

**Half Yearly Compliance Report
2025
01 Dec(01 Apr - 30 Sep)**

Acknowledgement

Proposal Name	Proposed Residential Development on plot bearing CTS no. 418, 418/1 to 418/11 of village Deonar, Deonar Farms Road, Chembur Mumbai, by M/s. Godrej Properties Ltd		
Name of Entity / Corporate Office	M/s. Godrej Properties Ltd		
Village(s)	Greater Mumbai (M Corp.)		
District	MUMBAI		
Proposal No.	SIA/MH/INFRA2/436409/2023	Category	INFRA-2
Plot / Survey / Khasra No.	418, 418/1 to 418/11 of village Deonar, Deonar Farms Road, Chembur Mumbai	Sub-District	Mumbai Suburban
State	MAHARASHTRA	Entity's PAN	*****3995M/INACTIVE
MoEF File No.	SIA/MH/INFRA2/436409/2023	Entity name as per PAN	GODREJ PROPERTIES LIMITED

Compliance Reporting Details

Reporting Year	2025
Remarks (if any)	
Reporting Period	01 Dec(01 Apr - 30 Sep)

Details of Production and Project Area

Name of Entity / Corporate Office	M/s. Godrej Properties Ltd
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	Project Area as per EC Granted	Actual Project Area in Possession
Private	2.83	2.83
Revenue Land	0	0
Forest	0	0
Others	0	0
Total	2.83	2.83

Production Capacity

Sr. no	Product Name	units	Valid Upto	Capacity	Production last year	Capacity as per CTO
1	Godrej Properties Ltd	Square per Meter(SQM)	27/12/2033	28333.14	0	

Conditions

Specific Conditions

Sr.No.	Condition Type	Condition Details
1	LAND RECLAMATION	PP to submit IOD/ IOA/ Concession Document/ Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 31.01.2014 issued by Environment Department, Government of Maharashtra.
	PPs Submission: Complied PP stated that, Honble MCs approval is received. Attached as ANNEXURE I	Date: 05/11/2025
2	Statutory compliance	PP to obtain following NOCs/Remarks a) Tree NOC, b)Revised CFO NOC for proposed height, c) SWM/C and D NOC, d) Nalla Remarks
	PPs Submission: Complied The status of the NOCs is as mentioned below: a) Tree NOC- Tree NOC has been obtained dated 11/10/2023 b) Revised CFO NOC for proposed height: We have already obtained the CFO NOC for height of 82.65 m, against the proposed height of 82.90 m. We will also obtain the revised CFO NOC for proposed height at an appropriate stage. c) SWM NOC: SWM NOC has been obtained dated 25/09/2023 d) Nalla Remarks- The application for Nalla Remarks has already been done dated 22/05/2023 and the nalla remarks are expected shortly. attached ANNEXURE II.	Date: 05/11/2025
3	GREENBELT	PP to deduct area under environmental services proposed in R.G. area and revise details of required and provided R.G. area on mother earth. PP to submit Architect Certificate mentioning that the required or mandatory R.G. in plot is provided on mother earth as per the Honorable Supreme Court Order.
	PPs Submission: Being Complied The required R.G. area is 794.02 sq.m. and the proposed R.G. area is 813.75 sq.m. Earlier, D.G. and Substation were proposed in the additional R.G. area, as is evident from the Concession plan. The total area However, the same have been relocated now and no environmental services are proposed in R.G., The plan will be amended at the time of obtaining IOD. The entire R.G. is proposed on mother earth and the Architect Certificate to that effect.	Date: 05/11/2025
4	AIR QUALITY MONITORING AND PRESERVATION	PP to carry out ambient air quality study surrounding the project site and adopt mitigation measures accordingly.
	PPs Submission: Complied PP have carried out the Ambient Air Quality and also Noise quality at project site. The results and conclusion of the monitoring along with the proposed mitigation measures are given	Date: 05/11/2025
5	MISCELLANEOUS	PP to lift UGTs to 1st basement such that tops of the UGTs are flushed to the ground level and accordingly submit cross-section of UGTs.
	PPs Submission: Complied The UGTs are proposed in the second basement and the tops of the UGTs are in the first basement. Due to planning constraints and the plot area being small, It is not possible to flush the UGTs to ground level as they will come in the driveway. Hence the tanks placed in a way that the tops of the tanks are 1.5 m from the Ground level, opening in the first basement. The section of UGTs.	Date: 05/11/2025
6	WATER QUALITY MONITORING AND PRESERVATION	PP to reduce discharge of treated water up to 35 percent. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

<p>PPs Submission: Complied</p> <p>The total water requirement for the project is 75 KLD (Domestic: 46 KLD, Flushing: 23 KLD, Landscaping: 6 KLD). The total sewage generation is 60 KLD and the STP proposed is 75 KLD. The treated water available for use is estimated to be 54 KLD, out of which 23 KLD will be used for Flushing purpose and 6 KLD will be used for landscaping purpose. After this, 25 KLD treated water remains which is 33 Percentage of the total water requirement. Hence the discharge of excess treated water will be 33 Percentage which is less than 35 Percentage.</p>		
7	GREENBELT	PP to obtain concession from Municipal Commissioner, MCGM for odd shaped R.G
<p>PPs Submission: Complied</p> <p>The concession from the Honble MC for odd shaped R.G. has been received. The extract from the concession report and the MCs Note sheet</p>		Date: 05/11/2025
8	GREENBELT	PP to provide mandatory RG area of 794.02 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
<p>PPs Submission: Agreed to Comply</p> <p>Condition is noted.</p>		Date: 05/11/2025
9	WATER QUALITY MONITORING AND PRESERVATION	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 and strength to increase the water permeable area as well as to allow effective fire tender movement.
<p>PPs Submission: Agreed to Comply</p> <p>Condition is noted.</p>		Date: 05/11/2025
10	ENERGY PRESERVATION MEASURES	PP to achieve at least 5 percentage of total energy requirement from solar/other renewable sources.
<p>PPs Submission: Agreed to Comply</p> <p>Condition is noted.</p>		Date: 05/11/2025
11	Statutory compliance	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF and CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
<p>PPs Submission: Agreed to Comply</p> <p>Condition is noted.</p>		Date: 05/11/2025
12	Statutory compliance	SEIAA after deliberation decided to grant EC for - FSI- 12500.20 m ² , Non FSI- 15832.94 m ² , Total BUA- 28333.14 m ² . (Plan approval No- P-17114/2023(418 AND OTHER)/ME/WARD/DEONAR- E dated 04.09.2023) (Restricted as per approval)
<p>PPs Submission: Complied</p> <p>Yes, we received the EC for FSI- 12500.20 m², Non FSI- 15832.94 m², Total BUA- 28333.14.</p>		Date: 05/11/2025

General Conditions

Sr.No.	Condition Type	Condition Details
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1	WASTE MANAGEMENT	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.
PPs Submission:	Complied	
2	WASTE MANAGEMENT	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
PPs Submission:	Complied	Date: 05/11/2025
All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.		
3	WASTE MANAGEMENT	Any hazardous waste generator during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.
PPs Submission:	Complied	Date: 05/11/2025
Used oil will be disposed through Authorized vendor of MPCB.		
4	Human Health Environment	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.
PPs Submission:	Complied	Date: 05/11/2025
Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labor camps.		
5	WASTE MANAGEMENT	Arrangement shall be made that waste water and storm water do not get mixed.
PPs Submission:	Complied	Date: 05/11/2025
Separate confined sewage system is provided 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. Strom water drain shall be in covered drain system and will be connected to municipal drain.		
6	WATER QUALITY MONITORING AND PRESERVATION	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
PPs Submission:	Complied	Date: 05/11/2025
Ready mix concrete is used to reduce water demand during construction.		
7	WATER QUALITY MONITORING AND PRESERVATION	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.
PPs Submission:	Complied	Date: 05/11/2025
There is no extraction of ground water in this project. The ground water levels and its quality are		

checked before commencement of the project. The copy of the same is enclosed herewith.

8	WATER QUALITY MONITORING AND PRESERVATION	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	
	PPs Submission: Complied PP is not drawing any water from ground. We are using only Tanker water for construction from MCGM.		Date: 05/11/2025
9	WATER QUALITY MONITORING AND PRESERVATION	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.	
	PPs Submission: Agreed to Comply Adequate measures will be taken into consideration to minimize the wastage of water.		Date: 05/11/2025
10	ENERGY PRESERVATION MEASURES	The Energy Conservation Building Code shall be strictly adhered to	
	PPs Submission: Agreed to Comply Condition noted.		Date: 05/11/2025
11	Statutory compliance	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	
	PPs Submission: Complied Excavated topsoil is used for landscaping.		Date: 05/11/2025
12	WASTE MANAGEMENT	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	
	PPs Submission: Complied The cut and fill is minimum to the extent possible. The cut and fill is in accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.		Date: 05/11/2025
13	WATER QUALITY MONITORING AND PRESERVATION	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.	
	PPs Submission: Complied Soil testing was done and according to the reports all the parameters are within the prescribed norms.		Date: 05/11/2025
14	GREENBELT	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	
	PPs Submission: Agreed to Comply Condition noted.		Date: 05/11/2025
15	AIR QUALITY MONITORING AND PRESERVATION	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.
	PPs Submission: Agreed to Comply DG set specifications will be as per CPCB norms.	Date: 05/11/2025
16	AIR QUALITY MONITORING AND PRESERVATION	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
	PPs Submission: Complied The PUC checked/authorized vehicles are allowed on the site for transfer of material.	Date: 05/11/2025
17	Noise Monitoring & Prevention	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.
	PPs Submission: Complied Following care are taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. Also, use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.	Date: 05/11/2025
18	AIR QUALITY MONITORING AND PRESERVATION	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
	PPs Submission: Agreed to Comply D.G. sets will be provided as back up for Residential buildings. DG set of 1 Into 500 kVA will be provided for Residential buildings. DG will be provided with silencer and acoustic enclosures. The stacks shall be provided as per MPCB norms.	Date: 05/11/2025
19	Statutory compliance	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.
	PPs Submission: Complied Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.	Date: 05/11/2025
20	WASTE MANAGEMENT	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.
	PPs Submission: Complied The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.	Date: 05/11/2025

21	WASTE MANAGEMENT	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	
	PPs Submission: Complied E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.		Date: 05/11/2025
22	WASTE MANAGEMENT	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / refused to the maximum extent possible. Treatment of 100 Percentage gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	
	PPs Submission: Complied 1 Nos. of Sewage Treatment Plants with total capacity of 75 KLD will be provided for treating the wastewater with MBBR technology. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.		Date: 05/11/2025
23	Statutory compliance	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed 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.	
	PPs Submission: Partially Complied The provisions of STP, MSW disposal facility and Green Belt development will be completed before getting the Occupation certificate		Date: 05/11/2025
24	WATER QUALITY MONITORING AND PRESERVATION	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.	
	PPs Submission: Agreed to Comply Condition is Noted by PP.		Date: 05/11/2025
25	Statutory compliance	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.	
	PPs Submission: Complied 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. Parking Details: Four-Wheeler Parking- 198 Nos Two-Wheeler Parking- 53 Nos	Date: 05/11/2025	

26	MISCELLANEOUS	PP to provide adequate electric charging points for electric vehicles (EVs.)	
	PPs Submission: Agreed to Comply Condition is noted		Date: 05/11/2025
27	GREENBELT	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	
	PPs Submission: Complied The green area of 813.75 sq.m is provided. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. There will be tree plantation of about 58 nos. Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.		Date: 05/11/2025
28	Statutory compliance	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	
	PPs Submission: Being Complied Separate environment management cell with qualified staff is formed and implementing the same.		Date: 05/11/2025
29	Statutory compliance	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise breaks- up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should be reported to the MPCB and this department.	
	PPs Submission: Complied EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: Capital Cost: Rs. 341.64 lakhs O and M Cost: Rs. 39.01 lakhs/ yr		Date: 05/11/2025
30	PUBLIC HEARING	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	
	PPs Submission: Complied The advertisement is published in Marathi and English language newspaper. In Marathi newspaper Navshakti dtd. 30.12.2023 and in English newspaper Free press Dtd. 30.12.2023 respectively. The Xerox copies of the same are enclosed for your ready reference.		Date: 05/11/2025
31	Statutory compliance	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	
	PPs Submission: Complied We are regularly submitting six monthly reports to Nagpur, Mantralaya and MPCB.		Date: 05/11/2025
32	Statutory compliance	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.
	PPs Submission: Agreed to Comply Yes, we noted the condition and agreeable to the same.	Date: 05/11/2025
33	MISCELLANEOUS	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 mainly; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
34	Statutory compliance	PPs Submission: Complied Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.
35	AIR QUALITY MONITORING AND PRESERVATION	PPs Submission: Agreed to Comply Condition is noted.
36	Statutory compliance	PPs Submission: Partially Complied Applied for consent
37	Statutory compliance	PPs Submission: Complied Environmental Clearance is already obtained.
38	Statutory compliance	PPs Submission: Being Complied We are regularly submitting six monthly reports to Environment Department, Mantralaya and MPCB.
		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.	
	PPs Submission: Agreed to Comply Yes, we noted the condition and agreeable to the same.		Date: 05/11/2025
39	Statutory compliance	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. This environmental Clearance is issued to obtaining NoC from forestry and wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable and this environment clearance does not necessarily imply the forestry and wild life clearance granted to the project will be considered separately on merit.	
	PPs Submission: Agreed to Comply Yes, we noted the condition. Condition is noted and agreeable to the same.		Date: 05/11/2025
40	Statutory compliance	The environmental Clearance is being issued without prejudice to the 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 of the Honble court will be binding on the project proponent. Hence this clearance doesnt give immunity to the project proponent in the case filed against him. If any or action initiated under EP Act	
	PPs Submission: Agreed to Comply Condition is noted and agreeable to the same.		Date: 05/11/2025
41	Statutory compliance	The environmental Clearance is being issued purely from 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.	
	PPs Submission: Agreed to Comply Condition is noted and agreeable to the same.		Date: 05/11/2025
42	Statutory compliance	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	
	PPs Submission: Agreed to Comply Condition is noted and agreeable to the same.		Date: 05/11/2025
43	Statutory compliance	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period as per EIA Notification, 2006, amended from time to time	
	PPs Submission: Agreed to Comply Condition is noted and agreeable to the same.		Date: 05/11/2025

44	Statutory compliance	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, 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.
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PPs Submission: Agreed to Comply
Condition is noted and agreeable to the same.

Date:
05/11/2025

45	Statutory compliance	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
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PPs Submission: Agreed to Comply
Condition is noted and agreeable to the same.

Date:
05/11/2025

Visit Remarks

Last Site Visit Report Date:	29/07/2025
Additional Remarks:	

Note: This acknowledgement is as per the details submitted by project proponent. In no way is this document to be considered as conclusion on any action on the compliance of the project. This is strictly for the project proponent's reference purpose.