

Consent

From: Consent
Sent: 28 December 2024 15:04
To: sromumbai2@mpcb.gov.in
Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2024 – September, 2024.
For Proposed project expansion "Orchid Heights" of Byculla Division situated at Rangwala Compound, Maulana Azad Road 'E' Ward, Byculla Mumbai by M/s. Godrej
Attachments: PMR_ Godrej Bhyculla Apr,24 - Sept,24.pdf

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2024 – September, 2024. For Proposed project expansion "Orchid Heights" on Plot bearing C.S.no 1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road 'E' Ward, Byculla Mumbai by M/s. Godrej Residency Private Limited

Reference: Clearance letter no. SEIAA-2017/CR-51/ESST dtd. 11.09.2017.

Dear Sir,

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

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

This is for your kind information.

Thanking you,

Yours truly,

M/s. Godrej Residency Private Limited.

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

Thanks & Regards,

DWIRUKTI PODDAR

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

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



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

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

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

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Consent

From: Consent
Sent: 28 December 2024 15:04
To: ecompliance-mh@gov.in
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Attachments: PMR_ Godrej Bhyculla Apr,24 - Sept,24.pdf

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2024 – September,2024. For Proposed project expansion "Orchid Heights" on Plot bearing C.S.no 1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road 'E' Ward, Byculla Mumbai by M/s. Godrej Residency Private Limited

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

Thanks & Regards,

DWIRUKTI PODDAR

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Date: 16.12.2024

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2024 – September, 2024. Proposed Redevelopment project on Plot bearing C.S.no 1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road 'E' Ward, Byculla Mumbai by M/s. Godrej Residency Private Limited

Reference: Clearance letter no. SEIAA-2017/CR-51/ESST dtd. 11.09.2017.

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This is for your kind information.

Thanking you,

Yours truly,
M/s. Godrej Residency Private Limited.

Rohan
Pradip Kedia

Digitally signed by
Rohan Pradip Kedia
Date: 2024.12.16
15:51:15 +05'30'

Authorized Signatory

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



Date: 16.12.2024

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

Subject: **Present status of Project work for the period of April, 2024 – September, 2024.**

Reference: **Clearance letter no. SEIAA-2017/CR-51/ESST dtd. 11.09.2017.**

Dear Sir,

This is with reference to the above subject of our Redevelopment project on Plot bearing C.S.no 1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road 'E' Ward, Byculla Mumbai please find following:

Present Site Status: Total constructed area on site 81,002.74 sq.m. (F.S.I + Non F.S.I Area)

Thanking you,

Yours truly,
M/s. Godrej Residency Private Limited.

Rohan
Pradip Kedia
Authorized Signatory

Digitally signed by
Rohan Pradip Kedia
Date: 2024.12.16
15:52:03 +05'30'



DATA SHEET

Developer

GODREJ RESIDENCY PRIVATE LIMITED

**At plot bearing C. S. No. 1906 of Byculla Division situated at Rangwala
Compound, Maulana Azad Rd, "E" Ward, Byculla Mumbai.**

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests
Regional Office, West Central Zone, Nagpur.
Monitoring Report

PART – I DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Expansion of Residential Project “Orchid Heights”.
2.	Name of the project	Godrej Residency Pvt. Ltd.
3.	Clearance letter (s) / OM/ no and date:	SEIAA-2017/CR-51/Esst dated 11/09/2017.
4.	Location	at Plot bearing C.S.no.1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road, ‘E’ Ward, Byculla Mumbai.
a.	District (s)	Thane
b.	State (s)	Maharashtra.
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Lekhraj Padole, Address: Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai – 400 079, Tel. : 022-61698500, Fax : 022-61698888
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Lekhraj Padole, Address: Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai – 400 079, Tel. : 022-61698500, Fax : 022-61698888
6.	Salient features	
a.	of the project	Total Plot Area: 19,434.10 m ² FSI Area: 81,727.91 m ²

		Non FSI Area: 2,06,869.73 m ² Total Built – Up Area: 2,88,597.64 m ²
b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with capacity of 500 KLD is being provided for treating the wastewater.</p> <p>2. <u>Water Management:</u> Rain Water Harvesting is being provided to recharge the ground water table.</p> <p>3. <u>Solid Waste Management:</u></p> <ul style="list-style-type: none"> • Dry wastes will be segregated/sale/Collection by local authority. • Wet wastes will be processed converted to manure by processing in Organic Waste Convertors. • STP Sludge (Dry sludge) - Used as manure.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	<p>Total Plot Area: 19,434.10 m²</p> <p>FSI Area: 81,727.91 m²</p> <p>Non FSI Area: 2,06,869.73 m²</p> <p>Total Built – Up Area: 2,88,597.64 m²</p>
8.	Breakup of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless laborers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	

9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 1200 Crores.
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: <u>Operation Phase:</u> Capital Cost: Rs. 203 Lakhs O & M Cost: Rs. 33 Lakhs/ Year
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether (c) includes the cost of environmental management as shown in the above	---
e.	Actual expenditure incurred on the project	Rs. 60,13,75,832/-
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Provided: 5895 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	

a.	Date of commencement (Actual and/or planned)	December,2009
b.	Date of completion (Actual and/ of planned)	December, 2028
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	---
b.	Date of site visit for this monitoring report	15.05.2024
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	SEIAA-2017/CR-51/Esst dated 11/09/2017. Godrej Residency Pvt. Ltd.

COMPLIANCE REPORT

Developer

GODREJ RESIDENCY PRIVATE LIMITED

**At plot bearing C. S. No. 1906 of Byculla Division situated at
Rangwala Compound, Maulana Azad Rd, "E" Ward, Byculla Mumbai.**

COMPLIANCE REPORT

TERMS & CONDITIONS

1.	This Environmental Clearance is issued for total built-up area 2,88,597.64 Sq m as approved by Local Planning Authority.	PP agrees to comply with the condition
2.	This environmental clearance is issued subject to land use verification. Local authority/ planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, and Circulars etc. issued if any judgments/ orders issued by Hon'ble NGT, Hon'ble supreme court DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plan appraised by concern SEAC and SEIAA. If any discrepancy found in the plan submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that state level impact assessment authority SEIAA approved land use.	PP agrees to comply with the condition and submit exactly the same plan appraised by concern SEAC and SEIAA.
3.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	As this is a Residential project, there will be no generation of E-waste, while the domestic waste generated will be handed over to the certified local vender.
4.	PP to relocate the holding tank in such a manner that it does not spill over to river. It should be properly maintained and kept free of mosquitoes so that it does not become a breeding ground for the disease spreading vectors.	PP agrees to comply with the condition
5.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	PP agrees to comply with the condition
6.	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.	Not Applicable as the project site is not in the forest area and also does not fall in Eco-Sensitive zone of SGNP.

7.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Noted.
8.	The height, construction built-up area of proposed construction shall be in accordance with the existing FSI/FAR norms of urban local body and it should ensure the same along with the survey number before according commencement certificate to proposed work. Plan approving authority should ensure the zoning permissibility for the proposed project as per the approved development plan of the area..	The height of the building is in accordance with the local planning permission.
9.	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	PP Obtain Consent Copy Consent to Establish for Residential Construction Project. No-Format1.0/CC/UAN No.0000164470/CR/2306001097Dated: 15/06/2023
10.	All required sanitary hygiene & measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Hutment are provided on site for construction workers. Proper housekeeping and regular pest control is being carried out though construction. First aid and medical facilities are provided during construction. Site sanitation safe and adequate municipal water for drinking and domestic purpose, bathrooms and periodic checkup facilities are provided during construction phase. Waste generated from toilets and bathrooms is collected by sewage suction tanker by local solid waste management facility for further treatment. Provision is made for temporary room within the project site for collection, segregation and storage of biodegradable and non-biodegradable. First segregated into biodegradable, non-biodegradable, Recyclable and reusable waste. The biodegradable waste will be treated in an organic waste convertor (OWC) and the non- biodegradable waste will be handed over to local solid waste management facility for further treatment.
General Conditions for Construction Phase:		
1.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe	The necessary infrastructure and all facilities for the construction labor is provided in the nearby Hiranandani Estate site.

	drinking water, medical health care, crèche etc.	
2.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is being provided for the workers at the site during construction phase.
3.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be segregated as dry and wet waste. The wet waste shall be treated in OWC and dry waste shall be sold to authorised vendors. Dry or inert waste shall be disposed of as per their norms.
4.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Rest is sold to authorized vendors.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Covered sewage system is being proposed which will be connected to STP for the treatment and reuse of the treated water. The waste water & storm water will not get mix.
6.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated soil is being used maximum for back filling. Top soil preservation will be done and used in landscape development.
7.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Yes, we noted the condition & agreeable to the same.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.	<ul style="list-style-type: none"> • Total RG area: 5,895 Sq. m • On Ground: 1952 Sq.m On Podium: 3943 Sq.m • No. of trees to be planned: On ground 120 nos. • Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
9.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done, according to the reports all the parameters are within limit and so there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.

10.	Construction Spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	<ul style="list-style-type: none"> • There will be no generation of hazardous waste at site in case done, proper care would be taken following the norms to disposal of the bituminous and other hazardous material at site as per their norms. • Also silt traps and other measures such as additional on-site will be constructed to control surface Run-off.
11.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Paint & used oil will be disposed through Authorized vendor of MPCB.
12.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set are not used during construction phase. It is only used as a power back up source during power failure in operation phase.
13.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	DG set are not used during construction phase. It will be only used as a power back up source during power failure in operation phase. We ensure fuel to be used for DG set will be of low Sulphur and enclosed type and be confirmed to environment (protection) rules prescribed for Air and Noise emission standards.
14.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
15.	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.	<p>Following care is being taken regarding noise levels with conformation to the residential area.</p> <ol style="list-style-type: none"> 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. <p>Also, use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p>

16.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27 th August, 2003 (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Yes, Ready mixed concrete with fly ash gets used in the construction.
17.	Ready mixed concrete must be used in building construction.	Yes, Ready mixed concrete with fly ash gets used in the construction.
18.	The approval of competent authority shall be obtained for structural safety of the building due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.	<ul style="list-style-type: none"> • Fire Fighting Designed: As per National Building Code 2005. • Wet riser system to be provided in complex. • Adequate no. of hose cabinets shall be provided at each level. • An external ring main with suitably placed Yard hydrants will be laid around the entire complex.
19.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Rainwater from terraces will be diverted to recharge pits for ground water recharge.
20.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	The condition will be abided by.
21.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	The ground water levels and its quality will be monitored regularly.
22.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	<p>STP will be provided to treat the waste water. STP will be provided by established consultant and operation and maintenance shall be done by the technical persons of consultant. MOU has done for the maintenance.</p> <ul style="list-style-type: none"> • 1 X 500 KLD is being provided.
23.	Permission to draw ground water and construction of basement if any shall be obtained from the competent authority prior to construction/operation of the project.	The ground water is not used for construction purpose. Only STP treated water used.
24.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.

25.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Glazing area will be less than 25% of the façade area for the residential buildings.
26.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	<ul style="list-style-type: none"> • Roof insulation 50 mm expanded polystyrene or equivalent insulation • Heat reflective double-glazed glass provided on external façade for the residential buildings.
27.	Energy conservation measures like installation of CFLs / TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.	<ul style="list-style-type: none"> • Energy efficient LED's & CFL lamps with high frequency ballast which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures. • CFL lamps are used in stilt, basement, common passages, refuges, façade and external lightning. • Maintaining the power factor between 0.95 lag and unity for common area loads • Maintaining lighting power density as per ECBC standard in common areas and recreation facility • Proposing use of VFD's for all motors used in lifts, plumbing, firefighting system.
28.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> • D.G. sets will be provided as back up for Residential buildings. <p>4*750 kVA, 2*630 kVA, 2*30 kVA and 1* 80 kVA capacity each D.G. sets are being provided with silencer & acoustic enclosures. The stacks as per CPCB norms.</p>
29.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	<ul style="list-style-type: none"> • 13046.06 sq.mt. of RG is already developed on site. • Noisy construction equipments are not be permitted during night hours. • Works employed in high noise areas get rotated. Earplugs / muffs or other hearing protective wear are provided to those working very close to the noise generating

		machinery.
30.	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.	<ul style="list-style-type: none"> This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the "Air control and management section".
31.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Efforts for the Opaque wall will meet prescriptive requirement as per draft Energy Conservation Building Code by use of appropriate thermal insulation material to fulfill requirement.
32.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The building has adequate distance between them to allow movement of fresh air and natural light, Ventilation.
33.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
34.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained. Obtained Consent to Establish.
35.	Six monthly monitoring reports should be submitted to the department and MPCB.	Six monthly reports are submitted and attached.

General conditions for Post – Construction / Operation Phase:		
1.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be	Project proponent will ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings.

	obtained.	
2.	Wet garbage should be treated by Organic Waste Converter and treated waste (Manure) should be utilized in existing premise for gardening. And no wet garbage will be disposed outside the premises. Local authority should ensure this.	Organic Waste Converter (OWC) will be provided to treat 1147 Kg/day biodegradable waste and the treated waste (Compost) will be used in gardening during operational phase..
3.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc.	Condition is noted.
4.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	A complete set of all the documents submitted to MPCB at the time of obtaining consent to establish.
5.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Condition is noted.
6.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise breaks- up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities.
7.	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://ec.maharashtra.gov.in .	Complied.
8.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1 st June and 1 st December of each calendar year.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
9.	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	The PP comply the condition.

	received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	
10.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitoring 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, 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.	Condition is noted and will be adhered too.
11.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Condition is noted and submitted to regional office of MoEF. We are regularly submitting six monthly reports to environment department, Mantralaya & MPCB.
12.	The environmental statement for each financial year ending 31 st March in Form – V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Yes, we noted the condition & agreeable to the same.

HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

OF

Residential Project

For

April, 2024 – September, 2024

Developer

GODREJ RESIDENCY PRIVATE LIMITED

**At plot bearing C. S. No. 1906 of Byculla Division
situated at Rangwala Compound, Maulana Azad Rd, "E"
Ward, Byculla Mumbai.**

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

TEST REPORT

Reporting Date: 20/05/2024

Sample / Report No.	URL/NS/24-25/05/A/868				
Name of Customer	Enviro Policy Research India Pvt. Ltd.				
Address of Customer	607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604				
Name Of Location	Plot bearing 1609 of Byculla division, Mumbai				
Monitoring For	Ambient Air				
Sample Drawn by / Date	15.5.2024				
Parameters	PM ₁₀ (µg/m ³)	CO (mg/m ³)	NO _x (µg/m ³)	PM _{2.5} (µg/m ³)	SO ₂ (µg/m ³)
Analytical Method	IS 5182 (Part 23):2006	IS 5182 (Part 10):1999	IS 5182 (Part 6):2006	IS 5182 (Part 23):2006	IS 5182 (Part 2):2001
Results	73	0.45	33.0	40.3	16.4




Mr. Nandkishor Gaidhani
(Director)
Authorized Signatory

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page 1 of 1

-End of Report-



Umwelt Research Lab Private Limited | CIN: U74999PN2017PTC172570

Address: Plot No. 20 (Part), D-III Block, MIDC, Chinchwad, Pune 411019, Maharashtra, India

Contact: +91 8600 100 350/60 Email: info@umweltlab.com Website: www.umweltlab.com



TEST REPORT

Reporting Date: 20/05/2024

Sample / Report No.	URL/NS/24-25/05/A/869
Name of Customer	Enviro Policy Research India Pvt. Ltd.
Address of Customer	607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604
Name Of Location	Plot bearing 1609 of Byculla division, Mumbai
Monitoring For	Ambient Noise
Sample Drawn by / Date	15.5.2024
Location	Project Site at Plot bearing 1609 of Byculla division, Mumbai
Average Day Time	52 dBA
Average Night Time	44 dBA



Mr. Nandkishor Gaidhani
(Director)
Authorized Signatory

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-End of Report-



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Contact: +91 8600 100 350/60 Email: info@umweltlab.com, Website: www.umweltlab.com



TEST REPORT

Reporting Date: 20/05/2024

Sample / Report No.	URL/NS/24-25/05/S/870		
Name of Customer	Enviro Policy Research India Pvt. Ltd.		
Address of Customer	607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604		
Name Of Location	Plot bearing 1609 of Byculla division, Mumbai		
Nature of Sample	Soil		
Sample declaration as provided by customer:			
Name of Sample	Soil		
Sample Collected by / Date	EPRI/ 15.5.2024	Sample Received On	15/05/2024
Sample Quantity	1 kg	Start of Analysis	15/05/2024
Sample Container	Plastic Bag	End of Analysis	20/05/2024
Limits of Reference	NS		
Parameters	Location	Units	Method
	Project Site Located at Plot bearing 1609 of Byculla division, Mumbai		
pH	7.1	-	IS 2720 (Part 26)
Organic content	5.3	%	IS 2720 (Part 22)
Colour	Reddish Brown	-	Visual Observation
Texture	Loamy	-	URL/LAB/SOP/06
Water retaining capacity	35	%	URL/LAB/SOP/07
Electrical conductivity	420	µg/cm	IS 14767:2000
Potassium	24	mg/kg	EPA 3050 B
Sodium (as Na)	15	mg/kg	EPA 3050 B
Copper (as Cu)	4.1	mg/kg	EPA 3050 B
Zinc (as Zn)	30	mg/kg	EPA 3050 B
Total Phosphate	25	mg/100 gm	EPA 3050 B
Total Kjeldahl Nitrogen	0.4	%	IS14684:1999
Calcium	152	mg/100 gm	EPA 3050 B
Bulk Density	1.12	gm/cc	URL/LAB/SOP/08
Magnesium	50	mg/100 gm	EPA 3050 B
Iron	130	mg/kg	EPA 3050 B
Chloride (Cl-)	58	mg/kg	URL/LAB/SOP/04
Lead (as Pb)	50.2	mg/kg	EPA 3050 B
Sulphate	28.1	mg/kg	URL/LAB/SOP/05

Note: NA- Not Applicable, NS- Not Specified.



Mr. Nandkishor Gaidhani
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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEIAA-2017/CR-511/Estt.

Environment department,
Room No. 217 (Annex),
2nd floor, Mantralaya,
Mumbai- 400 032.
Date: 11th September, 2017.

To,
M/s. Neelkamal Realtors Tower Pvt. Ltd.,
DB House, Gen. A. K. Vaidya Marg,
Goregaon(W), Mumbai - 400063

Subject: Environmental Clearance for project expansion :- "Orchid Heights" at Plot bearing C.S.no1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Rd., 'E' Ward, Byculla Mumbai.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 35th meeting and recommended the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 90th meeting.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as below:

Brief Information of the project	Expansion of Residential project "Orchid Heights" with MCGM Parking Lot .
Name, Contact Number & address of Proponent	M/s Neelkamal Realtors Tower Pvt. Ltd. DB House, Yashodham,, Gen. A. K. Vaidya Marg, Goregaon (E), Mumbai - 63, Tel: 022 4077 8401 / 431, Fax: 022 4077 8536 Email: bhavesh.kuvadia@dbg.co.in
Authorized Person of the Project Proponent	Mr. Bhavesh Kuvadia
Name, Contact Number & address of Consultant	Dr. D. A. Patil, Mahabal EnviroEngg. Pvt. Ltd. F-7, Road No. 21, Wagale Estate, Thane (W)-400604, Telefax: 21716389, Email: dap_24@hotmail.com
Accreditation on Consultant	Accredited by NABET by it's vide letter No. NABET/EIA/11/11/0033 dated 11/11/2011,
Type of project:	Expansion of Residential Project
Location of the project	At plot bearing C. S. No. 1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Rd, "E" Ward, Byculla Mumbai.
Whether in corporation / Municipal / Other area	Municipal Corporation of Greater Mumbai
Applicability of the DCR	33(7) with 33(24)

Note on the initiated work (if applicable)	Total Constructed Work (FSI + Non FSI)	Total constructed area till date: 26500 m ² .	
	Date and area details in the necessary approvals issued by the competent authority	<i>Prior Environmental Clearance vide letter No.21-757/2007-IA.III dated 30.10.2007. SEIAA revalidated the EC in its 70th Meeting</i> CC (REHAB BUILDING) FILE NO. EEBPC/2704/R /A dated 16/06/2010 CC (SALE BUILDING NO. 1 & 2) FILE NO. EEBPC / 2701/R /A dated 16/08/2011	
LOI /NOC/ from MHADA/Other approvals(if applicable)	LOI R / NOC / GEN / 6085/MBRRB 06 dated 15.11.2006 PUBLIC PARKING LOT (LOI) FROM MCGM FILE NO. Ch E/6320 / Roads & Traffic dated 23/09/2009		
Total Plot Area	19,434.10 m ²		
Deductions	-		
Net Plot area	19,434.10 m ²		
Permissible FSI (Including TDR etc.)	77,736.4 m ²		
Proposed Built-up Area (FSI & Non-FSI)		As per EC Received (m ²)	After Expansion (m ²)
	Proposed FSI (Including fungible FSI)	19,216	81,727.91
	Non FSI Area		2,06,869.73
	Construction Area	86,470	2,88,597.64
Ground Coverage percentage (Note: Percentage of plot not open to sky	Ground Coverage	62.42%	As per Earlier permission.
Estimated cost of the project	Rs. 1200Crore		

No. of Buildings & its configuration	Bldg. Details	Floors	
		As per EC received	After Expansion
	Sale	2 nos. Sale Residential Bldg. = 3B+2P+ST+48Fl	Sale Bldg. No. 1 = 3B+G+7P+60 FL.+5 Service.Fl.+4 Fire fl. Sale Bldg. No.2 = 3B+G+7P+38 FL.+3 Service Fl.+2 Fire Fl
	Rehab	3B+St+26 Fl	G+22 Floor
	Rehab + MHADA	ST+16 Fl	3B+G+12Fl
	Public Parking Lot	3B+G+4P	
Number of tenants and shops	Flats: 735 Nos., Shops: 29 Nos.		
Number of expected residents/users	4048 Nos.		
Tenant density per hector	387/ha		
Height of the Building/s	304.80 m		
Right of way	The proposed project is located on 90 feet wide Maulana Azad Road		
Turning radius	Min 9 m		
Existing Structure	Yes. Demolition were carried out as per approvals received from competent Authority		
Details of the demolition with disposal (if applicable)	Yes. Demolition waste (1000) brass was disposed as per the NOC from BMC dated 02.01.2010 at plot bearing S. No. 7/5, 10/1 & 44 Mauje: Ghodbunder		

Particular		
Total Water requirement	Dry Season	
	• Fresh water (CMD)	336 KLD
	• Source	MCGM
	• Recycled Water (CMD)	206 KLD
	• Total water requirement (CMD)	513 KLD
	• Swimming pool make up (cum)	-
	• Fire fighting (cum)	Will be provided as per CFO norms
	Wet Season	

	• Fresh water (CMD)	264
	• Source	MCGM
	• Recycled Water (CMD)	177 KLD
	• Total water requirement (CMD)	513 KLD
	• Swimming pool make up (cum)	-
	• Fire fighting (cum)	Will be provided as per CFO norms as above

Rain Water Harvesting (RWH)	• Level of ground water table	2 to 2.5 m
	• Size and No. of RWH tanks and quantity	3 tanks of total capacity 245 m ³
	• Location of RWH tank	Basement
	• Size and no. of recharge pits and quantity	No recharge pits are provided
	• Budgetary allocation	Capital Cost: Rs. 20 Lakh O & M Cost: Rs. 2 Lakh/year

UG Tanks	• Location of UG tank	Basement
----------	-----------------------	----------

Storm Water Drainage	• Natural water drainage pattern	Towards South-East direction of plot
	• Quantity of storm water	2203 m ³ /hr
	• Size of SWD	0.30 x 0.30 m, 0.45 X 0.45 m, 0.6 x 0.6m

Sewage and waste water	• Sewage generation (CMD)	475KLD
	• STP Technology	MBBR Technology
	• Capacity of STP (CMD)	500 m ³ /d
	• Location of the STP	Basement
	• DG sets (during emergency)	DG sets will be provided as alternate supply for essential services such as STP, Fire

		Fighting, and Lift etc. Capacity: 4 x 750 kVA, 2 x 630 kVA, 2 x 30 kVA, 1 x 80 kVA
	• Budgetary allocation	Capital Cost: Rs. 60 Lakh O & M Cost: Rs. 12 Lakh
Solid waste management	Waste generation in the pre-construction and construction phase	
	• Waste generation	Construction debris generation: 8380 m ³
	• Quantity of the top soil to be preserved	Nil
	• Disposal of the construction waste debris	The construction debris is disposed as per the "Construction and Demolition and Desilting Waste (Management and Disposal) Rules 2006.
	Waste generation in the Operation phase	
	• Dry Waste (kg/d)	765 kg/day
	• Wet Waste (kg/d)	1147 kg/day
	• E – Waste (kg/month)	NA
	• Hazardous Waste (kg/month)	NA
	• Biomedical Waste (kg/month)	NA
	• STP Sludge (dry sludge) (kg/d)	5KLD
	Mode of Disposal of Waste	
	• Dry Waste	Dry garbage will be segregated & disposed off to recyclers
	• Wet Waste	Wet garbage will be composted using Mechanical Composting system (Eco Biocompack) and used as organic manure for landscaping.
	• E-waste	NA
	• Hazardous Waste	NA
	• Biomedical Waste	NA
	• STP sludge (dry sludge)	Sludge will be used as manure for gardening
	Area requirement	

	<ul style="list-style-type: none"> Location and total area provided for the storage and treatment of the solid waste 	Stilt
	<ul style="list-style-type: none"> Budgetary allocation 	Capital Cost: 28 Lakh O & M Cost: 10 Lakh

Green Belt Development	Total RG Area	5895 m ²	
	1. RG area other than green belt (please specify for playground, etc.)	No	
	2. RG area under green belt		
	• RG on ground	1952 m ²	
	• RG on Podium	3943m ²	
	3. Plantation		
	• Number and list of trees species to be planted in the ground RG	Trees to be planted: 120 Nos	
		Satwin	40
		Copper Pod Tree	13
		Kanchan	39
		Bakul	07
		Pink Trumpet	10
		Champa	11
			120
	• Number and list of shrubs and bushes species to be planted in the podium RG	PLANT NAME	Common Name
		MURRAYA PANICULATA	Kunti
		ADHATODA VASICA	Adulsa
		NERIUM OLEANDER	Kanher
		VITEX NEGUNDO	Nirgudi
		RAPGIS PALM	Raphis Palm
		PLUMBAGO CAPENSIS	Chitrak
		TABERNAEMONTANA VER	Tagar
		CECTRUM NOBILIS	Rutrani
		WEDELIA TRILOBATA	Wedelia

	<ul style="list-style-type: none"> Number and list of trees species to be planted around the border of nallah / stream / pond (if any) 	NA
	<ul style="list-style-type: none"> Number, size, age and species of trees to be cut, trees to be transplanted 	15 Trees are cut
	<ul style="list-style-type: none"> NOC for the tree cutting / transplantation/ compensatory plantation, if any 	NOC for tree cutting have been obtained. NOC dated 04.08.2008
	4. Budgetary allocation	Capital Cost: 40 Lakh O & M Cost: 4 Lakh

Energy	Power supply	
	<ul style="list-style-type: none"> Maximum demand 	9.5 MW
	<ul style="list-style-type: none"> Connect load 	15 MW
	<ul style="list-style-type: none"> Source 	BEST
Energy saving by non-conventional method		
	Energy saving measures <ul style="list-style-type: none"> Efficient wall systems like solid blocks with fly ash content, Energy conservation measures taken by using low energy consuming fixtures like, T5 lamps, CFLs in flats and LEDs in Lift, Lobby, and Passages Solar lighting on street and RG area, 35 Nos. of lights proposed Solar Hot water system to buildings Controlling of lights through motion sensors and day light sensors Use of high energy efficient pumps for fire fighting, UG tanks and STP 	
	<ul style="list-style-type: none"> Detail calculations & % of saving 	17%Energy Saving for Residential and about 35% for MCGM parking lot
	<ul style="list-style-type: none"> Compliance of the ECBC guidelines (Yes / No) (if Yes then submit 	Yes

	compliance in tabular form)																									
	• Budgetary allocation	Capital Cost: 55 Lakh O & M Cost: 5 Lakh																								
	DG set																									
	• Number and capacity of the DG sets to be used	Capacity of DG Set provided 4 x 750 kVA, 2 x 630 kVA, 2 x 30 kVA, 1 x 80 kVA																								
	• Type of fuel used	High Speed Diesel																								
Environment Management Plan Budgetary Allocation	Construction phase (with break-up)																									
	• Capital Cost	Rs. 81 Lakh/year																								
	• O & M cost (please ensure manpower and other details)																									
	Operation Phase (with break-up)																									
	• Capital Cost	<table> <tr> <th>Component</th><th>Capital Cost (Rs. In Lakhs)</th><th>O & M Cost (Rs. In Lakhs/Year)</th></tr> <tr> <td>STP (Tertiary)</td><td>60</td><td>12</td></tr> <tr> <td>Solar System</td><td>55</td><td>5</td></tr> <tr> <td>Rainwater harvesting</td><td>20</td><td>2</td></tr> <tr> <td>Solid Waste Composting plant</td><td>28</td><td>10</td></tr> <tr> <td>Landscaping</td><td>40</td><td>4</td></tr> <tr> <td>Environmental Monitoring</td><td>-</td><td>3</td></tr> <tr> <td>Total Cost</td><td>203</td><td>33</td></tr> </table>	Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/Year)	STP (Tertiary)	60	12	Solar System	55	5	Rainwater harvesting	20	2	Solid Waste Composting plant	28	10	Landscaping	40	4	Environmental Monitoring	-	3	Total Cost	203	33
Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/Year)																								
STP (Tertiary)	60	12																								
Solar System	55	5																								
Rainwater harvesting	20	2																								
Solid Waste Composting plant	28	10																								
Landscaping	40	4																								
Environmental Monitoring	-	3																								
Total Cost	203	33																								
	• O & M cost	Rs. 33 Lakh/year																								
	• Quantum and generation of corpus fund and commitment	Environmental Management facilities are operated by us till society is formed.																								

		Corpus fund will be generated for Rehab buildings.
	• Responsibility for further O & M	The Society will be responsible for O & M of Environmental Management facilities

Traffic Management	Nos. of the junction to the main road & design of confluence	
	Parking details	
	Number & area of basement	3 basements for Sale Buildings and MHADA building with total area: 14,383.14 m ²
	Number & area of podia	7 Podiums for Sale Buildings: 1,06,184.34m ²
	Total Parking Area	MCGM Parking Area: 57,169.03 m ² Sale+Rehab Parking Area: 49015.31 m ²
	Area per car	45.76 m ²
	2-Wheeler	350 Nos.
	4-Wheeler	Sale + Rehab = 1071 MCGM PPL = 1143 Total Parking: 2214Nos.

3. The proposal has been considered by SEIAA in its 90th meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

General Conditions for Pre- construction phase: -

- (i) This environment clearance is issued for total built up area of 2,88,597.64 Sq.m as approved by Local Planning Authority.
- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- (iv) Project Proponent to relocate the holding tank in such a manner that it does not spill over to river. It should also be properly maintained & kept free of Mosquitos so that it does not become a breeding ground for the disease spreading vectors.
- (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) 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.
 - (vii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
 - (viii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
 - (ix) "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.
 - (x) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) 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.
- (iii) 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.
- (iv) 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.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (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) 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.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) 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.

- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) 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.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) 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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of

the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.


- (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) 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.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) 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 in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage 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. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
 - (viii) 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://ec.maharashtra.gov.in>.
 - (ix) 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.
 - (x) 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.
 - (xi) 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.
 - (xii) 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.
 - (xiii) 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.
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. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. 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.
10. Any appeal against this environmental 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.


(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

1. Shri. Jagdish Joshi, Chairman, IAS (Retd.), SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link, Road, Andheri (W), Mumbai- 400 053.
2. Additional Secretary, MOEF, 'MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. Regional Office (WCZ), Ministry of Environment, Forest and Climate Change, Nagpur
4. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Raigad.
7. Commissioner, Panvel Municipal Corporation.
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Raigad.
10. Select file (TC-3)

(EC uploaded on

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.0000164470/CR/2306001097

Date: 15/06/2023

To,
M/s.Neelkamal Realtors Tower Pvt. Ltd, CS
No.1906, Byculla,Mumbai.



Your Service is Our Duty

Sub: Re-Validation of Consent to Establish for Residential Construction Project.

- Ref:
1. Application Submitted by SRO-Mumbai-I
 2. Minutes of 5th CC meeting dtd-12.05.2023.

Your application NO. MPCB-CONSENT-0000164470

For: grant of Consent to Renewal 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. **Consent to Establish is valid upto Commissioning of the unit or 10.02.2025 whichever is earlier.**
2. **The capital investment of the project is Rs.364.0 Cr. (As per undertaking submitted by pp).**
3. **The Consent to establish (re-validation) is valid for Residential Construction Project named as M/s.Neelkamal Realtors Tower Pvt. Ltd, CS No.1906, Byculla, Mumbai on Total Plot Area of 19434.10 Sq.Mtrs for construction BUA of 86470.0 Sq.Mtrs including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-30.10.2007	19216.00	86470.00
2	Consent to Establish dtd-10.02.2010	19216.00	86470.00

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	560	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set- 500 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Waste	1200 Kg/Day	OWC	use as manure
2	Dry Waste	1800 Kg/Day	Segregation	sent to recycling to authorized agency.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- PP shall submit the BG of Rs. 10 lakhs towards O&M of STP, OWC and compliance of conditions stipulated in EC and Consent to Operate.
- PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
- 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.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.

17. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
 18. PP shall obtain Re-validation of Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
 19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1456000.00	MPCB-DR-18096	27/03/2023	NEFT
2	7280000.00	MPCB-DR-19587	15/06/2023	NEFT

Paid Penal fees of Rs.7280000.00

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **600 CMD for treatment of domestic effluent of 560 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	700.00
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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-500 KVA	Acoustic Enclosure	5.00	HSD 50 Ltr/Hr	1	SO ₂	24 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).

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of consent condition	upto Commissioning of the unit or 10.02.2025 whichever is earlier.	upto Commissioning of the unit or 10.02.2025 whichever is earlier.

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

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

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel : 2402 0781 / 2401 0437

Fax : 2402 4068

Visit us at :

Website : <http://mpcb.mah.nic.in>

E-mail : mpcb@vsnl.net



Kalpataru Point,
2nd , 3rd & 4th floor,
Opp. Cineplanet,
Near Sion Circle, Sion (E),
Mumbai - 400 022.

Infrastructure Project/LSI

Consent No. BO/RO (P&P)/EIC No.MU-0903-08/E/CC- **74** Date: **10/02/2010**

Consent to Establish is granted to M/s. Neelkamal Sumer Realtors Towers Pvt. Ltd

Proposed Residential Project "Orchid Height" At CS
No. 1906 of Byculla Division, Dr A. L. Nair Marg,
Near Jacob Circle, Mumbai.

located in the area declared under the provisions of Water Act (P&CP) 1974, Air Act (P&CP), 1981 and Authorization under the provisions of H.W (M, H & T) Rules and amendments thereto subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions :-

1. The Consent to Establish is valid up to Commissioning of the Project or five years whichever is earlier.

For development of land/plot as new construction activities for construction of Residential project named as **M/s. Neelkamal Sumer Realtors Towers Pvt. Ltd** Proposed Residential Project "Orchid Height" At CS No. 1906 of Byculla Division, Dr A. L. Nair Marg, Near Jacob Circle, Mumbai, **on total plot area of 19216 Sq mtrs and total Built up area of 86470 Sq mtrs** including utilities for development of Residential project and services as per construction commencement certificate issued by local body.

2. CONDITIONS UNDERT WATER (Prevention & Control of Pollution) ACT, 1974: -

(i) The quantity of sewage effluent from above construction project shall not exceed **560 M³/Day**.

(ii) **Sewage Effluent Treatment:** The Applicant shall provide a comprehensive sewage treatment plant and treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards: -

(1)	pH	Not to exceed	6.5 to 9.0	
(2)	Suspended Solids	Not to exceed	100	mg/l
(3)	BOD 3 days 27 CC	Not to exceed	20	mg/l
(4)	Fecal Coliform	Not to exceed	500/100/l	ml
(7)	Residual Chlorine	Not to exceed	01	mg/l
(8)	Detergent	Not to exceed	01	mg/l
(9)	Floating matters	Not to exceed	10	mg/l
(10)	COD	Not to exceed	50	mg/l

(iii) **Sewage effluent Disposal: -**

The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners, gardening and remaining shall be discharged to MCGM Sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

(iv) **Non-Hazardous Solid Waste: -**

The total quantity shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity	Treatment	Disposal
1	Domestic Garbage	3000 Kg/Day	Composting	Used as manure/MCGM site



3. Other Conditions (During Construction Phase): -

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes
3. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
6. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
7. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handling over of complex for occupation.
9. Applicant shall provide 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.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. The applicant, during the construction stage shall provide
 - a) Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b) Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.



- c) Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
- d) Green belt of 33% of the open space shall be developed.

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under: -

The daily water consumption for the following categories shall not exceed, as under

- (i) **Domestic** (In CMD)
- a) Domestic 700
- b) Gardening

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981: -**

- (I) The Applicant may install 02 no. of diesel generating sets (DG Sets), of capacity 02 x 250 KVA and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards: -

Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm ³
ii)	SO ₂ (DG set)	Not to Exceed	10	Kg/day

- (II) **The following measure shall be taken.**

- a) Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, RSPM.
- b) Applicant shall achieve following Ambient Air Quality standards.

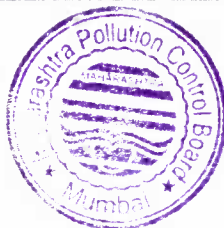
1	SPM	Not to Exceed (Annual Average)	140	µg/ m ³
		Not to Exceed (24 hours)	200	µg/ m ³
2	SO ₂	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
3	NO _x	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
4	RSPM	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	100	µg/ m ³

- (III) **The Applicant shall observe the following fuel patterns**

No.	Type of Fuel	Quantity
01	Diesel/LDO	50 Lit/Day

- (IV) **The Applicant shall erect the Chimney (s) of the following specifications**

No.	Chimney attached to DG	Height above roof of Bldg
1	DG set 02 x 250 KVA	3.5 mtrs each



(V) Conditions for DG Sets: -

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer.
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D G. set shall not be operated until it is set back to satisfactory position.

(VI) Other Conditions:

- a) The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered, as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

(VII) Conditions for Utilities like Kitchen, Eating Places etc: -

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. 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 way that no nuisance is caused to neighbors.

(VIII) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

(IX) Construction equipments generating noise of less than 65/90 db(A) are permitted.

(X) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HW (M & H) & AMENDMENT RULES 2003

The applicant shall not generate hazardous wastes:



7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
12. **The applicant should comply with the conditions of Environmental Clearance granted by MoEF, GOI vide No. 21-757/2007-IA.III, dated 30.10.2007.**
13. This is issued with recommendation of Consent Committee meeting held on 21.01.2010 of the Board and with approval of the Hon'ble Chairperson of the Board
14. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
15. The capital investment of the project is Rs. 364/- Crores.

To
M/s. Neelkamal Sumer Realtors Towers Pvt. Ltd
 Proposed Residential Project "Orchid Height"
 At CS No. 1906 of Byculla Division, Dr A. L. Nair Marg,
 Near Jacob Circle, Mumbai.

For and on behalf of the
 Maharashtra Pollution Control Board



(Signature)
(Mahesh Pathak)
 Member Secretary

Copy to

1. Regional Officer, Mumbai, MPCB,
2. Sub Regional officer, Mumbai-I, MPCB,
3. Chief Accounts Officer, Mumbai, MPCB.

Received consent fee of

Amount	DD No.	Date	Drawn on
Rs 100000/-	466038	19.11.2007	Oriental Bank of Commerce.
Rs 264000/-	466350	07.01.2008	Oriental Bank of Commerce.

4. Cess Branch, MPCB, Mumbai.
5. Master file.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY


No. SIA/MH/MIS/303963/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: **22/11/2023**

To,
GODREJ RESIDENCY PRIVATE LIMITED
5th Floor, Godrej One, Pirojshanagar,
Eastern Express highway, Vikhroli East, Mumbai,
Mumbai Suburban, Maharashtra, 400079 .

Sub: -Transfer of Environmental Clearance granted to M/s. Neelkamal Realtors Towers Pvt. Ltd. for proposed Orchid Heights at plot bearing C.S. no 1906 of Byculla division situated at Rangwala compound Maulana Azad Rd E ward Byculla Mumbai.

Ref: 1. Your application for transfer of EC- SIA/MH/MIS/303963/2023
2. EC Letter no. SEIAA-2017/CR-51/Esst, Dated 11/09/2017.

1. This has reference to your online application vide proposal No. SIA/MH/MIS/303963/2023 in prescribed Form - 7 and other documents for seeking transfer of Environmental Clearance (EC) of the project mentioned in the subject.
2. EC was granted to M/s. Neelkamal Realtors Towers Pvt. Ltd. for proposed Orchid Heights at plot bearing C.S. no 1906 of Byculla division situated at Rangwala compound Maulana Azad Rd E ward Byculla Mumbai. Now, you have applied for transfer of EC from M/s. Neelkamal Realtors Towers Pvt. Ltd. to M/s GODREJ RESIDENCY PRIVATE LIMITED. as you have taken over the project under reference.
3. You have submitted following documents in support of your application for transfer of EC-
 - i. Undertaking by transferee regarding acceptance of the terms and conditions in the EC letter dated 11/09/2017.
 - ii. Copy of authorization duly signed by the project proponent in support of the person making this application on behalf of the User Agency.
4. SEIAA noted the above facts and decided to transfer EC dated 11/09/2017. from M/s. Neelkamal Realtors Towers Pvt. Ltd. to M/s GODREJ RESIDENCY PRIVATE LIMITED.
5. This letter shall be read with the EC letter Dated 11/09/2017.
6. All the other terms and conditions mentioned in the EC letter dated 11/09/2017 shall remain the same.


Pravin Darade
(Member Secretary, SEIAA)