

HALF-YEARLY POST EC COMPLIANCE REPORT

OF

Proposed Redevelopment of Municipal Tenanted Property
on Plot bearing C.S. No 437 (pt), 335(pt), 338(pt), 339(pt),
340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350(pt),
351(pt) 352(pt), 353 (pt), 354(pt), and 356 (pt) of Dadar
Naigaon Division at Rafi Ahmed Kidwai Marg, Wadala,

Mumbai

PERIOD

April 2025 – September 2025

Project Proponent

M/s. Godrej Projects Development Ltd.

Godrej Projects Development Ltd.
Regd. Office: Godrej One,
5th floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai – 400 079, India
Tel.: +91-22-61698500
Fax: +91-22-61698888

Date: 23rd October 2025

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

Subject : Submission of six-monthly monitoring report April 2025 – September 2025,
for Proposed redevelopment of Municipal tenanted property on plot bearing
C.S. No 437 (pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt),
347(pt), 348(pt), 350(pt), 351(pt) 352(pt), 353 (pt), 354(pt), and 356 (pt) of
Dadar Naigaon Division at Rafi Ahmed Kidwai Marg, Wadala, Mumbai,
Maharashtra. by M/s. **Godrej Projects Development Ltd.**

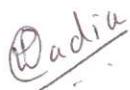
Reference : Environment Clearance letter No. SIA/MH/INFRA2/430700/2023 dtd.
01.11.2023.

Sir,

With reference to above mention subject, we would like to inform you that we have been accorded the environmental clearance for Proposed redevelopment of Municipal tenanted property from SEIAA Maharashtra, on **01.11.2023**. We hereby submit six monthly monitoring report for the period ended **(April 2025 – September 2025)** for Proposed redevelopment of Municipal tenanted property.

Hope the above are in line with your requirement and kindly acknowledge the receipt.
Thanking you,

Yours faithfully,



M/s. Godrej Projects Development Ltd.
(Authorized Signatory)

CC: Principal Secretary, Environment Department.
Member Secretary, MPCB.



COMPLIANCE OF EC CONDITION

FOR

Proposed Redevelopment of Municipal
Tenanted Property on Plot bearing C.S. No 437
(pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt),
342(pt), 346(pt), 347(pt), 348(pt), 350(pt),
351(pt) 352(pt), 353 (pt), 354(pt), and 356 (pt)
of Dadar Naigaon Division at Rafi Ahmed
Kidwai Marg, Wadala, Mumbai

PROJECT PROPOSAL

M/s. Godrej Projects Development Ltd.

SIX MONTHLY COMPLIANCE REPORT

Proposed redevelopment of Municipal Tenanted Property on Plot bearing Cadastral Survey Nos. 437 (pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350 (pt), 351(pt) 352(pt), 353 (pt), 354(pt), 355 (pt) and 356 (pt) of Dadar Naigaon Division at Rafi Ahmed Kidwai Marg, Wadala, Mumbai.

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no. [SIA/MH/INFRA2/430700/2023 dtd. 01.11.2023](#) as follows:

Specific Conditions:

Sr. No	COMPLIANCE	REPLY
A) SEAC CONDITIONS		
1	PP to obtain revise IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area on mother earth as per Hon'ble Apex Court order.	PP have obtained IOD from MCGM vide Letter No. P-9221/2021/ (354 And Other)/F/North/DADAR-NAIGAON /337/5/Amend dated- 18/07/2023. Copy of approved plan attached as Annexure 1 .
2	PP to obtain following NOCs & remarks as per amended planning: a) HRC NOC; b) Revised Civil Aviation NOC; c) Revised Tree NOC.	PP have obtained the following NOC's: a) We have obtained HRC NOC. Refer Annexure 2 . c) We have obtained Revised Civil Aviation NOC. Refer Annexure 3 . d) We have obtained revised Tree NOC. Refer Annexure 4 .
3	PP to submit architect certificate mentioning that they have provided all required RG on mother earth as per the hon'ble supreme court order regarding RG area.	PP has proposed entire mandatory Recreation Ground (RG) area of 3105.68 Sq.m on ground against the required RG 3044.25 Sq.m and no part thereof is located on podium as mandated by National Green Tribunal Order dated 13.09.2022 in Appeal No-22/2016 WZ and Hon'ble Supreme court order dated 08-05-2023. This mandatory RG area is kept open to sky and also enable plantation of trees.
4	PP to obtain concession from Municipal Commissioner, MCGM with respect to odd shape RG area proposed on mother earth.	PP has obtained the Approval from MCGM vide file no. P-9221/2021/ (354 and other)/F/North/DADAR NAIGAON/337/5/Amend dated 18.07.2023. Proposed RG on Mother earth

SIX MONTHLY COMPLIANCE REPORT

Proposed redevelopment of Municipal Tenanted Property on Plot bearing Cadastral Survey Nos. 437 (pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350 (pt), 351(pt) 352(pt), 353 (pt), 354(pt), 355 (pt) and 356 (pt) of Dadar Naigaon Division at Rafi Ahmed Kidwai Marg, Wadala, Mumbai.

Sr. No	COMPLIANCE	REPLY
		and podium as per approval dated 18.07.2023.
5	PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.	PP shall comply the same.
6	PP to provide 2-row plantation along the railway track & also provide sound proof windows to minimise noise pollution.	PP have proposed 2-row plantations along the railway track. PP also agreed to provide sound proof glass to the windows, flats facing the railway track.
7	PP to provide adequate 2-wheeler parking and ensure that 25% of 2-wheeler and 4- wheeler parking is equipped with electric charging facility; PP to submit parking statement for Rehab & MCGM buildings separately.	PP shall agree to comply with the condition.
8	PP to submit revised energy calculation with terrace floor plan considering shadow analysis report with nos. of Solar PV panels & Solar Water heaters & ensure that the energy savings from renewable sources shall be minimum 5 %.	PP propose to achieve overall 5.58 % to 6.14% energy saving through solar PV panels and solar water heaters.
9	PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.	PP proposes to utilize the excess treated water for the municipal gardens and other construction sites nearby to reduce the discharge upto 35%.
B) SEIAA CONDITIONS		
1	PP has provided mandatory RG area of 3044.25 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Condition is noted.
2	EC is restricted up to 135.15 m height for Sale Tower no 1 as per CFO NOC.	PP have obtained HRC NOC for Tower no. 1 upto 143.95 mt. Refer Annexure 2A.
3	EC is also restricted for sale Tower no 2 up to 143.50 mas per HRC.	Condition is noted.
4	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the	Condition is noted.

SIX MONTHLY COMPLIANCE REPORT

Proposed redevelopment of Municipal Tenanted Property on Plot bearing Cadastral Survey Nos. 437 (pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350 (pt), 351(pt) 352(pt), 353 (pt), 354(pt), 355 (pt) and 356 (pt) of Dadar Naigaon Division at Rafi Ahmed Kidwai Marg, Wadala, Mumbai.

Sr. No	COMPLIANCE	REPLY
	water permeable area as well as to allow effective fire tender movement.	
5	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Condition is noted and PP shall comply the same.
7	SEIAA after deliberation decided to grant EC for FSI- 1,18,430.46 m², Non FSI- 1,57,828.38m², total BUA- 2,76,258.84 m². (Plan approval No- P-9221/2021/ (354 and other)/F/North /DADAR NAIGAON/337/5/Amend, dated 18.07.2023) (Restricted as per approval).	Condition is noted and PP shall comply the same.
GENERAL CONDITIONS		
a) Construction Phase		
1	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.	Condition is noted and PP shall comply the same.
2	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	All construction waste will get collected and segregated properly. Most of that shall be reused for the construction activity.
3	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.	PP shall comply the same.
4	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility shall be provided for the workers at the site during construction phase.

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Sr. No	COMPLIANCE	REPLY
5	Arrangement shall be made that waste water and storm water do not get mixed.	During Operational phase, Covered sewage system has been proposed which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed of into the sewer drain.
6	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Ready mix cement, curing agents and other best practices will be carry out to minimize the water demand.
7	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	There is no extraction of ground water.
8	Permission to draw ground water for construction of basement if any shall be obtained from the Competent Authority prior to construction/operation of the project.	Use of only Tanker water for construction practice.
9	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10	The Energy Conservation Building code shall be strictly adhered to.	Condition is noted and PP shall comply the same.
11	All the topsoil excavated during construction activities should be stored for use in horticulture I landscape development within the project site.	Excavated top soil shall be used for landscaping.
12	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Condition is noted.
13	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done, according to the reports all the parameters are within limit and so there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
14	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Condition is noted.

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Sr. No	COMPLIANCE	REPLY
15	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 of 150 KVA capacity shall be used as backup during construction phase. These are environment friendly make and provided with acoustic enclosure to avoid noise emission.
16	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.	Condition is noted and we shall comply the same.
17	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>Following care will be taken regarding noise levels with conformation to the residential area.</p> <ul style="list-style-type: none"> • Use of well-maintained equipment fitted with silencers. • Noise shields near the heavy construction operations are provided. • Construction activities are limited to daytime hours only. <p>Also, use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p>
18	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> • D.G. sets will be provided as back up for Residential buildings. • 150 KVA D.G. set will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
19	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.

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Sr. No	COMPLIANCE	REPLY
	disturbance to the surroundings by a separate environment cell/designated person.	
B) Operational Phase		
1	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Garbage will be collected manually from each of the building and carted to collection spot through trolleys. In order to avoid problems associated with solid waste disposal problems, an effective solid waste management system will be followed by segregating the wet and dry garbage. Wet waste will be treated by Organic Waste Converter.
2	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011
3	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.	STP of capacity of 305 cum, 481 cum, 405 cum shall be provided to treat the waste water. STP will be provided by established consultant and the operation and maintenance shall be done by the technical persons of consultant. MOU will be done for the maintenance. Refer Annexure 5 .
4	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	STP shall be provided for Recycling of wastewater. Proper disposal of waste will be done through well managed Solid Waste management team.

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Sr. No	COMPLIANCE	REPLY
	installed and made functional including water requirement.	
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.	We shall agree to comply with the condition.
6	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.	This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the "air control and management section". Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles.
7	PP to provide adequate electric charging points for electric vehicles (EVs).	We shall propose 25% of charging points for Electric vehicles on total parking in the project.
8	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	The green area will be approx. 6258.13 sq.mt A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Total 607 No's of trees will be planted after development. Refer Annexure 06 .

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Sr. No	COMPLIANCE	REPLY
9	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Separate environment management cell/ consultant with qualified staff is formed and implementing the same.
10	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	EMP cost has been worked out and allocated for all environmental pollution control devices and other facilities. Refer Annexure 07.
11	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	The advertisement was published in Marathi and English language local newspaper. In Marathi newspaper "Navshakti" dtd. 07.11.2023 & in English newspaper 'The Free Press Journal" dtd. 07.11.2023. Refer Annexure 08.
12	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.	We shall comply the same.
13	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Condition is noted.

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Sr. No	COMPLIANCE	REPLY
C) General EC Conditions		
1	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Condition is noted and we shall comply the same.
2	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	We have obtained Consent to Establish from MPCB. Refer Annexure 09 .
3	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained. Refer Annexure 10 .
4	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.	Condition is noted and submitted to regional office of MoEF. We are submitting herewith six-monthly reports to environment department, Mantralay & MPCB.
5	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.	Condition is noted and we shall comply the same.
6	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Condition is noted.

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Sr. No	COMPLIANCE	REPLY
7	<p>This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National board of 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.</p>	<p>As the site is not within the radius as define under the circular number and hence NOC is not applicable.</p>

ANNEXURES

For

Proposed Redevelopment of Municipal
Tenanted Property on Plot bearing C.S. No 437
(pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt),
342(pt), 346(pt), 347(pt), 348(pt), 350(pt),
351(pt) 352(pt), 353 (pt), 354(pt), and 356 (pt)
of Dadar Naigaon Division at Rafi Ahmed
Kidwai Marg, Wadala, Mumbai

PROJECT PROPOSAL

M/s. Godrej Projects Development Ltd.

COPY OF APPROVAL

346
Form _____
88

Rehab

in replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. P-9214/2021/(335 And
Other)/F/North/DADAR-
NAIGAON/IOD/1/New

MEMORANDUM

Municipal Office,
Mumbai

To,

M/s. Godrej Projects Development Limited

Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli Mumbai- 400079

With reference to your Notice 337 (New), letter No. 000434 dated, 29/10/2021 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Redevelopment of Rehab building of Shree Azad Nagar Tower No. 1 & Tower no. 2 and Om Azad Nagar and MCGM Building on plot bearing C.S. no. 437, 335, 338, 339, 340, 341, 342, 346, 347, 348, 350, 351, 352, 353, 354, 356 of Dadar Naigaon Division, Raft Ahamed Kidwai Marg, Azad Nagar, Vadala F/N Ward, Mumbai. CTS/CS/FP No. 335, 350, 354, 356, 353, 352, 351, 348, 347, 346, 342, 341, 339, 340, 338, 437 furnished to me under your letter, dated 29/10/2021. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
3. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
4. That the specifications for layout/ D.O./or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate.
5. That the structural engineer will not be appointed. Supervision memo as per Appendix - XI will not be submitted by him.
6. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
7. That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A.E.(Survey)/ E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.
8. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
9. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
10. That the qualified/Registered Site supervisor (Annexure -7) through Architect/Structural Engineer will not be appointed before applying for C.C.
11. That All Dues Clearance Certificate from A.E.W.W. F/N- Ward shall not be submitted before issue of C.C.
12. That the premium/deposits as follows will not be paid - 1) Condonation of deficient open spaces. 2) Staircase / Lift area benefit. 3) Development charges 4) Insecticide charges. 5) Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges ' F/N' Ward. 6) Labour Welfare Cess 7) Additional Development Cess 8) Water and Sewerage Charges 9) Premium for internal staircase 10) Fire Evacuation Lift 11) Any other Premium as applicable
13. That the extra ground rent / penalty, premium for breaches in lease, if any will not be paid to Asstt. Commissioner (Estates) office and N.O.C. from Asst. Commissioner (Estates) thereof will not be submitted to this office before C.C.
14. That the work will not be carried out strictly as per approved plan and in conformity with the D.C.P.R in force.
15. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
16. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work and owner / developer should submit revalidated Janata Insurance Policy from time to time.
17. That the N.O.C. from Power supply company for substation shall not be submitted.
18. That the fresh Tax Clearance Certificate from A.A. & C 'F/N' Ward shall not be submitted.
19. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.

Annexure 8 – SWM NOC

Sale

8. The copy of approved Construction and Demolition Management Plan Shall be accompanied with each and every vehicle under this approval. The developer shall issue the proper Challan for each and every trip of vehicles and that shall be acknowledged by the agency of unloading site. The developer shall maintain record of C&D material transported and shall make it available to MCGM and / or Monitoring Committee whenever required for inspection.
9. The approval is granted presuming that the papers submitted by the applicants / Owners are genuine. For any dispute arising out of documents submitted by applicant, POA / Occupant / Owner shall be held responsible as prescribed under the law prevailing in force.
10. The approval granted hereto does not absolve the other approval required from the other department of M.C.G.M. OR Govt. authorities.
11. In case of disputes, court matters etc. related to the subject site / land / property, this approval cannot be treated as a valid proof.
12. In case of any breach of condition is brought to the notice of MCGM or Monitoring Committee, Show Cause Notice will be issued and decision will be taken within one month as expeditiously as possible, which shall be binding on you / land owner.
13. This approval is not a permission for excavation or permission for dumping but this is the only approval under Construction & Demolition Waste Management Plan for the transportation of Construction & Demolition Waste for unloading at designated unloading site.
14. You / Land owner shall submit valid Bank Guarantee from the bankers approved by the MCGM and the amount applicable as per attached table. The bank guarantee remains valid till grant of Occupation Certificate (OCC).
15. The license architect / license engineer shall upload compliance report in respect of Construction & Demolition Waste Management Plan, any breach will entitle the cancellation of building permission and work will be liable to stop immediately.
16. (A) Project Total Estimated Qty (Brass): 780
(B) Obtained NOC(s) Total Qty (Brass): 780

Note:

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
2. The above remarks are system generated and does not require any signatures.
3. This C & D approval is issued subject to obtaining valid IOD / CC. Actual transportation shall begin after obtaining valid IOD / CC only.

Annexure 9 – Water Supply NOC

Rehab



MUNICIPAL CORPORATION OF GREATER MUMBAI

HYDRAULIC ENGINEER'S DEPARTMENT Remark Issued u/n HE/001788/2022/F/N/CTY Dated : 16 Feb 2022

Office of the :

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

To,

Shri. JITENDRA GOVIND DEWOOLKAR
317-321 Ninad CHS. Bldg. No.7, Khar Nagar,
Service Road Bandra (E) Mumbai-400051

CC,

Godrej Projects Development LTD.
Godrej One, 5th Floor, Pirojshanagar,
Eastern Express Highway, Vikhroli (E.),
Mumbai - 400 079

Subject : Hydraulic Engineer's Department Remark for proposed building on Plot bearing CTS / CS Number 335 ,350, 354 ,356 ,353 ,352 ,351 ,348 ,347 ,346 ,342 ,341 ,339 ,340 ,338 ,437 of Village / Division 2037 at City, F/North, Mumbai.

Reference : 1) Your online application - Application Number P-9214/2021/(335 And Other)/F/North/DADAR-NAIGAON-HE/1/New dated 19 Nov 2021
2) Scrutiny fee receipt Number CHE/BP/77480/22

As per the data furnished by Architect / Consultant / LS / LP the proposed building under reference is a Residential. Total water requirement of the building works out to 663 lpd for residential purpose, 3 lpd for commercial purpose and 14 lpd for other purpose.

It is to inform that, Hydraulic Engineer's Remark for the proposed Individual building under reference are as follows :-

1. Water supply for the Residential building will be made available as per prevailing norms, on submission of occupation certificate.
2. No well / borewell shall be dug on the plot under reference as this plot is affected by water supply tunnel safety band. Similarly, Excavation / deep foundation shall be restricted to 10 m depth on the plot under reference. In any case excavation by blasting shall not be permitted. No repair works or deepening of existing well / borewell shall be carried out on the plot.
3. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from consultant. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber and shall be at minimum distance of 6.00 mt from proposed STP. Top of manhole shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
4. The internal water distribution system within building shall be provided by Terrace loop & downtake system. The design for same shall be obtained from consultant and shall be self certified.
5. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the basement / stilt of the building. As suction tank is located within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.
6. Automatic level control censors system & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.
7. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor



MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the Dy.Chief Engineer(Sewerage Project), P&D, Engg. Hub, Stores Bldg., 2nd Floor, Dr. E. Moses Road, Worli, Mumbai - 400 018

System generated Sewer remark Number 4536/REM/2018/SP/515 Dated 16 Feb 2022.

To,

Shri. JITENDRA GOVIND DEWOOLKAR (L.P Number 2122)

317-321 Ninad CHS. Bldg. No.7, Khar Nagar, Service Road Bandra (E) Mumbai-400051

CC,

Vasani Narendra L.

C-204,Blossom, Mahavir Nagar, Dahanukarwadi, Kandivali(W), Mumbai-67.

CC,

Godrej Projects Development LTD.

C-204,Blossom, Mahavir Nagar, Dahanukarwadi, Kandivali (W), Mumbai-67.

Subject:- Sewerage remarks for proposed on plot bearing CTS Number 335, 350, 354, 356, 353, 352, 351, 348, 347, 346, 342, 341, 339, 340, 338, 437 of village Zone 2 at ward F/North

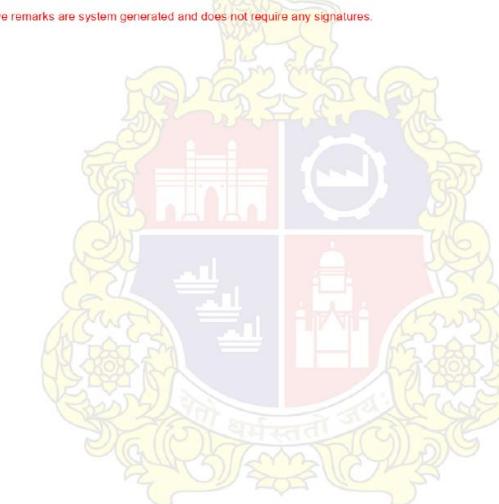
Reference:- Application Number 2122 and date 01 Jan 1990

It is to inform you that , there is no objection to connect proposed Resi+comm to 0 mm dia municipal sewer by laying 150 mm dia pipe sewer street connection from sewer trap chamber of proposed development / building to municipal sewer manhole, subject to the following conditions:

1. That work shall be carried out as per the Municipal Specifications and drainage bye-laws after obtaining necessary permission from concerned ward.
2. Sewer street connection from sewer trap chamber of proposed development / building to municipal sewer manhole line shall be laid as per Municipal Specifications using R.C.C. pipes N.P.C class (I.B.I. Mark only) duly encased with 15 cm. thick M-15 cement concrete all around along with provision, in 1:80 slope for 150 mm dia and 1:135 slope for 230 mm dia from connection.
3. That the vent shaft of adequate size (minimum 150 mm dia) shall be provided at sewer trap chamber and at every 150 m. intervals, along the sewer line.
4. That the work shall be carried out through licensed plumber / plumbing consultants only.
5. The work shall be commenced from the downstream of the network.
6. That all necessary permissions from concerned officials / departments like Traffic Police, Ward Office, etc. shall be obtained before starting the work.
7. That house drains for all the buildings at the above mentioned premises should be got approved form the concerned A.E (B.P) / Self Certification.
8. You shall be solely responsible for safety of other underground services pipe lines etc. and safety of third party including injury / death of any person. Any harm done as a consequence of work being carried out by you shall be compensated solely by you.
9. The necessary road reinstatement charges shall be borne by developer.
10. That fresh remarks should be obtained in case of amendment in plans.
11. That after the work is completed the Drainage Completion Certificate along with L-section of completed work must be uploaded for acceptance to concerned E.E(SP)P&D before obtaining part OCC / Full OCC of the building.
12. In the event of proposed development the remarks are generated showing the connection to the existing municipal sewer network and it is not feasible practically to connect then Arch / L.P / plumbing consultants has to make a sump or pump arrangement at his / her own risk and cost.
13. Any additional / separate street connection required to be laid for the proposed building same has to be approved by EE SP (P&D).
14. If the proposed development exceeds built-up area of 20000 sq. m. then the street connection to be treated as overflow connection of only excess treated sewage from STP provided in the building development.
15. If any short recovery in payment of prorata charges, scrutiny fee etc. to be paid to MCGM is observed then the same shall be paid to MCGM as and when demanded.

Note:

1. The remarks are generated without prejudice to the ownership of land and status of the land and structures there on.
2. The said remarks are generated as per plan submitted by the Architect / Consultant / L.S / L.P.
3. If there is any amendment / change in Plan / layout revised remark will have to be obtained before completion.
4. The sole responsibility of Auto generated remarks lies with Architect / Consultant / L.S / L.P Only.
5. Without prejudice the remarks are generated on input/ data entered by applicant for calculation of prorata charges and if any discrepancy / shortfalls is observed then the prorata charges as intimated by concerned E.E(SP)P&D shall be paid within stipulated period.
6. The above remarks are system generated based on the input data submitted by the Architect / Consultant / L.S / L.P and if in future it is found that the data is incorrect/ fraudulent, then the remarks deemed to be treated as cancelled and necessary action will be initiated.
7. The above remarks are system generated and does not require any signatures.



MUNICIPAL CORPORATION OF GREATER MUMBAI
No. Dy. Ch. Eng./SWD/ / P.C. dtd 18 JAN 2022
2189

Office of the :
Dy. Ch. Eng. (Storm Water Drains) P.C.
Engineering Hub Bldg.,
Dr. E. Moses Road,
Acharya Apte Chowk, Worli Naka,
Worli, Mumbai - 400 018

To,
M/s. Ellora Projects Consultants
317-321, Ninad CHS Ltd.
Bldg no 7, Kher nagar.
Service Road,
Bandra(E),
Mumbai-400051

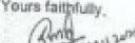
Sub : External SWD remarks for proposed redevelopment of sale building on plot bearing C.S. no. 437, 335, 338, 339, 340, 341, 342, 346, 347, 348, 351, 352, 353, 354 & 356 of Dadar Naigaon Division, Rafi Ahmad Kidwai Marg, Azad Nagar, Wadala F/N ward, Mumbai-400031 for M/s. Godrej Projects Developments Ltd.

Ref : Your letter dtd. 01/12/2021

Gentlemen,

With reference to your above cited letter, this office remarks are as under :-

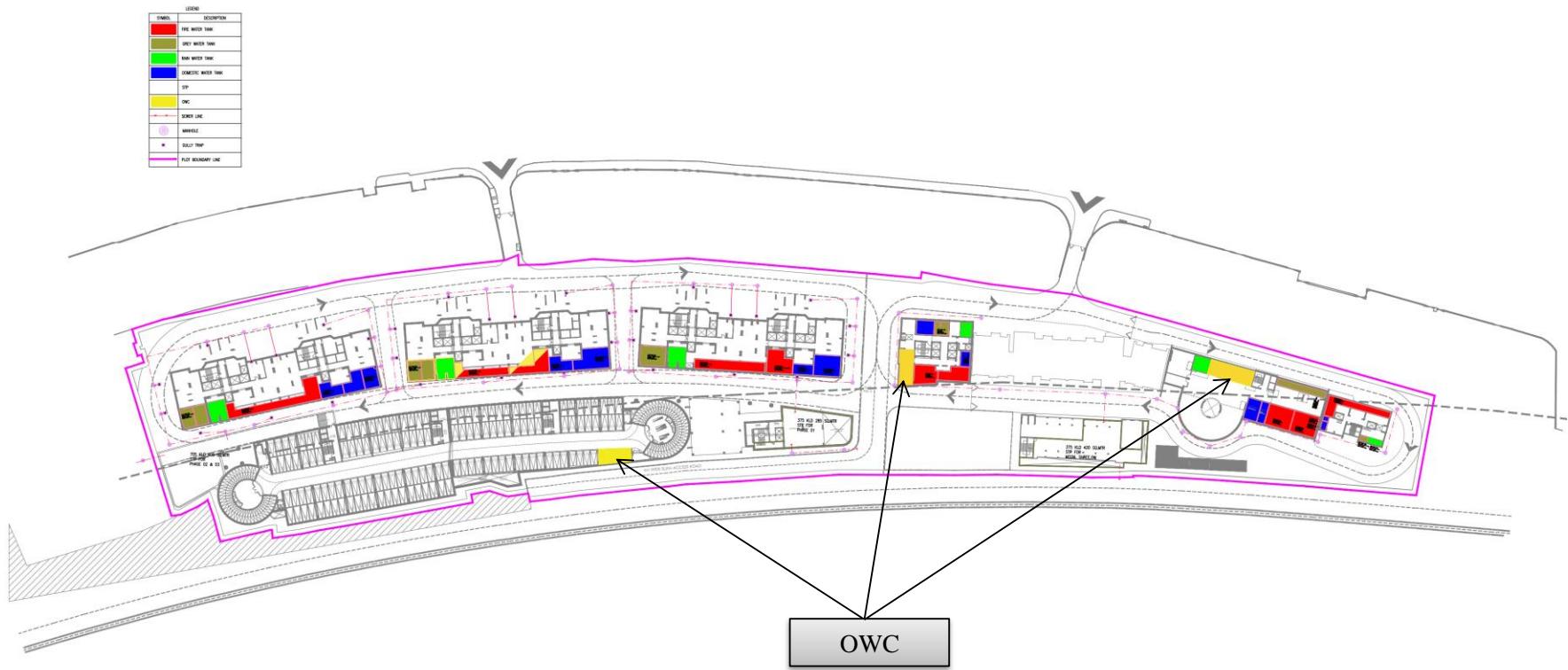
1. The plot holding under reference is shown bounded in black and marked A-B-C-D-E-F-G-H-A as shown on the accompanying plan.
2. The plot holding is not affected by any major nullah.
3. The minimum formation / ground level of plot under reference shall be kept at least 28.04 M. (92.00') THD or 15 cm. (6") above the formation level of proposed footpath, if any, raised footpath / existing access, abutting / proposed road, whichever is higher.
4. There is a 1200mm dia SWD line on west side and east side a box of size 1.40m X 1.50m, along R.A. Kidwai Road as per the BRIMSTOWAD-II master plan. As such you are requested to obtain internal SWD network remarks either from this office by applying online or to get the same from private consultant as per EODB circular and to connect the internal SWD network of said layout to the aforesaid box drain at east side of R.A. Kidwai Road through Street connection.
5. In case of any change / deviation in plot / CTS boundaries, revised remarks shall be obtained from this office.
6. These remarks are being offered without prejudice to the ownership of the plot under reference and status of the same as per CTS /plot boundaries and Total Station Survey plan submitted by you.
7. Road opening permission if any, shall be obtained separately from the concerned authority.

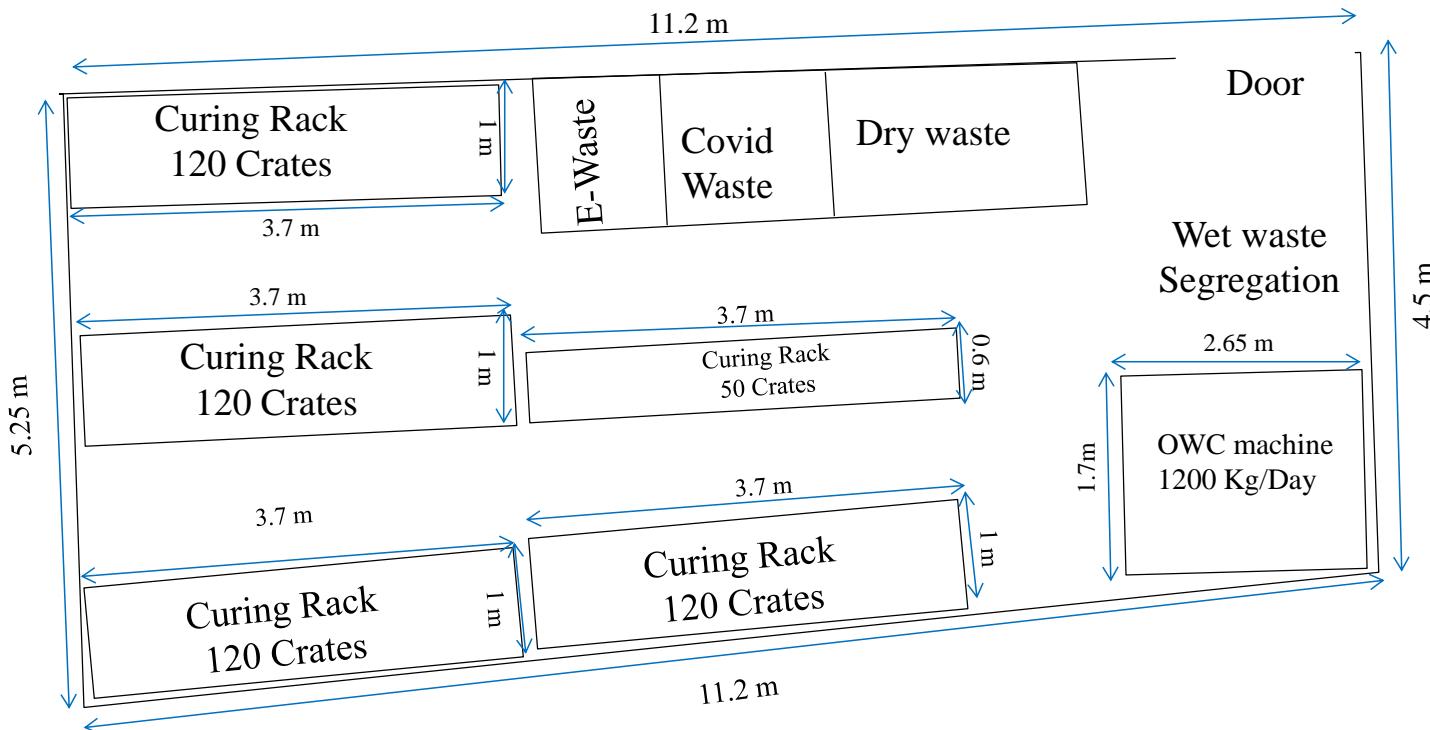
Yours faithfully,

Executive Engineer
(Storm Water Drains) Planning Cell. (City)

App : Plan

SOLID WASTE DETAILS

Building	Waste generation		
	Wet Waste	Dry Waste	Total
Rehab	313 Kg/Day	469 Kg/Day	782 Kg/Day
MCGM	151 Kg/Day	226 Kg/Day	377 Kg/Day
Sale	872 Kg/Day	1308 Kg/Day	2602 Kg/Day
Grand Total	1336 Kg/Day	2003 Kg/Day	3339 Kg/Day

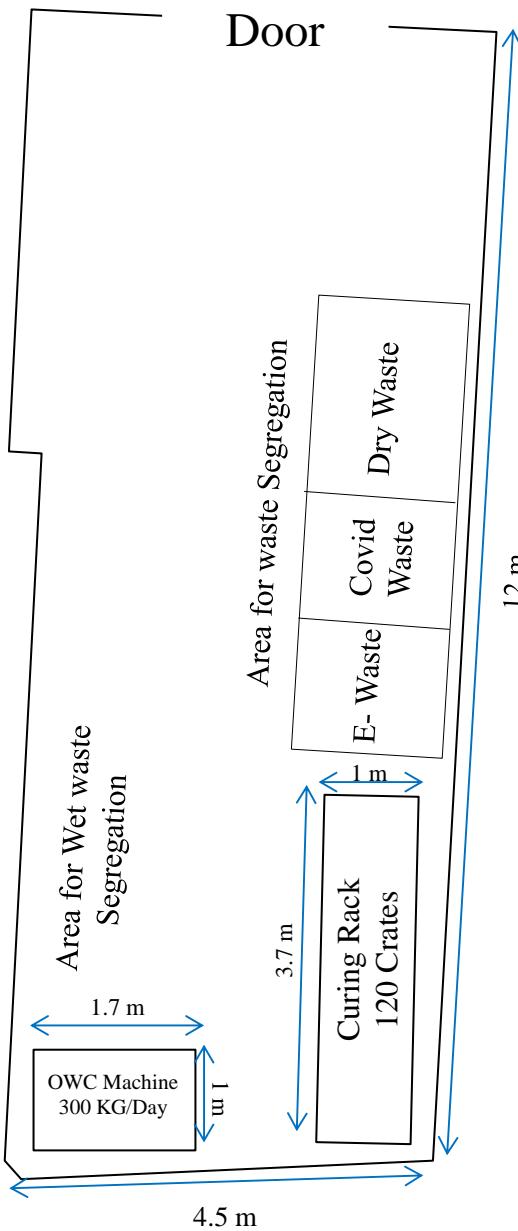




OWC Layout – Sale

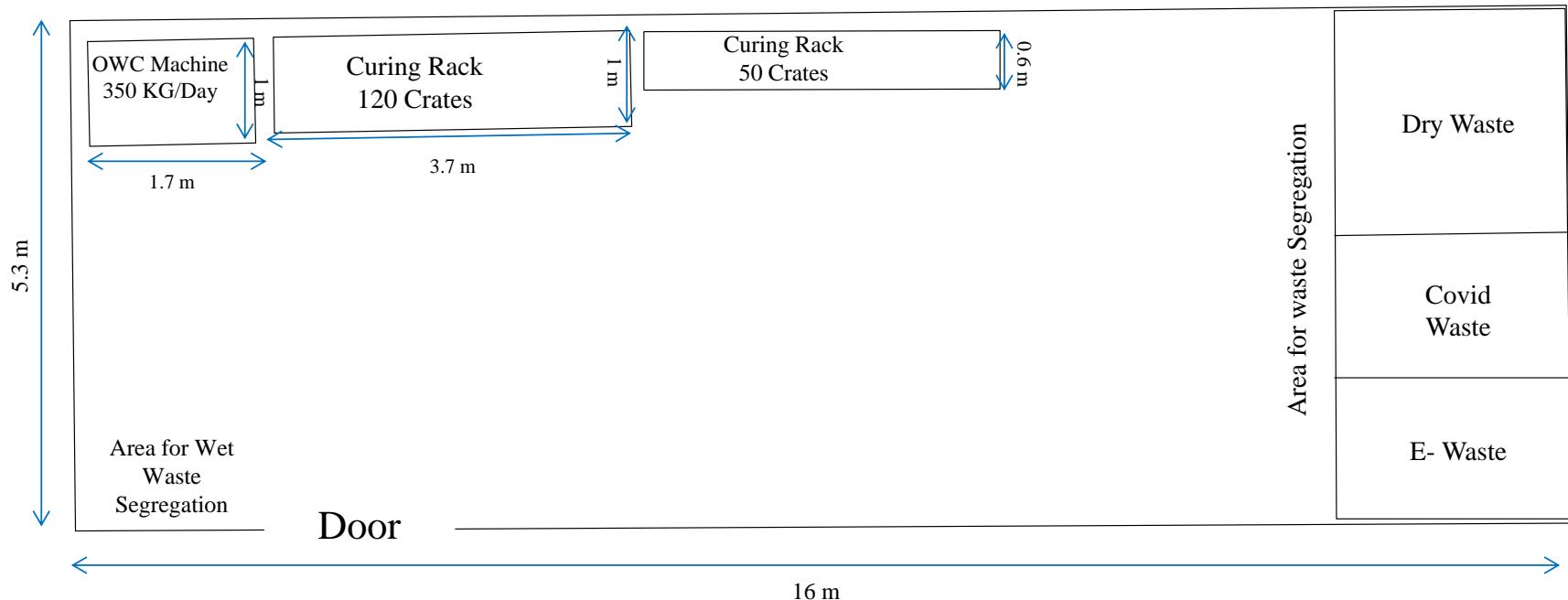
Particulars	Details
OWC Machine Proposed	1200 Kg/Day
Curing Rack Proposed	4 Curing Racks of 120 Crates 1 Curing Racks of 50 Crates
Capacity of 1 Crate	30 Kg/Day
Capacity of 1 Curing Rack	120 Crate Curing Rack - 3600 Kg/Day 50 Crate Curing rack – 1500 Kg/Day
Waste Generated Per Day	1041 Kg/Day

Details for OWC (MCGM)



Particulars	Details
OWC Machine Proposed	300 Kg/Day
Curing Rack Proposed	1 Curing Racks – 120 Crate
Capacity of 1 Crate	30 Kg/Day
Capacity of 1 Curing Rack	120 Crate Curing Rack - 3600 Kg/Day
Waste Generated Per Day	151 Kg/Day

Details for OWC (Rehab)



Particulars	Details
OWC Machine Proposed	350 Kg/Day
Curing Rack Proposed	1 Curing Rack – 120 Crates 1 Curing Rack – 50 Crates
Capacity of 1 Crate	30 Kg/Day
Capacity of 1 Curing Rack	120 Crate Curing Rack - 3600 Kg/Day 50 Crate Curing Rack – 1500 Kg/Day
Waste Generated Per Day	313 Kg/Day



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/110221/633317

मालिक का नाम एवं पता

Shri. Ajinkya Admuthe Authorized Signatory of M/s. Godrej Projects Development Limited

OWNERS Name & Address

Godrej One, 5th Floor, Pirojshnagar, Eastern Express Highway, Vikhroli Mumbai- 400079

दिनांक/DATE: 21-12-2021

वैधता/ Valid Up to: 20-12-2029

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदल दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमान मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितंबर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संसोधित, के प्रावधानों के अंतर्गत दिया जाता है।
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SNCR/WEST/B/110221/633317 ✓
आवेदक का नाम / Applicant Name*	Ramesh Munemanik
स्थल का पता / Site Address*	on plot bearing C.T.S. no. 437, 335, 338, 339, 340, 341, 342, 346, 347, 348, 351, 352, 353, 354 and 356 of Dadar Naigaon Division Rafi Ahamed Kidwai Marg, Azad Nagar, Vadala F/N Ward, Mumbai, known as Shree Azad Nagar CHS Ltd and Om Azad Nagar CHS Ltd,Dadar / Naigaon / Mumbai,Mumbai City,Maharashtra ✓
स्थल के निर्देशांक / Site Coordinates*	19 00 42.85N 72 51 17.93E, 19 00 46.95N 72 51 19.70E, 19 00 47.30N 72 51 20.00E, 19 00 42.22N 72 51 20.05E, 19 00 42.70N 72 51 20.16E, 19 00 42.57N 72 51 20.65E, 19 00 43.12N 72 51 20.87E, 19 00 43.07N 72 51 20.97E, 19 00 45.68N 72 51 22.33E, 19 00 50.80N 72 51 22.50E, 19 00 50.75N 72 51 22.56E, 19 00 52.08N 72 51 23.70E, 19 00 50.48N 72 51 25.14E, 19 00 54.90N 72 51 27.07E, 19 00 54.08N 72 51 27.89E
स्थल की ऊँचाई एप्मेसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	4.65 M ✓

भारतीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606
* GM (ATM) WR
Headquarters Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/110221/633317

and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटिंग ऐरस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्न उपकरण पोर्ट 2 में उल्लंघित अनुमत्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightning arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धूएं का खतरा पैदा नहीं करता है, ही मायू है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बारतों के इस तरह का अनुमोदन एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्राप्तिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्राप्तिवाले करने वाली कोई भी गतिविधि मायू नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्र पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

झ) दो मार्किंग तथा सहायता विद्युती आपूर्ति सहित लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन अवश्यकताएं श्रृंखला 'बी' पार्ट 1 सैक्यन-4 के चैप्टर 6 तथा अनुलानक 6 में विविरित दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part 1 Section 4, available on DGCA India website: www.dgca.nic.in

झ) भवन के नव्यों के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिमेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व अद्वि शहित किसी अन्य उद्देश्य/दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft

मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606
* GM (ATM) WR
Headquarters Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606

BURO HAPPOLD

**OPERATION OF STP
GODREJ AZAD NAGAR**

MAY 2022

REVISION 01

Rev	Description	Issued by	Date	Check
00	Sewer Drainage Design Report	NW	APRIL 2022	
01	Sewer Drainage Design Report	NW	MAY 2022	

1 Sewage Characteristics

1.1 Plant Capacity of STP for various buildings

Sr No	Building Name	STP Capacity	STP Type
1	Sale Phase 01	375 KLD	MBBR
2	Sale Phase 02 & 03	705 KLD	MBBR
3	Rehab	405 KLD	MBBR

1.2 Input Sewage Characteristics

Sr. No	Parameters	Unit	Value
1	pH	-	5.5 – 9
2	Total BOD5 5 Days @ 20°C	mg/lit	250 – 300
3	COD	mg/lit	300 – 400
4	TKN	mg/lit	40-50
5	Total Phosphorus	mg/lit	5-7
6	Total suspended solids	mg/lit	350-450
7	Oil and grease	mg/lit	10-25
8	Total kjeldahl Nitrogen (as N)	mg/lit as N	40-50
9	Total Phosphorus	mg/lit	5-7
10	Fecal Coliforms	MPN/100 ml	10 ⁶ to 10 ⁸

Note – The above indicated raw sewage parameters are for domestic sewage as per standard guidelines

1.3 Final Output Treated Characteristics

Sr. No.	Parameter	Unit	CPHEEO Standards	CPCB Guidelines for Land Irrigation	STP Designed Outlet Parameters
1	pH value	-	5.5 – 9.0	5.5 – 9.0	6-8
2	BOD (3 days at 27°C)	mg/L	≤ 10	100	5
3	COD	mg/L	≤ 50	--	10
4	Total suspended solids	mg/L	≤ 5	200	0
5	Oil and grease	mg/L	≤ 5	10	5

2 STP System Description – MBBR

2.1.1 Plant Capacity

Description	Sale Phase 01	Sale Phase 02 & 03	Rehab
Plant Capacity	375 KLD	705 KLD	405 KLD
Plant operating time	20 Hours per day	20 Hours per day	20 Hours per day
Treatment Plant Type	MBBR	MBBR	MBBR

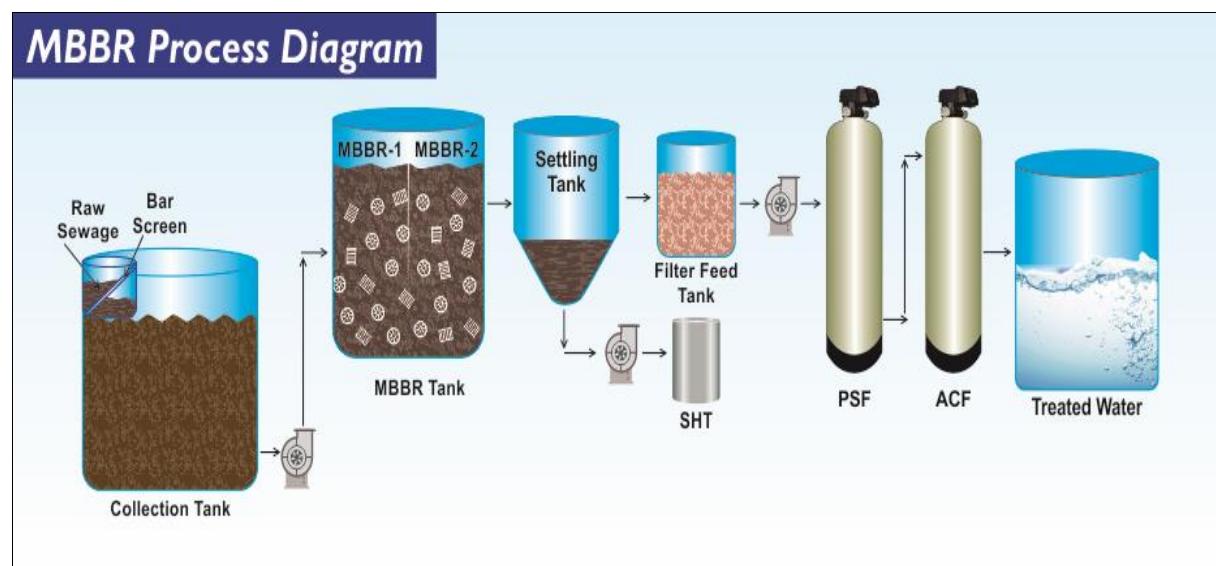
2.1.2 General

a) Site Conditions:

Ambient temperature (plant room) - 30°C
Annual average temperature - 33°C (Monsoon)
Relative humidity (maximum) - 85%
Site conditions - Tropical Wet & Dry

The plant shall be designed to suit the ambient temperature mentioned above along with making due allowance in his designs for the increased temperatures experienced by Plant exposed to direct sunlight.

2.1.3 Process Diagram



2.1.4 Treatment Process

The process for the Sewage Treatment Plant is Moving Bed Bio Reactors (MBBR).

The Sewage Treatment Plant shall consist of the following Units but not limit to:

1. Coarse Screening Chamber
2. Sewage Pumping Station
3. Fine Screen Chamber
4. Oil and Grit Removal Chamber
5. Anoxic Tank
6. MBBR Basin
7. Lamella Clarifier
8. Intermediate Holding Tank
9. Pressure Sand Filter
10. Activated Carbon Filter
11. Treated Wastewater Tank
12. Pump House
13. Sludge sump and RAS Pump
14. Sludge Dewatering – Centrifuge
15. Process Air Blower Building
16. MCC & Control Building

The treatment plant shall be designed to exclusively treat the sewage of the specified characteristics with an ability to adsorb $\pm 10\%$ fluctuations in the raw sewage parameters.

2.1.5 Process Requirements

Item	Minimum Requirements
Coarse screen for SPS	Mechanical 20mm of SS316
Screens Type	Bar screen with manual cleaning 6mm
Screens – MOC	SS 316
Aeration system in equalization tank	Coarse bubble diffused aeration
HRT in Equalization Tank	5 hrs (minimum)
Bio-film carriers	PVC cylindrical shape
HRT in MBBR basin	8 hrs (minimum)
Aeration system in MBBR tank	Fine bubble diffused aeration
Lamella/Tube plates – MOC	PVC

Item	Minimum Requirements
HRT in Intermediate Water Tank	1.5 hrs (minimum)
Sand filter type	Pressure Sand Filter (Multi-grade)
Aeration system in sludge holding tank	Coarse bubble diffused aeration
HRT in sludge holding tank	5 hrs (minimum)
Sludge dewatering equipment	Centrifuge
Chlorine dose	2 to 5 ppm
Chlorine form	Sodium hypochlorite
Polyelectrolyte dose	0.05 to 0.1 ppm
HRT in treated waste water tank	5 hrs
Solids concentration in dewatered sludge	20%
Solids capture in Centrifuge	90%

2.1.6 Process Design Basis

This SPS shall provide gravity sewer from coarse screening, and pumping functions and capacities as follows:

- Receive into Coarse screen chamber with sewage flow as mentioned above from the proposed gravity sewer network.

2.1.7 SPS Coarse Screens

For SPS incoming sewage shall be conveyed from the manhole to the Coarse Screen via gravity pipe and screened using Coarse Screens placed in deep concrete channels immediately upstream of the SPS wet well. The screenings removed by the screens shall be discharged at the appropriate elevation above ground on to a conveyor.

2.1.8 SPS Wet Well/Collection Tank

SPS shall be of the wet well type with submersible pumps. Coarse-screened sewage from the Coarse Screens shall be collected via appropriately sized channels into a common channel which shall connect wet well.

The wet well shall be a single-compartment circular or rectangular RCC structure. Compartment shall be designed to be fully self-cleaning and prevent any accumulation of solids or debris under any and all flow conditions. Wet well shall be provided with an adequate number of vents of adequate size to allow

unrestricted changes in wet well liquid level. The vents shall be located in open areas exposed to the atmosphere and shall be terminated. SPS pumping main will convey sewage from SPS to Fine screen chamber of STP.

2.1.9 Fine Screen & Channels

Screening is an essential step in Sewage Treatment Plant to remove floating materials like rags, wooden pieces, plastics, pouches, etc. which otherwise would damage pumps and interfere with the satisfactory operation of various treatment units. Fine Screen shall consist of SS Bars placed across the Channel to trap the floating materials. The Bars shall arrest the floating materials, which have to be removed periodically.

Mechanical Fine Screens are considered. The screening process shall be done by Bar Screens with 6 mm clear opening to trap the floating materials. The mechanically operated Screens shall be equipped with a mechanism. The screenings shall be collected in a hopper located above the water level such that the screenings can be easily collected and disposed. The screens shall be designed to handle ultimate peak flow.

2.1.10 Oil and Grit Removal Mechanism

The screened sewage shall flow through oil and grease separator followed by grit chambers consisting of Mechanical Grit Removal Mechanism in Grit Chambers. Oil and grease will be removed in oil and grease separator and sewage will be passed through grit chamber. Grit in sewage consists of coarse particles of sand, ash and clinkers, eggshells and many inert materials inorganic in nature. Grit is a non-putrescible and possesses a higher hydraulic subsidence value than organic solids. Hence, it is possible to separate the gritty material from organic solids by differential sedimentation in a grit channel. Grit removal is necessary to protect the moving mechanical equipment's and pumps from abrasion and accompanying abnormal wear and tear. The grit chamber shall be capable of handling ultimate peak flow.

2.1.11 Equalization Tank

Equalization tank is used to overcome the operational problems caused by variations in influent wastewater flow and characteristics of wastewater. It improves the performance of downstream process and to reduce the size and cost of downstream treatment facilities. The equalization tank will be provided with aeration of coarse bubble type to avoid settlement of solids and sewage turning septic.

The principal benefits of equalization tank are

- Biological treatment is enhanced due to elimination of shock loading.
- Effluent quality and thickening performance improved in biological process and improved consistency of solids loading.
- Improves chemical feed control and process reliability

2.1.12 Moving Bed Bioreactor (MBBR) Process

The secondary treatment consists of MBBR basin and lamella clarifier. Raw sewage after Preliminary Treatment will be conveyed by gravity into the MBBR Basins for biological treatment of organic matter. BOD and nitrogen removal will take place in MBBR basin. The MBBR basin will be oxygenated using fine air bubble diffused aeration and will effectively bio-degrade the organic matter to the required BOD and Nitrogen level of purity. The de-nitrification i.e. conversion of nitrate to nitrogen will take place in anoxic basin in absence of air. It will be placed before MBBR basin. To maintain MLSS concentration in MBBR basin, RAS pumps will pump the settled sludge from clarifier to inlet of anoxic basin. The wasted sludge will be taken to sludge holding tank.

2.1.13 Lamella Clarifier

The effluent from MBBR basin will be passed through lamella clarifier where sludge will be settled and wastewater will overflow to Intermediate Water Tank. For the removal of phosphorus, the alum will be added in mixing channel just after MBBR basin for mixing. It will be passed through flocculator for formation of flocs and then it will be taken to clarifier.

2.1.14 Intermediate Holding Tank

The treated wastewater shall be collected in the intermediate water tank. The wastewater will be passed through pressure sand filter for filtration. The PSF system shall be designed for Average flow.

2.1.15 Pressure sand filter (PSF) & Activated Carbon Filter (ACF)

The treated sewage shall be pumped to Pressure Sand Filter (PSF) for further removal of suspended solids to required limit and then it shall be passed through Activated Carbon Filter (ACF) for removal of color and odor. The PSF and ACF shall be regularly backwashed and backwash water shall be brought to the inlet of STP. The treated sewage shall be disinfected with chlorination system and stored in Treated Water Tank for reuse applications such as Irrigation. The clear water pumping station is to be provided.

2.1.16 Treated Wastewater Tank

The treated wastewater shall be disinfected with NaOCL dosing system and stored in Treated Water Tank for Irrigation & flushing purpose. The treated water pumping station is to be provided. The treated water tank shall have minimum 5 hours detention time. The water shall pumped to irrigation & flushing system.

2.1.17 Disinfection

Disinfection of treated sewage is for destruction or removal of fecal coliform capable of causing disease. The chlorine will be mixed with treated sewage in chlorine mixing tank. The disinfection of treated sewage will take place by keeping treated sewage in contact with Sodium Hypochlorite for 90 minutes.

2.1.18 Disposal of Treated Sewage

Treated sewage after chlorination will be discharged for flushing & irrigation purpose.

2.1.19 Sludge Dewatering System

The waste sludge will be stored in sludge holding tank. The mixers will be provided in the sludge holding tank to maintain the aerobic condition of the sludge. The sludge will be pumped to sludge dewatering equipment (Centrifuge) where sludge will be dewatered to required sludge concentration (20% dry solids). Polyelectrolyte dosing system comprising of solution preparation tanks with agitators and dosing pumps will be provided to enhance the dewatering efficiency of Centrifuge. The concentrate will be recycled back to the inlet of STP. The dewatered sludge can either be transported in trucks for disposal to sanitary landfills or for use as manure on agricultural land.

2.1.20 Drain Sump

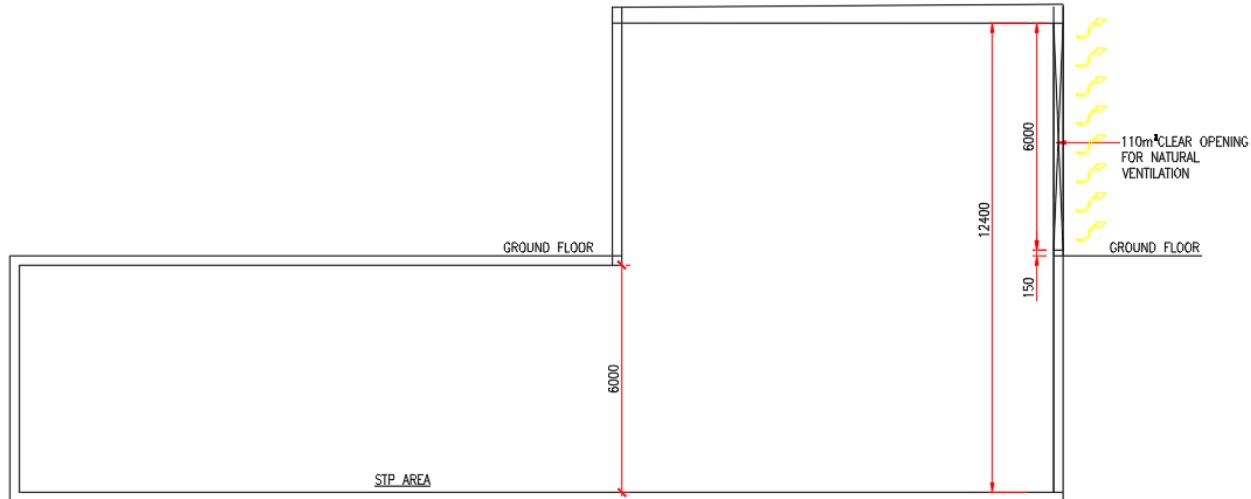
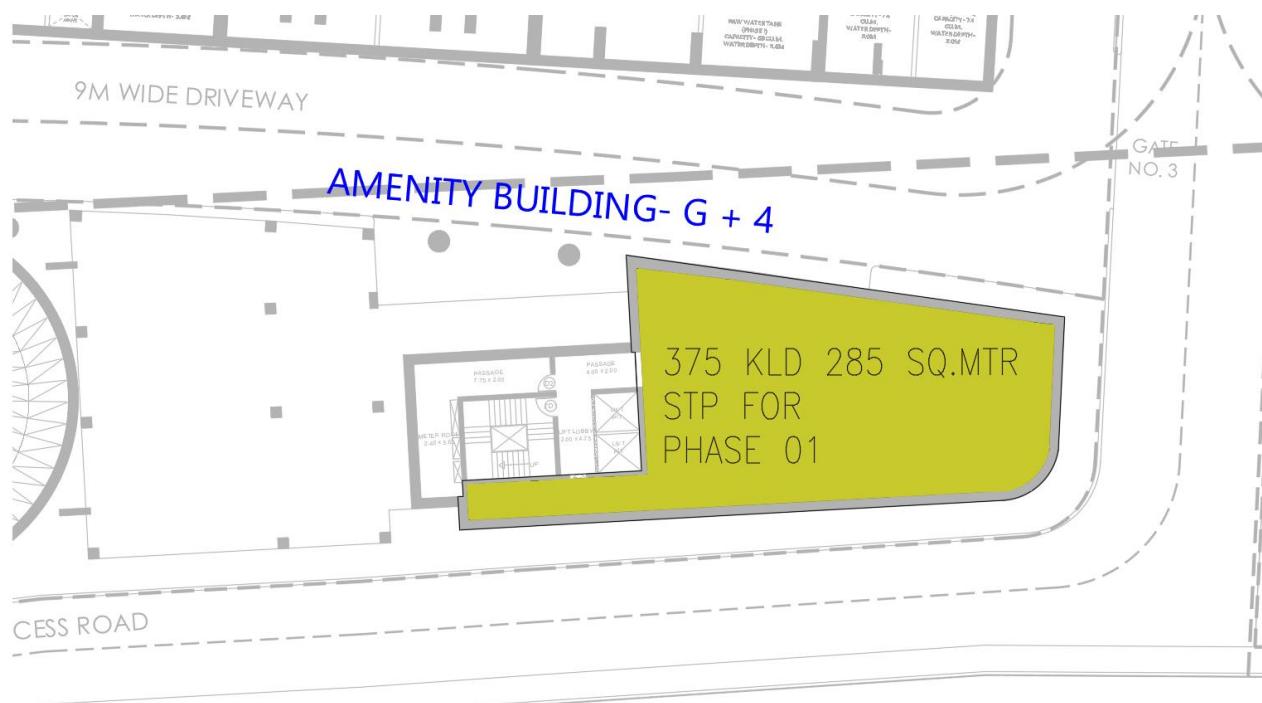
The Filter rinse, PSF backwash, ACF backwash, Centrifuge centrate will be collected in drain sump. The collected wash water & centrate will be pumped to inlet of equalization tank.

2.1.21 Plant Layout of STP based on MBBR Process

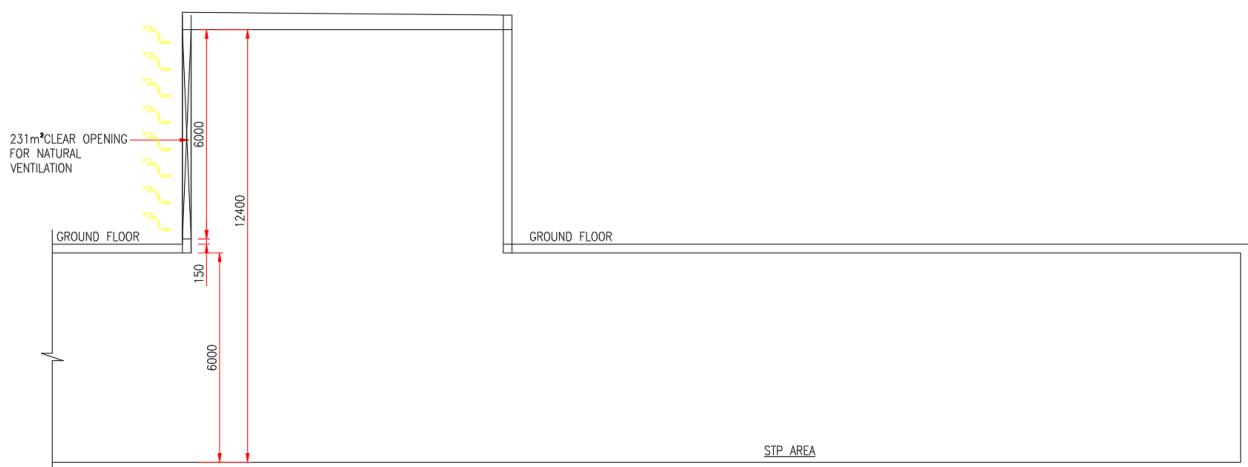
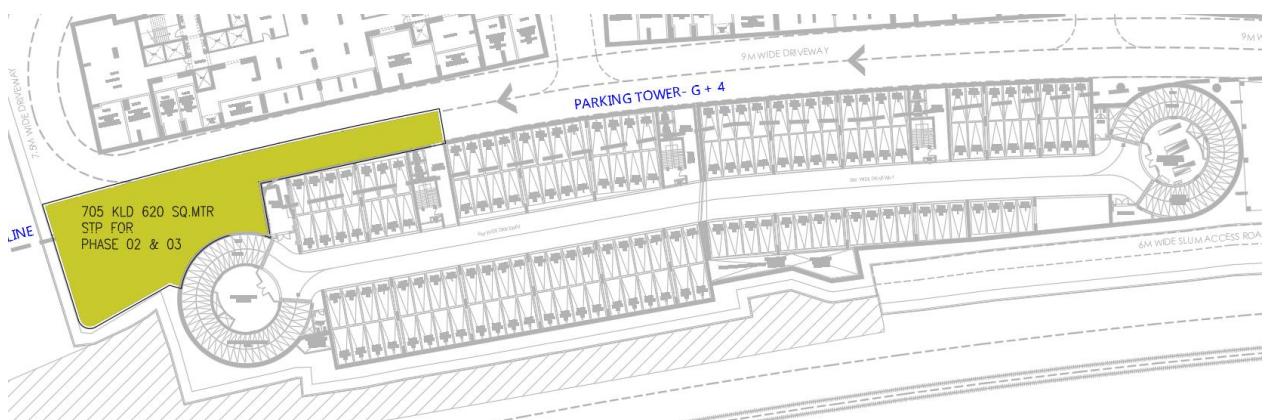
The plant layout of proposed STP based on MBBR process is prepared considering modules for meeting ultimate requirement.

3 STP Location- Sale Tower

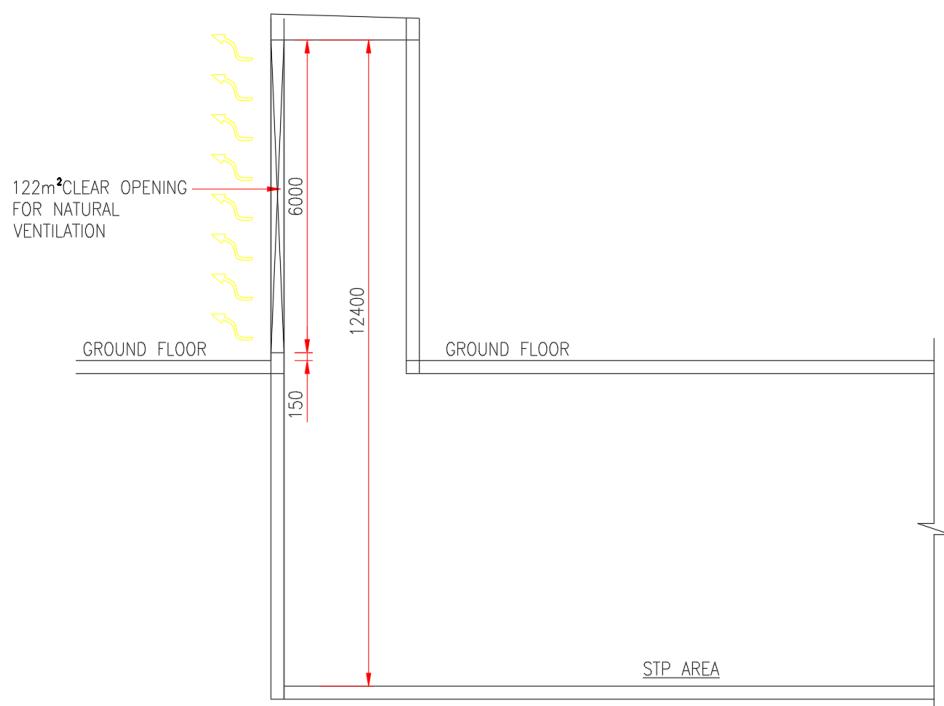
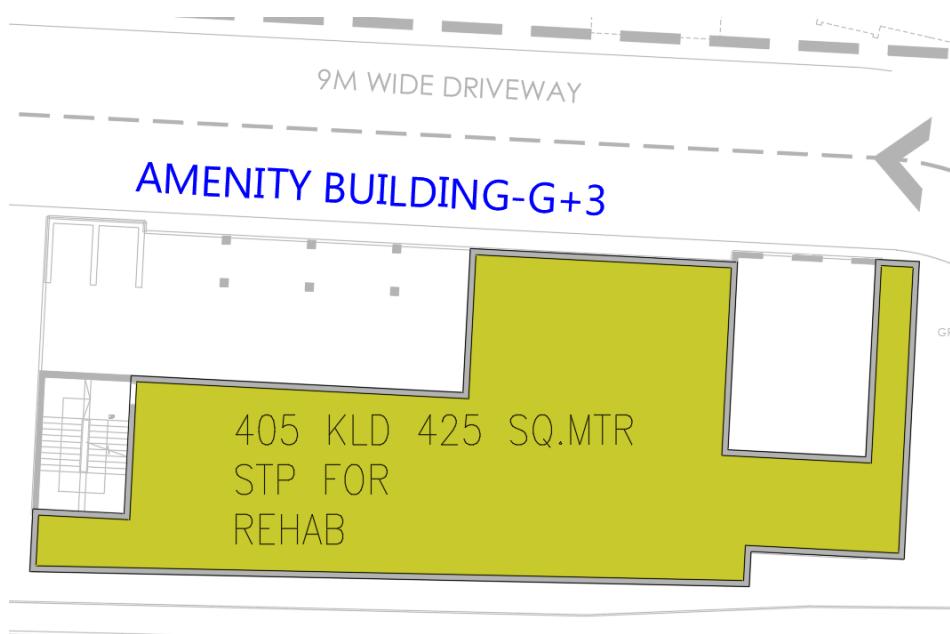
Sale Tower Phase 01 STP Location



Sale Tower Phase 02 & 03 STP Location



Rehab STP Location

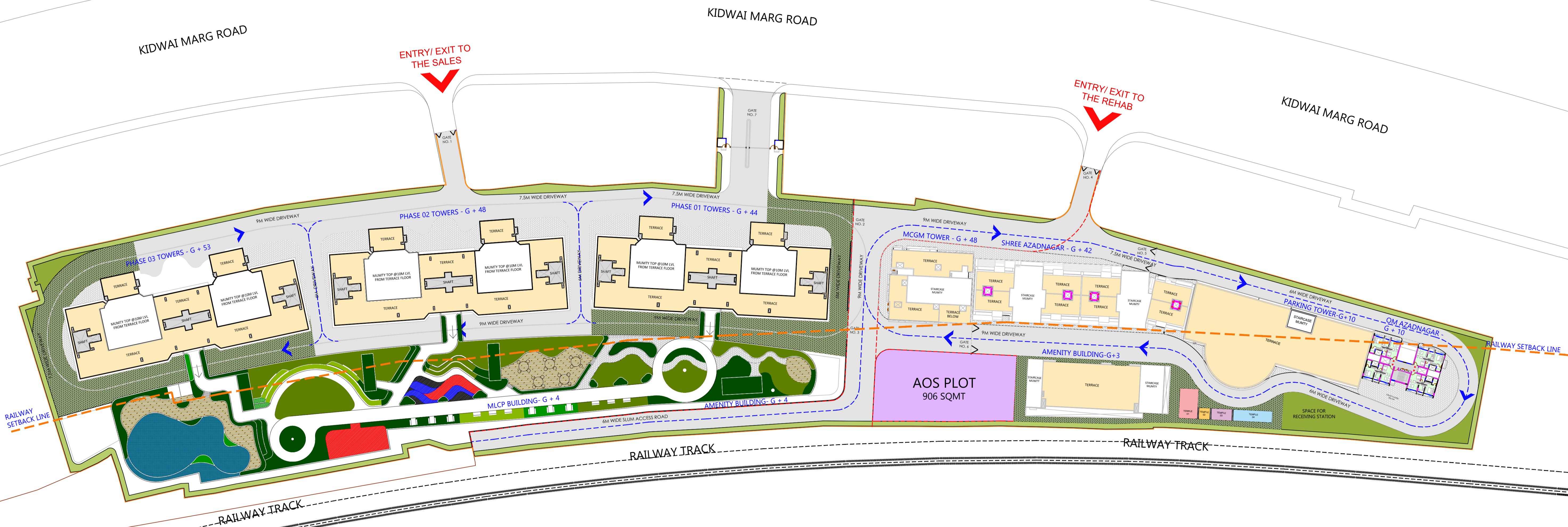


**BURO HAPPOLD ENGINEERS INDIA
PRIVATE LIMITED**

Building Q2, Unit 2002, Level 16, Floor 20th
Aurum Q-parc, Thane Belapur Road
Ghansoli, Navi Mumbai - 400710, India

T +91 22 69074128
T +91 22 69074129
www.burohappold.com

Registered Office: Building Q2, Unit 2002, Level 16, Floor 20th, Aurum Q-parc, Thane Belapur Road, Ghansoli, Navi Mumbai - 400710, India. Company Reg: 235854. CIN: U29253MH2008PTC235854



ENVIRONMENT MANAGEMENT PLAN - CONSTRUCTION PHASE

Regime	Construction Phase	Responsibility	Ground work Assigned to
Air	Water sprinkling for dust suppression (10 m ³ /day of water & 2 Tankers)	Site Supervisor in consultation with Environment Manager	Contractor and water tanker vendor
	Use of Covering sheets while transporting the material	Contractor	Transportation agency (Driver & accompanying person)
	Use of ready mix concrete (RMC), barricading by trees, Maintenance of Logbooks for RMC trucks haulage.	Site Engineer in consultation with Environment Manager & RMC contractor	Contractor and RMC vendor. Sprinkling to be arranged in coordination with water tanker vendor
	Use of DG sets with acoustic enclosures	Site Engineer in consultation with Environment Manager	Contractor
	Proper traffic arrangement for the construction vehicles. Entry to vehicles with valid PUC certificate	Site Engineer to plan traffic arrangements in consultation with Environment Manager & transport vehicle contractor	Site security to maintain a record and prevent entry of vehicles not having valid PUC
	Use of the standard personal protective equipment like -helmets, masks, goggles etc.	Labour Contractor and Environment Manager	Labour Contractor

ENVIRONMENT MANAGEMENT PLAN - CONSTRUCTION PHASE

Regime	Construction Phase	Responsibility	Ground work Assigned to
Water	Provision of toilets (5 nos.)	Contractor in consultation with Site Engineer	Connected to sewer line
	Periodical assessment of environmental samples as per IS 10500	Environment Manager	MoEF approved Laboratory
	Provision of potable water for workers and staff as per IS 10500	Contractor	Site Supervisor
	Proper management and channelization of water to avoid water logging at site. Use of screens and silt traps to avoid sedimentation in drains	Contractor + Site Engineer + Environment Manager	Site Engineer
Solid waste	Training to sub contractor & workers for waste collection, segregation and sanitation	Environment Manager and Labour Contractor	Team members of Environment management Cell
	Separate bins for collection of waste	Labour contractor along with Site Supervisor	Team members of Environment management Cell
	Isolated storage of construction raw material such as paint, varnishes etc.	Site Engineer along with labour contractor. Environment manager to ensure proper disposal	Site Supervisor

ENVIRONMENT MANAGEMENT PLAN - CONSTRUCTION PHASE

Regime	Construction Phase	Responsibility	Ground work Assigned to
Solid waste	Segregation of waste & its proper disposal	Environment manager and Labour Contractor	Site Supervisor & Team members of Environment management Cell
Soil	Preservation of Topsoil for re-usage in landscaping	Site Engineer and landscape consultant	Labours at site
	Covering of excavated materials with polyethylene sheets	Site Engineer	Labours at site
	Plan for excavated materials management for re-usage of the same within the premises or off site and disposal	Environment Manager and Site Manager	Contractor
	Maintenance of Storm water drains to avoid water logging & soil erosion	Site Engineer & Labour contractor	Labours at site
Noise	Barricading the construction site to avoid noise nuisance to the surrounding areas	Contractor and Site engineer	Contractor
	Regular noise monitoring to maintain the noise level within the standard levels	Environment manager in consultation with Environment Monitoring laboratory	Monitoring team
	Provision of ear plugs for construction labour and staff & insist its use.	Labour contractor	Contractor
	Provision of DG with CPCB approved acoustic enclosures	Environment manager in consultation with DG Vendor	DG Vendor

ENVIRONMENT MANAGEMENT PLAN - OPERATION PHASE

Regime	Operation Phase	Responsibility	Ground work Assigned to
Air	Installation & Maintenance of DG set with acoustic enclosures	DG Vendor and Environment Manger	DG set Operator or Site Security
	Periodic monitoring of air pollutants	Laboratory in-charge / Monitoring team in coordination with Environment Manager	Laboratory monitoring team
	Tree plantation to suppress dust (30 no. of trees on ground)	Landscape designer	Gardener
Water	Installing water meters, taking regular readings, maintaining the register	Environment Manager	Plumber/ security staff
	Provision of STP	STP vendor	STP operator
	Use of treated sewage for flushing & gardening within the premises	Project proponent or society	STP operator

ENVIRONMENT MANAGEMENT PLAN - OPERATION PHASE

Regime	Operation Phase	Responsibility	Ground work Assigned to
Water	Regular analysis of treated waste water to ensure good treatment of waste water and its reuse.	Environment Manager	Lab (Outsourced)/ STP operators
	Regular inspection, maintenance and repair of the storm water drainage system	Storm water vendor in consultation with Environment Manager	Labours on site
	Diversion of surface runoff water from SWD to rainwater harvesting unit. Regular inspection, maintenance and repair RWH system	Storm water vendor in consultation with Environment Manager	Operator on site to ensure cleaning and maintenance of SWD
Solid waste	Informing and educating occupants to ensure segregation of waste in colour coded barrels	Environment manager	Team members of Environment management Cell
	Disposal of E-Waste and non-biodegradable waste (excluding biodegradable) through authorized vendor	Environment manager	Team members (Operator) of Environment management Cell

DMP OPERATION PHASE

Disaster	Component	Cost
Flood	Sump Pump for basement	2,70,000
	Oil & Grease traps	20,000
	SWD pipe	25,62,000
Earthquake	Cost of structural safety	25,00,000
Lightening	Lightening Arrester	38,420
Fire	Hydrant riser	3,95,10,000
	Hose Reel	16,68,200
	Fire Hydrant System	19,75,500
	Fire Extinguishers	7,68,250
	Signages	2,63,400
	Fire Alarm System	21,07,100
	Fire Pump	40,000
	Fire tank	87,500
	Automatic Sprinklers	8,60,868
Medical Equipments for emergencies	First aid box	2,19,500
CCTV		36,00,000
PA system		2,50,000
Intercom Facility		22,20,000
Man power		6,00,000
Total		5,95,60,738 5.9 Cr
Operation & Maintenance Cost/Year		29,78,037 29.7Lacs

DMP CONSTRUCTION PHASE

Sr. No.	Description	Cost per yr.
1	Water Reservoir/Tank	1,75,000
2	Hydrant line & Valve	1,90,000
3	Temporary hydrant Pumps	90,000
4	Portable fire extinguishers	1,75,000
5	Fire Buckets	25,000
6	Fire Blankets	25,000
7	Fire Marshals	1,75,000
8	Train first aiders	2,00,000
9	Stretchers	1,50,000
10	Public address system Mega phone	2,50,000
11	Walky talkie	4,25,000
12	Wheel chair	75,000
13	Submersible pumps	9,00,000
14	Diesel pumps	15,00,000
15	Life buoys	25,000
16	Temporary pipe arrangement. / Hose pipe	25,000
17	CCTV	9,00,000
18	First Aid Kit	50,000
19	Lighting Arrestor	38,420
20	Signage	60,000
21	PPE	3,26,750
22	DMP Personnel	12,00,000
Total		69,80,170 69.8 Lacs

ENVIRONMENT MANAGEMENT PLAN - OPERATION PHASE

Regime	Operation Phase	Responsibility	Ground work Assigned to
Solid waste	Segregated non biodegradable waste handed over to authorized vendor	Environment manager	Team members (Operator) of Environment management Cell
	Treatment of biodegradable waste through OWC	Environment manager in consultation with Vendor	OWC Operator
Soil	Plantation of fruit and flower bearing trees of native species nos.	Landscape designer and Environment Manager	Gardner
	Trimming to be conducted routinely & especially at the advent of monsoon	Environment manager	Gardner
	Funds to be earmarked for the maintenance of lawn & plantation with provision of work force, tools & watering arrangement.	Environment Manager and Management representative	Environment manager
Noise	Acoustic enclosure for DG set	DG Vendor in consultation with Environment Manager	DG Operator
	Preparation & implementation of Traffic management plan to avoid traffic congestion and thereby reducing noise	Environment Manager in consultation with Traffic expert	Site Security

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000142962/CE/2211001307

Date: 16/11/2022

To,
Godrej Projects Development Ltd.,
C.S. No. 437 (pt), 335 (pt), 338 (pt), 339
(pt), 340 (pt), 341 (pt), 342 (pt), 346 (pt),
347 (pt), 348 (pt), 350 (pt), 351 (pt), 352
(pt), 353 (pt), 354 (pt) and 356 (pt) of
Dadar Naigaon Division, Rafi Ahmed
Kidwai Marg, Wadala, Mumbai.



Your Service is Our Duty

Sub: Consent to Establish for proposed redevelopment of Municipal Tenanted property under Red/LSI category.

Ref:

1. Environment Clearance for proposed redevelopment of Municipal Tenanted property accorded vide letter SIA/MH/MIS/68539/2021 dtd. 13/09/2022.
2. Minutes of Consent Appraisal Committee meeting held on 20/10/2022 & 03/11/2022.

Your application NO. MPCB-CONSENT-0000142962

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.1650 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for proposed redevelopment of Municipal Tenanted property named as Godrej Projects Development Ltd., C.S. No. 437 (pt), 335 (pt), 338 (pt), 339 (pt), 340 (pt), 341 (pt), 342 (pt), 346 (pt), 347 (pt), 348 (pt), 350 (pt), 351 (pt), 352 (pt), 353 (pt), 354 (pt) and 356 (pt) of Dadar Naigaon Division, Rafi Ahmed Kidwai Marg, Wadala, Mumbai on Total Plot Area of 30,443 SqMtrs for Total Construction BUA of 2,90,240 SqMtrs as per EC granted dated 13/09/2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 13/09/2022	30443.00	290240.00

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	Nil

"Proposed redevelopment of Municipal tenanted property on CTS No : 437 (pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350(pt), 351(pt) 352(pt), 53 (pt), 354(pt),and 356 (pt)Village Dadar Naigaon Division Tal: Wadala , Rafi Ahmed Kidwai Marg, Azad Nagar, Wadala, F/N Ward,

Mumbai by M/s. Godrej Projects development Ltd./CE/UAN No.MPCB-CONSENT-0000142962 (16-11-2022
06:11:18 pm) /QMS.PO6_F01/00

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	1350	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & S-2	DG Sets of 2250 kVA x 2	02	As per Schedule -II
S-3	DG Set of 1000 kVA	01	As per Schedule -II
S-4	DG Set of 700 kVA	01	As per Schedule -II
S-5	DG Set of 500 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	1505 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	2256 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	60 Kg/Day	Drying	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	200	Ltr/A	Recycle	Handed over to Auth. reprocessor.

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
11. The treated sewage 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/ or connected to local body sewer line with water metering system.
12. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.

14. PP shall submit BG of Rs. 25 Lakh towards compliance of EC and Consent conditions.

. 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. Y.B.Sontakke
Joint Director(WPC) & InCharge Of CAC-Cell
For and on behalf of,
Maharashtra Pollution Control Board
cac-cell@mpcb.gov.in
2022-11-16 18:11:39 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	3300000.00	MPCB-DR-13309	26/07/2022	RTGS

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
 - They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I
Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 1390 CMD with MBBR technology for the treatment of 1350 CMD of sewage.
- 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 sewage 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/ or connected to local body sewer line with water metering system.
- 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	1750.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 & S-2	DG Sets of 2250 kVA x 2	Acoustic Enclosure	18.00	HSD 125 Ltr/Hr	1	SO2	60 Kg/Day
S-3	DG Set of 1000 kVA	Acoustic Enclosure	17.24	HSD 100 Ltr/Hr	1	SO2	48 Kg/Day
S-4	DG Set of 700 kVA	Acoustic Enclosure	15.81	HSD 75 Ltr/Hr	1	SO2	36 Kg/Day
S-5	DG Set of 500 kVA	Acoustic Enclosure	14.00	HSD 50 Ltr/Hr	1	SO2	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/Nm3
-------------------------	---------------	------------

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2 O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 25 Lakh	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

"Proposed redevelopment of Municipal tenanted property on CTS No : 437 (pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350(pt), 351(pt) 352(pt), 53 (pt), 354(pt),and 356 (pt)Village Dadar Naigaon Division Tal: Wadala , Rafi Ahmed Kidwai Marg, Azad Nagar, Wadala, F/N Ward,

Page 7 of 8

**Mumbai by M/s. Godrej Projects development Ltd./CE/UAN No.MPCB-CONSENT-0000142962 (16-11-2022
06:11:18 pm) /QMS.PO6_F01/00**

- 6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

ENVIRONMENTAL
CLEARANCE



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

To,

The DGM
M/S GODREJ PROJECTS DEVELOPMENT LIMITED
Godrej one, 5th Floor, Pirojshanagar, Vikroli -400079

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/430700/2023 dated 01 Jun 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B039MH186162
2. File No.	SIA/MH/INFRA2/430700/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	M/s Godrej Projects Development Ltd.
7. Name of Company/Organization	M/S GODREJ PROJECTS DEVELOPMENT LIMITED
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

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

Date: 01/11/2023

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

This is a computer generated cover page.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/430700/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Godrej Projects Development Ltd.,
Survey Nos. 437 (pt), 335(pt), 338(pt),
339(pt), 340(pt), 341(pt), 342(pt), 346(pt),
347(pt), 348(pt), 350 (pt), 351(pt) 352(pt),
353 (pt), 354(pt), 355 (pt) and 356 (pt),
Dadar Naigaon Division,
Rafi Ahmed Kidwai Marg,
Wadala, Mumbai.

Subject : Environmental Clearance for proposed redevelopment of Municipal Tenanted Property on Plot bearing Cadastral Survey Nos. 437 (pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350 (pt), 351(pt) 352(pt), 353 (pt), 354(pt), 355 (pt) and 356 (pt) of Dadar Naigaon Division at Rafi Ahmed Kidwai Marg, Wadala, Mumbai by M/s. Godrej Projects Development Ltd.

Reference : Application no. SIA/MH/INFRA2/430700/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 209th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 266th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 20th September, 2023.

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

Sr. No.	Description	Details									
1	Proposal Number	SIA/MH/INFRA2/430700/2023									
2	Name of Project	M/s. Godrej Projects Development Ltd									
3	Project category	8 b – B1									
4	Type of Institution	Private									
5	Project Proponent	<table border="1"><tr><td>Name</td><td>Gurmukh S Bajwa</td></tr><tr><td>Regd. Office address</td><td>Godrej One, 5th Floor, Phirojshanagar, Eastern Express Highway, Vikhroli East, Mumbai – 400079.</td></tr><tr><td>Contact number</td><td>02261698500</td></tr><tr><td>e-mail</td><td>gurmukh.bajwa@godrejproperties.com</td></tr></table>		Name	Gurmukh S Bajwa	Regd. Office address	Godrej One, 5 th Floor, Phirojshanagar, Eastern Express Highway, Vikhroli East, Mumbai – 400079.	Contact number	02261698500	e-mail	gurmukh.bajwa@godrejproperties.com
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Contact number	02261698500										
e-mail	gurmukh.bajwa@godrejproperties.com										
6	Consultant	EIA Coordinator: Sourabh Jaiswar Pollution & Ecology Control Service NABET/EIA/2023/SA/0165									

		Validity till 08-09-2023																																				
7	Applied for	Brown field																																				
8	Location of the project	Cadastral Survey Nos. 437(pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350(pt), 351(pt), 352(pt), 353(pt), 354(pt) & 356(pt) Dadar Naigaon Division, Wadala, F/N Ward, Mumbai																																				
9	Latitude and Longitude	19 ⁰ 00' 49. 62" N & 72 ⁰ 51' 2. 38" E																																				
10	Plot Area (sq.m.)	30443.00																																				
11	Deductions (sq.m.)																																					
12	Net Plot area (sq.m.)	30443.00																																				
13	Ground coverage (m ²) & %	44%																																				
14	FSI Area (sq.m.)	1,48,093.54																																				
15	Non-FSI (sq.m.)	1,73,709.442																																				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	3,21,802.9826																																				
17	TBUA (m ²) approved by Planning Authority till date	118430.46 sq.m built up area approved by MCGM as per amended plans dated 3-03-2023																																				
18	Earlier EC details with Total Construction area, if any.	Ec accorded on dated 13/09/2022 for total 3,18,234.39 sq.m																																				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Excavation work under progress																																				
20	Previous EC / Existing Building	<table border="1"> <thead> <tr> <th colspan="3">Proposed Configuration</th> </tr> </thead> <tbody> <tr> <th>Bldg Name</th> <th>Configuration</th> <th>Height (m)</th> </tr> <tr> <td>Sale: Tower 1 (A & B)</td> <td>B + G+ 44th Floor</td> <td>143.95</td> </tr> <tr> <td>Sale: Tower 2 (A & B)</td> <td>B + G++ 44th Floor</td> <td>146.65</td> </tr> <tr> <td>Sale: Tower 3 (A & B)</td> <td>B + G+ 41st (pt)</td> <td>134.50</td> </tr> <tr> <td>Sale Amenity Bldg</td> <td>B + G + 4th Floor</td> <td>23.05</td> </tr> <tr> <td>Sale MLCP Tower</td> <td>3B + G + 7 Floor</td> <td>23.40</td> </tr> <tr> <td>MCGM Bldgs.</td> <td>B + G + 48th (pt) Floor</td> <td>148.05</td> </tr> <tr> <td>Rehab 1& 2</td> <td>G + 42nd (Pt) Floor</td> <td>129.25</td> </tr> <tr> <td>Rehab 3</td> <td>B + G + 10th (pt) Floor</td> <td>34.85</td> </tr> <tr> <td>Rehab MLCP Tower</td> <td>B + G + 10th Floor</td> <td>31.65</td> </tr> <tr> <td>Rehab Amenity Bldg.</td> <td>B + G + 3rd Floor</td> <td>17.40</td> </tr> </tbody> </table>	Proposed Configuration			Bldg Name	Configuration	Height (m)	Sale: Tower 1 (A & B)	B + G+ 44 th Floor	143.95	Sale: Tower 2 (A & B)	B + G++ 44 th Floor	146.65	Sale: Tower 3 (A & B)	B + G+ 41 st (pt)	134.50	Sale Amenity Bldg	B + G + 4 th Floor	23.05	Sale MLCP Tower	3B + G + 7 Floor	23.40	MCGM Bldgs.	B + G + 48 th (pt) Floor	148.05	Rehab 1& 2	G + 42 nd (Pt) Floor	129.25	Rehab 3	B + G + 10 th (pt) Floor	34.85	Rehab MLCP Tower	B + G + 10 th Floor	31.65	Rehab Amenity Bldg.	B + G + 3 rd Floor	17.40
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21	No. of Tenements & Shops	Sale: 1118 Rehab: 356, MCGM: 311 Shops: 03 No's																																				

22	Total Population	11722															
23	Total Water Requirements CMD	1385															
24	Under Ground Tank Location	Basement															
25	Source of water	MCGM															
26	STP Capacity & Technology	Sale: 305 & 481 CMD, Rehab /MCGM: 405 CMD (MBBR)															
27	STP Location	Basement															
28	Sewage Generation CMD & % of sewage discharge in sewer line	1191 & discharge 47 %															
29	Solid Waste Management during Construction Phase	<table border="1"> <thead> <tr> <th>Type</th> <th>Qty (Kg)</th> <th>Treatment</th> </tr> </thead> <tbody> <tr> <td>Dry waste</td> <td>60</td> <td>Handed over to MCGM</td> </tr> <tr> <td>Wet waste</td> <td>30</td> <td>Handed over to MCGM</td> </tr> <tr> <td>Construction waste</td> <td>3600</td> <td>Landfill site</td> </tr> </tbody> </table>	Type	Qty (Kg)	Treatment	Dry waste	60	Handed over to MCGM	Wet waste	30	Handed over to MCGM	Construction waste	3600	Landfill site			
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30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<table border="1"> <thead> <tr> <th>Type</th> <th>Qty (Kg)</th> <th>Treatment</th> </tr> </thead> <tbody> <tr> <td>Dry waste</td> <td>2003</td> <td>Handed over to MCGM</td> </tr> <tr> <td>Wet waste</td> <td>1336</td> <td>OWC</td> </tr> <tr> <td>E-Waste</td> <td>100</td> <td>Authorised vendor</td> </tr> <tr> <td>STP Sludge (dry)</td> <td>60</td> <td>Use as manure</td> </tr> </tbody> </table>	Type	Qty (Kg)	Treatment	Dry waste	2003	Handed over to MCGM	Wet waste	1336	OWC	E-Waste	100	Authorised vendor	STP Sludge (dry)	60	Use as manure
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31	R.G. Area in sq.m.	<p>R.G Required: 3044.25 sq.m R.G provide on ground: 3106 Sqmt R.G provide on Podium: 3152.13 Sq.mt Total provided: 6258.13 Sq.mt Existing Trees: 497 No No. of trees to be cut: 149 No. of trees to be transplanted: 41 No. of trees to be retained: 307 No. of trees to be Planted: 300 Total Nos. of trees after development: 607</p>															
32	Power requirement	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>Demand Load</td> <td>12.29 MW</td> </tr> </tbody> </table>	Particulars	Details	Demand Load	12.29 MW											
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33	Energy Efficiency	<p>Total Energy Savings: Sale - 21.43 % Rehab & MCGM- 26.47% Energy Saving by Solar: Sale- 5.58 % Rehab & MCGM – 6.14%</p>															
34	D.G. set capacity	<p>Sale: 2 x 2250 KVA Rehab: 1000 & 380KVA MCGM: 750 KVA</p>															
35	4-W & 2-W Parking with 25% EV	2-W: 60, 4-W: 2277															
36	No. & capacity of Rain water harvesting tanks /Pits	3 x 100 cum tank 43, 66, 22 cum															

37	Project Cost in (Cr.)	1675 Cr
38	EMP Cost	<p>a) Construction Phase:</p> <p>1. Capital Cost: Rs.51.10 Lakhs</p> <p>2. O & M Cost: Rs.22.13 Lakhs/Annum.</p> <p>a) Operation Phase:</p> <p>1. Capital Cost: Rs.2495 Lakhs.</p> <p>2. O & M Cost: Rs.74 Lakhs/Annum</p>
39	CER Details with justification if any as per MoEF & CC circular dated 01/05/2018	NA
40	Details of Court Cases/litigations w.r.t the project and project location, if any	No litigation pending

The comparative statement showing the project details as per earlier EC and the project details as per proposed expansion & amendment is as follow:

Sr. No.	Description	Details	Revised
1	Plot Area (sq. m)	30,443.00	30,443.00 Sq.m
2	FSI Area (sq. m)	1,58,058.39	1,48,093.54 Sq.m
3	Non-FSI Area (sq. m)	1,60,176.00	1,73,709.442 Sq.m
4	Proposed built-up area (sq. m)	3,18,234.39	3,21,802.9826 Sq.m
5	Building Configuration	<p>Sale: Tower 1 & 2: B + G+ 44</p> <p>Tower 3 & 4: B + G+ Service Floor+ 48</p> <p>Tower 5 & 6: B + G+ Service Floor + 53</p> <p>Sale Amenity Bldg.: B + G + 4</p> <p>Sale MLCP Tower: 3B+G+7</p> <p>MCGM Bldgs: B + G + 48rd Floor</p> <p>Rehab 1& 2: G +42th Floor</p> <p>Rehab 3: B + G +10th Floor</p> <p>Rehab MLCP Tower: B + G+10 Floor</p> <p>Rehab Amenity Bldg.: B +G+3 Floor</p>	<p>Sale: Tower 1 (A & B): B + G+ 44</p> <p>Tower 2 (A & B): B + G + 44</p> <p>Tower 3 (A & B): B + G+ 41 (pt)</p> <p>Sale Amenity Bldg.: B + G + 4</p> <p>Sale MLCP Tower: 3B+G+7</p> <p>MCGM Bldgs: B + G + 48 (pt)</p> <p>Rehab 1& 2: G +42 (pt)</p> <p>Rehab 3: B + G +10 (pt)</p> <p>Rehab MLCP Tower: B + G+10</p> <p>Rehab Amenity Bldg.: B +G+3 Floor</p>
6	Total population	12727	11722

7	No. of Tenements & shops	Sale: 1519 Rehab: 356, MCGM: 311 Shops: 03 No's	Sale: 1118 Nos; Rehab: 356 Nos; MCGM 311 Nos Shops: 03 Nos
8	Total Water Requirement (KLD)	1573	1385
9	Sewage Generation (KLD)	1360	1191
10	STP Capacity	Sale: 375 & 705 CMD, Rehab /MCGM: 405 CMD	Sale: 305 & 481 CMD, Rehab /MCGM: 405 CMD
11	STP Location	Basement	Basement
12	Total Solid waste Quantities (TPD)	3.7	3.3
13	Project Cost (In Crores)	1650	1675

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide SIA/MH/MIS/68539/2021, dated: 13.09.2022 for the plot area of 30,443.00 Sq.Mtrs., FSI area of 1,58,058.39 Sq.Mtrs and the Total construction area of 3,18,234.39 Sq.Mtrs. Proposal has been considered by SEIAA in its 266th (Day-1) meeting held on 20th September, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain revise IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area on mother earth as per Hon'ble Apex Court order.
2. PP to obtain following NOCs & remarks as per amended planning:
a)HRC NOC; b) Revised Civil Aviation NOC; c) Revised Tree NOC.
3. PP to submit architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.
4. PP to obtain concession from Municipal Commissioner, MCGM with respect to odd shape RG area proposed on mother earth.
5. PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
6. PP to provide 2-row plantation along the railway track & also provide sound proof windows to minimise noise pollution.
7. PP to provide adequate 2-wheeler parking and ensure that 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility; PP to submit parking statement for Rehab & MCGM buildings separately.
8. PP to submit revised energy calculation with terrace floor plan considering shadow analysis report with nos. of Solar PV panels & Solar Water heaters & ensure that the

energy savings from renewable sources shall be minimum 5 %.

- PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

B. SEIAA Conditions-

- PP has provided mandatory RG area of 3044.25 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
- EC is restricted up to 135.15 m height for Sale Tower no 1 as per CFO NOC.
- EC is also restricted for sale Tower no 2 up to 143.50 m as per HRC.
- PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
- PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
- PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
- SEIAA after deliberation decided to grant EC for-FSI- 1,18,430.46 m², Non FSI- 1,57,828.38m², total BUA- 2,76,258.84 m². (Plan approval No- P-9221/2021/(354 and other)/F/North /DADAR NAIGAON/337/5/Amend, dated 18.07.2023) (Restricted as per approval).

General Conditions:

a) Construction Phase :-

- 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.
- Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- 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.
- 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.
- Arrangement shall be made that waste water and storm water do not get mixed.
- Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- Fixtures for showers, toilet flushing and drinking should be of low flow either by use

of aerators or pressure reducing devices or sensor based control.

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

B) Operation phase:-

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

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

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution

Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its

amendments.

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

PARIVESH

*(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)*

ENVIRONMENTAL
CLEARANCE



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

To,

The DGM
M/S GODREJ PROJECTS DEVELOPMENT LIMITED
Godrej one, 5th Floor, Pirojshanagar, Vikroli -400079

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/68539/2021 dated 28 May 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B039MH110830
2. File No.	SIA/MH/MIS/68539/2021
3. Project Type	New
4. Category	B1
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Godrej Projects Development Ltd
7. Name of Company/Organization	M/S GODREJ PROJECTS DEVELOPMENT LIMITED
8. Location of Project	Maharashtra
9. TOR Date	31 Mar 2022

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

Date: 13/09/2022

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/68539/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Godrej Projects Development Ltd.,
C.S. No 437 (pt), 335(pt), 338(pt), 339(pt),
340(pt), 341(pt), 342(pt), 346(pt), 347(pt),
348(pt), 350(pt), 351(pt) 352(pt), 353 (pt),
354(pt), and 356 (pt) of Dadar Naigaon Division,
Rafi Ahmed Kidwai Marg, Wadala, Mumbai

Subject : Environmental Clearance for Proposed Redevelopment of Municipal Tenanted Property on Plot bearing C.S. No 437 (pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350(pt), 351(pt) 352(pt), 353 (pt), 354(pt), and 356 (pt) of Dadar Naigaon Division at Rafi Ahmed Kidwai Marg, Wadala, Mumbai by M/s. Godrej Projects Development Ltd.

Reference : Application no. SIA/MH/MIS/68539/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 181st meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 250th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/68539/2022	
2	Name of Project	M/s. Godrej Projects Development Ltd	
3	Project category	8 b – B1	
4	Type of Institution	Private	
5	Project Proponent	Name Regd. Office address Contact number e-mail	Gurmukh S Bajwa Godrej One, 5 th Floor PhirojshaNagar, Eastern Express Highway Vikroli East Mumbai 02261698500 gurmukh.bajwa@godrejproperties.com
6	Consultant		EIA Coordinator: Sourabh Jaiswar Pollution & Ecology Control Service NABET/EIA/2023/SA/0165 Validity till 16-10-2022
7	Applied for		Brown field
8	Location of the project		Cadastral Survey Nos. 437 (pt), 335(pt), 338(pt),

		339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 351(pt) 352(pt), 53 (pt), 354(pt), and 356 (pt) Dadar Naigaon Division, Wadala, F/N Ward, Mumbai																																							
9	Latitude and Longitude	19° 00' 49. 62" N & 72° 51' 2. 38" E																																							
10	Plot Area (sq.m.)	30443.00																																							
11	Deductions (sq.m.)	-																																							
12	Net Plot area (sq.m.)	30443.00																																							
13	Ground coverage (m ²) & %	42.88 %																																							
14	FSI Area (sq.m.)	158058.39																																							
15	Non-FSI (sq.m.)	160176.00																																							
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	318234.39																																							
17	TBUA (m ²) approved by Planning Authority till date	188321.39 sq.m built up area approved by MCGM																																							
18	Earlier EC details with Total Construction area, if any.	NA																																							
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	NA																																							
20	Previous EC / Existing Building	<table border="1"> <thead> <tr> <th colspan="3">Proposed Configuration</th> </tr> <tr> <th>Bldg. Name</th> <th>Configuration</th> <th>Height (m)</th> </tr> </thead> <tbody> <tr> <td>NA</td> <td>NA</td> <td>NA</td> </tr> <tr> <td>Sale: Tower 1 & 2</td> <td>B + G+ 44th Floor</td> <td>145.45</td> </tr> <tr> <td>Sale: Tower 3 & 4</td> <td>B + G+ Service Floor+ 48th</td> <td>160.20</td> </tr> <tr> <td>Sale: Tower 5 & 6</td> <td>B + G+ Service Floor + 53rd</td> <td>174.95</td> </tr> <tr> <td>Sale Amenity Bldg</td> <td>B + G + 4th Floor</td> <td>26.25</td> </tr> <tr> <td>Sale MLCP Tower</td> <td>2B+G+4 Floor</td> <td>27.90</td> </tr> <tr> <td>MCGM Bldg</td> <td>B + G + 48rd Floor</td> <td>158.50</td> </tr> <tr> <td>Rehab 1& 2</td> <td>G +42th Floor</td> <td>139.25</td> </tr> <tr> <td>Rehab 3</td> <td>B + G +10th Floor</td> <td>40.2</td> </tr> <tr> <td>Rehab MLCP Tower</td> <td>B + G+10 Floor</td> <td>34.80</td> </tr> <tr> <td>Rehab Amenity Bldg</td> <td>B +G+3 Floor</td> <td>19.80</td> </tr> </tbody> </table>	Proposed Configuration			Bldg. Name	Configuration	Height (m)	NA	NA	NA	Sale: Tower 1 & 2	B + G+ 44 th Floor	145.45	Sale: Tower 3 & 4	B + G+ Service Floor+ 48 th	160.20	Sale: Tower 5 & 6	B + G+ Service Floor + 53 rd	174.95	Sale Amenity Bldg	B + G + 4th Floor	26.25	Sale MLCP Tower	2B+G+4 Floor	27.90	MCGM Bldg	B + G + 48rd Floor	158.50	Rehab 1& 2	G +42th Floor	139.25	Rehab 3	B + G +10 th Floor	40.2	Rehab MLCP Tower	B + G+10 Floor	34.80	Rehab Amenity Bldg	B +G+3 Floor	19.80
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21	No. of Tenements & Shops	Sale: 1519 Rehab: 356, MCGM: 311 Shops: 03 No's																																							
22	Total Population	12727																																							
23	Total Water Requirements CMD	1573																																							
24	Under Ground Tank Location	Basement																																							
25	Source of water	MCGM																																							
26	STP Capacity & Technology	Sale: 375 & 705 CMD, Rehab /MCGM: 405 CMD (MBBR)																																							
27	STP Location	Basement																																							
28	Sewage Generation CMD & % of sewage discharge in sewer line	1360 & discharge 47 %																																							
29	Solid Waste Management during Construction Phase	<table border="1"> <thead> <tr> <th>Type</th> <th>Qty (Kg)</th> <th>Treatment</th> </tr> </thead> <tbody> <tr> <td>Dry waste</td> <td>60</td> <td>Handed over to MCGM</td> </tr> </tbody> </table>	Type	Qty (Kg)	Treatment	Dry waste	60	Handed over to MCGM																																	
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		Wet waste	30	Handed over to MCGM
		Construction waste	3600	Landfill site
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Qty (Kg)	Treatment
		Dry waste	2256	Handed over to MCGM
		Wet waste	1505	OWC
		E-Waste	100	Authorised vendor
		STP Sludge(dry)	60	Use as manure
31	R.G. Area in sq.m.	R.G Required: 3103.78 sq.m R.G provide on mother earth: 1.5 m strip R.G provide on Podium: 3152.13 Sq.mt Total provide R.G: 3152.13 Sq.mt Existing Trees: 497 No No of trees to be cut: 290 No of trees to be transplanted: 41 No of trees to be retained: 166 No of trees to be Planted: 300		
32	Power requirement	Particulars	Details	
		Demand Load	13.59 MW	
33	Energy Efficiency	Total Energy Savings: 20.20 % Energy Saving by Solar: 5.05 %		
34	D.G. set capacity	Sale: 2 x 1250 KVA & 1500 KVA Rehab: 1000 & 125 KVA MCGM: 750 KVA		
35	4-W & 2-W Parking with 25% EV	2-W: 21, 4-W: 2140		
36	No. & capacity of Rain water harvesting tanks /Pits	6 x 100 cum tank		
37	Project Cost in (Cr.)	1650 Cr		
38	EMP Cost	4.03 Cr		
39	CER Details with justification if any as per MoEF&CC circular dated 01/05/2018	-		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	-		

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 250th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended planning:

a)HRC NOC; b) Railway NOC; c) Revised Civil Aviation NOC; d) Revised Tree NOC.

3. PP to submit revised energy calculation with terrace floor plan considering shadow analysis report with nos. of Solar PV panels & Solar Water heaters & ensure that the energy savings from renewable sources shall be minimum 5 %.
4. PP to provide 2-row plantation along the railway track & also provide sound proof windows to minimise noise pollution.
5. PP to provide adequate 2-wheeler parking and ensure that 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility; PP to submit parking statement for Rehab & MCGM buildings separately.
6. PP to include area of strip of 1.5 Mtr. RG area provided in total RG area & accordingly revise RG area calculation & dimensions.
7. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
8. PP to submit certificate from Structural Engineer stating the designs of buildings are proposed considering vibrations of railway.

B. SEIAA Conditions

1. This EC is restricted up to 120 m height till PP obtains HRC NOC. Once PP obtains HRC NOC, height restriction will be as per HRC NOC.
2. This EC is restricted up to 156.17 m height as per civil aviation NOC. SEIAA decided to restrict the EC up to 156.17 m height till PP obtains revised civil aviation NOC. Once PP obtains revised civil aviation NOC, height restriction will be as revised NOC.
3. There are 497 trees existing on site and PP has proposed to cut 290 and to transplant 41 trees. SEIAA asked PP to plant as many trees as cumulative age of trees to be cut and transplanted as compensatory plantation. SEIAA also asked PP to strictly comply with amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
4. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
7. SEIAA after deliberation decided to grant EC for – FSI – 148109.59 m², Non FSI- 142130.41 m², Total BUA- 290240.00 m². (Plan approval No.P-9214/2021//(335 and other)/F/North/Dadar-Naigaon/337/2/Amend, dated-13.01.2022, P-9221/2021//(354 and other)/F/North/Dadar-Naigaon/337/2/Amend, dated-13.01.2022)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering

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- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection

measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental

protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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

M. Patankar
Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)
11/9/2022

Copy to:

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

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiskar
Member Secretary

Date: 9/13/2022 6:38:14 PM

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Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
 and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

AMBIENT AIR QUALITY MONITORING ANALYSIS REPORT

Report No.	: GESEC/PRO/AAQM/2025-26/05/1156
Date of Report	: 23/05/2025
Client	: M/s Godrej Projects Development Ltd
Site	: Project Site
Address	: Dadar Naigaon Division , Wadala , F/N Ward, Mumbai
Date of Sampling	: 19/05/2025

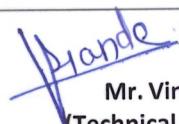
RESULTS OF ANALYSIS

Sr. No.	DESCRIPTION	UNIT	RESULT	NAAQS
01	DATE OF SAMPLING	DD/MM/YY	19/05/2025	
02	TEST LOCATION		Project site	
03	AMBIENT TEMPERATURE (MAX/MIN)	°C	34.5/27.0	
04	RELATIVE HUMIDITY	% RH	72	
05	SAMPLING DURATION	Min	8 HR	
06	PM ₁₀	µg/M ³	88.00	100
07	PM _{2.5}	µg/M ³	44.20	60
08	SO ₂	µg/M ³	26.80	80
09	NO _x	µg/M ³	38.20	80
10	CO (1 Hrs)	mg/M ³	0.60	4.0

REMARK

NAAQS – National Ambient Air Quality Standards.

Monitoring results are well within the limits prescribed by NAAQS


 Mr. Vinod Hande
 (Technical Manager)
 Reviewed & Authorized By


End Of Report

Page 1 of 1

Terms and conditions

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- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not reveal to third party unless required by the statutory or legal requirement
- If on site there is no proper sampling location, Source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India till 28/02/2026 and NABL approved by Quality Council of India till 28/02/2026

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 and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

Ambient Noise Monitoring Report

Report No.	: GESEC/PRO/ANLM/2025-26/05/1157
Date of Report	: 23/05/2025
Client	: M/s Godrej Projects Development Ltd
Site	: Project Site
Address	: Dadar Naigaon Division , Wadala , F/N Ward, Mumbai
Date of Sampling	: 19/05/2025

RESULTS OF ANALYSIS

Time	CPCB Limits	Main Gate	Near Construction area
Day Time (dB) (6 A.M. – 10 P.M.)	55 dB	62.50	68.00
Night Time (dB) (10 P.M. – 6 A.M.)	45 dB	48.50	50.50

REMARK: Results are seems to be slightly exceeding due to construction activities in day time and due to adjacent railway line.



Hande
 Mr. Vinod Hande
 (Technical Manager)
 Reviewed & Authorized By

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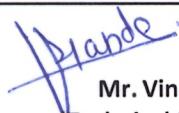
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SOIL ANALYSIS REPORT

CLIENT'S NAME M/s Godrej Projects Development Ltd Dadar Naigaon Division , Wadala , F/N Ward, Mumbai	REPORT NO :- GESEC/PRO/SL/2025-26/05/1158
	DATED 23/05/2025
	DATE OF SAMPLING 19/05/2025

RESULTS OF ANALYSIS

Sr. no	Parameters	Unit	Project Site
1	pH	-	7.60
2	Bulk Density	gm/cm3	1.60
3	Water Holding Capacity	%	48.0
4	TKN	%	1.20
5	Organic matter	%	1.10
6	Calcium	mg/kg	160.0
7	Chlorides	mg/kg	48.5
8	Magnesium	mg/kg	38.0
9	Sulphate	mg/kg	52.0
10	Available Phosphorous	mg/kg	0.80
11	Sodium	mg/kg	22.0
12	Potassium	mg/kg	68.0
13	Copper	mg/kg	2.90
14	Iron	mg/kg	248.0
15	Lead	mg/kg	<2.0
16	Zinc	mg/kg	1.4
17	Chromium	mg/kg	0.04


 Mr. Vinod Hande
 (Technical Manager)
 Reviewed & Authorized By

End Of Report



Page 1 of 1

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