



Manager . &lt;manager@eprindia.com&gt;

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**Submission of Six Monthly Compliance Monitoring Reports (January 2024 - June 2024)\_Orchid Height\_Godrej Residency Pvt. Ltd.**

1 message

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**Manager .** <manager@eprindia.com>

29 July 2024 at 09:27

To: sromumbai1@mpcb.gov.in

Cc: romumbai@mpcb.gov.in

Respected Sir,

We are enclosing herewith Six-monthly compliance report (June 2024) of Environment Clearance for Expansion of Residential Project "Orchid Heights" at Plot bearing C.S.no.1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road, 'E' Ward, Byculla Mumbai.

Kindly receive the same for your record and reference.

Reference:- Environment Clearance no - : **SEIAA-2017/CR-51/Esst dated 11/09/2017**

Link to download :<https://we.tl/t-ITXX0TH1p0>

Thanks & Regards,  
Godrej Residency Pvt. Ltd.



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Thanks & Regards,  
Godrej Residency Pvt. Ltd.

Date 30.05.2024

**To,**  
**The Secretary,**  
**Maharashtra Pollution Control Board,**  
Environment Department,  
Kalpataru point, 3<sup>rd</sup> & 4<sup>th</sup> floor, Opp. Cinemax Theatre,  
Sion (E).

**Subject** : Submission of six-monthly compliance monitoring report (January 2024 to June 2024) for the proposed residential project **“Orchid Height”** ” at Plot bearing C.S.no.1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road, ‘E’ Ward, Byculla Mumbai.

**Reference** : **SEIAA-2017/CR-51/Esst dated 11/09/2017**  
**Transfer or EC – No. SIA/MH/MIS/303963/2023 dated 22.11.2023**

Respected Sir,

The proposed residential project **“Orchid Height”** ” at Plot bearing C.S.no.1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road, ‘E’ Ward, Byculla Mumbai. is being developed by **Godrej Residency Pvt. Ltd**

As per EIA notification dated 14<sup>th</sup> September 2006 & conditions stated in Environmental Clearance Letter, we are submitting **January 2024 to June 2024 Six Monthly Compliance Monitoring Report.**

We request to acknowledge the same and oblige.

Thanking you,

Yours Sincerely,  
**For, Godrej Residency Pvt. Ltd**

Rohan Pradip  
Kedia

Digitally signed by Rohan  
Pradip Kedia  
Date: 2024.05.30 18:25:49  
+05'30'

**Authorized Signatory**

**Enclosures:**

1. Point wise compliance report



**SIX MONTHLY COMPLIANCE REPORT OF  
STIPULATED CONDITIONS OF  
ENVIRONMENTAL CLEARANCE  
(January 2024 – June 2024)**

**Expansion of Residential Project “Orchid Heights” with MCGM  
Parking Lot.**

At

Plot bearing C.S no.1906 of Byculla Division situated at Rangwal Compound,  
Maulana Azad Road, E Ward, Byculla, Mumbai.

**M/s. Godrej Residency Pvt. Ltd.**

Godrej One, 5th Floor, Pirojashanagar, Vikrolhi (E), Mumbai -  
4000 79.

**Prepared By**



**Enviro Policy Research India Pvt. Ltd (EPRIPL)**

**QCI-NABET Accredited Consultant**

**An ISO 9001:2015 Certified Company**

607, Oriana Business Park, Road No. 22,

Wagle Estate, Thane (W) – 400604, Maharashtra

Email: [manager@eprindia.com](mailto:manager@eprindia.com); Website: [www.eprindia.com](http://www.eprindia.com)

**Submitted to**

**Maharashtra Pollution Control Board (Mumbai),  
Environment Department, Mantralaya and  
Ministry of Environment and Forests and Climate Change  
(Regional Office)**

**Project Details:**

Sr. No.	Project details		
1.	Name of the project	Expansion of Residential Project “Orchid Heights” at Plot bearing C.S.no.1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road, ‘E’ Ward, Byculla Mumbai.	
2.	Name of the project proponent	M/s. Godrej Residency Pvt. Ltd.	
3.	Clearance Identification No. and Date	<b>SEIAA-2017/CR-51/Esst dated 11/09/2017</b>	
4.	<b>Area Statement:</b>		
5.	Total Plot area	19,434.10 Sq.m	
6.	Proposed built-up Area (FSI & Non-FSI)	FSI – 81,727.91 Sq.m Non FSI – 2,06,869.73 Sq.m	
7.	Total Construction area	Total construction area – 2,88,597.64 Sq.m	
8.	Total no. of flats	Flats: 735 Shops: 29	
9.	Total Water Requirement	Dry Season	
		• Fresh water	336 KLD
		• Source	MCGM
		• Recycled water	206 KLD
		• Total water requirement	513 KLD
		Wet Season	
		• Fresh water	264
		• Source	MCGM
		• Recycled water	177 KLD
		• Total water	513 KLD

		requirement	
10.	Sewage & Waste water	<ul style="list-style-type: none"> <li>Sewage generations</li> <li>STP Technology</li> <li>Capacity of STP</li> <li>Location of the STP</li> </ul>	475 KLD MBBR Technology 500m3/d Basement
11.	Solid waste details	<ul style="list-style-type: none"> <li>Dry waste (kg/d)</li> <li>Wet waste (kg/d)</li> </ul>	765 kg/d 1147 kg/d

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment &amp; Forests

Regional Office (West Central Zone), Nagpur

Monitoring Report

**PART – I****DATA SHEET**

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)		:	8 (b) B1
2.	Name of the project		:	Expansion of Residential Project “Orchid Heights” at Plot bearing C.S.no. 1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road, ‘E’ Ward, Byculla Mumbai.
3.	Clearance Identification No. and Date		:	<b>SEIAA-2017/CR-51/Esst dated 11/09/2017</b>
4.	Location		:	Byculla
	a.	District ( S )	:	Mumbai
	b.	State ( S )	:	Maharashtra
	c.	Latitude/ Longitude	:	Latitude- 18°58'40.93"N Longitude - 72°49'33.67"E
5.	Address for correspondence		:	<b>M/s. Godrej Residency Pvt. Ltd.</b> Godrej One, 5th Floor, Pirojshanagar, Vikrohi (E), Mumbai -4000 79
	a.	Address of Concerned Project Chief Engineer ( with pin code & Telephone / telex / fax numbers	:	Mr. Manish Wakade C.S. no 1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road., 'E' Ward, Byculla Mumbai.
	b.	Address of Executive Project: Engineer/Manager ( with pin code/ Fax numbers )	:	Lekhraj Padole C.S.no 1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road., 'E' Ward, Byculla Mumbai.
6.	Salient features		:	

Six Monthly Post Monitoring Report (January2024 – June 2024)

M/s. Godrej Residency Pvt. Ltd.

	a.	of the project	:	Annexure A
	b.	of the environmental management plans	:	Annexure B
7.	Breakup of the project area		:	
	a.	submergence area forest & non-forest	:	Non-Forest
	b.	Others	:	Annexure –A
8.	Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless laborers/artisan		:	Not Applicable
	a.	SC, ST/Adivasis	:	Not Applicable
	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)	:	Not Applicable
9.	Financial details		:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	:	Cost of the project: <b>Rs. 1200 Crores</b>
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Yes. Attached as <b>Annexure B</b>
	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.	:	Yes. Refer Annexure - C
	e.	Actual expenditure incurred on the environmental management plans so far	:	EMP cost till date is approximately Rs 10 Lakhs
10.	Forest land requirement		:	
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information		:	Not Applicable
12.	Status of construction		:	
	a.	Date of commencement (Actual and/or planned)	:	Dec 2009
	b.	Date of completion (Actual and/ of planned)	:	Dec 2028
13.	Reasons for the delay if the Project is yet to start		:	Project work started
14	Dates of site visits		:	

	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	Application had done Dt 30.04.2024 wide Email.
	b.	Date of site visit for this monitoring report	:	
15.		Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits	:	Not Applicable
		(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	-

**Current Status of Work**

Current status of Construction work		<b>Architect letter is attached</b>
a.	Date of Commencement (Actual and/ or planned)	Dec 2009
b.	Date of completion (Actual and/ or planned)	Dec 2028

**Undertaking Letter**

n i r m e e k  
a s s o c i a t e s  
engineers & license surveyors

B-315, Antop Hill Warehousing Complex, V.I.T. College Rd; Wadala (East), Mumbai: 400 022. Cont.: 0 98201 42520.

May 29, 2024.

**Status Certificate**

We, **M/s. Nirmeeek Associates** are Architect / Licensed Surveyor for proposed residential project known as “Orchid Heights” on Plot bearing C.S.no.1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road, ‘E’ Ward, Byculla Mumbai. Environment Clearance for the said project has been obtained on 11/09/2017 (File No - EC Identification no: SEIAA-2017/CR-51/EAST). We are submitting here with the current **status of the project as follows:**

Area statement as per EC received	In Sq. Mtrs.
Total Construction area	2,88,597.64
Total FSI area	81,277.91
Total Non- FSI area	2,06,869.73
Construction done till date	47,660.40
Remarks	Rehab Building No.1 completed. Tower A under construction – RCC frame work completed upto 27 <sup>th</sup> floor. Tower B – Pilling Work in progress.

Thanking You,

Yours Faithfully,

For, **M/s. Nirmeeek Associates**

HARACHKAR  
PRADIP P

*Mr. Pradeep P. Harachkar*

Licensed Surveyor

Regd. No.H/49/L.S.

**Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no.**

**SEIAA-2017/CR-51/EAST 11/09/2017 as follows:**

Sr No	Condition	Status
<b>General Conditions</b>		
<b>Pre-Construction Phase</b>		
1.	This Environmental Clearance is issued for total built-up area 2,88,597.64 Sq m as approved by Local Planning Authority.	Noted
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, Circulations, etc. issued if any. Judgments/ orders issued by Hon'ble High court, Hon'ble NGT, Hon'ble Supreme court regarding DCR provisions, environmental issues if applicable in this matter should be verified. PP should submit exactly the same plan appraised by concern SEAC & SEIAA. If any discrepancy found in the plans submitted or details provided in the above Para may be reported to environment department. This environment clearance issued with respect to environmental considerations and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.	Noted
3	E- Waste should be disposed through Authorized vendor as per E-waste (Management & Handling) Rules, 2016.	E- Waste shall be disposed through Authorized vendor as per E-Waste (Management & Handling) Rules, 2016

## COMPLIANCE MONITORING REPORT

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 Agreed
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 Agreed
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. The Google location of the project is attached as <b>Annexure 2</b> .
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.

## COMPLIANCE MONITORING REPORT

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	<p>PP Obtain Consent Copy</p> <p>Consent to Establish for Residential Construction</p> <p>Project.</p> <p>No-Format1.0/CC/UAN No.0000164470/CR/2306001097Dated: 15/06/2023</p> <p>Please Refer <b>Annexure No. 3</b> for Consent to Establish Copy</p>
10	All required sanitary hygiene & measures should be in place before starting construction activities and to be maintained throughout the construction phase.	<p>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.</p>
<b>Construction Phase</b>		
I	Provisions shall be made for housing of construction labour within the site with all necessary infrastructure and facilities such	Provisions of Cooking facilities, Toilets and Safe drinking water arrangements are made for workers.

## COMPLIANCE MONITORING REPORT

	as cooking, mobile toilets, mobile STPs, safe drinking water, medical health care, crèche and first aid room etc.	
<b>II</b>	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.	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.
<b>III</b>	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	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 a temporary room within the project site for collection, segregation, and storage of biodegradable and non-biodegradable waste
<b>IV</b>	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety	Excavated material is stock piled and will be partly reused for back filling, plot leveling and remaining debris will be disposed of by covered trucks to the authorized sites



## COMPLIANCE MONITORING REPORT

	and health aspects of people, only in the approved sites with the approval of competent authority.	
V	Arrangement shall be made that waste water and storm water do not get mixed.	Separate Arrangement is made for storm water drain and waste water line so that it does not get mixed with each other. Also excess storm water will be drained to municipal storm water drains.
VI	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping.
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.	Excavated Soil from the proposed project would be used for leveling of the proposed site.
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	<p>Landscape area:</p> <p>Total RG area: 5,895 Sq. m</p> <p>On Ground: 1952 Sq.m</p> <p>On Podium: 3943 Sq.m</p> <p>No. of trees to be planned: On ground 120 nos.</p>
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.	The construction process does not involve any activity which may lead to leaching of Heavy metal and toxic contaminants. Hence there is no threat of contamination to subsoil and ground water.
X	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and dumpsites for such material must be secured so that they	There is no bituminous waste. All precautions are taken to prevent contamination of water source. The construction process does not involve in storage of hazardous material to be consumed in building construction works

## COMPLIANCE MONITORING REPORT

	should not leach into the water.	
XI	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste generation as per the consent granted by MPCB.
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.	DG set are not used during construction phase. It is only used as a power back up source during power failure in operation phase.
XIII	The diesel required for 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.
XIV	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage /leakages.	Vehicle hired for bringing construction material to site have valid pollution check certificate and confirm to applicable air and noise emission standard and are 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.	During construction adequate measures are taken to maintain ambient air and noise quality within the prescribed limit. Water sprinkling would be carried out as dust suppression to arrest fugitive dust arising mainly due to transportation of construction material. The vehicles hired by the Contractor for construction purposes are checked for valid PUC certificates. Air and Noise level monitoring is being carried out during the construction phase to ensure that the ambient

## COMPLIANCE MONITORING REPORT

		air quality and noise levels are within the prescribed limits. The plot is barricaded to avoid spread of pollutants.
XVI	Fly ash should be used as building material in the construction as per the supervisions of fly ash notification of September 1999 and amended as on 27 <sup>th</sup> August, 2003 (The above condition is applicable only if the project site is located within the 100km of thermal power stations.	Portland cement is used which already contains Fly ash.
XVII	Ready mixed concrete must be used in building construction.	Ready mix concrete is used for construction of Building.
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.	Plan Approval and respective NOCs have been obtained for the said project.
XIX	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Agreed to comply with.
XX	Water demand during construction should be reduced by use of pre-mixed concrete curing agents and other best practices referred.	Agreed to comply with.  Ready Mix Concrete along with fly ash is being used
XXI	The ground water level and its quantity should be monitored regularly in consultation with ground Water Authority.	No extraction of ground water from site for construction activities.
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. Treated effluent emanating from STP shall	A full – fledged STP of capacity of 500 KLD will be installed onsite for the treatment of the entire waste water generated on the project. Treated waste water conforms to norms prescribed by Maharashtra Pollution Control Board, Mumbai and will be utilized for flushing, gardening to reduce fresh water

## COMPLIANCE MONITORING REPORT

	be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP. PP to give 100% treatment to sewage/ Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	demand.
XXIII	Permission to draw ground water and construction of basement if any shall be obtained from competent Authority prior to construction/operation of the project.	No extraction of ground water from site for construction activities.
XXIV	Separation of gray and black water should be done by the use of dual plumbing line for separation of black and gray water.	Yes. Grey & Black Water will be separated by the use of dual plumbing line.
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.	Yes. Low pressure water fixtures are proposed.
XXVI	Use of glass may reduce 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.	Glass shall be used only for windows
XXVII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Thermal insulation will be provided in roofs.
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	Energy conservation measures are as follows;  Energy Saving by Non-Conventional method  1. Efficient wall system like solid blocks with fly ash content 2. Energy Conservation measures taken by using low energy consuming

## COMPLIANCE MONITORING REPORT

	<p>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 heater system. PP should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.</p>	<p>fixtures like, T5 Lamps, CFL in Flats and LED in Lift, Lobby, and Passages</p> <ol style="list-style-type: none"> <li>Solar Lighting on street and RG area, 35 Nos. of light proposed</li> <li>Solar Hot water system to buildings</li> <li>Controlling of light through motion sensors and day light Sensors</li> <li>Use of high energy efficient pump for Fire Fighting, UG tanks and STP</li> </ol>
XXIX	<p>Diesel power generating sets proposed as source of backup power for elevators &amp; common area illumination during construction phase should be of enclosed type &amp; conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG should be equal to height needed for the combined capacity of all proposed DG sets. Use lower sulphur diesel is preferred. The location of DG sets may be decided with in consultation with Maharashtra Pollution Control Board.</p>	<p>DG sets are proposed to be used in operation phase as emergency purpose. DG set capacity;</p> <p>4*750 kVA, 2*630 kVA, 2*30 kVA and 1*80 kVA</p>
XXX	<p>Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise level measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.</p>	<p>Following adequate measures are taken to maintain noise levels within the prescribed limits;</p> <ol style="list-style-type: none"> <li>Plot is barricaded</li> <li>The construction is carried out during day time only</li> <li>Development of green belt</li> </ol>
XXXI	<p>Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.</p>	<p>Public road and public area are not being used for project activity purpose and are free from traffic movement. Following provision are made for adequate parking facility within the project complex.</p>

## COMPLIANCE MONITORING REPORT

		<p>4-wheeler proposed: Sale+ rehab= 1071</p> <p style="text-align: center;">MCGM PPL= 1143</p> <p style="text-align: center;">Total parking= 2214</p> <p>2-wheeler proposed: 350 Nos.</p>
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 the use of appropriate thermal insulation material to fulfill requirement.	Thermal insulation will be provided as per ECBC norms. Also ecofriendly paints will be use which will aid in UHI.
XXXIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The adequate distance between the proposed buildings have been maintained 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 by a separate environment cell/ designated person	Regular supervision is being carried out.
XXXV	Under the provision of Environment (Protection) Act, 1986, legal action shall be initiated against the PP if it was found that construction of the project has been started without obtaining environmental clearance.	SEIAA, Govt. of Maharashtra granted Environmental Clearance for the Project vide letter no. SEIAA-2017/CR-51/Esst  Refer <b>Annexure - 01</b> for Environmental Clearance (EC) copy
XXXVI	Six months monitoring reports should be submitted to the regional office MoEF, Bhopal with copy to this department & MPCB.	Noted.
<b>Post Construction/Operation Phase</b>		

## COMPLIANCE MONITORING REPORT

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 environment infrastructure is installed and made functional including water requirement. in para 2. Prior certifications from appropriate authority shall be obtained	Noted.
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 te premise. Local authority should ensure this.	Organic Waste Convertor (OWC) will be provided to treat 1147 Kg/day biodegradable waste and the treated waste (Compost) will be used in gardening during operational phase.
III	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	Noted.
IV	A complete set of all documents submitted to Department should be forwarded to the Local Authority and MPCB	Developer is submitting one copy of this report along with approvals received for the project to MPCB
V	In the case of any changes in the scope of the project, the project would be require a fresh appraisal by this Department.	Yes, developer has agreed to the mentioned condition. If any change occurs in proposed projects, developer would apply for revised approval
VI	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	A separate environment management cell with qualified staff is appointed for implementation of the stipulated environmental safeguards.

## COMPLIANCE MONITORING REPORT

VII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	Complied. Separate funds have been allocated for implementation of Environmental Protection Measures.
VIII	The project management shall advertise at least two in local newspaper 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, conforming that the project has been accorded environmental clearance and copies of clearance letter are available with the MPCB and may also be seen at Website at <a href="http://ec.mahashtra.gov.in">http://ec.mahashtra.gov.in</a> .	Complied.
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 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year.	Noted. Agreed to Comply with.
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.	Agreed to Comply with.
XI	The PP shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same	Agreed to Comply with. We are submitting six monthly report copies to MPCB and MoEF regional office



	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 <sub>2</sub> , NO <sub>x</sub> (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.	Agreed to Comply with. We are submitting status of the project along with six monthly reports to respective MoEF regional office, and MPCB office.  The reports are attached as Annexure 7
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.	Agreed to Comply with.  We will submit Environment Statement for each year to MPCB, CPCB and Regional MoEF office

**List of Annexure**

<b>Annexure No</b>	<b>Annexure Name</b>
1	Environmental clearance Copy
2	Google Image
3	Consent Copy
4	Project Layout
5	Sanitary and Hygiene Facilities Photographs
6	Monitoring REport
7	Acknowledgement Copy for submission of previous compliance report

## Annexure 1: Environmental clearance Copy

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEIAA-2017/CR-511E&amp;st.

Environment department,

Room No. 217 (Annex).

2<sup>nd</sup> floor, Mantralaya,

Mumbai- 400 032.

Date: 11<sup>th</sup> 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 35<sup>th</sup> 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 90<sup>th</sup> 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 Enviro Engg. Pvt. Ltd. F-7, Road No. 21, Wagale Estate, Thane (W)-400604, Telefax: 2171 6389, 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)

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## Annexure 1: Environmental clearance Copy

Note on the initiated work (if applicable)	Total Constructed Work (FSI + Non FSI)	Total constructed area till date: 26500 m <sup>2</sup> .	
	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 70<sup>th</sup> 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 <sup>2</sup>		
Deductions	-		
Net Plot area	19,434.10 m <sup>2</sup>		
Permissible FSI (Including TDR etc.)	77,736.4 m <sup>2</sup>		
Proposed Built-up Area (FSI & Non-FSI)		As per EC Received (m <sup>2</sup> )	After Expansion (m <sup>2</sup> )
	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		

## Annexure 1: Environmental clearance Copy

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	

## Annexure 1: Environmental clearance Copy

	• 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 <sup>3</sup>
	• 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 <sup>3</sup> /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 <sup>3</sup> /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

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## Annexure 1: Environmental clearance Copy

		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 <sup>3</sup>
	• 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	

## Annexure 1: Environmental clearance Copy

	• Location and total area provided for the storage and treatment of the solid waste	Stilt
	• Budgetary allocation	Capital Cost: 28 Lakh O & M Cost: 10 Lakh

Green Belt Development	Total RG Area	5895 m <sup>2</sup>
	1. RG area other than green belt (please specify for playground, etc.)	No
	2. RG area under green belt	
	• RG on ground	1952 m <sup>2</sup>
	• RG on Podium	3943m <sup>2</sup>
	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 Palam
		PLUMBAGO CAPENSIS Chitrak
		TABERNAEMONTANA VER Tagur
		CECTRUM NOBILIS Ruirani
		WEDELIA TRILOBATA Wedelia

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## Annexure 1: Environmental clearance Copy

	<ul style="list-style-type: none"> <li>Number and list of trees species to be planted around the border of nallah / stream / pond (if any)</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Number, size, age and species of trees to be cut, trees to be transplanted</li> </ul>	15 Trees are cut
	<ul style="list-style-type: none"> <li>NOC for the tree cutting / transplantation/ compensatory plantation, if any</li> </ul>	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"> <li>Maximum demand</li> </ul>	9.5 MW
	<ul style="list-style-type: none"> <li>Connect load</li> </ul>	15 MW
	<ul style="list-style-type: none"> <li>Source</li> </ul>	BEST
	Energy saving by non-conventional method	
	Energy saving measures <ul style="list-style-type: none"> <li>Efficient wall systems like solid blocks with fly ash content,</li> <li>Energy conservation measures taken by using low energy consuming fixtures like, T5 lamps, CFLs in flats and LEDs in Lift, Lobby, and Passages</li> <li>Solar lighting on street and RG area, 35 Nos. of lights proposed</li> <li>Solar Hot water system to buildings</li> <li>Controlling of lights through motion sensors and day light sensors</li> <li>Use of high energy efficient pumps for fire fighting, UG tanks and STP</li> </ul>	
	<ul style="list-style-type: none"> <li>Detail calculations &amp; % of saving</li> </ul>	17%Energy Saving for Residential and about 35% for MCGM parking lot
	<ul style="list-style-type: none"> <li>Compliance of the ECBC guidelines (Yes / No) (if Yes then submit</li> </ul>	Yes

## Annexure 1: Environmental clearance Copy

	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 &amp; 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>1</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	-	1	Total Cost	203	33
Component	Capital Cost (Rs. in Lakhs)	O & M Cost (Rs. in Lakhs/Year)																								
STP (Tertiary)	60	12																								
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Landscaping	40	4																								
Environmental Monitoring	-	1																								
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.																								

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## Annexure 1: Environmental clearance Copy

		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 <sup>2</sup>
	Number & area of podia	7 Podiums for Sale Buildings: 1,06,184.34m <sup>2</sup>
	Total Parking Area	MCGM Parking Area: 57,169.03 m <sup>2</sup> Sale+Rehab Parking Area: 49015.31 m <sup>2</sup>
	Area per car	45.76 m <sup>2</sup>
	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 90<sup>th</sup> 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: -**

- This environment clearance is issued for total built up area of 2,88,597.64 Sq.m as approved by Local Planning Authority.
- 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.
- E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- 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.
- The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of

## Annexure 1: Environmental clearance Copy

- 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.



**Annexure 1: Environmental clearance Copy**

- (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

**Annexure 1: Environmental clearance Copy**

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.

**Annexure 1: Environmental clearance Copy**

- (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 1<sup>st</sup> June & 1<sup>st</sup> 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, SO<sub>2</sub>, NO<sub>x</sub> (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 31<sup>st</sup> 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.

**Annexure 1: Environmental clearance Copy**

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29<sup>th</sup> 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, 1<sup>st</sup> 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, MS&DCL, 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



## Annexure 2: Google Image



## Annexure 3: Consent Copy

## MAHARASHTRA POLLUTION CONTROL BOARD

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



**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

## Annexure 3: Consent Copy

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 &amp; 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 &amp; Other Wastes (M &amp; T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. 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.
11. PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
12. 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.
13. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
14. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
15. 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.
16. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.

## Annexure 3: Consent Copy

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.



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Signed by: **Dr. J. B. Sangwar**  
Joint Director (WPC)  
For and on behalf of  
**Maharashtra Pollution Control Board**  
jdwater@mpcb.gov.in  
2023-06-15 15:56:22 IST

## 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



## Annexure 3: Consent Copy

**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.

## Annexure 3: Consent Copy

## 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 <sub>2</sub>	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 <sup>3</sup>
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

## SCHEDULE-III

**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2 O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of consent condition	upto Commissioning of 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.**

## Annexure 3: Consent Copy

## 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:

- 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.
- 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.
- 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.
- 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.
- Conditions for D.G. Set
  - Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - 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.
  - 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.
  - Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

Annexure 3: Consent Copy

- 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.







**Annexure 5: Sanitary and Hygiene Facilities Photographs**



## Annexure 6 : Monitoring Reports



trust  
accuracy  
competency

**umwelt**

- Food, Environmental & Microbiological Analysis
- Corporate Training
- Research
- Product Development

- BIS Recognized
- MoEF - CC
- ISO/IEC 17025 : 2017
- ISO 9001 : 2015
- ISO 45001 : 2018

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 <sub>10</sub> (µg/m <sup>3</sup> )	CO (mg/m <sup>3</sup> )	NO <sub>x</sub> (µg/m <sup>3</sup> )	PM <sub>2.5</sub> (µg/m <sup>3</sup> )	SO <sub>2</sub> (µg/m <sup>3</sup> )
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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-End of Report-

page 1 of 1



**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





- Food, Environmental & Microbiological Analysis
- Corporate Training
- Research
- Product Development

- BIS Recognized
- MoEF - CC
- ISO/IEC 17025 : 2017
- ISO 9001 : 2015
- ISO 45001 : 2018

## 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

Reproduction of this report in full or in parts is prohibited. The results relate to sample tested

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



Six Monthly Post Monitoring Report (January 2024 – June 2024)

M/s. Godrej Residency Pvt. Ltd.

Prepared by QCI-NABET Accredited Consultant Enviro Policy Research India Pvt. Ltd. (EPRIPL) Page 49





- Food, Environmental & Microbiological Analysis
- Corporate Training
- Research
- Product Development

- BIS Recognized
- MoEF - CC
- ISO/IEC 17025 : 2017
- ISO 9001 : 2015
- ISO 45001 : 2018

## 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  
(Director)  
Authorized Signatory

Reproduction of this report in full or in parts is prohibited. The results relate to sample tested.

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



## Annexure 7 : Acknowledgement copy of Submission of previous compliance Reports



EPRI Mumbai &lt;mumbai.epri@gmail.com&gt;

### Six monthly compliance report - Orchid Heights

1 message

EPRI Mumbai &lt;mumbai.epri@gmail.com&gt;

Wed, Jan 31, 2024 at 7:30 PM

To: EC Compliance Maharashtra &lt;eccompliance-mh@gov.in&gt;

Cc: Avick Sil &lt;avick1114@gmail.com&gt;, Avick &lt;avick@eprindia.com&gt;

Respected Sir,

We are enclosing herewith Six monthly compliance report of Environment Clearance for Expansion of Residential Project "Orchid Heights" at Plot bearing C.S.no.1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road, 'E' Ward, Byculla Mumbai.

Kindly receive the same for your record and reference.

Reference - Environment Clearance - SEIAA-2017/CR-51/Esst dated 11/09/2017

Link to download - <https://we.tl/t-OiNDjK9qGm>

Regards,

For, M/s. Neelkamal Realtors Tower Pvt. Ltd.



EPRI Mumbai &lt;mumbai.epri@gmail.com&gt;

### Six monthly compliance report - Orchid Heights

1 message

EPRI Mumbai &lt;mumbai.epri@gmail.com&gt;

Wed, Jan 31, 2024 at 7:30 PM

To: SRO Mumbai 1 &lt;sromumbai1@mpcb.gov.in&gt;, chairman@mpcb.gov.in, ms@mpcb.gov.in, RO Mumbai

&lt;romumbai@mpcb.gov.in&gt;

Cc: Avick Sil &lt;avick1114@gmail.com&gt;, Avick &lt;avick@eprindia.com&gt;

Respected Sir,

We are enclosing herewith Six monthly compliance report of Environment Clearance for Expansion of Residential Project "Orchid Heights" at Plot bearing C.S.no.1906 of Byculla Division situated at Rangwala Compound, Maulana Azad Road, 'E' Ward, Byculla Mumbai.

Kindly receive the same for your record and reference.

Reference - Environment Clearance - SEIAA-2017/CR-51/Esst dated 11/09/2017

Link to download - <https://we.tl/t-elX4xkhZDT>

Regards,

For, M/s. Neelkamal Realtors Tower Pvt. Ltd.

## ANNEXURE-A

## 1. PROJECT DETAILS

Sr. No.	Description	Details		
1	Area Details	Particulars		Details (m2)
		Plot area (Sq m)		19,434.10
		Proposed Built-up Area (FSI & Non-FSI)	Particulars	Details
			FSI	81,727.91
			Non FSI	2,06,869.73
	TBUA	2,88,597.64		
2	No. of buildings & its configuration	Sale	Sale building No. 1= 3B+G+7P+60 FL+5 Service.FI.+4 Fire FI	
			Sale building No.2= 3B+G+7P+38FI+3 Service FI+2 Fire FI	
		Rehab	G+22 Floor	
		Rehab + Mhada	3B +G+12FI	
		Public Parking Lot		
3	No. of Tenements &Shops	Flats- 735 Nos Shops- 29		
4	Total Population (Nos.)	11602 Nos.		
5	Total Water Requirements (CMD)	Dry Season		
		• Fresh water	336 KLD	
		• Source	MCGM	
		• Recycled water	206 KLD	
		• Total water requirement	513 KLD	
		Wet season		
		• Fresh water	264	
		• Source	MCGM	
		• Recycled water	177 KLD	
		• Total water requirement	513 KLD	
6	Sewage & waste water	• Sewage	475 KLD	

## ANNEXURE A

		generations		
		• STP Technology	MBBR Technology	
		• Capacity of STP	500m <sup>3</sup> /d	
		• Location of the STP	Basement	



## ANNEXURE-B

## EMP for Construction Phase

**EMP FOR AIR ENVIRONMENT**

- **Construction Phase (EMP for Air Environment):**

To mitigate the impacts of PM<sub>10</sub> & PM<sub>2.5</sub> during the construction phase of the project, the following measures are recommended for implementation:

**Dust Control Plan:**

The most cost-effective dust suppressant is water because water is easily available on construction site. Water can be applied using water trucks, handled sprayers and automatic sprinkler systems. Furthermore, incoming loads could be covered to avoid loss of material in transport, especially if material is transported off-site.

**Vehicle Emission Controls and Alternatives**

- During construction, vehicles will be properly maintained to reduce emission. As site is a construction project, vehicles will be generally having “PUC” certificate.
- Foot paths and Pedestrian ways: Adequate footpaths and pedestrian ways would be provided at the site to encourage non-polluting methods of transportation

**Procedural Changes to construction activities**

Construction equipment is commonly left idle while the operators are on break or waiting for the completion of another task. Emission from idle equipment tends to be high, since catalytic converters cool down, thus reducing the efficiency of hydrocarbon and carbon monoxide oxidation. Existing idle control technologies comprise of power saving mode, which automatically off the engine at present time and reduces emissions, without intervention from the operators.

**Improved Maintenance:**

Significant emission reductions can be achieved through regular equipment maintenance. Contractors will be asked to provide maintenance records for their fleet as part of the contract bid, and at regular intervals throughout the life of the contract.

Incentive provisions will be established to encourage contractors to comply with regular

Maintenance requirements.

**Reduction of On-Site Construction Time:**

Rapid on-site construction would reduce the duration of traffic interference and therefore, will reduce emissions from traffic delay.

▪ **Operation Phase (EMP for Air Environment):**

To mitigate the impacts of pollutants from DG set and vehicular traffic during the operational phase of the Project, following measures are recommended for implementation:

**Diesel Generator Set Emission Control Measures**

Adequate stack height will be maintained to disperse the air pollutants generated from the operation of DG set to dilute the pollutants concentration within the immediate vicinity. Hence no additional emission control measures have been suggested.

**EMP FOR NOISE ENVIRONMENT**

▪ **Construction Phase (EMP for Noise Management):**

To mitigate the impact of noise from construction equipment during the construction phase on the site, the following measures are recommended for implementation.

**Time of Operation:**

Noisy construction equipment has not been allowed to use at nighttime.

**Job Rotation and Hearing Protection:**

Workers employed in high noise areas are not employed on shift basis. Hearing protection such as earplugs/muffs will be provided to those working very close to the noise generating machinery.

**Other Measures:**

- Developer must ensure barricading for minimum of 5m (as the site is adjacent to road)
- During construction, shade trees can be planted on the periphery of the boundary to reduce noise impact
- Also to reduce noise impact, one must ensure smooth movement of traffic vehicles

- Measures of NBC, 2016 must be followed by developer to control noise
- Developer must follow guidelines of BS 5228 and Defra Guideline (NO0234)
- Plant and vehicles should comply with EU noise emission limit
- Control hours of operation of all plants and vehicles and machineries
- Avoid unnecessary use of plant and machinery
- Use acoustic barriers whenever possible
- Use line flat bed lorries or storage bin with noise attenuating materials
- Handle materials carefully for example, scaffolding and fittings should be carried and placed; not thrown or dropped
- Ensure that materials are delivered and installed during normal working hours
- Ensure site supervision during installation
- Maintain vehicles regularly to reduce engine, exhaust, and body rattle noise
- Use silencer based plants and machinery to avoid noise impact
- Ensure that hard road surfaces are well maintained to reduce rattling of vehicles
- Use mechanical sweeper with noise attenuators
- Observe less or no waiting time for the vehicles or plants and machinery so that they are not running unnecessarily
- Don't leave equipment running unnecessarily
- Service and maintain as well as clean the equipment on regular basis
- As far as possible, use self-compacting concrete to reduce the need for vibrating equipment
- Use shielding or barriers around pumps, compressors and machinery
- Also install online noise monitoring system to understand the noise level at the site (continuous level), so that immediate decision can be taken to control any activity which is causing noise pollution

■ **Operation Phase:**

To mitigate the impacts of noise from diesel generator set during operational phase, the following measures are recommended

**Noise Emission Control Technologies**

Source of noise in the operational phase will be from backup DG sets (which will be in operation only during power failure) and pumps & motors. All the machinery will be of highest standard of reputed make and will comply with standard i.e. The DG set room will be provided with acoustic enclosure to have minimum 75dB(A) insertion loss or for

Meeting the ambient noise standard whichever is on higher side.

### **EMP FOR WATER ENVIRONMENT**

#### ■ **Construction Phase (EMP for Water Management):**

To prevent degradation and to maintain the quality of the water source, adequate control measures have been proposed. To check the surface run-off as well as uncontrolled flow of water into any water body check dams with silt basins are proposed. The following management measures are suggested to protect the water source being polluted during the construction phase.

Avoid excavation during monsoon season

Care has been taken to avoid soil erosion

Common toilets have been constructed on site during construction phase and the sewage would be channelized to the septic tanks in order to prevent sewage to enter into the waterbodies.

To prevent surface and ground water contamination by oil and grease, leak-proof containers has been used for storage and transportation of oil and grease. The floors of oil and grease handling area have been kept effectively impervious. Any wash off from the oil and grease handling area or workshop has been drained through impervious drains.

Collection and settling of storm water, prohibition of equipment wash downs and prevention of soil loss and toxic release from the construction site are necessary measure to be taken to minimize water pollution.

All stacking and loading area has been provided with proper garland drains,

Equipped with baffles, to prevent run off from the site, to enter into any water body.

▪ **Operation Phase (EMP for Water Management):**

In the operation phase of the project, water conservation and development measures will be taken, including all possible potential for rainwater harvesting. Following measures will be adopted.

**Water Source Development**

Water source development shall be practiced by installation of scientifically designed Rain Water Harvesting system. Rainwater harvesting promotes self-sufficiency and fosters an appreciation for water as a resource.

**Minimizing Water Consumption**

Consumption of fresh water will be minimized by combination of water saving devices and other domestic water conservation measures. Further, to ensure on-going water conservation, an awareness program will be introduced for the students and employees. The following section discusses the specific measures, which shall be implemented

**Wastewater Treatment Scheme**

The sewage will be treated in the STP provided within the complex. STP which will be cycled within the project and remaining will be discharged to Sewer.

**Other Measures:**

- LFD would be installed
- Rain water harvesting would be installed
- Recycle and reuse of water would be taking place
- Recycled water would be used for flushing and gardening purpose

**EMPFORLANDENVIRONMENT**

- **Construction Phase**

**Construction Debris:**

Construction debris is bulky and heavy and re-utilization and recycling is an important strategy for management of such waste. As concrete and masonry constitute the majority of waste generated, recycling of this waste by conversion to aggregate can offer benefits of reduced landfill space and reduced extraction of raw material for new construction activity. This is particularly applicable to the project site as the construction is to be completed in a phased manner. Mixed debris with high gypsum, plaster, has not been used as fill, as they are highly susceptible to contamination, and will be sent to designated solid waste landfill site. Metal scrap from structural steel, piping, concrete reinforcement and sheet metal work has been removed from the site by construction contractors. A significant portion of wood scrap has been reused on site. Recyclable wastes such as plastics, glass, fibre insulation, roofing etc. shall be sold to recyclers.

**Hazardous Waste:**

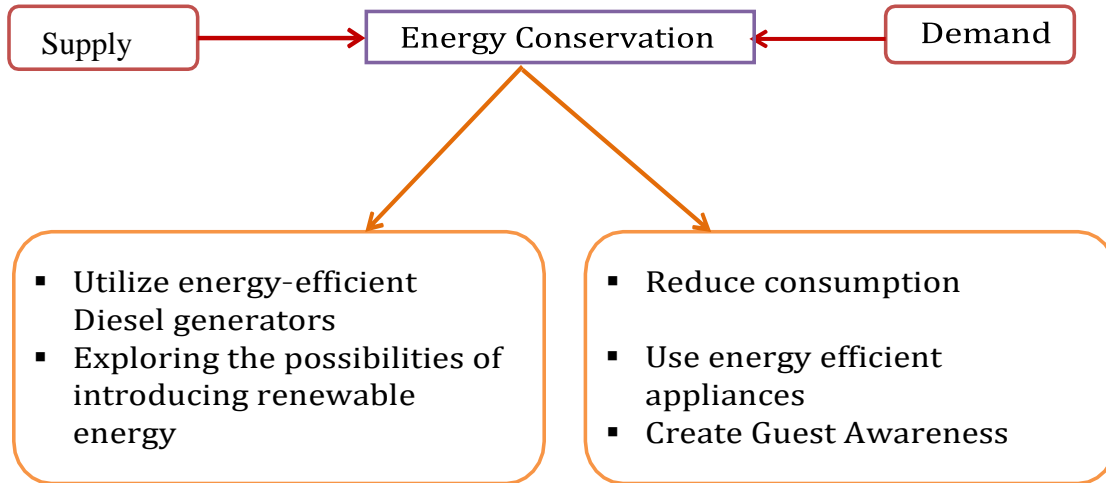
Construction sites are sources of many toxic substances such as paints, solvents wood preservatives, pesticides, adhesives and sealants. Hazardous waste generated during construction phase shall be stored in sealed containers and disposed off as per The Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008.

- **OperationPhase:**

The philosophy of solid waste management at the complex will be to encouraging the four R's of waste i.e. .Reduction, Reuse, Recycling and Recovery (materials & energy). Regular public awareness meetings will be conducted to involve the people in the proper segregation and storage techniques. With regards to the disposal/treatment of waste, the management will take the services of the authorized agency for waste management and disposal of the same on the project site during its operational phase.

**EMP FOR ENERGY CONSERVATION**

Energy conservation program will be implemented through measures taken both on energy demand and supply.





Energy conservation will be one of the main focus e during the complex planning and operation stages. The conservation efforts would consist of the following;

### **Architectural design**

- Maximum utilization of solar light has been done.
- Maximize the use of natural lighting through design.
- Theorientationofthebuildingshasbeendoneinsuchawaythatmaximumdaylightis available.
- The green areas has been spaced, so that a significant reduction in the temperature can take place

### **Energy Saving Practices**

- Energy efficient lamps have been provided within the complex.
- Constantmonitoringofenergyconsumptionanddefiningtargetsforenergyconservation.
- Adjustingthesettingsandilluminationlevelstoensureminimumenergyusedfordesiredcomfort levels

## **ENVIRONMENTAL MONITORING**

Thepurposeofenvironmentalmonitoringistoevaluate theeffectivenessofimplementation of Environmental Management Plan (EMP) by periodic monitoring. Theimportantenvironmentalparameterswithintheimpactareaareselectedsothatanyadverse effects are detected and time action can be taken. The project proponent will monitor ambient air Quality, Ground Water Quality and Quantity, and Soil Quality in accordance with an approved monitoring schedule.

The detailed Monitoring Programme is given in **Table**

**Monitoring Programme for  
Project**

Sr.No.	Type	Location	Parameters	Period and Frequency
1	Ambient Air Quality	Project Site	Criteria Pollutants:SO <sub>2</sub> , NO <sub>2</sub> , PM <sub>10</sub> ,PM <sub>2.5</sub> , CO	Half yearly (24hr.average samples) during construction phase and annual during operation phase.
2	Groundwater (Portability testing)	Project Site	Drinking water parameters as per Standards	Half yearly
3	Ambient Noise	Project Site	dB(A)levels	Half yearly (Hourly day and night time leq levels) during construction phase and every year during operation phase.
4	Potable Water Quality	Municipal Supply	As per IS potable Water standards	Half yearly
5	Soil Quality	Project Site	Organic matter,C.H.,N,Alkalinity, Acidity, heavy metals and trace metal, Alkalinity, Acidity	Half yearly
6	Waste Characterization	Educational	Physical and Chemical composition	Daily
7	Treated Water	Outlet of STP	BOD,MPN, Coliform count, etc.	Daily

## ANNEXURE-C

## EMP Costing

No.	Component	Capital Cost in Lakhs Rs	O&M Cost Rs. In Lakhs /Years)
1	STP (Tertiary)	60	12
2	Solar System	55	5
3	Rain water Harvesting	20	2
4	Solid waste Composting Plant	28	10
5	Landscape	40	4
6	Environmental Monitoring	-	3
	<b>Total Cost</b>	203	33

Till the date approximately **Rs. 10 Lakhs** has been incurred on Environment Management Plan

## EMP costing letter

**Godrej Residency Pvt. Ltd.**  
**Regd. Office:** Godrej One,  
5th Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (E), Mumbai – 400 079. India  
Tel.: + 91-22-6169 8500  
Fax: + 91-22-6169 8888  
Website: www.godrejproperties.com

Date: 5<sup>th</sup> June 2024

### Undertaking

We, **M/s. Godrej Residency Pvt. Ltd.** have received EC for Proposed Residential project with MCGM Parking lot known as “Orchid Height” at plot bearing C.S no.1906 of Byculla Division situated at Rangwal Compound, Maulana Azad Road, E Ward, Byculla, Mumbai. (SEIAA-2017/CR-51/Esst dated 11<sup>th</sup> September, 2017)

We would like to state that till date Rs. 15 Lakhs has been incurred towards Environment Management Plan.

Thanking you,

Yours faithfully,

**For, M/s. Godrej Residency Pvt. Ltd.**

Rohan Pradip  
Pradip Kedia  
Kedia

Digitally signed by Rohan  
Pradip Kedia  
Date: 2024.06.05 16:16:35  
+05'30'

**Authorized Signatory**

