

Pooja Mithbavkar

From: Pooja Mithbavkar
Sent: 21 May 2024 11:19
To: ec-rdw.cpcb@gov.in; ecompliance-mh@gov.in
Subject: EC Compliance for October 2023-March 2024 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 2023 - March 2024.pdf

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 2023 - March 2024 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



Aditya Environmental
Services Pvt. Ltd.

📍 **Head Office** | 107/110, Hiren Light Industrial Estate, Mogul Lane,
Mahim, Mumbai 400016

📍 **Laboratory** | Plot P-1, MIDC Commercial Plots, Mohopada,
P.O. Rasayani, Tal. Khalapur, Dist. Raigad 410222

☎️ 022-42127500 ✉️ contact@aespl.co.in



ESKAYS LAND DEVELOPERS PRIVATE LIMITED

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

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

Date: 17.05.2024

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 for proposed expansion of the project

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 2023 - March 2024** 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 2023 - March 2024)

We hope the above is to your satisfaction.

Thanking You,
Yours faithfully,
For Eskays Land Developers Private Limited.

Authorized Signatory
Encl: a/a
CC to:



Maharashtra Pollution Control Board
Kalpataru Point, 2nd Floor, Sion Circle,
Opp. Cine Planet, Sion (East),
Mumbai - 400 022.
Tel. 24010437 / 24020781.
Website : www.mpcb.gov.in

21/5/24

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

Your (Environment Clearance) application has been Submitted with following details	
Proposal No	SIA/MH/INFRA2/419052/2023
Compliance ID	47332464
Compliance Number(For Tracking)	EC/COMPLIANCE/47332464/2024
Reporting Year	2024
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	22-05-2024
IRO Name	V Geroge Jenner
IRO Email	tr025@ifs.nic.in
State	MAHARASHTRA
IRO Office Address	Integrated Regional Offices, Nagpur
Note:- SMS and E-Mail has been sent to V Geroge Jenner, MAHARASHTRA with Notification to Project Proponent.	

Date: 17.05.2024

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

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Yours faithfully,
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2. Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara

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. Building Configuration: <table border="1"> <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 + 34th (pt) Upper Rehab Residential Floors.</td> </tr> <tr> <td>Sale Tower (Wing-B)</td> <td>Ground floor with double height upto 1st Floor + 2nd</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 + 34 th (pt) Upper Rehab Residential Floors.	Sale Tower (Wing-B)	Ground floor with double height upto 1 st Floor + 2 nd
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Sale Tower (Wing-B)	Ground floor with double height upto 1 st Floor + 2 nd							

October 2023 to March 2024



		(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	• 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.	10 crores
	f) Actual expenditure incurred on the environmental management plans so far	15 Lakhs
10.	Forest land requirement:	
	a) The status of approval for diversion of	Not Applicable

	forest land for non-forestry use	
	b) The status of cleaning felling	Not Applicable as no forest land
	c) The status of compensatory afforestation, if any	Not Applicable
	d) Comments on the viability and sustainability of compensatory afforestation programme in the light of actual field experience	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)	August 2023
	b) Date of completion (Actual and/or planned)	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 2023 - March 2024
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.

Thanking You,

Yours faithfully,
For Eskays Land Developers Private Limited.

Authorized Signatory



Ref	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:	Plinth 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.	- As per the architect's certificate for present construction status, no construction, except demolition of 2 existing buildings, has been initiated on site and the same is as per the EC granted vide letter dated 26th February 2022. - In light of the above, the condition for submission of certified compliance report of earlier EC from Regional Office, MoEF&CC, Nagpur may be condoned.



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, following measures will be implemented in addition to sprinkling of water: Creation of steel barriers and covering of construction area with green cloth Installation of misting machines for control of fine dust particles Plantation of Oxygen generating trees 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.
V	PP to submit superimposed layout of earlier & proposed project.	The comparative sections of buildings as per previous EC and present proposal are enclosed as Annexure VII. 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). Location of proposed basement and plumbing services proposed therein is same as per previous proposal.
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.	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.	Noted. We hereby confirm to relocate the flushing tank adjacent to the STP



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 m ² , Non FSI- 32,322.61 m ² , total BUA- 55,176.38 m ² . (Plan approval No. P- 6671/2021/(691/10 And Other)/F/North/MATUNGA/337/2/Amend dated 19 th April 2023) Restricted as per approval]	Yes, Condition is noted.

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.	The Solid Waste Management during Construction Phase is as given below:		
		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.
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	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	• 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 carried out regularly.		



		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.
V	Arrangement shall be made that wastewater and storm water do not get mixed.	Separate lines for Sewerage disposal and Storm water disposal are proposed in the project.
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Agreed. We affirm that ready-mix concrete will be used or construction so that water use can be reduced.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Yes, Ground water level and quality will be monitored regularly.
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.	Currently, there is no use of ground water for construction phase. Water requirements will be fulfilled by Local corporation / Tanker Water.
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 for bringing construction material at site and will be thoroughly checked 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.	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 should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	Adequate measures are taken to reduce ambient air and noise level to confirm 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.
General Conditions: B. Operation Phase:		



I	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	The Solid Waste Management during Operation Phase is as given below: <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>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.
Type	Qty (Kg/d)	Treatment/Disposal															
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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.															
II	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	There is no E- Waste generation at site till date, we will dispose-off same as per E- Waste Rule, 2016 as generated,															
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	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. We affirm that treated effluent from STP will be recycled/ reused to the maximum extent possible.															

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.	Yes, STP's will be provided to treat the sewage from the buildings. The treated sewage will be used for toilet flushing & gardening. 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. Solid Waste generation during operational phase: • 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.	Traffic Analysis has already carried out and appropriate mitigation measures are proposed. The parking details are as follows: 4-wheeler parking spaces: 428 2-wheeler parking spaces: 113
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 implementation of the stipulated environmental safeguards.	A separate environment management cell with qualified staff shall be appointed for implementation of the stipulated environmental safeguards under Project Head & EHS Officer.
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.	The funds allocated for 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 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.	We shall submit the compliance of the EC Conditions post submission of the six-monthly 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	Agreed and will comply with regularly.

	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.	
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.	Agreed and noted. We assure that in the operation phase we will regularly submit the Environmental Statement (form - V).
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.	Agreed and noted.
VII	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	Agreed and noted.



	implies that Forestry & Wildlife 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.	Agreed and noted.
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 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Agreed and noted.

Thanking You,

Yours faithfully,
For Eskays Land Developers Private Limited.

AJ



Authorized Signatory

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.**Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**Recognized by **MoEFCC** as "Environmental Laboratory" valid up to 24.04.2024**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.inTel:9112844844, **CIN:** U74999MH2001PTC132091 UDYAM-MH-19-0029787

TC-7085

**Test Report
(Ambient Air)****Ref. No.:** AESPL/LAB/C/ A-23/09/70**Issue Date:** 30/09/2023

Name of Customer & Contact Details	:	Eskays land developers pvt. Ltd. Matunga Mr. Ankit Sidhpura. ☎ 9930231102, ✉ -ankit.sidhpura@godrejproperties.com			
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.2			
Date of Sampling	:	20/09/2023			
Sampling Time	:	09:20 to 17:20 hr.	Duration	:	08 Hr.
Sample Drawn By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt	:	25/09/2023	Sample Identification	:	A-23/09/70
Sample Quantity & Container	:	SO ₂ :1 Bottle; NO _x :1 Bottle; PM ₁₀ -1; PM _{2.5} -1; Bladder:1; Charcoal Tube:1			
Date of Sample Analysis	:	25/09/2023 to 28/09/2023			
Sampling Environmental Conditions		:	Temperature:28-30°C; Rain fall: No; P _{bar} : 754 mmHg.		
Transportation Condition		:	Bottles < 5°C	Filter papers in plastic container	Bladder, charcoal tube at ambient temp.
Sampling Equipment		:	RDS-I-13 & FDS-I-13		
Calibration Status		:	Calibration on 25/05/2023 due on 25/05/2023		
Project/ Job number		:	EC23B038MH179627 dt.09.09.2023		
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°C and Humidity: 53%		
Sr. No.	Parameter	Result	Limits #	Unit	Method of Analysis
1.	Sulphur dioxide as SO ₂	26.99	80 *	µg/m ³	IS 5182 (Part 2) RA2017
2.	Nitrogen dioxide as NO ₂	41.51	80 *	µg/m ³	IS 5182 (Part 6) RA2022
3.	PM ₁₀	74.15	100 *	µg/m ³	IS 5182 (Part 23) RA2022
4.	PM _{2.5}	27.50	60 *	µg/m ³	IS 5182 (Part 24) 2019
5.	Carbon monoxide as CO	0.98	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 NAAQ Standards 2009.**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.
4. Decision Rule is applied.

**Anjan Pramanik
(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 24.04.2024

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
(Microbiology - Water)**

Ref. No.: AESPL/LAB/B/Mw-23/09/214

Issue Date: 29/09/2023

Name of Customer & Contact Details	:	Eskays land developers pvt Ltd, Matunga Mr. Ankit Sidhpura - 9930231102, E-Mail ankit.sidhpura@godrejproperties.com		
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 Sales office-Tap
Date of Sample Drawn	:	20/09/2023	Time of Sample Drawn	: 10:20 am
Sample Drawn By	:	AESPL consultancy Division	Transported By	: AESPL consultancy Division
Date of Sample Receipt	:	25/09/2023	Sample Identification	: Mw- 23/09/214
Sample Quantity & Container	:	250 ml; glass bottle.		
Date of Sample Analysis	:	25/09/2023 to 26/09/2023		
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: 22.4°C and Humidity: 54 %		
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 :2016
2.	E-coli/100ml	Absent/100 ml	Absent/100ml	IS:15185 :2016

Conformity Statement: Water sample is **Pass** as per IS 10500: RA2018 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.

**Pranali N. 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 24.04.2024**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.inTel: 9112844844, **CIN:** U74999MH2001PTC132091 UDYAM-MH-19-00-29787

TC-7085

**Test Report
(Noise)**

Ref. No.: AESPL/LAB/C/N-23/09/85

Issue Date: 29/09/2023

Name of Customer & Contact Details	:	Eskays land developers Pvt Ltd. Matunga Mr. Ankit Sidhpura., 9930231102, E-mail:- ankit.sidhpura@godrejproperties.com			
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	:	20/09/2023	Period of Sampling	:	Spot
Start Time of Sampling	:	11.20 Hr.	End Time of Sampling	:	11.45 Hr.
Monitored By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Data Receipt	:	25/09/2023	Sample Identification	:	N-23/09/85
Environmental Condition	:	Climate: Clear		Ambient Temp: 28°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 14/11/2022; calibration due on 13/11/2023			
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:2020			
Sr. No.	Location		Noise Level dB(A)		
1.	Near Gate No. 01		62.4		
2.	Near Gate No. 02		64.5		
3.	Near Sales Office		63.8		
4.	Near Project Office		63.5		
Limit as per EP Act for Commercial area			65.0		

Conformity Statement: Noise Levels at all the locations are found to be 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. Decision Rule is applied.



Anjan Pramanik.
(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 24.04.2024**Laboratory:** P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410222 E-mail: pglab@aespl.co.inTel: 9112844844, **CIN:** U74999MH2001PTC132091 **UDYAM-MH-19-0029787**

TC-7085

**Test Report
(Soil)****Ref. No.:** AESPL/LAB/C/S-23/09/33**Issue Date:** 03/10/2023

Name of Customer & Contact Details		:	Eskays land developers pvt. Ltd. Matunga Mr. Ankit Sidhpura. ☎ 9930231102, ✉ ankit.sidhpura@godrejproperties.com			
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		:	Soil	Location of Sample	:	Gate No. 2
Date of Sample Drawn		:	20/09/2023	Time of Sample Drawn	:	11:10 am
Sample Drawn By		:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt		:	25/09/2023	Sample Identification	:	S-23/09/33
Sample Quantity & Container		:	1kg; PG bag			
Date of Sample Analysis		:	25/09/2023 to 30/09/2023			
Environmental Conditions at site			:	Area: Clean, Colour: Brown		
Transportation Condition			:	Kept soil in polythene bag in a dry place		
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/S-01		
Environmental Condition while Testing			:	Ambient Temperature: 28.5°C and Humidity: 85%		
Sr. No.	Parameter with Unit	Result		Method of analysis		
1.	pH@25°C	7.21		IS 2720 (part 26); RA2021		
2.	Water content, %	8.2		IS 2720 (part 2); RA2020		
3.	Organic Carbon, %	0.28		IS 2720 (part 22); RA2020		
4.	Available Nitrogen, %	0.0054		AESPL/LAB/SOP/7.2.1.2/S-05 ;01.07.22		
5.	Available Phosphorus, kg/he	40		AESPL/LAB/SOP/7.2.1.2/S-07; 01.07.22		
6.	Potassium as K, kg/he	70		AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22		
7.	Chloride, mg/l	62		AESPL/LAB/SOP/7.2.1.2/S-08; 01.07.22		
8.	Available Sulphur, mg/kg	38		AESPL/LAB/SOP/7.2.1.2/S-10; 01.07.22		
9.	Lead as Pb, mg/kg	< 0.2		EPA Method 300B 2:1996		
10.	Texture, %	Clay	72	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22		
		Silt	12			
		Fine	16			

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.



Sushma A. Gujar
(Authorized Signatory)

**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 24.04.2024**Laboratory:** P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410222 E-mail: pglab@aespl.co.inTel: 9112844844, **CIN:** U74999MH2001PTC132091 **UDYAM-MH-19-0029787****Test Report
(Soil)****Ref. No.:** AESPL/LAB/C/S-23/09/33**Issue Date:** 03/10/2023

Name of Customer & Contact Details	:	Eskays land developers pvt. Ltd. Matunga Mr. Ankit Sidhpura. ☎ 9930231102, ✉ -ankit.sidhpura@godrejproperties.com			
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	:	Soil	Location of Sample	:	Gate No. 2
Date of Sample Drawn	:	20/09/2023	Time of Sample Drawn	:	11:10 am
Sample Drawn By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt	:	25/09/2023	Sample Identification	:	S-23/09/33
Sample Quantity & Container	:	1kg; PG bag			
Date of Sample Analysis	:	25/09/2023 to 30/09/2023			
Environmental Conditions at site		:	Area: Clean, Colour: Brown		
Transportation Condition		:	Kept soil in polythene bag in a dry place		
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/S-01		
Environmental Condition while Testing		:	Ambient Temperature: 28.5°C and Humidity: 85%		
Sr.No	Parameter with Unit	Result	Method of analysis		
11.	Silica as SiO ₂ , mg/kg	< 0.8	EPA Method 300B 2:1996		
12.	Arsenic as As, mg/kg	< 0.2	EPA Method 300B 2:1996		

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.

**Sushma A. Gujar**
(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 24.04.2024**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/W-23/09/203**Issue Date:** 29/09/2023

Name of Customer & Contact Details	:	Eskays land developers pvt Ltd, Matunga Mr. Ankit Sidhpura – 9930231102, E-Mail -ankit.sidhpura@godrejproperties.com			
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 Sales office
Date of Sample Drawn	:	20/09/2023	Time of Sample Drawn	:	--
Sample Drawn By	:	AESPL Consultancy division	Transported By	:	AESPL Consultancy division
Date of Sample Receipt	:	25/09/2023	Sample Identification	:	W- 23/09/203
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	25/09/2023 to 27/09/2023			
Environmental Conditions at site	:	Water Temperature: 25°C, Air Temperature: 28°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: 28.9°C and Humidity: 69%			
Sr. No.	Parameter	Result	Limits (IS 10500:RA2018)		Method of Analysis
			Acceptable	Permissible	
1.	pH @ 25°C	6.58	6.5 – 8.5	No relaxation	IS-3025(P-11) 2022
2.	Turbidity, NTU	< 2.0	1 Max	5 Max	IS-3025(P-10) RA2017
3.	Chlorides as Cl ⁻ , mg/l	10	250 Max	1000 Max	IS-3025(P-32) RA2019
4.	Hardness as CaCO ₃ , mg/l	32	200 Max	600 Max	IS-3025(P-21) RA2019
5.	Alkalinity as CaCO ₃ , mg/l	36	200 Max	600 Max	IS-3025(P-23) RA2019
6.	Total Dissolved Solids @ 180°C, mg/l	90	500 Max	2000 Max	IS-3025(P-16) RA2019
7.	Sulphate as SO ₄ ²⁻ , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24) 2022
8.	Iron as Fe, mg/l	0.030	1.0 Max	No relaxation	IS-3025(P-53) RA2019
9.	Fluoride as F ⁻ , mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60) RA2019
10.	Conductivity@25°C, µmhos/cm	132.6	--	--	IS-3025(P-14) RA2019

Conformity Statement: Water sample is **pass** as per IS 10500:RA2018 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.
5. Decision Rule is applied.

**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 24.04.2024

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

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



TC-7085

Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ A-23/12/119

Issue Date: 30/12/2023

Name of Customer & Contact Details	:	Eskays land developers pvt. Ltd. Matunga Mr. Ankit Sidhpura. ☎ 9930231102, ✉ -ankit.sidhpura@godrejproperties.com			
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.2			
Date of Sampling	:	20/12/2023			
Sampling Time	:	09:40 to 17:40 hr.	Duration	:	08 Hr.
Sample Drawn By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt	:	25/12/2023	Sample Identification	:	A-23/12/119
Sample Quantity & Container	:	SO ₂ :1 Bottle; NO ₂ :1 Bottle; PM ₁₀ -1; PM _{2.5} -1; Bladder:1.			
Date of Sample Analysis	:	25/12/2023 to 30/12/2023			
Sampling Environmental Conditions	:	Temperature:28-30°C; Rain fall: No; P _{bar} : 754 mmHg.			
Transportation Condition	:	Bottles < 5°C	Filter papers in plastic container	Bladder, charcoal tube at ambient temp.	
Sampling Equipment	:	RDS-I-13 & FDS-I-13			
Calibration Status	:	Calibration on 25/05/2023 due on 25/05/2024			
Project/ Job number	:	EC23B038MH179627 dt.09.09.2023			
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: 27°C and Humidity: 40%			
Sr. No.	Parameter	Result	Limits #	Unit	Method of Analysis
1.	Sulphur dioxide as SO ₂	16.34	80 *	µg/m ³	IS 5182 (Part 2) RA2017
2.	Nitrogen dioxide as NO ₂	38.28	80 *	µg/m ³	IS 5182 (Part 6) RA2022
3.	PM ₁₀	203.28	100 *	µg/m ³	IS 5182 (Part 23) RA2022
4.	PM _{2.5}	70.00	60 *	µg/m ³	IS 5182 (Part 24) 2019
5.	Carbon monoxide as CO	0.85	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 except PM₁₀ & PM_{2.5} are within the levels stipulated under NAAQ Standards 2009.

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.
4. Decision Rule is applied.



Anjan Pramanik
(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 24.04.2024

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 (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-23/12/242

Issue Date: 28/12/2023

Name of Customer & Contact Details	:	Eskays land developers pvt Ltd, Matunga Mr. Ankit Sidhpura - 9930231102, E-Mail ankit.sidhpura@godrejproperties.com		
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. 1-Tap
Date of Sample Drawn	:	20/12/2023	Time of Sample Drawn	: 12:10 pm
Sample Drawn By	:	AESPL consultancy Division	Transported By	: AESPL consultancy Division
Date of Sample Receipt	:	25/12/2023	Sample Identification	: Mw- 23/12/242
Sample Quantity & Container	:	250 ml; glass bottle.		
Date of Sample Analysis	:	25/12/2023 to 26/12/2023		
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: 21.2°C and Humidity: 53 %		
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)

-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 24.04.2024**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
(Noise)****Ref. No.:** AESPL/LAB/C/N-23/12/93**Issue Date:** 29/12/2023

Name of Customer & Contact Details	:	Eskays land developers Pvt Ltd. Matunga Mr. Ankit Sidhpura., 9930231102, E-mail:- ankit.sidhpura@godrejproperties.com			
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	:	20/12/2023	Period of Sampling	:	Spot
Start Time of Sampling	:	11.20 Hr.	End Time of Sampling	:	11.45 Hr.
Monitored By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Data Receipt	:	25/12/2023	Sample Identification	:	N-23/12/93
Environmental Condition	:	Climate: Clear		Ambient Temp: 31°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 28/11/2023; calibration due on 27/11/2024			
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:2020			
Sr. No.	Location		Noise Level dB(A)		
1.	Near Gate No. 01		63.8		
2.	Near Gate No. 02		64.1		
3.	Near Sales Office		64.2		
4.	Near Project Office		63.9		
Limit as per EP Act for Commercial area			65.0		

Conformity Statement: Noise Levels at all the locations are found to be 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. Decision Rule is applied.

**Anjan Pramanik.**
(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 24.04.2024

Laboratory: P-1, MIDC commercial plots Mohopada, Rasayani, Dist. Raigad Pin 410222

E-mail: pglab@aespl.co.in Tel: 9112844844,

CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

**Test Report
(Soil)**

Ref. No.: AESPL/LAB/C/S-23/12/32

Issue Date: 04/01/2024

Name of Customer & Contact Details		:	Eskays land developers pvt. Ltd. Matunga Mr. Ankit Sidhpura. ☎ 9930231102, ✉-ankit.sidhpura@godrejproperties.com			
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		:	Soil	Location of Sample	:	Gate No. 2
Date of Sample Drawn		:	20/12/2023	Time of Sample Drawn	:	02:00 pm
Sample Drawn By		:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt		:	25/12/2023	Sample Identification	:	S-23/12/32
Sample Quantity & Container		:	1kg; PG bag			
Date of Sample Analysis		:	25/12/2023 to 03/01/2024			
Environmental Conditions at site			:	Area: Clean, Colour: Brown		
Transportation Condition			:	Kept soil in polythene bag in a dry place		
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/S-01		
Environmental Condition while Testing			:	Ambient Temperature: 27.8°C and Humidity: 52 %		
Sr. No.	Parameter with Unit	Result		Method of analysis		
1.	pH@25°C	7.38		IS 2720 (part 26); RA2021		
2.	Water content, %	6.8		IS 2720 (part 2); RA2020		
3.	Organic Carbon, %	0.22		IS 2720 (part 22); RA2020		
4.	Available Nitrogen, %	0.0058		AESPL/LAB/SOP/7.2.1.2/S-05 ;01.07.22		
5.	Available Phosphorus, kg/he	38		AESPL/LAB/SOP/7.2.1.2/S-07; 01.07.22		
6.	Potassium as K, kg/he	60		AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22		
7.	Chloride, mg/l	58		AESPL/LAB/SOP/7.2.1.2/S-08; 01.07.22		
8.	Available Sulphur, mg/kg	32		AESPL/LAB/SOP/7.2.1.2/S-10; 01.07.22		
9.	Lead as Pb, mg/kg	< 0.2		EPA Method 300B 2:1996		
10.	Texture, %	Clay	74	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22		
		Silt	10			
		Fine	16			

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.



Sushma A. Gujar
(Authorized Signatory)

**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 24.04.2024

Laboratory: P-1, MIDC commercial plots Mohopada, Rasayani, Dist. Raigad Pin 410222

E-mail: pglab@aespl.co.in Tel: 9112844844,CIN: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787**Test Report
(Soil)**

Ref. No.: AESPL/LAB/C/S-23/12/32

Issue Date: 04/01/2024

Name of Customer & Contact Details	:	Eskays land developers pvt. Ltd. Matunga Mr. Ankit Sidhpura. ☎ 9930231102, ✉ -ankit.sidhpura@godrejproperties.com			
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	:	Soil	Location of Sample	:	Gate No. 2
Date of Sample Drawn	:	20/12/2023	Time of Sample Drawn	:	02:00 pm
Sample Drawn By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt	:	25/12/2023	Sample Identification	:	S-23/12/32
Sample Quantity & Container	:	1kg; PG bag			
Date of Sample Analysis	:	25/12/2023 to 03/01/2024			
Environmental Conditions at site		:	Area: Clean, Colour: Brown		
Transportation Condition		:	Kept soil in polythene bag in a dry place		
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/S-01		
Environmental Condition while Testing		:	Ambient Temperature: 27.8°C and Humidity: 52 %		
Sr.No.	Parameter with Unit	Result		Method of analysis	
11.	Silica as SiO ₂ , mg/kg	< 0.8		EPA Method 300B 2:1996	
12.	Arsenic as As, mg/kg	< 0.2		EPA Method 300B 2:1996	

Note:

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**Sushma A. Gujar
(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 24.04.2024**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/W-23/12/266**Issue Date:** 28/12/2023

Name of Customer & Contact Details	:	Eskays land developers pvt Ltd, Matunga Mr. Ankit Sidhpura – 9930231102, E-Mail -ankit.sidhpura@godrejproperties.com			
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. 1
Date of Sample Drawn	:	20/12/2023	Time of Sample Drawn	:	12.10 am
Sample Drawn By	:	AESPL Consultancy division	Transported By	:	AESPL Consultancy division
Date of Sample Receipt	:	25/12/2023	Sample Identification	:	W- 23/12/266
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	25/12/2023 to 26/12/2023			
Environmental Conditions at site	:	Water Temperature: 25°C, Air Temperature: 30°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: 28.9°C and Humidity: 56%			
Sr. No.	Parameter	Result	Limits (IS 10500:RA2018)		Method of Analysis
			Acceptable	Permissible	
1.	pH @ 25°C	6.67	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	12	250 Max	1000 Max	IS-3025(P-32) RA2019
4.	Hardness as CaCO ₃ , mg/l	34	200 Max	600 Max	IS-3025(P-21) RA2019
5.	Alkalinity as CaCO ₃ , mg/l	40	200 Max	600 Max	IS-3025(P-23) RA2019
6.	Total Dissolved Solids @ 180°C, mg/l	100	500 Max	2000 Max	IS-3025(P-16) 2023
7.	Sulphate as SO ₄ ²⁻ , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24) 2022
8.	Iron as Fe, mg/l	0.030	1.0 Max	No relaxation	IS-3025(P-53) RA2019
9.	Fluoride as F ⁻ , mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60) 2023
10.	Conductivity@25°C, µmhos/cm	138.9	--	--	IS-3025(P-14) RA2019

Conformity Statement: Water sample is **pass** as per IS 10500:RA2018 w.r.t. above mentioned tests.**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. The results apply to the sample as received.
5. Decision Rule is applied.

**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 24.04.2024**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.inTel:9112844844, **CIN:** U74999MH2001PTC132091 UDYAM-MH-19-0029787

TC-7085

**Test Report
(Ambient Air)****Ref. No.:** AESPL/LAB/C/ A-24/03/75**Issue Date:** 21/03/2024

Name of Customer & Contact Details		:	Eskays land developers pvt Ltd, Matunga Mr. Ankit Sidhpura – 9930231102, E-Mail ankit.sidhpura@godrejproperties.com			
Name of Site		:	Proposed Residential Redevelopment, project on Plot bearing CTS No. 691/10, 698/10, 699/10 of Matunga Division,			
Discipline & Group		:	Chemical: Atmospheric Pollution			
Description of Sample		:	Ambient Air			
Location of Sampling		:	Near Gate No-03			
Date of Sampling		:	14/03/2024			
Sampling Time		:	09:30 to 17:30 hr.	Duration	:	08 hr.
Sample Drawn By		:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt		:	16/03/2024	Sample	:	A-24/03/75
Sample Quantity & Container		:	SO ₂ :1 Bottle; NO ₂ :1 Bottle; PM ₁₀ -1, PM _{2.5} -1.			
Date of Sample Analysis		:	16/03/2024 to 20/03/2024			
Sampling Environmental Conditions		:	Temperature:28-35°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-12 & FDS-I-12			
Calibration Status		:	Calibration on 25/05/2023 due on 25/05/2024			
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°C and Humidity: 43%			
Sr. No.	Parameter	Result	Limits #	Unit	Method of Analysis	
1.	Sulphur dioxide as SO ₂	24.49	80 *	µg/m ³	IS 5182 (Part 2) RA2017	
2.	Nitrogen dioxide as NO ₂	45.32	80 *	µg/m ³	IS 5182 (Part 6) RA2022	
3.	PM ₁₀	81.95	100 *	µg/m ³	IS 5182 (Part 23) RA2022	
4.	PM _{2.5}	33.75	60 *	µg/m ³	IS 5182 (Part 24) 2019	
5.	Carbon monoxide as CO	0.93	04 **	mg/m ³	IS 5182 (part 10) RA2019	

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

[*] 24 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.

**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 24.04.2024

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 (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-24/03/153

Issue Date: 20/03/2024

Name of Customer & Contact Details	:	Eskays land developers pvt Ltd, Matunga Mr. Ankit Sidhpura - 9930231102, E-Mail ankit.sidhpura@godrejproperties.com		
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	: Sales Office
Date of Sample Drawn	:	14/03/2024	Time of Sample Drawn	: 10:05 am
Sample Drawn By	:	AESPL consultancy Division	Transported By	: AESPL consultancy Division
Date of Sample Receipt	:	16/03/2024	Sample Identification	: Mw- 24/03/153
Sample Quantity & Container	:	250 ml; glass bottle.		
Date of Sample Analysis	:	16/03/2024 to 18/03/2024		
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: 22.4°C and Humidity: 41 %		
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)

-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 24.04.2024.

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 (Noise)

Ref. No.: AESPL/LAB/C/N-24/03/73

Issue Date: 20/03/2024

Name of Customer & Contact Details	:	Eskays land developers pvt Ltd, Matunga Mr. Ankit Sidhpura – 9930231102, E-Mail ankit.sidhpura@godrejproperties.com		
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	:	14/03/2024	Period of Sampling	: Spot
Start & End Time of Sampling (Daytime)	:	10.00 Hr. - 10.30Hr.	Start & End Time of Sampling (Nighttime)	: 21.50 Hr.-22.15Hr.
Monitored By	:	AESPL Consultancy Division	Transported By	: AESPL Consultancy Division
Date of Data Receipt	:	16/03/2024	Sample Identification	: N-24/03/73
Environmental Condition	:	Climate: Clear	Ambient Temp: 30°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 on28/11/2023; calibration due on 27/11/2024		
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:2020		
Sr. No.	Location		Noise Day Time dB(A)	Noise Nighttime dB(A)
1.	Near Gate No. 01		64.3	53.2
2.	Near Gate No. 02		63.8	51.8
3.	Near Sales Office		62.1	52.7
4.	Near Project Office		63.5	53.5
5.	Near Gate No. 03		61.4	51.4
Limit as per EP Act for Industrial 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.



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 24.04.2024

Laboratory: P-1, MIDC commercial plots Mohopada, Rasayani, Dist. Raigad Pin 410222

E-mail: pglab@aespl.co.in Tel: 9112844844,CIN: U74999MH2001PTC132091 **UDYAM-MH-19-0029787**

TC-7085

**Test Report
(Soil)**

Ref. No.: AESPL/LAB/C/S-24/03/18

Issue Date: 27/03/2024

Name of Customer & Contact Details	:	Eskays land developers pvt. Ltd. Matunga Mr. Ankit Sidhpura. ☎ 9930231102, ✉ -ankit.sidhpura@godrejproperties.com		
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	:	Soil	Location of Sample	: Gate No. 3
Date of Sample Drawn	:	14/03/2024	Time of Sample Drawn	: 10:10 am
Sample Drawn By	:	AESPL Consultancy Division	Transported By	: AESPL Consultancy Division
Date of Sample Receipt	:	16/03/2024	Sample Identification	: S-24/03/18
Sample Quantity & Container	:	1kg; PG bag		
Date of Sample Analysis	:	16/03/2024 to 27/03/2024		
Environmental Conditions at site	:	Area: Clean, Colour: Brown		
Transportation Condition	:	Kept soil in polythene bag in a dry place		
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/S-01		
Environmental Condition while Testing	:	Ambient Temperature: 28.4°C and Humidity: 47 %		
Sr. No.	Parameter with Unit	Result		Method of analysis
1.	pH@25°C	7.24		IS 2720 (part 26); RA2021
2.	Water content, %	6.2		IS 2720 (part 2); RA2020
3.	Organic Carbon, %	0.28		IS 2720 (part 22); RA2020
4.	Available Nitrogen, %	0.0064		AESPL/LAB/SOP/7.2.1.2/S-05 ;01.07.22
5.	Available Phosphorus, kg/he	40		AESPL/LAB/SOP/7.2.1.2/S-07; 01.07.22
6.	Potassium as K, kg/he	70		AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22
7.	Chloride, mg/l	52		AESPL/LAB/SOP/7.2.1.2/S-08; 01.07.22
8.	Available Sulphur, mg/kg	30		AESPL/LAB/SOP/7.2.1.2/S-10; 01.07.22
9.	Lead as Pb, mg/kg	< 0.2		EPA Method 300B 2:1996
10.	Texture, %	Clay	68	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22
		Silt	18	
		Fine	14	

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.



Sushma A. Gujar
(Authorized Signatory)

**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 24.04.2024

Laboratory: P-1, MIDC commercial plots Mohopada, Rasayani, Dist. Raigad Pin 410222E-mail: pglab@aespl.co.in Tel: 9112844844,CIN: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787**Test Report
(Soil)****Ref. No.:** AESPL/LAB/C/S-24/03/18**Issue Date:** 27/03/2024

Name of Customer & Contact Details	:	Eskays land developers pvt. Ltd. Matunga Mr. Ankit Sidhpura. ☎ 9930231102, ✉ ankit.sidhpura@godrejproperties.com			
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	:	Soil	Location of Sample	:	Gate No. 3
Date of Sample Drawn	:	14/03/2024	Time of Sample Drawn	:	10:10 am
Sample Drawn By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt	:	16/03/2024	Sample Identification	:	S-24/03/18
Sample Quantity & Container	:	1kg; PG bag			
Date of Sample Analysis	:	16/03/2024 to 27/03/2024			
Environmental Conditions at site		:	Area: Clean, Colour: Brown		
Transportation Condition		:	Kept soil in polythene bag in a dry place		
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/S-01		
Environmental Condition while Testing		:	Ambient Temperature: 28.4°C and Humidity: 47 %		
Sr.No.	Parameter with Unit	Result		Method of analysis	
11.	Silica as SiO ₂ , mg/kg	< 0.8		EPA Method 300B 2:1996	
12.	Arsenic as As, mg/kg	< 0.2		EPA Method 300B 2:1996	

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.

**Sushma A. Gujar
(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 24.04.2024**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.inTel: 9112844844, **CIN:** U74999MH2001PTC132091 UDYAM-MH-19-00-29787

TC-7085

**Test Report
(Water)****Ref. No.:** AESPL/LAB/C/W-24/03/141**Issue Date:** 20/03/2024

Name of Customer & Contact Details	:	Eskays land developers pvt Ltd, Matunga Mr. Ankit Sidhpura – 9930231102, E-Mail -ankit.sidhpura@godrejproperties.com			
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	:	Sales Office
Date of Sample Drawn	:	14/03/2024	Time of Sample Drawn	:	10.05 am
Sample Drawn By	:	AESPL Consultancy division	Transported By	:	AESPL Consultancy division
Date of Sample Receipt	:	16/03/2024	Sample Identification	:	W- 24/03/141
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	16/03/2024 to 18/03/2024			
Environmental Conditions at site	:	Water Temperature: 22°C, Air Temperature: 30°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: 30.2°C and Humidity: 42%			
Sr. No.	Parameter	Result	Limits (IS 10500:RA2018)		Method of Analysis
			Acceptable	Permissible	
1.	pH @ 25°C	7.05	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	8.0	250 Max	1000 Max	IS-3025(P-32) 2023
4.	Hardness as CaCO ₃ , mg/l	42	200 Max	600 Max	IS-3025(P-21) 2023
5.	Alkalinity as CaCO ₃ , mg/l	38	200 Max	600 Max	IS-3025(P-23) 2023
6.	Total Dissolved Solids @ 180°C, mg/l	60	500 Max	2000 Max	IS-3025(P-16) 2023
7.	Sulphate as SO ₄ ²⁻ , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24) 2022
8.	Iron as Fe, mg/l	0.030	1.0 Max	No relaxation	IS-3025(P-53) 2023
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	89.3	--	--	IS-3025(P-14) RA2019

Conformity Statement: Water sample is **pass** as per IS 10500:RA2018 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.

**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 Mhaikar
 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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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 Environment (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 Mhaiskar
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	-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	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><tr><td>Details</td><td>Source: BEST / Tata Power</td></tr><tr><td>Connected load (kW)</td><td>2,243 kW</td></tr><tr><td>Demand load (kW)</td><td>1,009 kW</td></tr></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
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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	Rehab Tower (Wing-A)	
	Sale Tower	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. SELAA 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. SELAA 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.

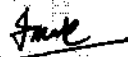
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department 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

To, Milind Devendra Changani 316, wadala udyog bhavan, naigaon cross road, waladal east mumbai 400031	CC (Owner), Eskays land developers pvt.Ltd. Mittal tower,16th floor,b wing,210 nariman point,Mumbai- 400021
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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 envirimnt & 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.



NOTE = DEDUCT FOR LOS AS PER DCPR 27 (ONLY PHYSICAL) 10%%% REQUIRED IN 33(7) (5634.68 X 10%%%= 563.47) BUT . AS PER DP REMARK 2034, EXISTING EOS2.6(RECREATION GROUND)(691/10 = 766.77 SQM)

R.G. AREA CALCULATION

GROUND FLOOR								
R1	1/2	X	80.74	X	8.82	X 1 NO	=	356.06 SQ.MT.
R2	1/2	X	80.74	X	10.76	X 1 NO	=	434.38 SQ.MT.
TOTAL ADDITION							=	790.44 SQ.MT.

DEDUCTIONS

D	9.72	X	2.75	X	0.67 NO	=	17.91	SQ.MT.
TOTAL DEDUCTION						=	17.91	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	772.53	SQ.MT.

R.G AREA DIAGRAM

SCALE 1:500

PLOT AREA CALCULATION

1	1/2	X	74.26	X	33.98 X 1 NO	=	1261.68	SQ.MT.
2	1/2	X	74.26	X	20.37 X 1 NO	=	756.34	SQ.MT.
3	1/2	X	62.97	X	2.86 X 1 NO	=	90.05	SQ.MT.
4	1/2	X	62.13	X	18.22 X 1 NO	=	566.00	SQ.MT.
5	1/2	X	64.65	X	27.30 X 1 NO	=	882.47	SQ.MT.
6	1/2	X	64.65	X	8.56 X 1 NO	=	276.70	SQ.MT.
7	1/2	X	61.41	X	32.57 X 1 NO	=	1000.66	SQ.MT.
8	1/2	X	61.75	X	8.41 X 1 NO	=	259.66	SQ.MT.
9	1/2	X	35.25	X	2.00 X 1 NO	=	35.25	SQ.MT.
10	1/2	X	32.06	X	0.48 X 1 NO	=	7.69	SQ.MT.
11	1/2	X	31.38	X	14.59 X 1 NO	=	228.92	SQ.MT.
TOTAL ADDITION						=	5364.82	SQ.MT.

SET BACK AREA CALCULATION

1	1/2	X	62.53	X	3.69 X 1 NO	=	115.37	SQ.MT.
2	1/2	X	62.53	X	3.50 X 1 NO	=	109.43	SQ.MT.
TOTAL ADDITION						=	224.80	SQ.MT.

AMENITY AREA DIAGRAM

SCALE 1:100

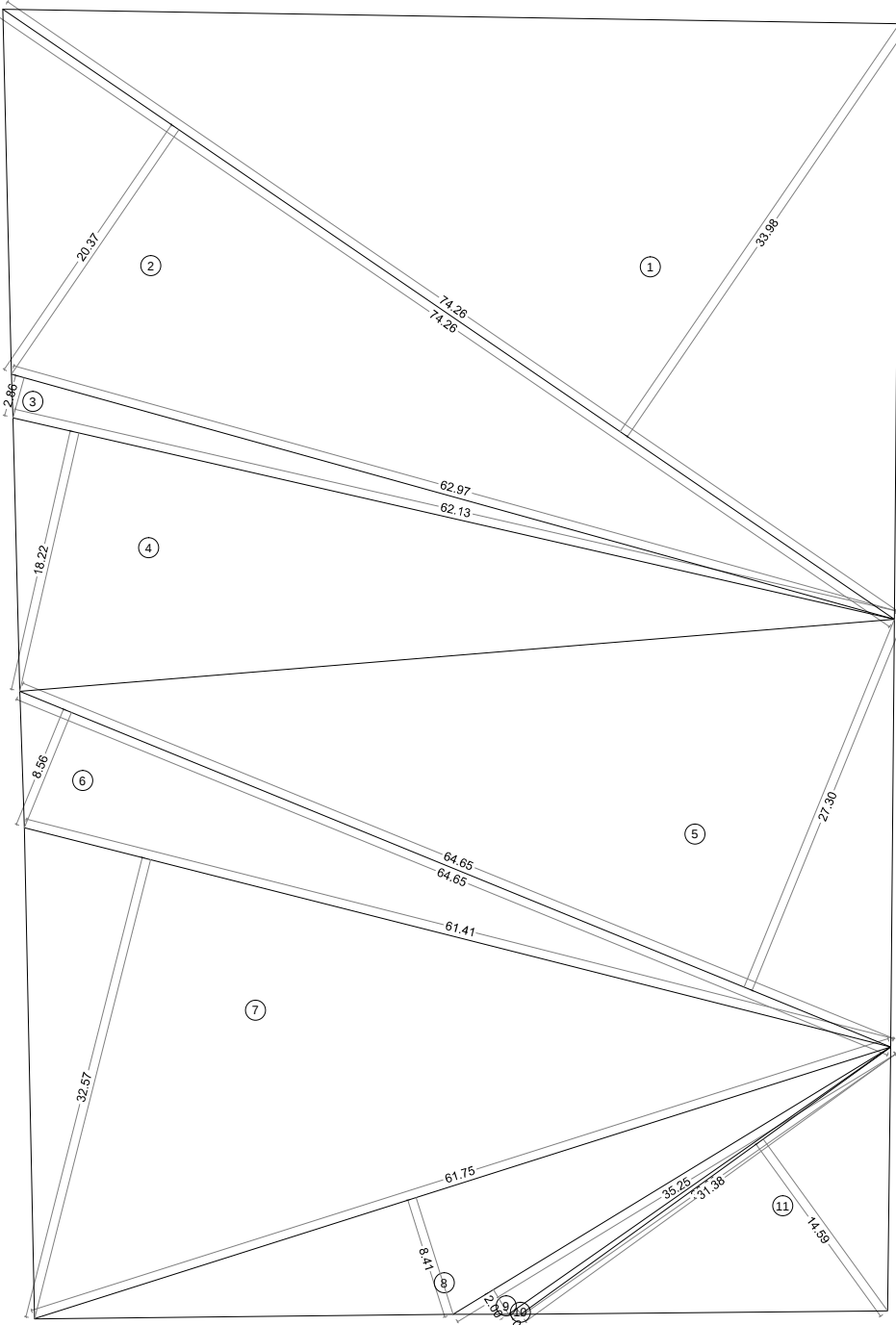
NOTE = AMENITY RESERVATION (14 A) = (5634.68 X 5% = 281.73) (281.73 X 35%= 98.61 SQ.MT) AS PER REG. 14(A)(I) & NOTE. (II)

AMENITY AREA CALCULATION

GROUND FLOOR								
1	1/2	X	14.19	X	7.30	X 1 NO	=	51.79 SQ.MT.
2	1/2	X	14.19	X	7.00	X 1 NO	=	49.67 SQ.MT.
TOTAL ADDITION							=	101.46 SQ.MT.

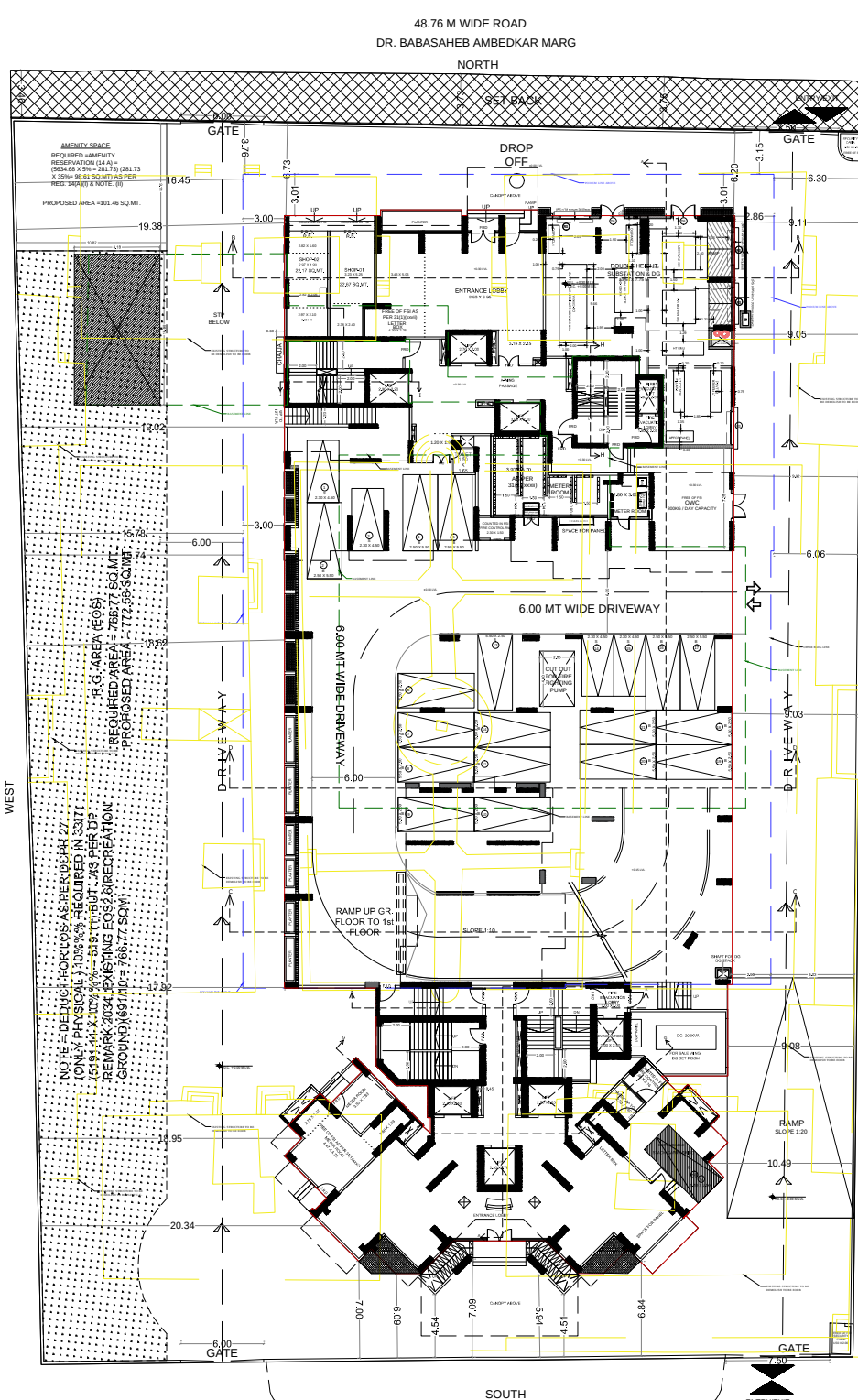
SET BACK AREA DIAGRAM

SCALE 1:500



PLOT AREA DIAGRAM

SCALE 1:500



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

STAIRCASE AND LIFT LOBBY

STAIRCASE AND LIFT FOR PREMIUM FROM GROUND FLOOR TO 33RD FLOORS REHAB BUILDING(WING A)		STAIRCASE AND LIFT FOR PREMIUM FROM GROUND FLOOR TO 33RD FLOORS SALE BUILDING(WING B)	
SUMMARY OF STAIRCASE + LIFT OF BUILDING		SUMMARY OF STAIRCASE + LIFT OF BUILDING	
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	189.45
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		
TOTAL BUILT-UP AREA PROPOSED	4112.92	TOTAL BUILT-UP AREA PROPOSED	5191.27

BUILT UP AREA SUMMARY

SUMMARY OF REHAB BUILDING BUILT-UP AREA GROUND FLOOR TO 34TH FLOORS (WING A)			SUMMARY OF SALE BUILDING BUILT-UP AREA GROUND FLOOR TO 33RD FLOOR (WING B)		
FLOORS	BUA AREA PROPOSED (SQ.MTRS)	FLATS	FLOORS	BUA AREA PROPOSED (SQ.MTRS) SALE BLDG	FLATS SALE
PROPOSED GROUND FLR.	62.58	NR 2	PROPOSED GROUND FLOOR (FIRE CONTROL ROOM)	5.98	0
PROPOSED 1ST PARKING FLR.	158.88	2	PROPOSED 1ST FLOOR	0.00	0
PROPOSED 2ND PARKING FLR.	0.00	0	PROPOSED 2ND FLOOR(SERVICE FLOOR)	0.00	0
PROPOSED 3RD PARKING FLR.	0.00	0	PROPOSED 3RD FLOOR	297.02	2
PROPOSED 4TH PARKING FLR.	0.00	0	PROPOSED 4TH FLOOR	297.02	2
PROPOSED 5TH PARKING FLR.	0.00	0	PROPOSED 5TH FLOOR	297.02	2
PROPOSED 6TH PARKING FLR.	0.00	0	PROPOSED 6TH FLOOR	297.02	2
PROPOSED 7TH PARKING FLR.	0.00	0	PROPOSED 7TH FLOOR(EXC. REFUGE + SOC. = 6.25 + 0.44)	159.67	1
PROPOSED 8TH PARKING FLR.	0.00	0	PROPOSED 8TH FLOOR	297.02	2
PROPOSED 9TH PARKING FLR. + REFUGE	52.04	0	PROPOSED 9TH FLOOR	297.02	2
PROPOSED 10TH FLR.	221.37	2	PROPOSED 10TH FLOOR	297.02	2
PROPOSED 11TH FLR.	464.42	6	PROPOSED 11TH FLOOR	297.02	2
PROPOSED 12TH FLR.	467.87	6	PROPOSED 12TH FLOOR	439.58	3
PROPOSED 13TH FLR.	470.63	6	PROPOSED 13TH FLOOR	439.58	3
PROPOSED 14TH FLR.	470.63	6	PROPOSED 14TH FLOOR (EXCESS REFUGE=1.52)	439.58	3
PROPOSED 15TH FLR.	478.50	6	PROPOSED 15TH FLOOR	439.58	3
PROPOSED 16TH FLR.+ REFUGE	381.07	4	PROPOSED 16TH FLOOR	439.58	3
PROPOSED 17TH FLR.	481.18	6	PROPOSED 17TH FLOOR	439.58	3
PROPOSED 18TH FLR.	488.99	6	PROPOSED 18TH FLOOR	439.58	3
PROPOSED 19TH FLR.	488.99	6	PROPOSED 19TH FLOOR	439.58	3
PROPOSED 20TH FLR.	494.21	6	PROPOSED 20TH FLOOR	439.58	3
PROPOSED 21ST FLR.	490.12	6	PROPOSED 21ST FLOOR (EXCESS REFUGE=1.52)	297.15	2
PROPOSED 22ND FLR.	492.53	6	PROPOSED 22ND FLOOR	439.58	3
PROPOSED 23RD FLR.+ REFUGE	353.23	5	PROPOSED 23RD FLOOR	439.58	3
PROPOSED 24TH FLR.	483.34	5	PROPOSED 24TH FLOOR	439.58	3
PROPOSED 25TH FLR.	485.93	5	PROPOSED 25TH FLOOR	439.58	3
PROPOSED 26TH FLR.	485.93	5	PROPOSED 26TH FLOOR	439.58	3
PROPOSED 27TH FLR.	488.61	5	PROPOSED 27TH FLOOR	439.58	3
PROPOSED 28TH FLR.	490.38	5	PROPOSED 28TH FLOOR (REFUGE)	354.74	2
PROPOSED 29TH FLR.	492.07	5	PROPOSED 29TH FLOOR	439.58	3
PROPOSED 30TH FLR.+ REFUGE	396.71	4	PROPOSED 30TH FLOOR	439.58	3
PROPOSED 31ST FLR.	480.68	5	PROPOSED 31ST FLOOR	439.58	3
PROPOSED 32ND FLR.	470.67	4	PROPOSED 32ND FLOOR	439.58	3
PROPOSED 33RD FLR.	496.76	5	PROPOSED 33RD FLOOR	0.00	0
PROPOSED 34TH FLR.	161.92	2	TOTAL BUILT-UP AREA PROPOSED	11403.29	77R
TOTAL BUILT-UP AREA PROPOSED	11450.24	298R + NR 2 TOTAL 131	TOTAL BUA WITH FUNGIBLE PERMISSIBLE	23382.24	SQ.MT.

BUILT UP AREA CALCULATION

REHAB WING AMENITY AREA COUNTED IN FSI	=	52.04	SQ.MT.
9TH PODIUM FLOOR	=	112.33	SQ.MT.
10TH FLOOR	=	4.42	SQ.MT.
EXCESS 10TH FLOOR SQUASH COURT	=	27.47	SQ.MT.
30TH FLOOR	=	196.26	SQ.MT.
TOTAL ADDITION	=	196.26	SQ.MT.

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	0/4	0.00 NOS
2	CARPET AREA UP TO 60.00 SQ.MT	0/2	0.00 NOS
3	CARPET AREA UP TO 90.00 SQ.MT	0/1	0.00 NOS
4	CARPET AREA MORE THAN 90.00 SQ.MT	77/0.5	154.00 NOS
5	TOTAL	77	154.00 NOS
6	ADD 10 % MIN VISITOR PARKING	15.40	15.40 NOS
7	TOTAL PARKING REQUIRED (5+6)	169.40	169.40 NOS
8	COMMERCIAL LPCR 40 SQ.MT UP TO 800 SQ.MT & MORE THAN 800 SQ.MT PARKING 1 FOR 80 SQ.MT.	188.33 NP 188.33/80 = 2.35	4.708 NOS
9	10% VISITORS PARKING ON SHOPS Minimum 2.00	4.708 X 10% = 0.47	0.47 NOS
10	TOTAL PARKING FOR COMMERCIAL	6.71	6.71 NOS
11	TOTAL (7+10)	81.24	81.24 NOS
12	50 % EXTRA	40.62	40.62 NOS
13	TOTAL PARKING REQUIRED (11) + (12)	121.86	121.86 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	0/4	0.00 NOS
2	CARPET AREA UP TO 60.00 SQ.MT	0/2	0.00 NOS
3	CARPET AREA UP TO 90.00 SQ.MT	0/1	0.00 NOS
4	CARPET AREA MORE THAN 90.00 SQ.MT	77/0.5	154.00 NOS
5	TOTAL	77	154.00 NOS
6	ADD 10 % MIN VISITOR PARKING	15.40	15.40 NOS
7	TOTAL PARKING REQUIRED (5+6)	169.40	169.40 NOS
8	50 % EXTRA	84.70	84.70 NOS
9	TOTAL (7+8)	254.10	254.10 NOS
10	TOTAL PARKING REQUIRED (A+B)	375.96 NOS (SAY 376)	
11	TOTAL PROPOSED	428.00 NOS	

FILE NO. :- P-6871/2021/(691/10 And Other) /FI North MATUNGA/337/1/New			SHEET NO :-02/31
DIGITAL SIGN FOR APPROVAL OF PLANS			
SATISH MORESH WAR RATHOD	SURAJ PRADEE P AMBRE		
SUB. - ENG. (B.P.)CITY	ASST. - ENG. (B.P.)CITY	EXE. - ENG. (B.P.)CITY	
STAMP OF APPROVAL FOR PLANS			

PROFORMA - A

FILE NO. :- P-6871/2021/(691/10 And Other) /FI North MATUNGA/337/1/New	AS PER DCPR 33(7)
1. AREA OF PLOT	5634.82
2. DEDUCTION	224.80
3. BALANCE AREA OF PLOT	5364.82
4. DEDUCT FOR LOS AS PER DCPR 27 (ONLY PHYSICAL) 10% REQUIRED IN 33(7) (5634.68 X 10% = 563.47) BUT . AS PER DP REMARK 2034, EXISTING EOS2.6(RECREATION GROUND)(691/10 = 766.77 SQM)	563.47
5. ADD FOR PLOT AREA IN CASE OF 33(7) AS PER GROUND PLOT	321.41
6. TOTAL AREA OF PLOT FOR FSI (GROSS PLOT FOR LESS COMPONENT AND NET PLOT FOR OTHERS)	5634.88
7. PERMISSIBLE BASE FSI (X/10) X 500 = 5 % REHAB AREA	5.00 R 5%
8. TOTAL PERMISSIBLE FSI AS PER 33(7) DCPR 2034	416.14
9. PERMISSIBLE FLOOR AREA (G) plot X (B) FSI permissible net for 9 (either than 33(7))	17420.18
10. ADD FSI PERMISSIBLE UNDER REG 30, DISTRIBUTION	0.00
11. NET PERMISSIBLE B.U.A. AREA	22891.88
12. TOTAL PROPOSED B.U.A. AREA (11450.24 + 11403.29)	22853.53
13. EXCESS FITNESS CENTER WING B(SALE)	0.24
14. TOTAL B.U.A. AREA	22853.77
15. BALANCE B.U.A. AREA	38.11
16. TOTAL B.U.A. AREA	22891.88
17. TOTAL B.U.A. AREA	22853.77
18. TOTAL B.U.A. AREA	22853.77
19. TOTAL B.U.A. AREA	22853.77
20. TOTAL B.U.A. AREA	22853.77
21. TOTAL B.U.A. AREA	22853.77
22. TOTAL B.U.A. AREA	22853.77
23. TOTAL B.U.A. AREA	22853.77
24. TOTAL B.U.A. AREA	22853.77
25. TOTAL B.U.A. AREA	22853.77
26. TOTAL B.U.A. AREA	22853.77
27. TOTAL B.U.A. AREA	22853.77
28. TOTAL B.U.A. AREA	22853.77
29. TOTAL B.U.A. AREA	22853.77
30. TOTAL B.U.A. AREA	22853.77
31. TOTAL B.U.A. AREA	22853.77
32. TOTAL B.U.A. AREA	22853.77
33. TOTAL B.U.A. AREA	

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.

Shudra
5/8/2021
Executive Engineer Water Works
(Planning & Research) *z/c*



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

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

State Name:

State Code:

PAN No.:

GST No.:

UIN No.:

Place of Supply: Mumbai, Maharashtra

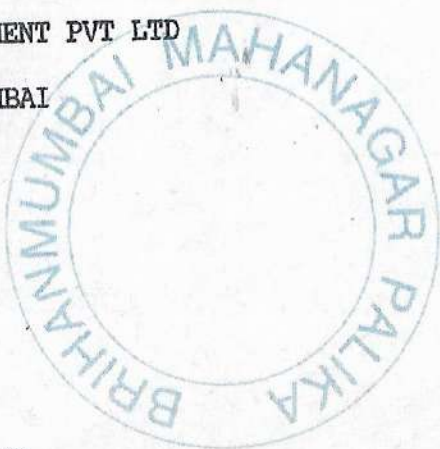
Registered:

Building UID No. :

Date: 30.07.2021

Collection at: 4020 (B Ward)

Challan No :



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

Cheque Received Subject to Realisation



RECEIPT NO.: 5960069

Receipt/SAP Doc No: 1004114276

BRIHANMUMBAI MAHANAGAR PALIKA
WARD

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,

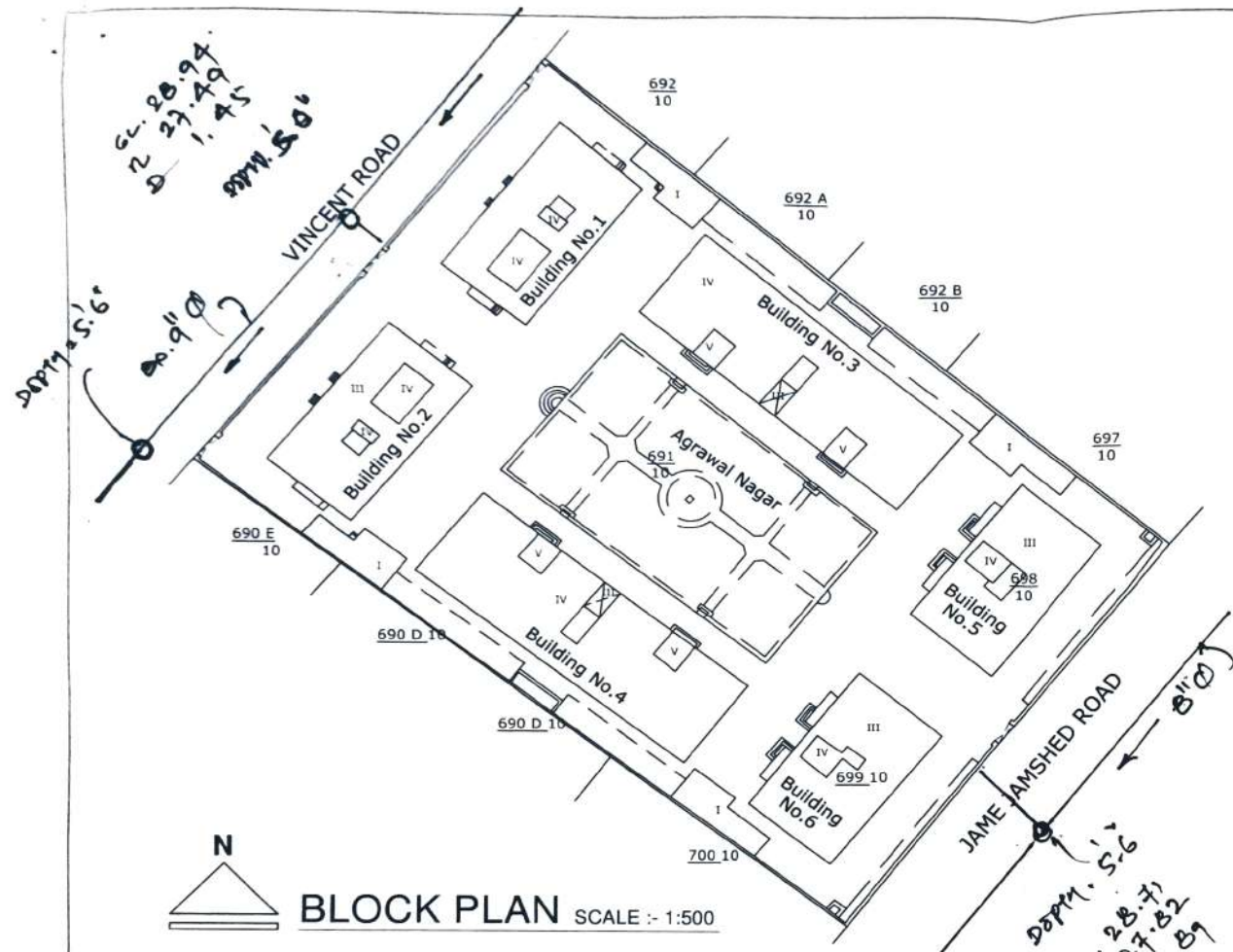
With 'reference to above, this is to inform you that as per this office records there exists 8" dia & 9" dia existing sewer lines along Jame Jamshed Road & Vincent Road (B.A. Road) respectively abutting the plot under reference. The invert levels (with respect to T.H.D.) of roboholes (marked A & B) and 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,

[Signature]
 21/8/21
Executive Engineer (Sewerage Project)
Planning & Design City



LOCATION PLAN
 SCALE :- 1:4000

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

2 AUG 2021

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.

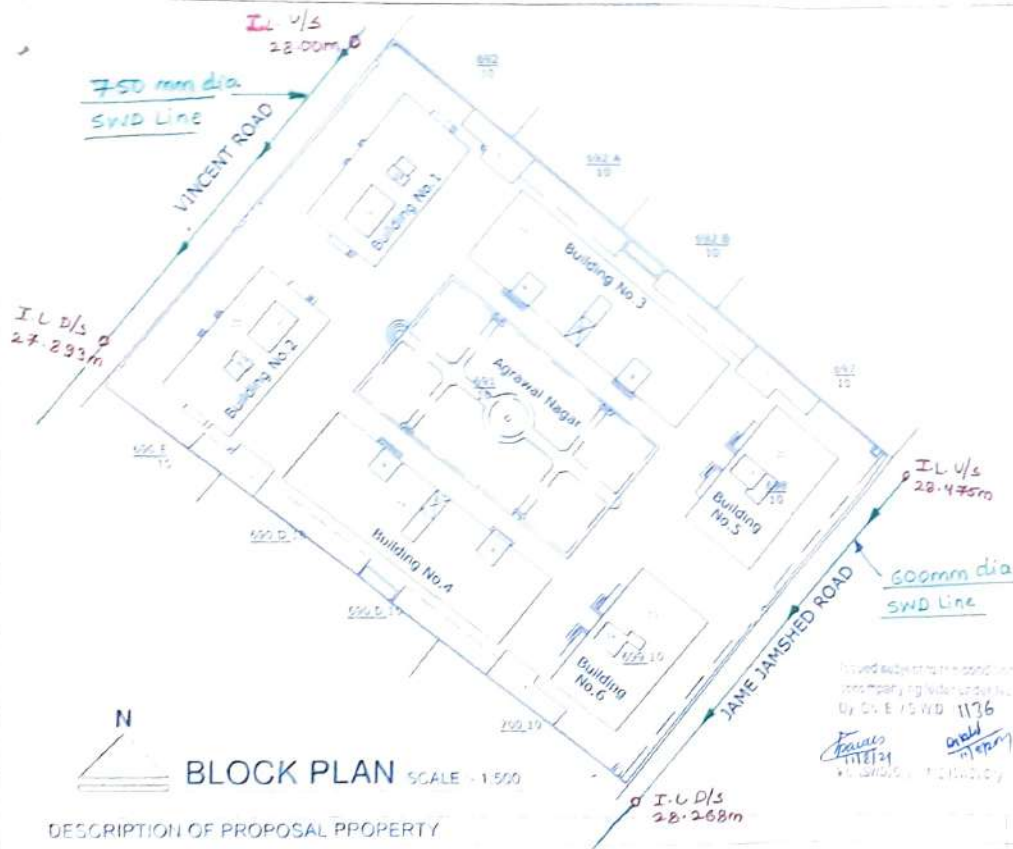
There is no augmentation proposed to the existing SWD network along Dr. B.A. Road and Jame Jamshed Road abutting to the referred plot, as per BRIMSTOWAD – II Draft Master Plan. However, you are requested to check invert level on site accordingly the minimum formation / ground level of plot under reference 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) T/c



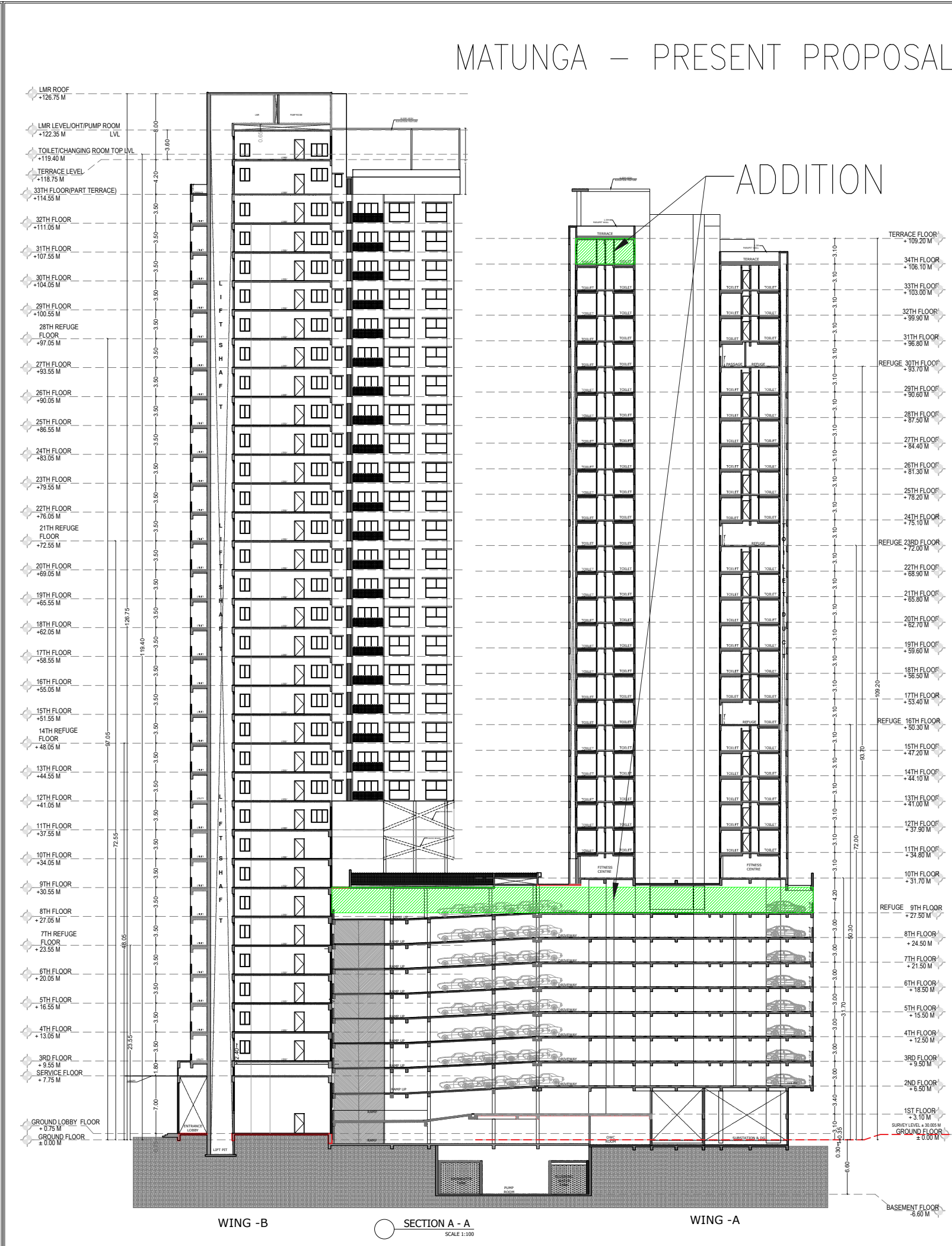
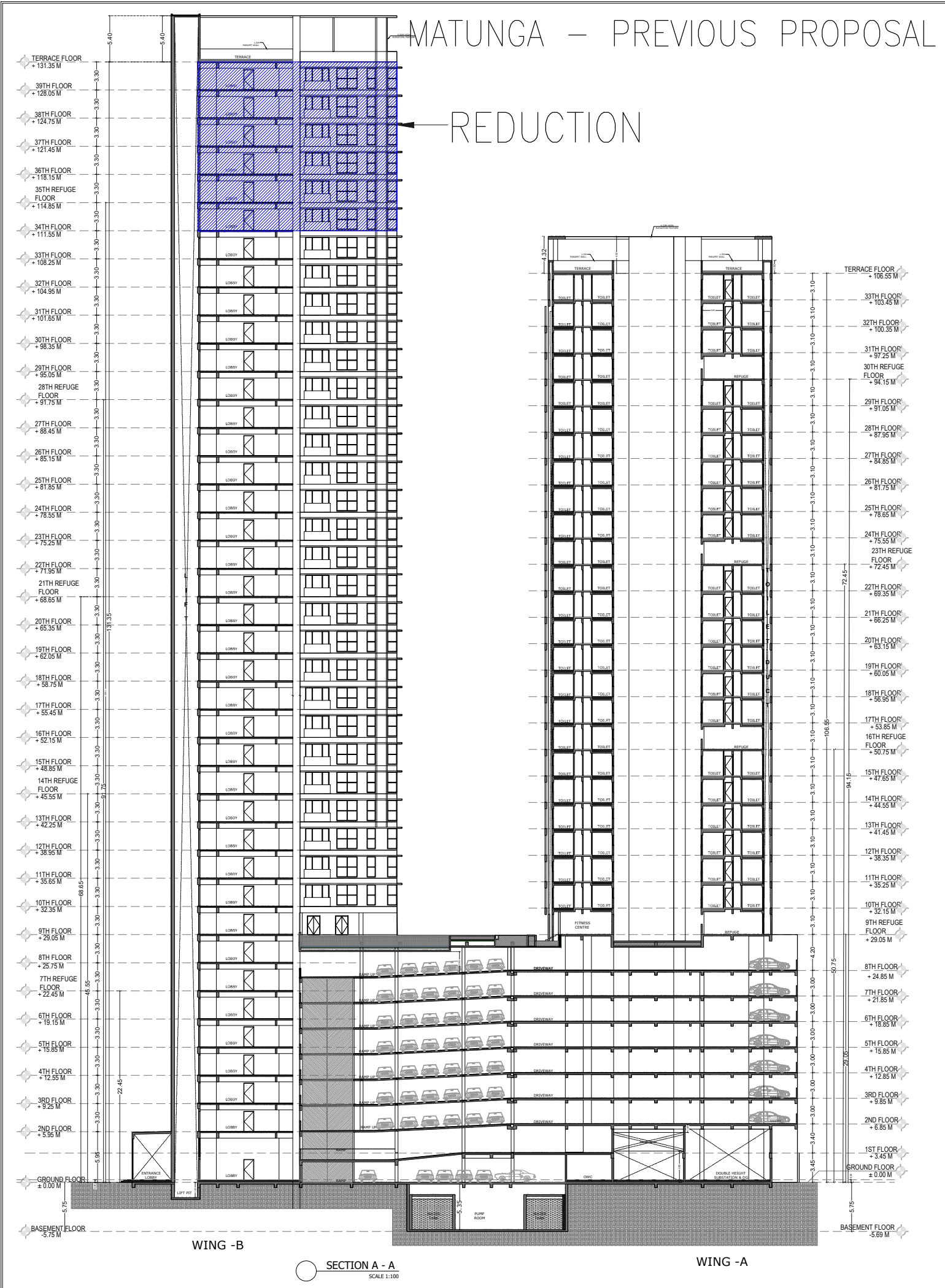
As per the plan, the proposed building is situated on the plot of 1136 sq. ft. (1136 sq. ft. x 1136 sq. ft. = 1289696 sq. ft.) and is bounded by Vincent Road to the north and JAME JAMSHED ROAD to the east. The proposed building is situated on the plot of 1136 sq. ft. (1136 sq. ft. x 1136 sq. ft. = 1289696 sq. ft.) and is bounded by Vincent Road to the north and JAME JAMSHED ROAD to the east.

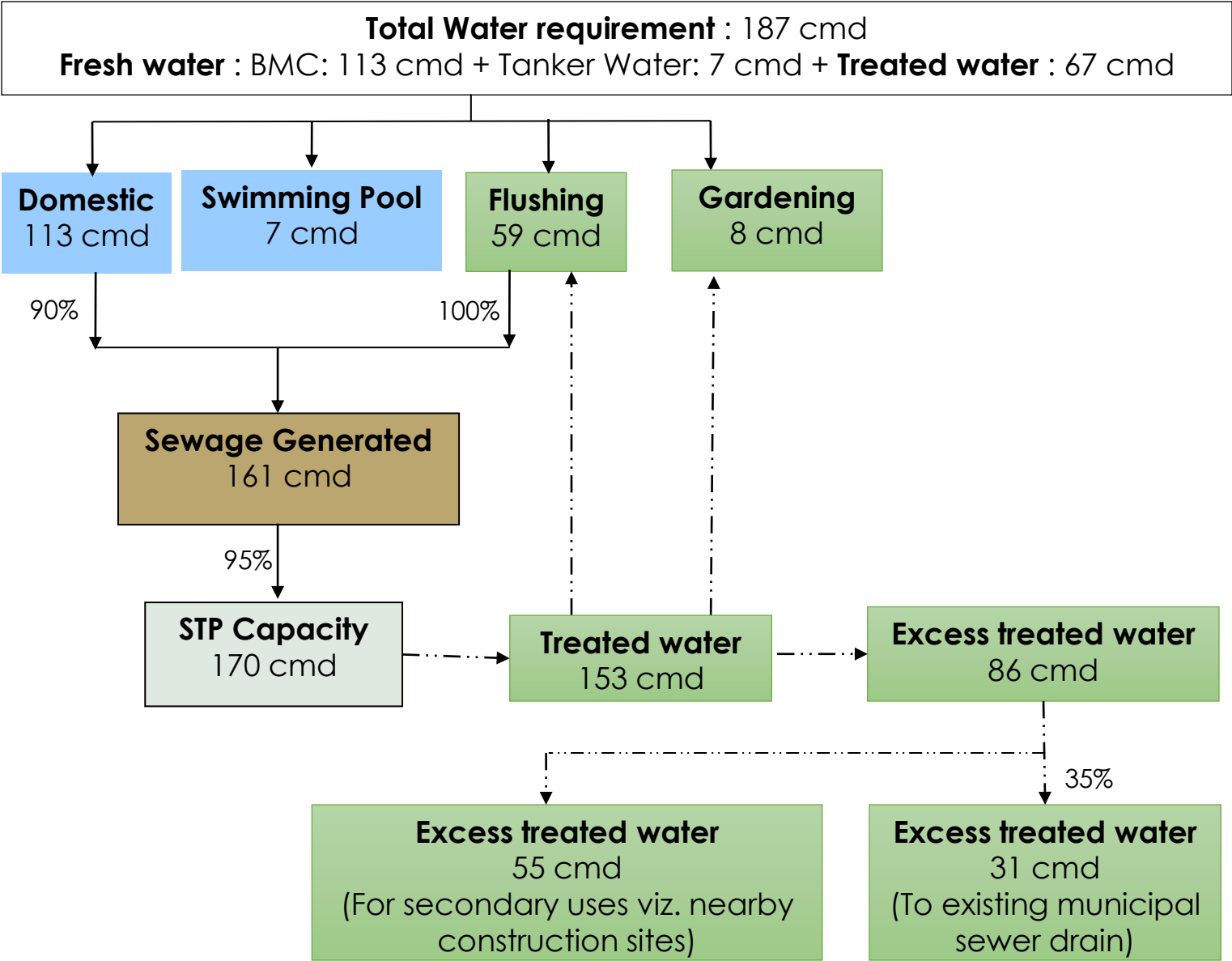
DESCRIPTION OF PROPOSAL PROPERTY

PROPOSED PLOT BEARING G.S. 115 (15/59/10/58/10) AND 59/10 OF MATUNGA DIVISION IN F/NORTH WARD MUMBAI.

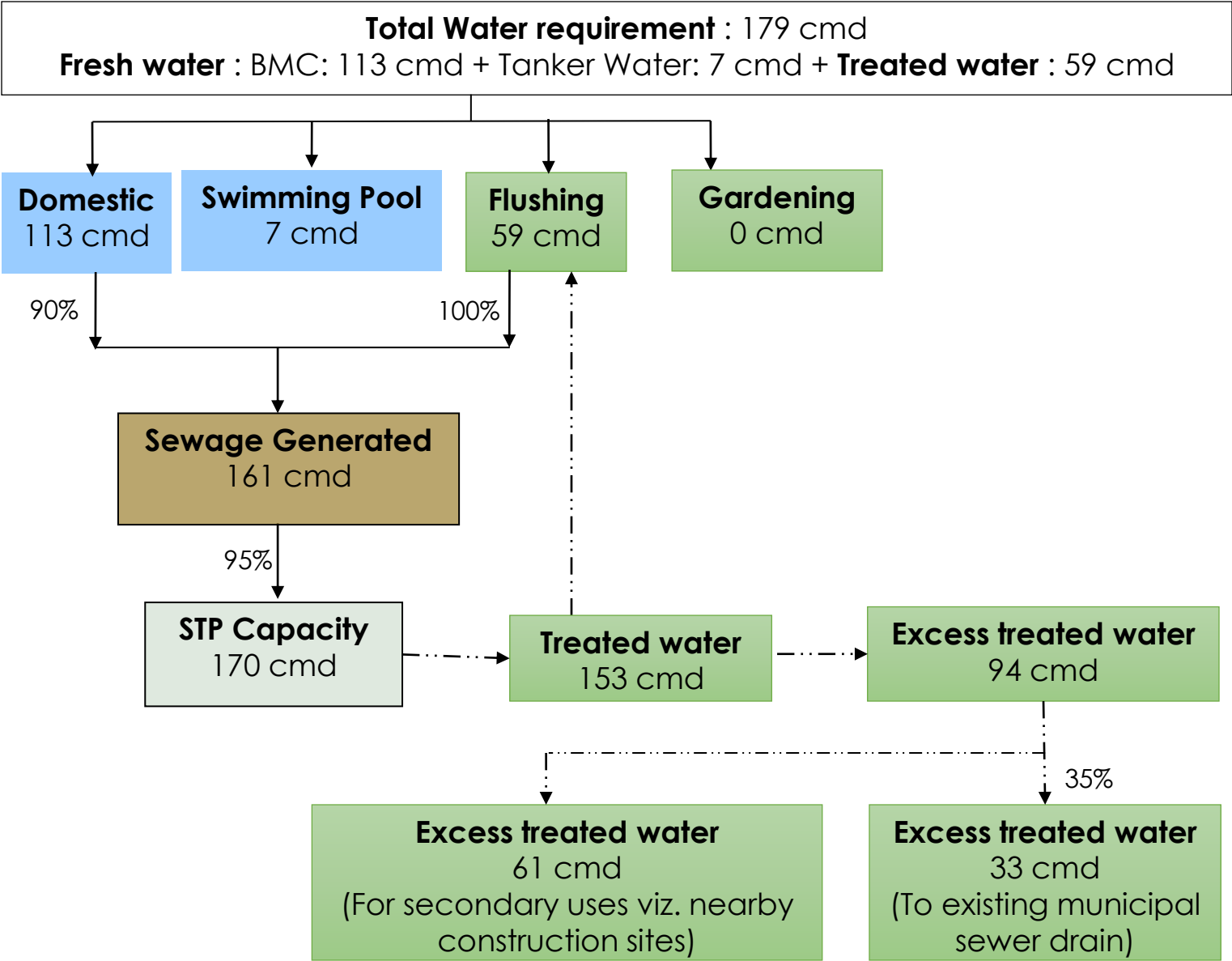
NAME & SIGNATURE OF ARCHITECT

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@studiodc.in





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		Casela fistula	Amaltas		3000 C/C	3000 MM	08
2	Cos		Cordia sebestena	Scarlet cordia		2500 C/C	3000 MM	11
3	Mc		Michelia champaca	Son-chafa		2500 C/C	3000 MM	12
4	Me		Mimosaops 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	Suvam 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

					प्रमाण क्र. ३ [नियम-१५(१)(ए) वा] १६(३ पैहा)
					कर्म वसुली न्यायाधिकरण मुंबई (डीआरटी ३)
१ ला मजला, एमटीएनएल टेलिकॉम सर्विस बिल्डिंग, सेक्टर-३०ए, वाशी, नवी मुंबई-४००७३०.					
					घटना क्र. ओ/ए/४०/२०२३
कर्म वसुली न्यायाधिकरण (कार्यवाही) कलम, १९१३ च्या नियम ५ च्या उप-नियम (२ए)					
सहाय्यता अंर्कट्याचा कलम १५ च्या उप-कलम (४) अंतर्गत समस.					
					स्टेट ऑफ इंडिया
					विरुद्ध
					पार. क्र.०९
					भावनंद रामवीर सिंह
प्रति,					
१) भावनंद रामवीर सिंह, खोली क्र ३०४ फ्लोर ४२२ द्वारा, चंद्रकांत नाथ पाटील पाडा जवळ, पाटील पाडा वृत्त मंडळ वार्ड परिषद मुंबई ४०००१२ हासल, येथे देखील. फ्लेट क्र. सी/००२, गळ मजला, बिल्डिंग क्र. २, सिड्डीविनायक कॉम्प्लेक्स, सपराडा लॅन्डाऊट समोर, पडवे, उमराली पूर्व पालघर, महाराष्ट्र -४०१४०४. येथे देखील. फ्लेट क्र. सी/००२, गळ मजला, बिल्डिंग क्र. २, सिड्डीविनायक कॉम्प्लेक्स, सपराडा लॅन्डाऊट समोर, पडवे, उमराली पूर्व पालघर, महाराष्ट्र -४०१४०४. येथे देखील. द्वारा विजय केमिस्ट आणि हुस्तेर, धीवाला कपाऊड, केनन बिल्डिंग समोर, २रा हस्नाबाद लेन, सांताक्रूझ लेन, सांताक्रूझ अग्रिम मुंबई, महाराष्ट्र -४०००५४					
					समसन्न
ज्याअधी, वरील नमुद ओए/४०/२०२३ नामादर अधिका/प्रबंधक अधिकायासमोर ३१/१२/२०२२ रोजी सूचीकृत करिता होता.					
ज्याअधी, नामादर न्यायाधिकरणाचे कृपावत होऊन क्र. ५०१२५६५/- च्या कार्याच्या वसुलीसाठी मुत्तावाबितद्वारे द्याल केलेल्या अंर्कट्याचा कलम १५(१) अंतर्गत सदर अर्जावर (ओ.ए.) समसन्न/सूचना जारी केली. (सोडवल्या दस्तावेजांच्या प्रतिसार आहे.)					
अंर्कट्या कलम १५ च्या उप-कलम (४) अमुत, तुम्हा प्रतिसादित्या खालीपल्लवने निर्देश देण्यात येत आहेत.					
(१) विनंती केलेल्या अनुषंगाने मुंबई का देऊ येथे त्याची समसन्नवाणीची चाली दिशिसात कोणता दाखविल्यासात;					
मूळ अर्जाच्या अनु. क्र. ३१ अंतर्गत अर्जादारांनी विनिर्दिष्ट केलेल्या मिळकती आणि मत्तावाबितसत अन्य मिळकती आणि मत्तावाबित तयशील अर्जावर करणे;					
(३) मिळकतीच्या जमिनीसाठीच्या अर्जावरील मुत्तावाबणी आणि निकाल प्रलंबित असल्याने मूळ अर्जाच्या अनु. क्रमांक अंतर्गत जाहीर केलेल्या अशा अन्य आणि आणि मिळकतीच्या आणि ताराम मत्तावाबित व्यवहार करण्यास किंवा किंवा निवृत्ती काढण्यास नामादर मजबूत करणयात आला आहे.					
(४) तुम्ही न्यायाधिकरणावर पूर्व परवानगी घेतल्यावेळीच व्यावहार ताराम हिसांसंबध वनवने आहेत त्या कोणत्याही मत्तावाबित आणि/किंवा मूळ अर्जाच्या अनु. क्रमांक ३१ अंतर्गत जाहीर केली विनिर्दिष्ट केलेल्या अन्य मत्तावाबित आणि मिळकतीचे त्यांच्या व्यवसायाच्या सामान्य कामकाजावरीलविकत विक्री, भाडेद्वारे किंवा अन्य प्रकारे हस्तांतरण करणया नाहीत.					
(५) व्यवसायाच्या निमित्त मिळकतीच्या ओघात ताराम मत्तावाबित आणि अन्य मत्तावाबित आणि विक्रीतून रोखे शालायीच्या रकमेच्या हिसावत देण्यात येणेसंबधित्यास व आनी किती उक्कम आता मत्तावाबित ताराम हिसांसंबध करणया कणाच्या रकमेच्या हिसावत येथे सूचीकृत बातेलेल्या खाल्यावेत त्यांची किती पाहिजे.					
नामदर १२/०८/२०२३ रोजी सकाळी १०.३० वा. लेखी निवेदन सादर करून त्याची एक प्रत अर्जदारांना सादर करणया व प्रबंधकांसमोर हजर राहण्याचे इच्छित देण्यात येत आहेत, कसूर केल्यास, मुत्तावा गजरेवित अर्जावर सुनावणी होऊन निकाल दिला जाईल.					
भाड्याहा हसते आणि त्या न्यायाधिकरणाच्या शिक्क्याने हया दिनांक: ०६/०६/२०२३ रोजी जाईल.					
					सही/-
					समसन्न जारी करणयाकडता प्राधिकृत अधिकादारांनी स्वाक्षरी (संजय संजय)
					डीआरटी-III, मुंबई

[illegible]



कोटक महिंद्रा बैंक लिमिटेड

नॉनप्रायमरी कार्यालय : २० बिकेसी, सी-२०, जी ब्लॉक, वाहे कुकरा कॉम्प्लेक्स, मुंबई (पू.)। मुंबई - ४००००१, (महा.)।
राष्ट्रा कार्यालय : १५ मजल, अदम्य चलास, साहसीपेट रोड, कोलिलेही विलेज, सांताक्रुझ (१), मुंबई - ४०००१८, (महा.)।

पूरुषोत्तम न देवता यात्रा सूचना (अवल मानममेवरील)

(प्रतिपुत्र हित (अंमलचारावणी) नियम, २००२ च्या नियम ८ (१) सह बाबलेल्या परिशिष्ट ४ नुसार)

करी खात्याचे नातः पेशा कुकराकत पेशाचे,
करी खाते क्रमांक: आरएए२३४५८२४८४ आणि सोसायटी - २०५४१३४५८४.

याच्याअर्धी, खात्याकरी कोटक महिंद्रा बँक लि. चे अधिकृत कार्यालयी आहेत. बँकीन नियम कायदा, १९५४ च्या अनुसूचीए एच बँकीन करी आहे ज्याचे नोंदणीकृत अधिवास खालील ठिकाणी आहे: - २७ बिकेसी, सी-२०, जी ब्लॉक, वाहे कुकरा कॉम्प्लेक्स, मुंबई (पू.)। मुंबई - ४००००१, (महा.) राष्ट्रा कार्यालय: १५ मजल, अदम्य चलास, साहसीपेट रोड, कोलिलेही विलेज, सांताक्रुझ (१), मुंबई - ४०००१८, (महा.)। सिमिपुटरीटोअर अंशद निरन्धुकन ऑफ निष्ठायासिंह अल अंशद अंतर् इन्फोर्मेटिव ऑफ सिमिपुटरीटोअर अंशद, २००२ - "संपर्की अंशद"। अंतर्ता आणि सुखा हित (अंमलचारावणी) नियम, २००२ च्या नियम ८ (१) सह बाबित करम १३(२) आणि १३ (१२) नुसार दिलेल्या अधिकांकांचा वापर करतात। दि.१८.०१.२०२१ रोजी डिझाईन नोटिस जारी केली जी १) श्री पेशा कुकराकत पेशा (कर्जदार) २) चे. आर. पी. रंगराजपुत्र (सह-कर्जदार) आणि ३) श्रीमती रीता पेशा पेशा (सह-कर्जदार) संचाली येता आहे - १-१३ गोलाप भुवन पत्तन एवेलीए मार्ग सदानंद हॉटेलाच्या वर, घाटकोपर पालीम, मुंबई - ४००००८, आणि येथे देखील - फ्लॅट नं. ५०६, ५५ मजल, लक्ष्मी नारायण सीएव्हाएएन, नामागई पालक मार्ग, पंचव गवय, मुंबई - ४०००१३.

२००२-२००३मध्ये नमूद केलेल्या करम च. १८.०१.२०२१ रोजी ६०.१५,४६९.१६४/- (सपेस सहा लाख पंधरा हजार चारशे साठशेवरील आणि पेशे ग्रहण करणू) ११.०१.२०२१ पेशे वज्रवाह व्याज फॉर्मिच आधापार इत्यादी आणि त्याव्यतिरिक्त इतर गुलामांचे वर संपर्कद करपावरील, सहा मगणी पीएन प्रकतिगत श्राम्यासून २० दिवसांच्या आत अप्रत्यक्ष मसुदा ("कनकचकी रकम") आहे. उल्लेख करजदार/सह-कर्जदार इत्यादी पेशे करपाच्या अशक्यी ठरल्याने, पुरात कर्जदार/सह-कर्जदार आणि संसंधापावरील जनेतेला नोटिस देण्यात आले, जेणेकरिता त्यांनी त्यांची संधारिणी देण्या प्रदान केलेल्या अधिकांकांचा त्या/ त्यांच्यावापर वापर करून खाती बर्गी केलेल्या मानममेवरील संपर्की कायद्याच्या करम च. १८ बाबित करम १३(२) आणि १३(१२) नोव्हेंबर २०२१ च्या करम १४ अंतर्गत अधिकांकांचा अंमलबजावणी येथील नियमावली येथील अधिकांकांचा वारिजे केल्या. वरीलपेशेच्या महागार देवांगिकाणी, २०२३ च्या जुलूया ०९ च्या दिवशी वरीत नियम, येथे नमूद केलेल्या कर्जदार/सह-कर्जदारांना एवेलीए आणि सामान्यतः जनेतेला, मानममेवरील व्यवहार न करपाच्या आणि त्यांच्याशी कोणतीही व्यवहार न करपाच्याबाबत संपर्की कायदा च्या मानममेवरील कोटक महिंद्रा बँक लिमिटेड, १५ मजल, अंशदमाल, पालीम, १६६/१६, साहसीपेट रोड, कोलिलेही विलेज कुंकुमकुंज पेशा, केलिना सांताक्रुझ (१), मुंबई - ४०००१८ (येथे येथे शाखेचा पता असलेल्या शुल्काच्या अर्धी आहे). १८.०१.२०२१ रोजी रकम च. ६०.१५,४६९.१६४/- (सपेस सहा लाख पंधरा हजार चारशे साठशेवरील आणि पेशे ग्रहण करणू) ११.०१.२०२१ पेशा च्या अप्रत्यक्ष समशीलपेशावरून वज्रवाहवाह व्याजाच्या फुटीवर सिंधापावसेल दाने पुढील व्याज आणि त्याव्यतिरिक्त इतर शुल्कावर, सुविधा मानममेवरील पुढील करपावरील, उल्लेख केलेल्या, कायद्याच्या करम १३ च्या उपकलम (८) च्या तरतुदीकडे कर्जदारांचे लक्ष आर्माति केले आहे.

खावय मिरळुनेचे संपात

खालील मानममेवरील व्यावय मानममेवरील गणय संपातः

से-१ मजल, अदम्य चलास - फ्लॅट क्रमांक ५०६, लक्ष्मी नारायण सीएव्हाएएन, मुंबई, नामागई पालक मार्ग, पेशा गवय, मुंबई, महागार - ४०००१२.

सही/-

प्रधिकृत अधिकारी, कोटक महिंद्रा बँक लि.

श्रीमती रीता कायम, मुख्य व्यवस्थापक कार्यादेशी

जाहीर नोटीस

या नोटीसीद्वारे सर्व जनेतस कळविण्यात येते की गाव सोजे - चिखलदोवरील तलावाची

न्या. खो. क्र. १४

मुंबई येथील मुंबई नगर दिवाणी न्यायालय आणि सत्र न्यायालयात
वाणिज्यिक वाद क्र. ५७६ सन २०२२

मधील
चेंबर समस्येक - सन २०२३

(प्रकाशनकारिता दिवाणी प्रक्रियेच्या संहितावा आदेश V. नियम २०(१ए) अंतर्गत)

वाद सादर करतो: ०५/०५/२०२२

वाद नोंदवला रोजी : २५/०८/२०२२

दिवाणी प्रक्रिया संहिता, १९०८ च्या कलम O.V. नियम २० (१ए)
अंतर्गत वादाला उत्तर देण्यासाठी समस्ये.

नियम ५१,
दिवाणी प्रक्रियेच्या संहितेच्या कलम २७, O.V. ११, ५, ७
आणि L आणि O.VIII.१ अंतर्गत वादाला उत्तर देण्यासाठी समस्ये.

कारण बँक (सिंडिकेट बँक),
कारण सरकारचा उपक्रम,
ऑर्बिंक कंपनीस (ऑर्बिंक ग्रुप टायम्पर ऑफ अंडरटेकिंग)
अर्बक, १९७० अंतर्गत स्थापित, जिचे मुख्यालय आहे
बंगलुरु, कर्नाटक राज्य येथे आणि तिचे शाखा कार्यालय आहे
ऑर्बिंक बँकर रोड, कुलाबा शाखा, मुंबई-४००००५,
द्वारा तिचे घाटीत कुलमुख्यालयात धारक/प्राधिकृत अधिकारी
कुलत कुमार.

विरुद्ध
श्री. गणेश सुरेश कोठावले,
मे. समुद्री दुर्ग अँड ट्रॅड्हेल्सचे प्रोप्रा.
पता- राहणार २१, ५७ भारत नगर,
आर. सी. मार्ग, बुध्द विहार, वाशी नाका,
बंगलुरु, मुंबई-४०००४४.

...चादी

प्रतिवादी
(न्यायालय छोलीत क्र. १४ मधील पीठासीन समन्या. न्यायाधिश श्री. --- यांच्या दिनांक
२०/०४/२०२३ रोजीच्या आदेशानुसार)

न्यायाधिश, उपरीनामित वादींनी चुक्या विरुद्ध काय वाणिज्यिक विवादा संबंधात वाद दाखल केला असून
वादीने तुमशाला हा समस्येच्या बाजणीच्या ३० दिवसांत एक लेखी निवेदन सादर करण्याकरिता समस्येच्या
बाजणीच्या ३० दिवसांत एक लेखी निवेदन सादर करणायला तुम्ही कसून
लेखी तर, न्यायालयास योग्य वाटेल अशा किमतीच्या प्रदानावर आणि लेखी कारणे नोंदवण्यासाठी
समस्येच्या जालत समस्येच्या बाजणीच्या तारखेनुसार १२० दिवसांपासून न्यायालयकाडून विनिर्दिष्टीत
लेखी जालत असा दिवशी लेखी निवेदन सादर करण्याची अनुमती दिली जाईल. समस्येच्या
बाजणीच्या तारखेनुसार एकत्रेकीस दिवस सोपल्यावर लेखी निवेदन सादर करण्याचा अधिकार तुम्ही
मावून बसले आणि न्यायालय नोंदीवर लेखी निवेदनाची अनुमती देणार नाही :-

वादी व वादीने विनिर्दिष्ट केलात :

(ए) श्री. प्रतिवादिना वादासाठी निशाणी 'ए' अशा वादीच्या दाव्याच्या तपशिलानुसार प्रदानापर्यंत
वादीच्या तारखेनुसार वाधिषा चकारे चक्रवाहीने दरसाल १.८५% दराने त्यावरील वादीच्या सधम किंवा
कनिरात र. ७,९१,९६४.८४/- ची रक्कम वादीना चुकती करण्यासाठी आदेश आणि हुकूम
घावत.

(बी) छटत्याचे स्वरूप आणि परिस्थितीनुसार आवश्यक अशा अन्य आणि पुढील अनुतोषांसाठी.
दरत समन्यानी न्यायालयाने योग्य आणि सार मानल्यानुसार अशा अन्य आणि पुढील अनुतोषांकरिता.
न्यायालया वकीली: किंवा वकीलांकरिता किंवा वकीली संबंधित सर्व प्रसंनों उत्तर देण्यासाठी सधम किंवा
वादीनी त्याच्या वादीना अशा सर्व प्रसंनों उत्तर देण्यासाठी सधम अन्य वकीली द्वारे सदर न्यायालयाने
दरत राहण्यासाठी याद्वारे समस्ये बाजणीच्यात येथे आणि वाद अंतिम निकालाकरिता निश्चित

काँसमस

को-ऑप.बँक लि.

(राष्ट्रियतेत प्रेरणुल वक)

किङ्करी आणि गणत-ऑफ डिपार्टमेंट, फिनन्स

पत्रव्यवहाराचा पत्ता: होरावडहन विल्डिंग, १ ला मजला, रानडे रोड आणि गोखले रोड जंक्शन,

गोखले रोड (उत्तर), दादर (पश्चिम) मुंबई ४०० ०२८.

फोन क्र. ०२२-२४४७६०१२/२८/५७/५८

सर्फेसी अँक्ट, २००२ अंतर्गत ई-लिलाव विक्री सूचना

सिक्युरिटाइयेशन अँड रिस्कन्शन ऑफ फायनान्सियल असेट्स अँड एन्फोर्सेमेंट ऑफ सिक्युरिटी इंस्ट्रेट अँक्ट, २००२ सहवाचता सिक्युरिटी इंस्ट्रेट (एन्फोर्सेमेंट) रुल्स २००२ च्या नियम ८(६) आणि ९ (१) च्या परंतुकाव्याने स्थावर मत्तेच्या विक्रीसाठी ई-लिलाव विक्री सूचना

सर्वमान्या जनां आणि विशेषतः कर्जदार, सह-कर्जदार, गहाणदार आणि हमीदार आणि कर्जदार कंपनी द्वारे त्यांचे संचालक, गहाणदार आणि हमीदार आणि कर्जदार संस्था द्वारे त्यांचे भागीदार आणि हमीदार यांना सूचना वादग्रे देण्यात येते की, खालील वर्णिलेल्या स्थावर मिळकती तारण धनकांफडे गहाण आहेत, ज्यांचा कब्जा दि काँसमस को-ऑप. बँक लि. च्या प्राधिकृत अधिकाऱ्यानी घेतला आहे त्या येथील खालील दिलेल्या तपशिलानुसार बँकेच्या थकबाकीच्या वसुली करिता “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” आणि “काँगत्याही मदतीशिवाय” तत्वाने विकण्यात येणार आहेत.

अनु क्र.	कर्जदार/सह-कर्जदार/गहाणदार/हमीदार यांचे	ए. मागणी सूचनेची तारिख बी. मागणी सूचनेमधे दत्ता रक्कम सी. कब्जा तारिख/टाईप	राखीव किंमत इअर बोली वाढविण्याची मूल्य	ई-लिलावाची तारीख आणि वेळ निरिक्षणाची तारिख आणि वेळ	ईअर आणि केव्हायसी दस्तावेज सादरीकरण अंतिम तारिख आणि वेळ
१	कर्जदार कंपनी : मे. फर्ल्ट मॅरीटाइम प्रायव्हेट लिमिटेड संचालक/गहाणदार/हमीदार: श्री. चेलाकार नारायणन वाळकृष्ण संचालक/हमीदार: श्री. चेलाकार रामस्वामी गोपाळकृष्णन	ए. २१.०३.२०२० बी. रु. १,१५,००,०००/- सी. २१.०२.२०२३/प्रत्यक्ष	I. रु. १,२५,००,०००/- II. रु. १२,५०,०००/- III. रु. २५,०००/-	I. ३०.०६.२०२३ – दु. १.०० ते दु. २.०० II. २१.०६.२०२३ – स. ११.०० ते दु. ४.००	२१.०६.२०२३ दु. ४.०० पर्यंत
२	कर्जदार : श्री सचिन सुभाष अग्रवाल सह-कर्जदार/गहाणदार : श्री. सुरेसकुमार जवलात अग्रवाल हमीदार: श्री. सुमित सुरिंदर गर्ग	ए. ११.११.२०२२ बी. रु. ६४,१८,४१६.२२ अधिक त्यावरील पुढील व्याज आणि प्रभार सी. ०१.०२.२०२३	I. रु. ५५,००,०००/- II. रु. ५,५०,०००/- III. रु. १०,०००/-	I. ०३.०७.२०२३- दु. १२.०० ते दु. १.०० II. २०.०६.२०२३- स. ११.०० ते दु. ४.००	०१.०७.२०२३ दु. ४.३० पर्यंत
३	कर्जदार : श्री सागर विष्णू सातपुते सह-कर्जदार/गहाणदार : सी. रुपाली सागर सातपुते हमीदार: १. सी. अनिता रामचंद्र मोरे २. श्री. विकी सुरेश शाह	ए. २५.१०.२०२२ बी. रु. ३२,२६,४१३.९६ अधिक त्यावरील पुढील व्याज आणि प्रभार सी. ०१.०२.२०२३	I. रु. ३५,००,०००/- II. रु. ३,५०,०००/- III. रु. १०,०००/-	I. ०३.०७.२०२३- दु. १.०० ते दु. २.०० II. अगाऊ वेळ ठरवून	०१.०७.२०२३ दु. ४.३० पर्यंत
४	कर्जदार : श्री. सूरज विजयशंकर पांडे हमीदार: श्री. विजयशंकर जगदीश पांडे	ए. २५.०८.२०२० बी. रु. १५,१२,२६१.३३ अधिक त्यावरील पुढील व्याज आणि प्रभार सी. १४.०३.२०२३/प्रत्यक्ष	I. रु. १८,८०,०००/- II. रु. १,८०,०००/- III. रु. १०,०००/-	I. ०४.०७.२०२३- दु. १२.०० ते दु. १.०० II. २२.०६.२०२३- स. ११.०० ते दु. ४.००	०३.०७.२०२३ दु. ४.३० पर्यंत
५	कर्जदार संस्था: मे. श्री स्वामी समर्थ इंडस्ट्रीज (भागीदारी संस्था) भागीदार/हमीदार: १. सी. विनया विनायक जोशी २. कु. शुची सुरेश पवार ३. सी. किर्ती संजय माचवे ४. सी. सविता सुरास डोंगरे हमीदार: १. श्री. संजय अशोक माचवे २. श्री. राजेश रघुनाथ चव्हाण ३. श्री. सुरेश नारायण पवार ४. श्री. सुरास सुरेश डोंगरे	ए. ०१.०२.२०२० बी. रु. ६७,६८,९१४.११ अधिक त्यावरील पुढील व्याज आणि प्रभार सी. १६.११.२०२२/प्रत्यक्ष	I. रु. १०,००,०००/- II. रु. १,९०,०००/- III. रु. १५,०००/-	I. ०४.०७.२०२३- दु. २.०० ते दु. २.०० II. २७.०६.२०२३- स. ११.०० ते दु. ४.००	०३.०७.२०२३ दु. ४.३० पर्यंत
६	कर्जदार संस्था : जय एन्टरप्रायझेस (भागीदारी संस्था) भागीदार/हमीदार: १. श्री. हेमल अन्तरंग चितालिया २. श्री. निमेश अन्तरंग चितालिया हमीदार: १. सी. रुपल हेमल चितालिया २. श्री. जय निमेश चितालिया ३. श्री. हिमांशू चंद्र शाह हमीदार/गहाणदार: श्री. सलता अन्तरंग चितालिया	ए. ११.०१.२०२१ बी. रु. ५,५५,१७,९६१.२४ अधिक त्यावरील पुढील व्याज आणि प्रभार सी. १२.०१.२०२३/प्रत्यक्ष	I. रु. १,२८,०००/- II. रु. १२,८०,०००/- III. रु. २०,०००/-	I. ०५.०७.२०२३- दु. १२.०० ते दु. १.०० II. २९.०६.२०२३- स. ११.०० ते दु. ४.००	०४.०७.२०२३ दु. ४.३० पर्यंत
७	कर्जदार कंपनी: मे. बोधी नोटेडज प्रा. लि. संचालक/गहाणदार/हमीदार: श्री. विक्रान्त विजयानंद पवार संचालक/हमीदार: हमीदार: सी. सुमन दत्ता गावकर सी. गौरी अभय मिडे	ए. ०८.०६.२०२१ बी. रु. १५,००,३३७.८७ अधिक त्यावरील पुढील व्याज आणि प्रभार सी. २४.११.२०२२/प्रत्यक्ष	I. रु. २७,००,०००/- II. रु. २,७०,०००/- III. रु. १०,०००/-	I. ०५.०७.२०२३- दु. १.०० ते दु. २.०० II. ०१.०७.२०२३- स. ११.०० ते दु. ४.००	०४.०७.२०२३ दु. ४.३० पर्यंत

अनु क्र ६ करीता तारण मत्तेचे तपशिल – मुंबईचा नोंदणीकृत उप जिल्हा मध्ये रॉयल पाल्मस इस्टेट, आरे रोड, आरे मिल्क कॉलनी, सीटीएस क्र. १६२७/ए, सर्व्हे क्र. १६९(भाग), गाव मरोळ मरोशी, गाईन व्हू समोर, गोरगाव (पू.), ४०००६५ येथे स्थित रुबी इस्ले को-ऑपरेटिव्ह हाऊसिंग सोसायटी गावे जात इमारतीच्या ५ वा मजल्यावर फ्लॅट क्र. ५०३, मोजमापित क्षेत्र अंदाजे २२.१६ चौ.मीटरसह चर्टई क्षेत्र अंदाजे २३८.५३ चौ.फू. चे सर्व ते भाग आणि विभाग. सह सदर फ्लॅटशी जोडलेले कॉमन क्षेत्र आणि सुविधा वापरण्याचा अधिकार आणि सह सदर फ्लॅटशी उपलब्ध मार्गाधिकार, सुविधाधिकार आणि उपलब्ध पार्किंग सह सदर फ्लॅटशी जोडलेले शेअर प्रमाणपत्र आणि सभासदत्व.

वैधानिक सूचना:- सिक्युरिटी इंस्ट्रेट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८(६) व ९(१) नुसार
सदर सूचना ही ई-लिलावाच्या तारिखेपूर्वी संपूर्ण थकबाकी चुकती न केल्यास सदर कर्जाची कर्जदार कंपनी द्वारे त्यांचे संचालक, हमीदार आणि गहाणदार यांना सुध्दा १५ दिवसांची सूचना समजण्यात यावी, कसूर केल्यास तारणा मता वरील लिलाव तारखेवर विक्री करण्यात येईल.

टिप:- १. इएमपी प्रपत्र प्राधिकृत अधिकाऱ्यांकडे उपलब्ध आहेत. २. कृपया ईअर प्रदातऱ्या तपशिलाकरीता प्राधिकृत अधिकारी मोबा ९९६०९७४४४८/७७०९५७१६७९/८१७५७५८५७७.
विक्रीच्या तपशिलवार अटी आणि शर्ती तारण धनकांची वेबसाईट म्हणजेच <https://www.cosmosbank.com/auction-notice.aspx> आणि लिलाव करणारे म्हणजेच <https://cosmosbank.auctiontiger.net> चा संदर्भ घ्यावा.

सही /
प्राधिकृत अधिकारी
सर्फेसी अँक्ट २००२ अन्वये
दि काँसमस को-ऑपरेटिव्ह बँक लि.

दिवानं : १३.०६.२०२३
ठिकाण : मुंबई

गेथली विमरोती जमीन मिळकत जीवा सर्वे नं. १३, हिसानं नं. १०१, क्षेत्र १६,०० अर. चौसर मिमी, १९८०, ४२४.८० पला, ही जमीन मिळकत बांदी अशिरा मीनर रोसा पंगवार व नीता मीनर पंगवार ह्यांचे मालकीची व कज्जेबाही मालकीची आहे. सदर रंगण फायल्या जमीन मिळकतीनी मालकी निदेश (टायलर क्लियर) असपावता माझे अशिलतर्फे सदची जाहीर नोटीस प्रसिद्ध कर्तत आहंत. तसेच सद जमीन मिळकतीचे डेव्हलपमेंटची परवानगी घेणेची आहे.

तरी सदसबावत कोणसाही काणिएक करवत, वाद, दावा असल्यास व सदर मिळकतीवर कोणीही इस्माचा हाकक अधिकार किंवा हिसांचेच कोणीही वाद सदर मिळकती संपर्कात कोणीही व्यक्तीचा वा संस्थेचा दुकल्याची प्रक्रया हाक, अधिकार, कवीराट, बबीस, कसा, बोजा किंवाहिसांतसव १४ दिसांचेच सदर नोटीस प्रसिद्ध झालपासुन २४ दिसांचेच सद सद सर्व लेवी एवामुनिशी खालील पंगवार करवलेच, अन्यथा कोणाचाही काही हाक, हिसांचेच नदथा व असल्यास तो आणण सोडता आहे असे समजुन बुकवण पुणे केवळ २०१२ वाची नोंद घ्यावी.

दिनांक: १३.०६.२०१२

सही /

अॅड. माधुरी अशोक पाटील,
पता : ३०२, प्रिता को-ऑप. होसिंग सोसायटी,
बँक ऑफ बडोदा समोर, मनेवलापाडा रोड,
गिरार (पुर्व), तालुका : वडई,
जिल्हा : पालघर - २०१३०५.

रोसा आवस्यक आहे की, तुम्ही हजर एवामुनिश केल्या जाईल अशा तुम्ही वादल्या खालील पुढचाचें घ्यावर तुम्ही अलतुन आहात

समाविष्ट शक्ती केल्या तुमच्या तय्यारतीत को माझ्या हजेने आशे सदर समजानीय न्यावालस सदर दिनांक ०५ जून, २०१३

सही /

सीलर
०५ जून, २०१३

सही /

एच. आर. कडम
वार्दीकावा कवील,
एवमार हाऊस, शेरा मजला, २१४, ए. के. फोर्ट, मुंबई - ४००००१

मोबा: ७०२११३०१२९, ९८०२०००४२६.

तुम्हाला वादुरो कळविणवत येने की, रास समिती, जिह्वा विधी सेवा प्राधिकरण व निकामुनिश तुम्हाला ओफ विधी सेवा फोफत विधी सेवा उफ डुळित असत प्राधिकरण / समितीशी संपर्क करू शकत

टिप: सद खटल्याची पुढील तारीख आहे २ वृत्तुनबई यांच्या अधिकृत वेबसाईटवर स्थित

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नॉंदणीपूर ऑफिस: फॉच्न्यू रेंस, ए.गि. दहवा मजला, समोर, सिटी मॉल,
न्यू लिंक रोड, अंधेरी (पश्चिम), मुंबई ४०००५३, महाराष्ट्र, भारत.
दूरध्वनी : +९१ २२-६७२०५२०० | फॅक्स : +९१ २२-२२६७३६८०८
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३२ वीं वार्षिक सर्वसाधारण सभा, पुस्तक पूर्ण करणे आणि ई-व्होटिंगची सूचना
सूचना याद्वारे दिवाळी आहे की:

१. वार्षिक सर्वसाधारण सभा :
वार्षिकसभेस इंडिया लिमिटेड ३२ वी वार्षिक सर्वसाधारण सभा (ए जी एम)
शुक्रवारी, दिनांक ३० जून, २०२३ रोजी सकाळी ११:०० वाजता व्हिडिओ कॉन्फरन्स
(व्ही सी) / व्हॉट ऑपिओ फ्लिप्युअर माध्यमांद्वारे (ओ ए व्ही एम) मध्ये मरुद
केल्याप्रमाणे स्वतःच्या व्यवहार करण्यासाठी आयोजित केली जाईल. एजीएम
पोलायवाची सूचना, सर्वसाधारण परिपक्व क्रमांक १४ /२०२०, १७ /२०२०, २०
/२०२०, ०२ /२०२१, १२ /२०२१, ०२ /२०२२, ०३ /२०२२ आणि १० /२०२२
चा कॉपीरट मंगलावने जारी केलेला सुचुनेनुसार केली आहे. सेबी परिपक्व क्रमांक
सेबी / एचओ / सी एफ डी / सी एम डी २ / सी आय आर / पी / २०२०/७९, सेबी/
एचओ / सी एफ डी / सी एम डी २ / सी आय आर / पी / २०२१/११, सेबी / एचओ /
सी एफ डी / सी एम डी २ / सी आय आर / पी / २०२२ /६२ आणि सेबी / एचओ /
सी एफ डी / पी ओ डी २ / पी सी आय आर / २०२३ /०४ भारतीय सिक्युरिटीज
अँड एस्कॅंच बोर्ड जारी केले ("महत्वालेली परिपक्वके"), त्यासारखा, प्रांकीसी निगुकी
ऑफ इंडिया एंजीनरिंग वार्षिकीकृत्या उपस्थित राहण्याची सुवाच्या उपलब्ध होणार नाही.
कंपनी कायदा, २०१३ चा कलम १०३ अन्वये कोरम मोजण्याच्या उद्देशाने
व्हीसी /ओएचएचएचएच व्हीसीला उपस्थित राहणारे सदस्य मोजले जातील. एजीएमच्या
सूचनेमार्ह आर्थिक वर्ष २०२२-२३ चा वार्षिक अहवालव्हातला ०८ जून २०२३ रोजी
इलेक्ट्रॉनिक पद्धतीने पाठविला गेला आहे. ज्या सदस्यांचे ई-वोट आयडी डिपॉझिटरी
पॉलिपिपेस, शेअर ट्रान्सफर एजंट आणि /किंवा कंपनीकडचे नॉंदणीपूर ऑफिस तहाने. ते
कंपनीच्या www.plastiblends.com वर "गुंववकवकव" विभागांतगत उपलब्ध आहे.
वार्षिक अहवालासाठी नेवेलिक : [www.plastiblends.com/Upload/
FinancialResults/SEAR२०२२२३let.pdf](http://www.plastiblends.com/Upload/FinancialResults/SEAR२०२२२३let.pdf) आणि वेबसाइटवर देखील वीएसई
लिमिटेड आणि नंशंगल स्टॉक एस्कॅंचज ऑफ इंडिया लिमिटेड उदा.
www.bseindia.com आणि www.nseindia.com अनुरूप. वार्षिक अहवालाची प्रत
नंशंगल सिक्युरिटीज डिपॉझिटरी www.evoting.ndsl.com या
वेबसाइटवरही उपलब्ध आहे.

सही/-
प्रबंधकांकरीता
नगर दिवाणी न्यायालय,
बृहन्मुंबई

३ मार्ग,

थी सेवा प्राधिकरण, उच्च न्यायालय विधी सेवा
तालुका विधी सेवा समिती यांचेकडून पावता
लब्ध आहे आणि जर तुम्ही पात्र असल्यास व
आपण वरीलपैकी कोणत्याही विधी सेवा

सही/-
एस. आर. कदम
वाढीकरिता वकील

२०२३. कृपया नगर दिवाणी आणि सत्र न्यायालय,
णि पुढील तारीख तपासा.

जाहीर सूचना

मे. एसकेज लॅंड डेव्हलपर्स
प्रायव्हेट लिमिटेड यांच्या दादर-माटुंगा
ईस्टर्न अगरवाल नगर मधील प्लॉट
क्र. ५९६-५९८, प्लॉट न.भू.क्र.
६९१/१०, ६९८/१०, ६९९/१०,
४३. बाबासाहेब आंबेडकर मार्ग,
माटुंगा पूर्व, मुंबई येथील अगरवाल
नगरच्या प्रस्तावित विस्तारिकरणास
महाराष्ट्रच्या राज्यस्तरिय पर्यावरण
अपात मूल्यांकन प्राधिकरणाच्या
EC Identification No.
EC23B038MH179627 व File No.
SIA/MH/INFRA2/419052/2023,
दिनांक ६ जून २०२३ च्या पत्रान्वये
पर्यावरणविषयक परवानगी मिळाली
आहे. या परवानगी पत्राच्या प्रती
महाराष्ट्र प्रदूषण नियंत्रण मंडळ
यांच्या कार्यालयात व पर्यावरण
विभाग, महाराष्ट्र शासन यांच्या
<http://parivesh.nic.in> या संकेत
स्थळावर उपलब्ध आहेत.

स्थळ : मुंबई
दिनांक : १३/०६/२०२३

सर्वजनिक सूचना

हे सर्व सामान्य जनतेला कळवण्यासाठी आहे की:

(१) मे. विप्रस कॉर्पोरेशन लिमिटेड . (अंदाजे मे. गोराडिया फोर्ज लिमिटेड .) ३२०० चौ.मी. भूभाग, सर्वसंग्रह क्रमांक ११, हिसा क्रमांक ३ आणि २००१ चौ.मी. तर, हिसा क्रमांक ३ गाव निफण, तालुका खालापूर, जिल्हा रायगड, नोंदणी अफिलहा कर्जत आणि नोंदणी जिल्हा रायगड येथे अस्तित्वात आहे.

मालक आता वरील मालमतेला बँक ऑफ बडोदाच्या बाजूने गहाण देणे इच्छित आहे आणि मेसर्स लिमिटेडच्या विविध कर्जे /क्रेडिट सुविधांसाठी आणि त्याविरुद्ध. गोराडिया स्पेशल स्टील लिमिटेड.

तर, दिनांक २०.०६.१९९२ चा विक्रीचा कर अनुक्रमांक क्रमांक के जे डी - २४३१-१९९२ आणि विक्री डीड दिनांक २०.०८.१९९४ बेअरिंग लॉजिंग क्रमांक के जे ए १६४२-१९९४दोन्ही ही. विडुल बावुराव ककरे असे ही. कौंडु सवरागम बैलमार (विक्रेता म्हणून) आणि मे. गोराडिया फोर्ज लिमिटेड अपरिवर्तनीयपणे गमावले किंवा चुकीच्या ठिकाणी गेले.

त्याच दृष्टीने जनतेला ही सूचना मोठ्या प्रमाणावर व्यक्तींचा सदर मालक ही उर कोमल्याही द्यायची आता आलेलतेवर कोमल्याही अस्त्यस्थ दवा, हळू, टायपल किंवा शिट असेल तर, विक्री, गहाण, भाडेपट्टे, भेटवस्तू, ताबा किंवा अन्यथा याद्वारे आवश्यक आहे. ही सूचना इथे प्रकाशित झाल्यापासून १४ (चौदा) दिवसांच्या आत त्यांच्या द्याव्याबद्दल, सर्व समर्थन हस्तांतरांसाठीह सूचित करणे, ज्यामध्ये अगशस्त्री झाल्यास अशा व्यक्तींपैकी कोणीही दावा माफ केला जाईल.

ठिकाण: मुंबई

तारीख: १३.०६.२०२३

बँक ऑफ बडोदा च्या वतीने
सौ.शिल्पा शेळार,
अधिवक्ता

मोबाईल : ७७०६०८७२११

कार्यालय क्रमांक ८०१, आठवा मजला,
टाइम चेम्बर, एस. व्ही. आर.डी,
पानेरी शोह्रामजला,
अंधेरी (पश्चिम) , मुंबई-४०००५८

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.



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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/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

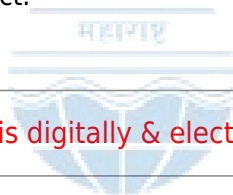
Conditions during construction phase

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.