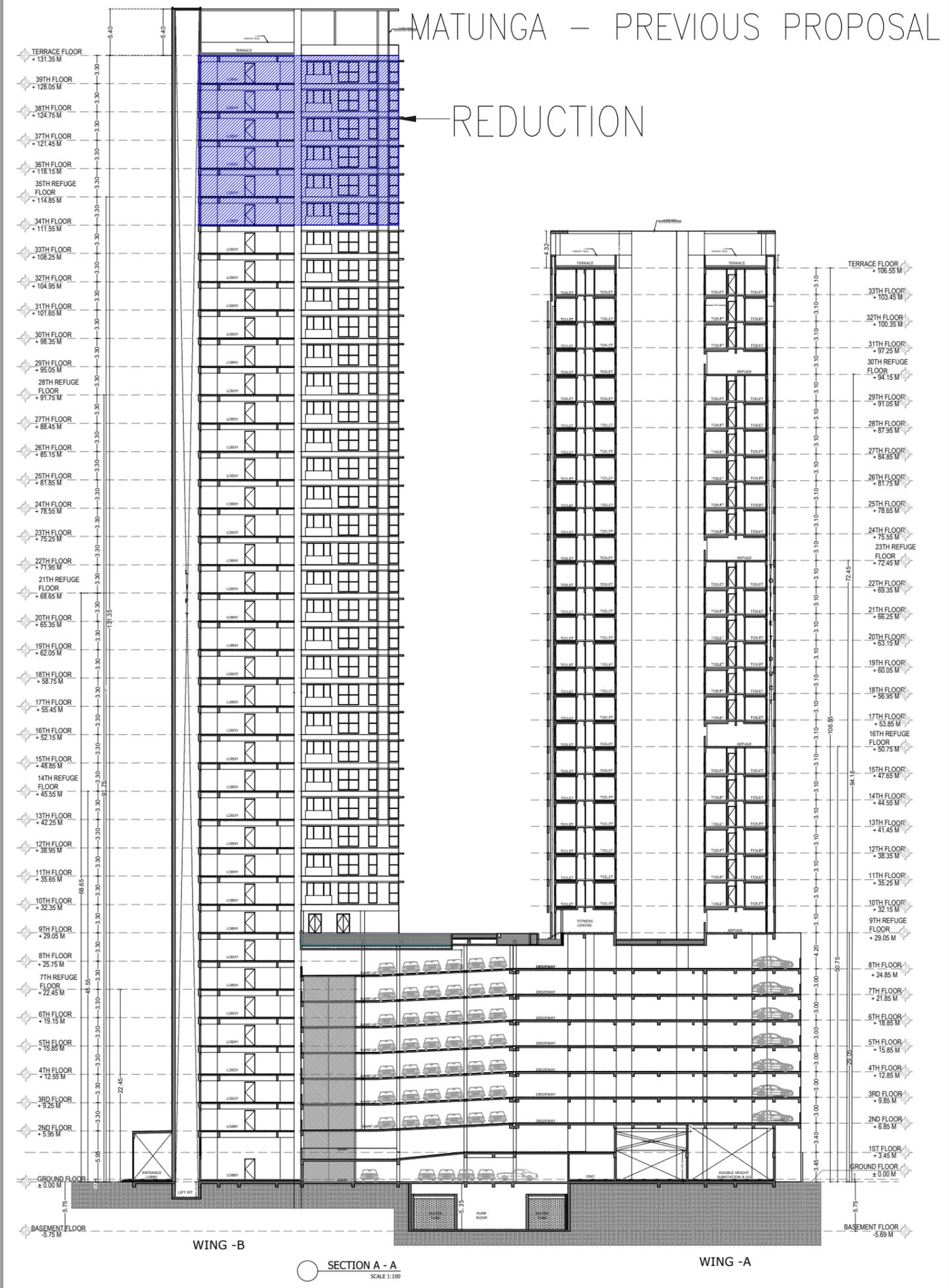
PROPOSED PLOT BEARING C.D. 115 (G) 591/10 (592/10) AND 593/10 OF MATUNGA DIVISION IN F/NORTH WARD MUMBAI

NAME & SIGNATURE OF ARCHITECT

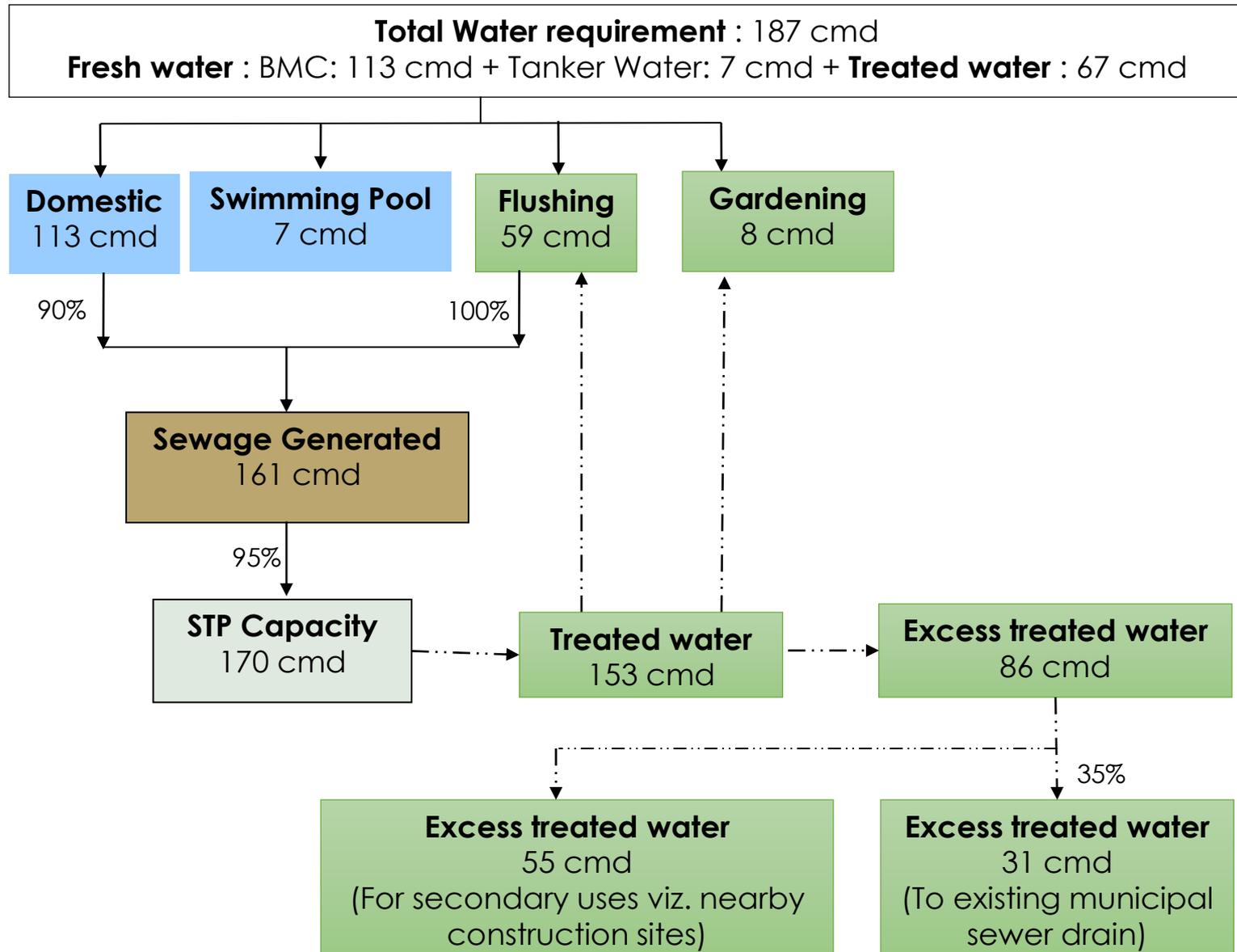
M.D.CHANGAN OF
B.N.SHAH & ASSOCIATES
 316, WADALA UDYOG BHAVAN,
 NAIGAON CROSS RD. WADALA (E),
 M U M B A I - 4 0 0 0 3 1
 +9122 24144465 info@studiooc.in

MATUNGA - PREVIOUS PROPOSAL

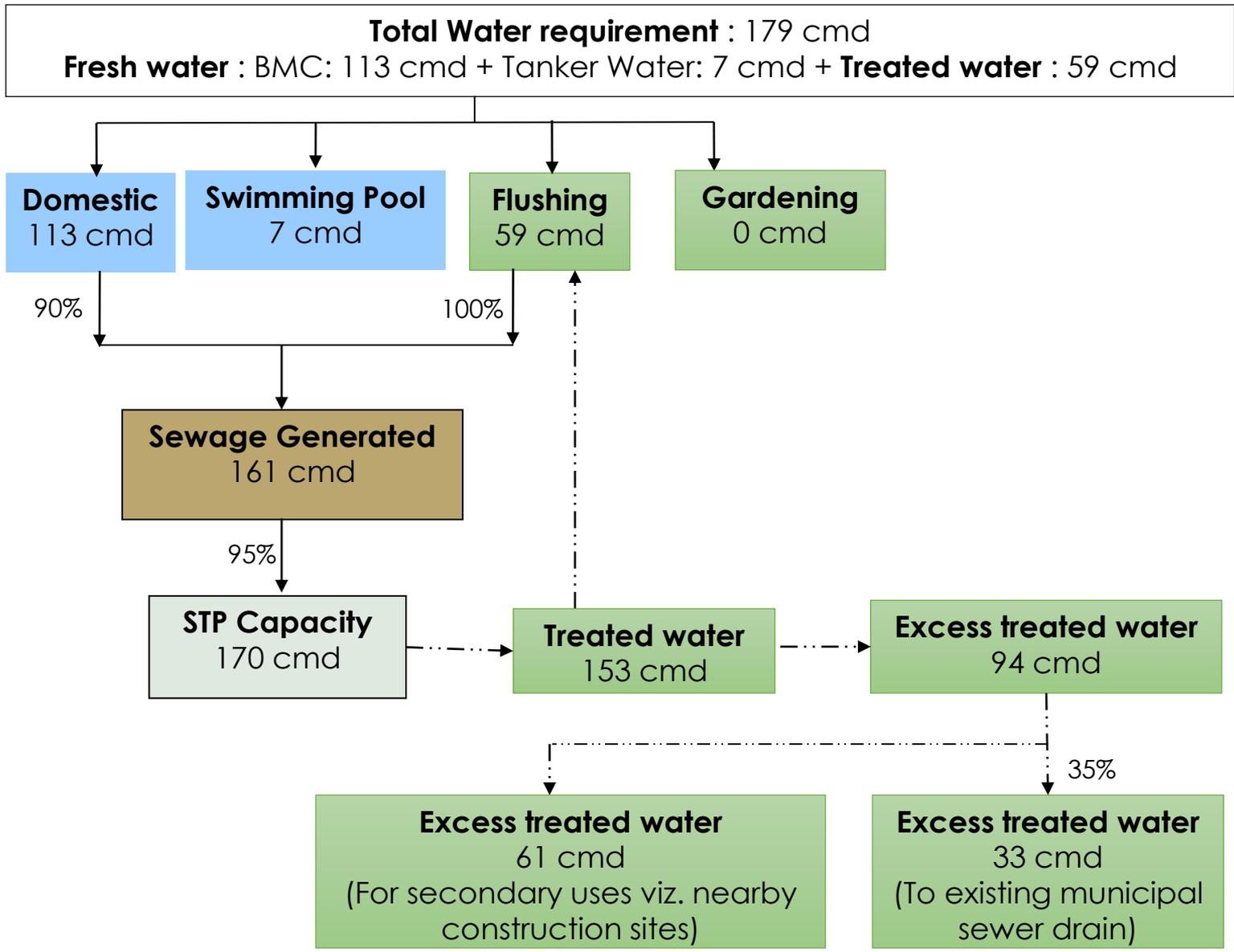
MATUNGA - PRESENT PROPOSAL



WATER BALANCE: DRY SEASON



WATER BALANCE: WET SEASON





ESKAYS LAND DEVELOPERS PRIVATE LIMITED

Mittal Tower, 'B' Wing, 16th Floor, 210, Nariman Point, Mumbai - 400 021.

Phones: +91-22-4060 7777 / 2285 2247 • Fax: +91-22-2204 6186 / 2285 2246

Email: sales@mittal.com • Website: www.mittal.com • CIN No.: U70100MH2006PTC161721

Date: 02/09/2021

To,
The Deputy Superintendent Garden
 MCGM, Byculla
 Mumbai

Subject: NOC for excess treated water of STP to be used for Gardening purposes in Municipal Gardens reservations / parks within the same F- North ward or elsewhere in MCGM limits generating at Proposed Redevelopment Scheme On Plot Bearing C.S No. 691/10,698/10 and 699/10 Of Matunga Division Situated along Dr. B.A.Road ,Matunga ,Mumbai. know as "Agrawal Nagar"

Reference : Minutes of the 151st Part-B meeting of the State Level Expert Appraisal Committee II (MMR& Konkan Region) held on 2nd, 3rd & 4th August, 2021 through Video Conferencing (MOM attached herewith)

Respected Sir,

With reference to point no. 6 of the above MoEF minutes of the meeting, it is recommended by the MoEF committee that Project Proponent to reduce the discharge of treated sewage to 35% by discharging the same in nearby Garden reservation/construction.

In order, to comply with the recommendations of the State Level Expert Appraisal Committee II (SEAC II), we need to obtain NOC from concerned authority for use of excess treated water in nearby Garden reservation/Construction and submit to SEAC II.

In view of the above, request you to offer your remarks and help us with your approval for supplying water for gardening purposes in Municipal Gardens reservations / parks within the same F- North ward or elsewhere in MCGM limits

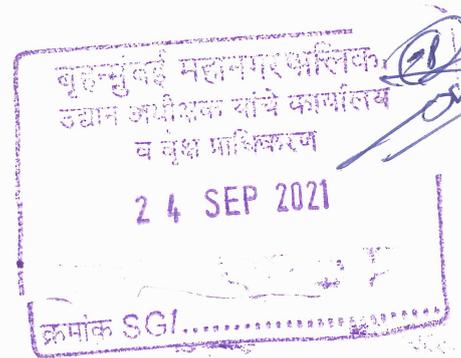
Thanking You,

Yours Faithfully ,

FOR M/S. ESKAYS LAND DEVELOPERS PVT. LTD

DIRECTOR
BADAL MITTAL

(Name and Signature of the Owner / Developer.)



Godrej Projects Development Ltd.
Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
CIN : U70102MH2010PTC210227

To
Eskays Land Developers Private Limited
Mittal Tower, 'B' Wing, 16th Floor,
210, Nariman Point, Mumbai – 400021

Ref: Your letter dated 04/10/2021.

Dear Sir,

Further to your letter requesting to supply construction water to our site located in Azadnagar, Wadala which is at a distance of ~2 Km from your proposed residential redevelopment project on plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai, we have no objection if the proposed society to be formed post project completion wants to supply excess treated water from their STP to our construction site free of cost. The same shall be utilized towards construction till the time the construction activity is ongoing on site.

For Godrej Projects Development Limited.



Authorized Signatory

Date: 05/10/2021

Place: Mumbai



P U S H P A P R O J E C T S L L P

Mittal Tower, 16th Floor, 'B' Wing, 210, Nariman Point, Mumbai - 400 021. India
Tel.: +91-22-4060 7777 / 2285 2247 • Fax: +91-22-2204 6186 • Email: sales@mittal.com • Website: www.mittal.com

To

Eskays Land Developers Pvt. Ltd
Mittal Tower , 16th Floor, B Wing,
210 Nariman Point,
Mumbai - 400021

Ref: Your letter dated 04/10/2021.

Dear Sir,

Further to your letter requesting to supply construction water to our site located in Matunga Division, Matunga which is at a distance of 0.5 Km from your proposed residential redevelopment project on plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division, Matunga, Mumbai, we have no objection if the proposed society to be formed post project completion wants to supply excess treated water from their STP to our construction site free of cost. The same shall be utilized towards construction till the time the construction activity is ongoing on site.

For PUSHPA PROJECT LLP



Authorized Signatory

Date: 05/10/2021

Place: Mumbai

Proposed Greenbelt Development Details

The proposed plantation Details are as follows:

Plantation Details	No. of Trees
No. of existing trees on site:	54
No. of trees proposed to be cut:	20
No. of trees to be transplanted [A]:	26
No. of trees to be retained [B]:	8
No. of required trees on site as per MoEFCC norms (@1 tree/80 sq. m.):	71
No. of trees to be planted on ground (new + compensatory plantation) [C]:	76
No. of trees to be planted on podium [D]:	44
Total no. of trees on site after development [A+B+C+D]:	154
Total no. of trees on ground after development [A+B+C]:	110

List of trees for proposed new & compensatory plantation:

Sr. No.	Botanical Name	Common Name	Sr. No.	Botanical Name	Common Name
1	<i>Cassia fistula</i>	Amaltash	5	<i>Plumeria obtusa</i>	Pandhra Chafa
2	<i>Cordia sebastena</i>	Scarlet Cordia	6	<i>Saraca asoca</i>	Seeta Ashok
3	<i>Michelia champaca</i>	Sonchafa	7	<i>Tabebuia argentea</i>	Suvarn Pushpa
4	<i>Mimusops elengi</i>	Bakul	8	<i>Tabebuia rosea</i>	Pink Tabebuia

LIST OF EXISTING TREES ON SITE

Sr. No.	Tree No.	Tree Variety	App. Girth	App. Height	Reason
1	1	Badam	3'	50'	To Be Retained
2	2	Chapha	4'	40'	To Be Retained
3	3	Ashoka	3'	50'	Coming in Plinth need to be Cut
4	4	Sitaphal	10"	15'	Coming in Plinth need to be Transplant
5	5	Peru	1'	17'	Coming in Plinth need to be Transplant
6	6	Jambhul	5.5'	55'	Coming in Plinth need to be Cut
7	7	Ashoka	3'	40'	Coming in Plinth need to be Cut
8	8	Pimpal	2'	40'	Coming in Plinth need to be Transplant
9	9	Ashoka	3'	45'	Coming in Plinth need to be Cut
10	10	Sitaphal	1'	16'	Coming in Plinth need to be Transplant
11	11	Mango	2.5'	40'	Coming in Plinth need to be Cut
12	12	Kadu Neem	10"	15'	Coming in Plinth need to be Transplant
12	12	Sitaphal	1'	15'	Coming in Plinth need to be Transplant
14	14	Sitaphal	1'	15'	Coming in Plinth need to be Transplant
15	15	Mango	1'	20'	Coming in Plinth need to be Transplant
16	16	Ashoka	3'	50'	Coming in Plinth need to be Cut
17	17	Coconut	3'	25'	Coming in Plinth need to be Transplant
18	18	Ashoka	2.5'	50'	Coming in Plinth need to be Cut
19	19	Badam	7"	15'	Coming in Plinth need to be Transplant
20	20	Awla	3.5'	40'	Coming in Plinth need to be Cut
21	21	Mango	3'	40'	Coming in Plinth need to be Cut
22	22	Ashoka	3.5'	50'	Coming in Plinth need to be Cut
23	23	Ashoka	2'	40'	Coming in Plinth need to be Transplant
24	24	Ashoka	2'	45'	Coming in Plinth need to be Transplant
25	25	Ashoka	3'	50'	Coming in Plinth need to be Cut
26	26	Ashoka	2'	40'	Coming in Plinth need to be Transplant
27	27	Ashoka	2'	35'	Coming in Plinth need to be Transplant

Contd.

LIST OF EXISTING TREES ON SITE

Sr. No.	Tree No.	Tree Variety	App. Girth	App. Height	Reason
28	28	Ashoka	2'	40'	Coming in Plinth need to be Transplant
29	29	Ashoka	2.5'	40'	Coming in Plinth need to be Cut
30	30	Badam	3.5'	50'	Coming in Plinth need to be Cut
31	31	Fanas	2'	35'	Coming in Plinth need to be Transplant
32	32	Ashoka	7"	15'	Coming in Plinth need to be Transplant
33	33	Ashoka	1'	35'	Coming in Plinth need to be Transplant
34	34	Mango	6''	10'	Coming in Plinth need to be Transplant
35	35	Coconut	10''	12'	Coming in Plinth need to be Transplant
36	36	Ashoka	10"	13'	Coming in Plinth need to be Transplant
37	37	Ashoka	2'	35'	Coming in Plinth need to be Cut
38	38	Ashoka	1'	30'	Coming in Plinth need to be Transplant
39	39	Mango	3.5'	40'	Coming in Plinth need to be Cut
40	40	Ashoka	1'	30'	Coming in Plinth need to be Transplant
41	41	Jambhul	4'	50'	Coming in Plinth need to be Cut
42	42	Mango	3'	45'	Coming in Plinth need to be Cut
43	43	Coconut	1'	15'	Coming in Plinth need to be Transplant
44	44	Jambhul	4'	50'	Coming in Plinth need to be Cut
45	45	Ashoka	5'	50'	Coming in Plinth need to be Cut
46	46	Ashoka	1.5'	30'	To Be Retained
47	47	Ashoka	1'	18'	To Be Retained
48	48	Ashoka	1'	18'	To Be Retained
49	49	Ashoka	10"	15'	To Be Retained
50	50	Ashoka	2.5'	35'	Coming in Driveway need to be Cut
51	51	Mango	3'	50'	To Be Retained
52	52	Chapha	2'	20'	Coming in Driveway need to be Transplant
53	53	Pimpal	7'	50'	To Be Retained
54	54	Peltoforum	74'	45'	Coming in Driveway need to be Cut

PROPOSED LANDSCAPE PLAN - GROUND LEVEL



TREES								
SR. NO.	KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	REFERENCE IMAGE	SPACING	HEIGHT	NOS.
1	Cf		Cesela fistula	Amaltas		3000 C/C	3000 MM	08
2	Coe		Cordia sebestena	Scarlet cordia		2500 C/C	3000 MM	11
3	Mc		Michelia champaca	Son-chafa		2500 C/C	3000 MM	12
4	Me		Mimusops elengi	Bakul		2500 C/C	3000 MM	15
5	Po		Plumeria obtusa	Padhra Chafa		3000 C/C	3000 MM	04
6	Saa		Saraca asoca	Seeta ashok		2500 C/C	3000 MM	05
7	Taa		Tabebuia argentea	Suvarn Pushpa		2500 C/C	3000 MM	05
8	Tr		Tabebuia rosea	Pink tabebuia		2500 C/C	3000 MM	16

TOTAL TREES = 76 NOS.

SYMBOL	TYPE	Nos
	TREES TO BE CUT	20
	TREES TO BE RETAINED	08
	TRANSPLANT TREES	26
	TRANSPLANTED TREE LOCATION	26
	NEW TREE PLANTATION	76
	TOTAL TREES ON GROUND (RETAINED TREES, TRANSPLANTED TREE, NEW PLANTATION)	110
	TOTAL TREES ON PODIUM	44
	TOTAL TREES ON SITE (GROUND & PODIUM)	154

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000131642/CE/2206001671

Date: 30/06/2022

To,
 M/s. Eskays Land Developers Private
 Limited, CTS No-691/10,698/10,699/10 of
 Matunga Division, Matunga, Mumbai.



Your Service is Our Duty

Sub: Consent to Establish for Proposed Redevelopment Construction Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-I
 2. Minutes of 4th CC meeting dtd-24.05.2022.

Your application NO. MPCB-CONSENT-0000131642

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.357 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Redevelopment Construction Project named as M/s. Eskays Land Developers Private Limited, CTS No-691/10,698/10,699/10 of Matunga Division, Matunga, Mumbai on Total Plot Area of 5634.68 Sq.Mtrs for construction BUA of 52939.02 Sq.Mtrs as per EC granted dated-26.02.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-26.02.2022	5634.68	52939.02

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	170	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- 200 KVA	1	As per Schedule -II
S-2	DG Set- 125 KVA	1	As per Schedule -II
S-3	DG Set- 500 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	326 Kg/Day	OWC	Will be treated in OWC & manure obtained will be used as manure for Plantation/Landscaping.
2	Non-Biodegradable Waste	490 Kg/Day	Segregation	Will be collected, segregated and disposed through authorized dealers.
3	STP Sludge	17 Kg/Day	Drying	Used as manure.

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	As Actual	KL/A	Collection	Will be sold to MPCB authorized waste oil recyclers.

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
11. PP shall submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
12. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
13. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
14. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
15. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

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



Ashok Shingare

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Signed by: **Ashok Shingare**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-06-30 13:47:12 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	714000.00	MPCB-DR-10502	25/02/2022	RTGS

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
- They are directed to ensure the compliance of the consent conditions.
- They are directed to obtained B.G. of Rs.10.0 Lakhs towards compliance of consent condition & E.C.
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 **200 CMD for treatment of domestic effluent of 170 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	191.00
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-200 KVA	Acoustic Enclosure	3.00	HSD 50 Kg/Hr	1	SO ₂	24 Kg/Day
S-2	DG Set-125 KVA	Acoustic Enclosure	3.00	HSD 31.25 Kg/Hr	1	SO ₂	15 Kg/Day
S-3	DG Set-500 KVA	Acoustic Enclosure	3.00	HSD 125 Kg/Hr	1	SO ₂	60 Kg/Day

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2 O/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.
