

Date: 22.05.2024

To,  
The CCF, Regional Office, Western Region,  
Ministry of Environment, Forests & Climate  
Regional Office (WCZ), Ground Floor, East Wing,  
New Secretariat Building, Civil Lines, Nagpur - 440001

Sub: Submission of Environmental Clearance Compliance Status for period of October, 2023- March, 2024.

Ref: Environmental Clearance vide letter no. EC23B039MH191721 Dated. 23.02.2023.  
Environmental Clearance vide letter no. SEAC-2010/CR.748/TC.2 dated 28.12.2011.

Dear Sir,

We have received Environmental Clearance from SEIAA for the proposed Residential and Commercial Development on Land bearing CTS No. 174/C/1, 174/C/2, 174/C/3 & 174/C/4 of Akurli village situated in R/S Ward Kandivali, Mumbai.

As per condition Stipulated in Environmental Clearance, we are submitting herewith six-monthly compliance status report for the period of October, 2023 - March, 2024 along with the desired information and copies of documents are as under:

1. Data sheet
2. EC Compliance report
3. Post Monitoring Report (October, 2023 - March, 2024)

We hope the above is to your satisfaction.

Thanking You.

Yours faithfully,

**For M/s. Rajesh Real Estate Developers Pvt. Ltd.**



Authorized Signatory

Encl: a/a

CC to:

1. The Member Secretary, Maharashtra Pollution Control Board, 3rd Floor, Kalpataru Point, Sion, Mumbai- 400 022.
2. Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara.

**DATA SHEET**

1.	Project type: River-valley/Mining/Industry/Thermal/Nuclear/Other (Specify)	Construction of residential & commercial development project																
2.	Name of the Project	Proposed residential and commercial development on Land bearing CTS No. 174/C/1, 174/C/2, 174/C/3 & 174/C/4 of Akurli village situated in R/S Ward, Kandivali, Mumbai																
3.	Clearance letter (s)/OM No. And Date	<ul style="list-style-type: none"> <li>• Environmental Clearance vide letter no. SEAC-2010/CR.748/TC.2 dated 28.12.2011.</li> <li>• Environmental Clearance for proposed expansion vide letter no. EC23B039MH191721 Dated. 23.02.2023.</li> </ul>																
4.	Location: a) District (s) b) State (s) c) Location  d) Latitude/Longitude	Mumbai Maharashtra Village Akurli, Kandivali  19°17'02.78" N 72°52'54.62"E																
5.	Address for correspondence a) Address of the Concerned Project Chief Engineer (With Pin Code and telephone/telex/ fax numbers)	Mr. Kedar Bakalkar M/s. Rajesh Real Estate Developers Private Limited. 139, Sakseria Chambers, Nagindas Master Road, Fort, Mumbai- 400023.																
6.	Salient features a) Of the project	Plot area: 45,800 sq. m. FSI area: 1,18,334.32 sq. m. Non-FSI area: 1,14,632.62 sq. m. Total Built-up area: 2,32,966.93 sq. m.  Building Configuration: <table border="1" data-bbox="849 1576 1465 1966"> <thead> <tr> <th>Building Name</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td>Wing A &amp; B</td> <td>2 Basement + Stilt + Podium + 40 floors</td> </tr> <tr> <td>Wing 1</td> <td>Ground + 42 floors</td> </tr> <tr> <td>Wing 2</td> <td>Ground + 38 floors</td> </tr> <tr> <td>Wing 3,4,5,6,7 &amp; 8</td> <td>Ground + 22 floors</td> </tr> <tr> <td>MLCP with Shops</td> <td>2 Basement + Lower ground + Upper ground + 10 floors</td> </tr> <tr> <td>Fitness Center</td> <td>Ground + 1 floor</td> </tr> <tr> <td>Community hall</td> <td>--</td> </tr> </tbody> </table>	Building Name	Configuration	Wing A & B	2 Basement + Stilt + Podium + 40 floors	Wing 1	Ground + 42 floors	Wing 2	Ground + 38 floors	Wing 3,4,5,6,7 & 8	Ground + 22 floors	MLCP with Shops	2 Basement + Lower ground + Upper ground + 10 floors	Fitness Center	Ground + 1 floor	Community hall	--
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	b) Of the Environmental management plans	<ul style="list-style-type: none"> <li>• <b>Sewage Treatment Plant</b> -01 no. of STP of capacity 330 KLD existing for Phase I and 01 no. of STP of capacity 515 KLD proposed for Phase II with MBBR technology will be provided at site.</li> <li>• <b>Tree Plantation Details</b> - Tree plantation will be carried out on 9,617.37 sq. m. <u>Plantation Details-</u> <ul style="list-style-type: none"> <li>• Existing trees on plot: 129 nos.</li> <li>• Number of trees to be planted: <ul style="list-style-type: none"> <li>a) In RG area: 561 nos.</li> <li>b) In Miyawaki Plantation (with area): 1018 nos. in 590 sq. mt (one tree/sq. mt)</li> </ul> </li> <li>• Number of trees to be cut: 62 nos.</li> <li>• Number of trees to be transplanted: 49 nos.</li> <li>• Number of trees to be retained: Nil.</li> </ul> </li> <li>• <b>Rainwater Harvesting</b> - 04 nos. of rainwater harvesting tanks of total capacity 530 cum will be provided at site.</li> </ul>												
7.	Break-up of the project area	Plot area: 45,800 sq. m. FSI area: 1,18,334.32 sq. m. Non-FSI area: 1,14,632.62 sq. m. Total Built-up area: 2,32,966.93 sq. m.												
	a) Submergence area forest and non-forest	Not applicable												
	b) Others	--												
8.	Break-up of the project affected population with enumeration of those losing house/dwelling units only agricultural land only. Both dwelling units and agricultural land and landless laborers/artisans: SC, ST/Adivasi	Not applicable												
9.	Financial details: a) Project cost as originally planned and subsequent revised estimates and the year of price reference:  b) Allocation made for environmental management plans with item wise and year wise break-up.:	<p>Rs. 582.41 Cr. (Phase I – Rs. 220.31 Cr. &amp; Phase II- Rs. 362.10 Cr.)</p> <p>Allocation for EMP: During construction phase-</p> <table border="1"> <thead> <tr> <th>Environment Protection Measure</th> <th>Capital Cost (Rs. In Lakhs)</th> <th>Recurring Cost (Rs. In Lakhs/Yr)</th> </tr> </thead> <tbody> <tr> <td>Topsoil &amp; Debris management</td> <td>12.00</td> <td>Nil</td> </tr> <tr> <td>Portable STP</td> <td>30.00</td> <td>3.00</td> </tr> <tr> <td>Toilets for labor</td> <td>10.00</td> <td>1.00</td> </tr> </tbody> </table>	Environment Protection Measure	Capital Cost (Rs. In Lakhs)	Recurring Cost (Rs. In Lakhs/Yr)	Topsoil & Debris management	12.00	Nil	Portable STP	30.00	3.00	Toilets for labor	10.00	1.00
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		+ Drinking water + First aid arrangement.		
		Health & Safety of labors (Health checkups, Pest control, etc)	8.00	Nil
		Air Environment-Dust Suppression	3.00	Nil
		Monitoring of Environmental Parameters (Air, Water, Noise, Soil)	Nil	2.00
		<b>Total</b>	<b>63.00</b>	<b>6.00</b>
		During operational phase-		
		<b>Environment Protection Measure</b>	<b>Capital Cost (Rs. In Lakhs)</b>	<b>Recurring Cost (Rs. In Lakhs/Yr)</b>
		Sewage Treatment Plant & Monitoring	97.00	10.00
		Solid Waste Management-OWC	44.00	4.1
		Dg Sets & Stack Monitoring	50.00	2.00
		Rainwater Harvesting	97.4	0.75
		Green Belt- RG- Landscaping & Trees	80.00	1.00
		Energy saving features (Solar)	89.75	2.69
		Monitoring of Environmental Parameters (Air, Water, Noise, Soil)	--	4.00
		Environment Monitoring Cell- Personnel	Nil	1.00
		Disaster Management Plan	130.00	5.00
		<b>Total</b>	<b>588.15</b>	<b>30.54</b>
	c) Benefit cost ratio/Internal rate of return and the year of assessment:	-		
	d) Whether (c) includes the cost of environmental management as	-		

	shown in the above	
	e) Actual expenditure incurred on the project so far	Rs. 1,12,90,18,359/-
	f) Actual expenditure incurred on the environmental management plans so far	--
10.	<p>Forest land requirement:</p> <p>a) The status of approval for diversion of forest land for non-forestry use</p> <p>b) The status of cleaning felling</p> <p>c) The status of compensatory afforestation, if any</p> <p>d) Comments on the viability and sustainability of compensatory afforestation programme in the light of actual field experience</p>	Not applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Not applicable
12.	<p>Status of construction</p> <p>a) Date of commencement (Actual and/or planned)</p> <p>b) Date of completion (Actual and/or planned)</p>	Attached
13.	Reason for the delay of the project is yet to start	Not applicable
14.	Dates of site visits	
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	--
	(b) Date of site visit for this monitoring report	October 2023 to March 2024
15.	<p>Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits. (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently.)</p>	<ul style="list-style-type: none"> <li>• Environmental Clearance vide letter no. SEAC-2010/CR.748/TC.2 dated 28.12.2011.</li> <li>• Environmental Clearance for proposed expansion vide letter no. EC23B039MH191721 Dated. 23.02.2023.</li> </ul>

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<b>Ref</b>	<ul style="list-style-type: none"> <li>• Environmental Clearance vide letter no. SEAC-2010/CR.748/TC.2 dated 28.12.2011. <b>Annexure II(A)</b></li> <li>• Environmental Clearance for proposed expansion vide letter no. EC23B039MH191721 Dated. 23.02.2023. <b>Annexure - II(B)</b></li> </ul>
<b>To</b>	M/s. Macrotech Developers Limited.
<b>For</b>	Proposed expansion in Residential and Commercial Development at Akurli, Kandivali, Mumbai
<b>Status</b>	Letter regarding status of the project and site photos enclosed as <b>Annexure III.</b>

### Specific Conditions:

#### A. SEAC Conditions-

<b>1.</b>	<b>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.</b>	<p>We have received approval for the proposed development by Hon'ble Municipal Commissioner, MCGM dated 01.08.2022.</p> <p>Concession approval is enclosed as <b>Annexure - IV</b></p>
<b>2.</b>	<b>PP to obtain following updated NOCs &amp; remarks as per amended plan:</b> <b>a) Water Supply; b) Sewer connection;</b> <b>c) SWD NOC; d) Tree NOC; e) HRC NOC</b>	<p>a) We have obtained HE remarks from the respective authorities. The copy of the same is attached as <b>Annexure- V.</b></p> <p>b) Sewer connection remarks have been obtained from MCGM. The copy is attached as <b>Annexure- VI.</b></p> <p>c) SWD remarks as enclosed as <b>Annexure- VII.</b></p> <p>d) We have applied for obtaining the revised tree NOC to the respective authority. The copy of the application is enclosed as <b>Annexure- VIII.</b></p> <p>e) HRC NOC is attached as <b>Annexure- IX.</b></p>
<b>3.</b>	<b>PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&amp;CC, Nagpur.</b>	As we requested in the 256 <sup>th</sup> SEIAA meeting that as the EC has been expired for the project and OC for Phase I has been received, our humble request is to not insist on certified compliance report for Phase I.

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		We undertake to submit half yearly compliance reports for Phase II along with Phase I and will submit certified compliance report from RO after getting proposed EC.
4.	<b>PP to submit water balance of entire project; PP to increase capacity of proposed STP 10% more than actual sewage generation from the project site.</b>	As directed, we have increased the capacity of the proposed STP by 10% more than the actual sewage generation. The water balance for the entire project is enclosed as <b>Annexure - X</b> .
5.	<b>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>	We have requested MCGM for utilization of the excess treated water. The request letter is enclosed as <b>Annexure XI</b> .
6.	<b>PP to submit superimposed layout of earlier &amp; proposed project.</b>	Condition is noted. The superimposed layout was submitted during the 256 <sup>th</sup> SEIAA meeting.
7.	<b>PP to submit audit report of existing STP &amp; OWC.</b>	Condition is noted. As directed, we have submitted the audit reports. The same has been submitted during the 256 <sup>th</sup> SEIAA meeting.
8.	<b>PP to submit revise tree list including trees planted in Miyawaki plantation.</b>	Condition is noted and agreeable to the same.
9.	<b>PP to submit details energy calculation with terrace floor plan in accordance with shadow analysis &amp; ensure that the energy savings from renewable sources shall be minimum 5% for entire project.</b>	Condition is noted and agreeable to the same.

<b>B. SEIAA Conditions-</b>		
1.	<b>This EC is restricted for wing 1 up to 117.90 m height as per CFO NOC. PP to obtain revised HRC NOC for Wing 1. (Height is wrongly mentioned as 17.90 m in SEIAA MoM)</b>	Noted & agreed. CFO NOC and HRC NOC are enclosed as <b>Annexure - XII &amp; Annexure - IX</b> respectively.

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2.	<b>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 &amp; strength to increase the water permeable area as well as to allow effective fire tender movement.</b>	Noted.
3.	<b>PP to achieve at least 5% of total energy requirement from solar/other renewable sources.</b>	5 % of the total energy requirement will be met through renewable sources.
4.	<b>PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF&amp;CC vide F. No. 22-34/2018-IA.III dtd. 04.01.2019.</b>	Yes, we will regularly 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.
5.	<b>SEIAA after deliberation decided to grant EC for - FSI - 1,18,334.32 m<sup>2</sup>, Non FSI - 1,14,632.62 m<sup>2</sup> and total BU - 2,32,966.96 m<sup>2</sup>. (Restricted as per appraisal) (Plan approval No. CHE/A-4300/BP(WS)/AR337/3/Amend dated 01.08.2022).</b>	Yes, we have received the EC for FSI Area- 1,18,334.32 m <sup>2</sup> , Non FSI area of 1,14,632.62 m <sup>2</sup> , Total Build Up Area- 2,32,966.96 m <sup>2</sup> .

### General Conditions:

#### A) Construction Phase-

I.	<b>The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</b>	The Solid waste generated during Construction phase is as given below:								
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Type</th> <th style="text-align: center;">Qty (Kg/d)</th> <th style="text-align: center;">Treatment/ Disposal</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Dry waste</td> <td style="text-align: center;">12</td> <td rowspan="2" style="text-align: center;">Will be segregated, &amp; recyclable waste will be disposed of to authorized vendors.</td> </tr> <tr> <td style="text-align: center;">Wet waste</td> <td style="text-align: center;">8</td> </tr> </tbody> </table>	Type	Qty (Kg/d)	Treatment/ Disposal	Dry waste	12	Will be segregated, & recyclable waste will be disposed of to authorized vendors.	Wet waste	8
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		Constructi on waste	424 cum	Surplus material will be disposed of as per C&D Waste Management Rules, 2016.
II.	<b>Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.</b>	All construction waste will be collected, and surplus waste will be disposed off as per C&D Waste Management Rules, 2016.		
III.	<b>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.</b>	There is no generation of any bituminous material or any hazardous material at the site till date & if generated will be disposed as per the MPCB norms.		
IV.	<b>Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.</b>	Adequate drinking water facility is provided for the construction workers at the site. Toilets are provided for construction workers. Bins are provided to dispose of the municipal solid waste generated by labour during construction phase.		
V.	<b>Arrangement shall be made that wastewater and storm water do not get mixed.</b>	Separate drainage lines will be provided to prevent mixing of wastewater and storm water.		
VI.	<b>Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.</b>	Yes. Pre- mixed concrete, curing agents etc. will be used to reduce water demand.		
VII.	<b>The ground water level and its quality</b>	Not applicable as there is no source of		

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	should be monitored regularly in consultation with Ground Water Authority.	Ground water.
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/ operation of the project.	There is no Ground water source within project site. We are using tanker water for construction activity.
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Yes, low flow rate fixtures and low flush cisterns will be used during operation phase.
X.	The Energy Conservation Building code shall be strictly adhered to.	We will be strictly adhered to the Energy Conservation Building code.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Yes, all the topsoil and construction debris will be used for filling the plot and maintaining green belt development.
XII.	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.	Additional soil for leveling of the proposed site will be generated within the site to protect natural drainage system of the area.
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Regular monitoring of soil is carried out at site. Please refer to Post Monitoring Reports attached as <b>Annexure - I</b> . There is no ground water source at site.
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	Noted & agreed.

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	<b>Environment Clearance.</b>	
XV.	<b>The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.</b>	Power requirement during construction phase will be full filled by power supply provided by Adani Power.
XVI.	<b>Vehicles hired for transportation of Raw material shall strictly comply with the emission norms prescribed by Ministry of Road Transport &amp; Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.</b>	The vehicles hired for bringing construction material at site are thoroughly checked with a valid PUC certificate.
XVII.	<b>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.</b>	Ambient noise levels are maintained well within residential standards. Please refer monitoring report for Noise. Monitoring report is attached as <b>Annexure - I</b> .  Adequate measures are taken to reduce ambient air and noise level to conform to stipulated standards by CPCB/MPCB.
XVIII.	<b>Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control</b>	2 nos. of DG sets of capacity 750 kVA each in Phase I, 1 no. of DG sets of capacity 750 kVA in Phase II, and 1 no. of DG sets of capacity 810 kVA in Phase III will be used as power backup during operation phase, care will be taken that adequate acoustic will be provided to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.

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	<b>Board.</b>	
<b>XIX.</b>	<b>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>	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.

B) Operation Phase-																	
<b>I.</b>	<b>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.</b>	The solid waste generated during Operation phase is as given below: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Type</th> <th style="text-align: center;">Qty (Kg/d)</th> <th style="text-align: center;">Treatment/ Disposal</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Dry waste</td> <td style="text-align: center;">Phase I- 773 Phase II- 1364</td> <td style="text-align: center;">Will be segregated, &amp; recyclable waste will be disposed of to authorized vendors.</td> </tr> <tr> <td style="text-align: center;">Wet waste</td> <td style="text-align: center;">Phase I- 515 Phase II- 909</td> <td style="text-align: center;">Propose organic waste converter on site</td> </tr> <tr> <td style="text-align: center;">E-waste</td> <td style="text-align: center;">Nil</td> <td style="text-align: center;">Nil</td> </tr> <tr> <td style="text-align: center;">STP Sludge</td> <td style="text-align: center;">Phase I- 7 Phase II- 10</td> <td style="text-align: center;">The dried STP sludge, after appropriate drying, will be used as manure for gardening to the extent point.</td> </tr> </tbody> </table>	Type	Qty (Kg/d)	Treatment/ Disposal	Dry waste	Phase I- 773 Phase II- 1364	Will be segregated, & recyclable waste will be disposed of to authorized vendors.	Wet waste	Phase I- 515 Phase II- 909	Propose organic waste converter on site	E-waste	Nil	Nil	STP Sludge	Phase I- 7 Phase II- 10	The dried STP sludge, after appropriate drying, will be used as manure for gardening to the extent point.
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<b>II.</b>	<b>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</b>	Currently, there is no generation of E-Waste on site, if any generated will be disposed as per E- Waste Rules, 2016.															

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<p><b>III.</b></p>	<p><b>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.</b></p>	<p>1 no. of existing Sewage treatment plant for Phase I of capacity 330 CMD is provided and 01 no. of STP proposed for Phase II of capacity 515 CMD with MBBR technology will be provided. Construction and installation of STP will be carried out through an expert consultant. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development.</p> <p>After the satisfactory completion of the work, the installation will get 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.</p>
<p><b>IV.</b></p>	<p><b>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.</b></p>	<p>Yes, all the required facilities such as STP, MSW disposal facility, green belt development, etc will be in place prior to occupation of building.</p>
<p><b>V.</b></p>	<p><b>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</b></p>	<p>Yes, we ensure that all the facilities such as drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms will be in place prior to application for OC.</p>

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	norms.	
VI.	<b>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.</b>	<p>Parking is planned in such way that there will not be any congestion issue. Parking will be fully internalized.</p> <p>Parking Details: 2-Wheeler: 453 Nos. 4-Wheeler: 1813 Nos.</p>
VII.	<b>PP to provide adequate electric charging points for electric vehicles (EVs).</b>	Yes, we noted the condition & agreeable to the same. Electrical points for charging electric vehicles will be provided.
VIII.	<b>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.</b>	<ul style="list-style-type: none"> <li>• The green area proposed is 9,617.37 Sq. mt.). Accordingly same will be provided as per the approved plan.</li> <li>• Plantation Details- <ul style="list-style-type: none"> <li>• Existing trees on plot: 129 nos.</li> <li>• Number of trees to be planted: <ol style="list-style-type: none"> <li>a) In RG area: 561 nos.</li> <li>b) In Miyawaki Plantation (with area): 1018 nos. in 590 sq. mt (one tree/sq. mt)</li> </ol> </li> <li>• Number of trees to be cut: 62 nos.</li> <li>• Number of trees to be transplanted: 49 nos.</li> <li>• Number of trees to be retained: Nil.</li> </ul> </li> <li>• A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex.</li> <li>• Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.</li> </ul>
IX.	<b>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</b>	Separate environment management cell with qualified staff is formed for implementing the same.

## Compliance Status Report

<b>X.</b>	<p><b>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.</b></p>	<p>EMP cost has been worked out and allocated for all air pollution devices and other facilities.</p> <p>Allocation for EMP: During construction phase-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Environment Protection Measure</th> <th style="text-align: center;">Capital Cost (Rs. In Lakhs)</th> <th style="text-align: center;">Recurring Cost (Rs. In Lakhs/Yr)</th> </tr> </thead> <tbody> <tr> <td>Topsoil &amp; Debris management</td> <td style="text-align: center;">12.00</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Portable STP</td> <td style="text-align: center;">30.00</td> <td style="text-align: center;">3.00</td> </tr> <tr> <td>Toilets for labor + drinking water + first aid arrangement</td> <td style="text-align: center;">10.00</td> <td style="text-align: center;">1.00</td> </tr> <tr> <td>Health and safety of labors (Health Check Ups, Pest control etc.)</td> <td style="text-align: center;">8.00</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Air Environment-Dust suppression</td> <td style="text-align: center;">3.00</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Monitoring of Environmental parameters (Air, Water, Noise, Soil)</td> <td style="text-align: center;">-</td> <td style="text-align: center;">2.00</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: center;"><b>63.00</b></td> <td style="text-align: center;"><b>6.00</b></td> </tr> </tbody> </table> <p>During operational phase-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Environment Protection Measure</th> <th style="text-align: center;">Capital Cost (Rs. In Lakhs)</th> <th style="text-align: center;">Recurring Cost (Rs. In Lakhs/Yr)</th> </tr> </thead> <tbody> <tr> <td>Sewage Treatment Plant &amp; Monitoring</td> <td style="text-align: center;">97.00</td> <td style="text-align: center;">10.00</td> </tr> <tr> <td>Solid Waste Management-OWC</td> <td style="text-align: center;">44.00</td> <td style="text-align: center;">4.1</td> </tr> <tr> <td>DG Sets &amp; Stack monitoring</td> <td style="text-align: center;">50.00</td> <td style="text-align: center;">2.00</td> </tr> <tr> <td>Rainwater Harvesting</td> <td style="text-align: center;">97.4</td> <td style="text-align: center;">0.75</td> </tr> </tbody> </table>	Environment Protection Measure	Capital Cost (Rs. In Lakhs)	Recurring Cost (Rs. In Lakhs/Yr)	Topsoil & Debris management	12.00	-	Portable STP	30.00	3.00	Toilets for labor + drinking water + first aid arrangement	10.00	1.00	Health and safety of labors (Health Check Ups, Pest control etc.)	8.00	-	Air Environment-Dust suppression	3.00	-	Monitoring of Environmental parameters (Air, Water, Noise, Soil)	-	2.00	<b>Total</b>	<b>63.00</b>	<b>6.00</b>	Environment Protection Measure	Capital Cost (Rs. In Lakhs)	Recurring Cost (Rs. In Lakhs/Yr)	Sewage Treatment Plant & Monitoring	97.00	10.00	Solid Waste Management-OWC	44.00	4.1	DG Sets & Stack monitoring	50.00	2.00	Rainwater Harvesting	97.4	0.75
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## Compliance Status Report

		Green Belt- RG- Landscaping & Trees	80.00	1.00
		Energy Saving features (Solar)	89.75	2.69
		Monitoring of Environmental parameters (Air, water, noise, soil)	--	4.00
		Environmental Monitoring Cell- Personnel	--	1
		Disaster Management Plan	130.00	5.00
		<b>Total</b>	<b>588.15</b>	<b>30.54</b>
<b>XI.</b>	<b>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 <a href="http://parivesh.nic.in">http://parivesh.nic.in</a></b>	<p>The advertisement is published in Marathi and English language local newspaper.</p> <p>Copy of advertisement is enclosed as <b>Annexure XIII.</b></p>		
<b>XII.</b>	<b>Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard &amp; soft copies to the MPCB &amp; this department, on 1<sup>st</sup> June &amp; 1st December of each calendar year.</b>	<p>We are submitting six monthly compliance report to MoEF&amp;CC, Nagpur &amp; MPCB, Sion.</p>		
<b>XIII.</b>	<b>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,</b>	<p>Yes, said condition is complied.</p>		



## Compliance Status Report

	were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	
<b>XIV.</b>	<b>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&amp;CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO2, NOx (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.</b>	Regular monitoring is being carried out and the results of the same are submitted to the concerned authority along with the report. Monitoring reports are enclosed as <b>Annexure - I.</b>

### C) General EC Conditions-

<b>I.</b>	<b>PP has to abide by the conditions stipulated by SEAC &amp; SEIAA.</b>	Yes, we will abide to all the conditions stipulated by SEAC & SEIAA.
<b>II.</b>	<b>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.</b>	We have obtained Consent to Establish from MPCB vide no. MPCBHQ/ROHQ/Mumbai/CE/CC/526 dated 23.08.2012. Copy of the same enclosed as <b>Annexure XIV (A).</b>  Revalidation of Consent to Establish is also obtained from MPCB vide no. Format1.0/CC/UAN No.0000145979/CE/2212000310 dated 06.12.2022. A copy of the same is enclosed as <b>Annexure XIV (B).</b>  We have also obtained Consent to 1st Consent to Operate (Part) for wing A & B vide no. Format1.0/CC/UAN

## Compliance Status Report

		No.0000145962/CO/2212000322 dated 06.12.2022. Copy of the same is enclosed as <b>Annexure XIV (C)</b> .
<b>III.</b>	<b>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.</b>	Environmental Clearance vide letter no. SEAC-2010/CR.748/TC.2 dated 28.12.2011. <b>Annexure II(A)</b>  Environment Clearance for proposed expansion No. EC23B039MH191721 Dated. 23.02.2023. <b>Annexure II (B)</b> .
<b>IV.</b>	<b>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&amp;CC, the respective Zonal Office of CPCB and the SPCB.</b>	We are submitting six monthly reports to MoEF&CC, Nagpur & MPCB, Sion.
<b>V.</b>	<b>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.</b>	Noted.
<b>VI.</b>	<b>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</b>	Noted.

## Compliance Status Report

	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 & Wildlife 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.	As the site is not within any radius as defined, hence NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wild life is not applicable.
1.	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.	Noted.
2.	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.	Noted.
3.	In case of submission of false document and non-compliance of	Noted & agreed.

## Compliance Status Report

	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.	
4.	<b>Validity of Environment Clearance:</b> The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Noted & agreed.
5.	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.	Noted & agreed.
6.	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.	Noted & agreed.

**List of Annexures**

ANNEXURE I	Monitoring reports
ANNEXURE II	Copy of Environmental Clearance
ANNEXURE III	Status of project and site photographs
ANNEXURE IV	Concession Approval
ANNEXURE V	HE Remarks
ANNEXURE VI	Sewer Remarks
ANNEXURE VII	SWD Remarks
ANNEXURE VIII	Application for revised tree NOC
ANNEXURE IX	HRC NOC
ANNEXURE X	Water Balance
ANNEXURE XI	Request letter to MCGM for utilization of excess treated water
ANNEXURE XII	CFO NOC
ANNEXURE XIII	Advertisement published in local newspaper
ANNEXURE XIV	Consent to Establish and Consent to Operate copies



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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

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



TC-7085

## Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ A-23/11/135

Issue Date: 06/12/2023

<b>Name of Customer &amp; Contact Details</b>	: Macrotech Developers Limited. Mr. Rupesh Kadam, ☎ 9769872565, ✉ <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>				
<b>Name of Site</b>	: Plot bearing CTS No. 174 C (P) at village Akurli, Akurli Road, Kandivali (E), Mumbai				
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution				
<b>Description of Sample</b>	: Ambient Air				
<b>Location of Sampling</b>	: Near Main gate				
<b>Date of Sampling</b>	: 25/11/2023				
<b>Sampling Time</b>	: 09:40 to 17:40 hr.	<b>Duration</b>	: 08 Hr.		
<b>Sample Drawn By</b>	: ACD.	<b>Transported By</b>	: ACD.		
<b>Date of Sample Receipt</b>	: 28/11/2023	<b>Sample Identification</b>	: A-23/11/135		
<b>Sample Quantity &amp; Container</b>	: SO <sub>2</sub> :1 Bottle; NO <sub>2</sub> :1 Bottle; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1Bladder:1.				
<b>Date of Sample Analysis</b>	: 29/11/2023 to 02/12/2023				
<b>Sampling Environmental Conditions</b>	: Temperature:28-32°C; Rain fall: No; P <sub>bar</sub> : 755 mmHg.				
<b>Transportation Condition</b>	: Bottles < 5°C	Filter papers in plastic container	Bladders, charcoal tubes at ambient temp.		
<b>Sampling Equipment</b>	: RDS-I-13 & FDS-I-13				
<b>Calibration Status</b>	: Calibration on 25/05/2023 due on 25/05/2024				
<b>Project/ Job number</b>	: AESPL/BLD-E/21-22/EIA/010				
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-02				
<b>Method of Sampling &amp; Preservation</b>	: AESPL/LAB/SOP/7.3.1/A-01				
<b>Environmental Condition while Testing</b>	: Temperature: 27°C; RH-50%				
<b>Sr. No.</b>	<b>Parameter</b>	<b>Result</b>	<b>Limits #</b>	<b>Unit</b>	<b>Method of Analysis</b>
1.	Sulphur dioxide as SO <sub>2</sub>	39.77	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2) RA2017
2.	Nitrogen dioxide as NO <sub>2</sub>	48.97	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6) RA2022
3.	PM <sub>10</sub>	141.31	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23) RA2022
4.	PM <sub>2.5</sub>	51.25	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24) 2019
5.	Carbon monoxide as CO	0.85	04 **	mg/m <sup>3</sup>	IS 5182 (part 10) RA2019

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

[ \*] 24 hourly monitoring values; [ \*\*] 1 hourly monitoring values.

**Conformity Statement:** The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters except PM<sub>10</sub> are within the levels stipulated under National Ambient Air Quality Standards 2009.

### Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.
4. Decision Rule is applied.
5. The results apply to the sample as received.



**Anjan Pramanik**  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-23/11/77

Issue Date: 02/12/2023

<b>Name of Customer &amp; Contact Details</b>	: Macrotech Developers Limited Mr. Rupesh Kadam, 9769872565, E-Mail: - <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>		
<b>Name of Site</b>	: Plot bearing CTS No. 174 C (P) at village Akurli, Akurli Road, Kandivali (E), Mumbai		
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution		
<b>Description of Sample</b>	: Ambient Noise		
<b>Location Details</b>	: At the periphery of site		
<b>Date of Sampling</b>	: 25/11/2023	<b>Period of Sampling</b>	: Spot
<b>Start Time of Sampling</b>	: 12.40 Hr.	<b>End Time of Sampling</b>	: 13.05 Hr.
<b>Monitored By</b>	: AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division
<b>Date of Data Receipt</b>	: 27/11/2023	<b>Sample Identification</b>	: N-23/11/77
<b>Environmental Condition</b>	: <b>Climate:</b> Clear	<b>Ambient Temp:</b> 31°C	
<b>Transportation Condition</b>	: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.		
<b>Sampling Equipment</b>	: Noise meter - Centre C-390 SL-I-10		
<b>Calibration Status</b>	: Calibrated on 02/01/2023; calibration due on 01/01/2024		
<b>Project/ Job Number</b>	: AESPL/BLD-E/21-22/EIA/010		
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-02		
<b>Method of Sampling</b>	: IS 9989 RA:2020		
<b>Sr. No.</b>	<b>Location</b>	<b>Noise Day Time dB(A)</b>	<b>Noise Nighttime dB(A)</b>
1.	Near Main Gate	64.7	54.5
2.	Near Project Office	64.9	54.7
3.	MLCP Steel Yard	64.2	53.8
4.	Labour Camp-1	61.4	53.3
5.	Labour Camp-2	62.6	54.6
6.	Tower-4	63.7	52.9
7.	Tower-7	60.4	52.1
8.	Near Damu Nagar (Out Gate)	63.1	54.1
9.	Tower 5&6 (Between)	64.6	54.5
<b>Limit as per EP Act for daytime at Commercial area</b>		<b>65.0</b>	<b>55.0</b>

**Conformity Statement:** Noise Levels at all the locations are found to be below the stipulated limits.

**Note:**

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Decision Rule is applied.



**Anjan Pramanik.**  
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as "Environmental Laboratory" valid up to 24.04.2024

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

TC-7085

**Test Report  
(Soil)**

Ref. No.: AESPL/LAB/C/S-23/11/08

Issue Date: 07/12/2023

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited Mr. Rupesh Kadam, 9769872565, E-Mail: - <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>			
<b>Name of Site</b>	:	Plot bearing CTS No. 174 C (P) at village Akurli, Akurli Road, Kandivali (E), Mumbai			
<b>Nature of Sample</b>	:	Soil	<b>Location of Sample</b>	:	Tower 4, UgT
<b>Date of Sample Drawn</b>	:	25/11/2023	<b>Time of Sample Drawn</b>	:	11:20 am
<b>Sample Drawn By</b>	:	AESPL Consultancy Division	<b>Transported By</b>	:	AESPL Consultancy Division
<b>Date of Sample Receipt</b>	:	28/11/2023	<b>Sample Identification</b>	:	S-23/11/08
<b>Sample Quantity &amp; Container</b>	:	1kg; PG bag			
<b>Date of Sample Analysis</b>	:	28/11/2023 to 06/12/2023			
<b>Environmental Conditions at site</b>	:	Area: Clean, Colour: Brown			
<b>Transportation Condition</b>	:	Kept soil in polythene bag in a dry place			
<b>Project/ Job number</b>	:	AESPL/BLD-E/21-22/EIA/010			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 29.1°C and Humidity: 64 %			
Sr. No.	Parameter with Unit	Result		Method of analysis	
1.	pH@25°C	7.14		IS 2720 (part 26); RA2021	
2.	Water content, %	10.4		IS 2720 (part 2); RA2020	
3.	Organic Carbon, %	0.38		IS 2720 (part 22); RA2020	
4.	Available Nitrogen, %	0.0098		AESPL/LAB/SOP/7.2.1.2/S-05 ;01.07.22	
5.	Available Phosphorus, kg/he	58		AESPL/LAB/SOP/7.2.1.2/S-07; 01.07.22	
6.	Potassium as K, kg/he	70		AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22	
7.	Chloride, meq/l	62		AESPL/LAB/SOP/7.2.1.2/S-08; 01.07.22	
8.	Available Sulphur, mg/kg	42		AESPL/LAB/SOP/7.2.1.2/S-10; 01.07.22	
9.	Lead as Pb, mg/kg	< 0.2		EPA Method 300B 2:1996	
10.	Texture, %	Clay	78	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22	
		Silt	14		
		Fine sand	08		

**Note:**

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3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

**Sushma A. Gujar  
(Authorized Signatory)**





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CIN: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

## Test Report (Soil)

Ref. No.: AESPL/LAB/C/S-23/11/08

Issue Date: 07/12/2023

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited Mr. Rupesh Kadam, 9769872565, E-Mail: - <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>			
<b>Name of Site</b>	:	Plot bearing CTS No. 174 C (P) at village Akurli, Akurli Road, Kandivali (E), Mumbai			
<b>Nature of Sample</b>	:	Soil	<b>Location of Sample</b>	:	Tower 4, UgT
<b>Date of Sample Drawn</b>	:	25/11/2023	<b>Time of Sample Drawn</b>	:	11:20 am
<b>Sample Drawn By</b>	:	AESPL Consultancy Division	<b>Transported By</b>	:	AESPL Consultancy Division
<b>Date of Sample Receipt</b>	:	28/11/2023	<b>Sample Identification</b>	:	S-23/11/08
<b>Sample Quantity &amp; Container</b>	:	1kg; PG bag			
<b>Date of Sample Analysis</b>	:	28/11/2023 to 06/12/2023			
<b>Environmental Conditions at site</b>	:	<b>Area:</b> Clean, <b>Colour:</b> Brown			
<b>Transportation Condition</b>	:	Kept soil in polythene bag in a dry place			
<b>Project/ Job number</b>	:	AESPL/BLD-E/21-22/EIA/010			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 29.1°C and Humidity: 64 %			
Sr No.	Parameter with Unit	Result	Method of analysis		
11.	Silica as SiO <sub>2</sub> , mg/kg	< 0.8	EPA Method 300B 2:1996		
12.	Arsenic as As, mg/kg	< 0.2	EPA Method 300B 2:1996		

### Note:

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3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.



**Sushma A. Gujar**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018  
Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2024

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

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



TC-7085

## Test Report (Water)

Ref. No.: AESPL/LAB/C/W-23/11/186

Issue Date: 01/12/2023

<b>Name of Customer &amp; Contact Details</b>		: Macrotech Developers Limited Mr. Rupesh Kadam, 9769872565, E-Mail: - <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>			
<b>Name of Site</b>		: Plot bearing CTS No. 174 C (P) at village Akurli, Akurli Road, Kandivali (E), Mumbai			
<b>Nature of Sample</b>	: Drinking water	<b>Location of Sample</b>	: labour Colony, Tap		
<b>Date of Sample Drawn</b>	: 25/11/2023	<b>Time of Sample Drawn</b>	: 12.10 pm		
<b>Sample Drawn By</b>	: AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division		
<b>Date of Sample Receipt</b>	: 28/11/2023	<b>Sample Identification</b>	: W- 23/11/186		
<b>Sample Quantity &amp; Container</b>		: F-1 lit; Plastic can.			
<b>Date of Sample Analysis</b>		: 28/11/2023 to 29/11/2023			
<b>Environmental Conditions at site</b>		: Water Temperature: 24°C, Air Temperature: 32°C, surrounding was clean.			
<b>Transportation Condition</b>		: Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>		: AESPL/BLD-E/21-22/EIA/010			
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-02			
<b>Method of Sampling &amp; Preservation</b>		: AESPL/LAB/SOP/7.3.1/W-01			
<b>Environmental Condition while Testing</b>		: Ambient Temperature: 29.7°C and Humidity: 56%			
Sr. No.	Parameter	Result	Limits (IS 10500:2018)		Method of Analysis
			Acceptable	Permissible	
1.	pH@ 25°C	7.21	6.5 – 8.5	No relaxation	IS-3025(P-11) 2022
2.	Turbidity, NTU	< 2.0	1 Max	5 Max	IS-3025(P-10) RA2017
3.	Hardness as CaCO <sub>3</sub> , mg/l	< 2.0	200 Max	600 Max	IS-3025(P-11) RA2019
4.	Calcium as Ca <sup>+2</sup> , mg/l	< 1.0	75Max	200Max	IS-3025(P-40) RA2019
5.	Magnesium as Mg <sup>+2</sup> , mg/l	< 1.0	30Max	100Max	IS-3025(P-46) RA2019
6.	Residual Chlorine, mg/l	< 0.56	0.2 Min	1.0 Min	IS-3025(P-26) RA2019
7.	Iron as Fe, mg/l	0.030	1.0 Max	No relaxation	IS-3025(P-53) RA2019
8.	Fluoride as F, mg/l	< 0.2	1.0 Max	1.5Max	IS-3025(P-60) RA2019
9.	Total Dissolved Solids@180°C, mg/l	30	500Max	2000Max	IS-3025(P-16) RA2017
10.	Chlorides as Cl, mg/l	10	250 Max	1000 Max	IS-3025(P-32) RA2019
11.	Sulphate as SO <sub>4</sub> <sup>2-</sup> , mg/l	6.1	200Max	400 Max	IS-3025(P-24) 2022

**Conformity Statement:** Water sample is **pass** as per IS 10500:2018 w.r.t. above mentioned tests

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.
5. Decision Rule is applied.



**Reshma S. Patil**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2024

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

Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

## Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-23/11/209

Issue Date: 02/12/2023

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited Mr. Rupesh Kadam, 9769872565, E-Mail: - <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>			
<b>Name of Site</b>	:	Plot bearing CTS No. 174 C (P) at village Akurli, Akurli Road, Kandivali (E), Mumbai			
<b>Nature of Sample</b>	:	Drinking water	<b>Location of Sample</b>	:	Labour Colony, Tap
<b>Date of Sample Drawn</b>	:	25/11/2023	<b>Time of Sample Drawn</b>	:	12.10 pm
<b>Sample Drawn By</b>	:	AESPL Consultancy Division	<b>Transported By</b>	:	AESPL Consultancy Division
<b>Date of Sample Receipt</b>	:	28/11/2023	<b>Sample Identification</b>	:	Mw- 23/11/209
<b>Sample Quantity &amp; Container</b>	:	250 ml; Glass bottle.			
<b>Date of Sample Analysis</b>	:	29/11/2023 to 01/12/2023			
<b>Environmental Conditions at site</b>	:	Surrounding area is clean.			
<b>Transportation Condition</b>	:	Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>	:	AESPL/BLD-E/21-22/EIA/010			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/M-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 23.0°C and Humidity: 47 %			
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500 RA 2018	Method of Analysis	
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185 : 2016	
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185 : 2016	

**Conformity Statement:** Water sample is **Pass** as per IS 10500: RA2018 w. r. t. above mentioned tests.

### Note:

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2. Results relate only to the items tested.
3. The results apply to the sample as received.



**Pranali N. Patil**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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



TC-7085

## Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ A-24/02/76

Issue Date: 23/02/2024

<b>Name of Customer &amp; Contact Details</b>		: M/s.- Macrotech Developers Limited. Mr. Rupesh Kadam, ☎ 9769872565, ✉ <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>			
<b>Name of Site</b>		: CTS no. 102A/2 & 102A/4 of village Tirandaz, Powai, Mumbai			
<b>Discipline &amp; Group</b>		: Chemical: Atmospheric Pollution			
<b>Description of Sample</b>		: Ambient Air			
<b>Location of Sampling</b>		: Near Main Gate			
<b>Date of Sampling</b>		: 15/02/2024			
<b>Sampling Time</b>		: 09:35 to 17:35 hr.		<b>Duration</b>	: 08 Hr.
<b>Sample Drawn By</b>		: ACD		<b>Transported By</b>	: ACD
<b>Date of Sample Receipt</b>		: 16/02/2024		<b>Sample Identification</b>	: A-24/02/76
<b>Sample Quantity &amp; Container</b>		: SO <sub>2</sub> :1 Bottle; NO <sub>2</sub> :1 Bottle; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1; Bladder:1.			
<b>Date of Sample Analysis</b>		: 17/02/2024 to 22/02/2024			
<b>Sampling Environmental Conditions</b>		: Temperature:27-32°C; Rain fall: No; P <sub>bar</sub> : 756 mmHg.			
<b>Transportation Condition</b>		: Bottles < 5°C		Filter papers in plastic container	Bladders, charcoal tubes at ambient temp.
<b>Sampling Equipment</b>		: RDS-I-14 & FDS-I-10			
<b>Calibration Status</b>		: Calibration on 25/05/2023 due on 25/05/2024			
<b>Project/ Job number</b>		: 7000208738 dtd 24Jan2024			
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-02			
<b>Method of Sampling &amp; Preservation</b>		: AESPL/LAB/SOP/7.3.1/A-01			
<b>Environmental Condition while Testing</b>		: Ambient Temperature: 27°C and Humidity: 40%			
Sr. No.	Parameter	Result	Limits #	Unit	Method of Analysis
1.	Sulphur dioxide as SO <sub>2</sub>	34.63	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2) RA2017
2.	Nitrogen dioxide as NO <sub>2</sub>	45.53	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6) RA2022
3.	PM <sub>10</sub>	142.68	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23) RA2022
4.	PM <sub>2.5</sub>	47.50	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24) 2019
5.	Carbon monoxide as CO	0.96	04 **	mg/m <sup>3</sup>	IS 5182 (part 10) RA2019

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

[ \*] 24 hourly monitoring values; [ \*\*] 1 hourly monitoring values.

**Conformity Statement:** The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters except PM<sub>10</sub> are within the levels stipulated under National Ambient Air Quality Standards 2009.

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**Reshma S. Patil.**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2024

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

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-24/02/72

Issue Date: 20/02/2024

<b>Name of Customer &amp; Contact Details</b>	: Macrotech Developers Limited Mr. Rupesh Kadam, 9769872565, E-Mail: - <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>		
<b>Name of Site</b>	: Plot bearing CTS No. 174 C (P) at village Akurli, Akurli Road, Kandivali (E), Mumbai		
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution		
<b>Description of Sample</b>	: Ambient Noise		
<b>Location Details</b>	: At the periphery of site		
<b>Date of Sampling</b>	: 15/02/2024	<b>Period of Sampling</b>	: Spot
<b>Start Time of Sampling</b>	: 11.30 Hr.	<b>End Time of Sampling</b>	: 12.05 Hr.
<b>Monitored By</b>	: AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division
<b>Date of Data Receipt</b>	: 16/02/2024	<b>Sample Identification</b>	: N-24/02/72
<b>Environmental Condition</b>	: <b>Climate:</b> Clear	<b>Ambient Temp:</b> 30°C	
<b>Transportation Condition</b>	: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.		
<b>Sampling Equipment</b>	: Noise meter - Centre C-390 SL-I-01		
<b>Calibration Status</b>	: Calibrated on 28/11/2023; calibration due on 27/11/2024		
<b>Project/ Job Number</b>	: 7000208738 dtd 24Jan2024		
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-02		
<b>Method of Sampling</b>	: IS 9989 RA:2020		
<b>Sr. No.</b>	<b>Location</b>	<b>Noise Day Time dB(A)</b>	<b>Noise Nighttime dB(A)</b>
1.	Near Main Gate	64.3	54.2
2.	Near Project Office	64.1	54.8
3.	MLCP Steel Yard	64.8	53.0
4.	Labour Camp-1	62.6	52.1
5.	Labour Camp-2	62.9	54.7
6.	Tower-4	60.5	53.6
7.	Tower-7	62.4	53.5
8.	Near Damu Nagar (Out Gate)	63.7	54.7
9.	Tower 5&6 (Between)	64.7	54.4
<b>Limit as per EP Act for daytime at Commercial area</b>		<b>65.0</b>	<b>55.0</b>

**Conformity Statement:** Noise Levels at all the locations are found below the stipulated limits.

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**Reshma S. Patil.**  
**(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as "Environmental Laboratory" valid up to 24.04.2024

Laboratory: P-1, MIDC Commercial Plots, Mohopada, Rasayani, Dist. Raigad Pin 410222

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

TC-7085

**Test Report  
(Soil)**

Ref. No.: AESPL/LAB/C/S-24/02/03

Issue Date: 26/02/2024

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited (Lodha Group) Mr. Rupesh Kadam, 9769872565, E-Mail: - <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>		
<b>Name of Site</b>	:	Plot bearing CTS No. 102A/1 to 102A/4 of Village Tirandaz, Powai, Mumbai		
<b>Nature of Sample</b>	:	Soil	<b>Location of Sample</b>	: Near Tower 1
<b>Date of Sample Drawn</b>	:	15/02/2024	<b>Time of Sample Drawn</b>	: 10:00 am
<b>Sample Drawn By</b>	:	AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division
<b>Date of Sample Receipt</b>	:	16/02/2024	<b>Sample Identification</b>	: S-24/02/03
<b>Sample Quantity &amp; Container</b>	:	1kg; PG bag		
<b>Date of Sample Analysis</b>	:	16/02/2024 to 24/02/2024		
<b>Environmental Conditions at site</b>	:	Area: Clean, Colour: Brown		
<b>Transportation Condition</b>	:	Kept soil in polythene bag in a dry place		
<b>Project/ Job number</b>	:	AESPL/BLD-E/21-22/EIA/010		
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02		
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01		
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 27.5°C and Humidity: 51 %		
Sr. No.	Parameter with Unit	Result		Method of analysis
1.	pH@25°C	7.08		IS 2720 (part 26); RA2021
2.	Water content, %	8.24		IS 2720 (part 2); RA2020
3.	Organic Carbon, %	0.32		IS 2720 (part 22); RA2020
4.	Available Nitrogen, %	0.0098		AESPL/LAB/SOP/7.2.1.2/S-05 ;01.07.22
5.	Available Phosphorus, kg/he	58		AESPL/LAB/SOP/7.2.1.2/S-07; 01.07.22
6.	Potassium as K, kg/he	70		AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22
7.	Chloride, meq/l	48		AESPL/LAB/SOP/7.2.1.2/S-08; 01.07.22
8.	Available Sulphur, mg/kg	50		AESPL/LAB/SOP/7.2.1.2/S-10; 01.07.22
9.	Lead as Pb, mg/kg	< 0.2		EPA Method 300B 2:1996
10.	Texture, %	Clay	78	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22
		Silt	12	
		Fine sand	10	

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**Sushma A. Gujar  
(Authorized Signatory)**



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Laboratory: P-1, MIDC Commercial Plots, Mohopada, Rasayani, Dist. Raigad Pin 410222

E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in), Tel: 9112844844,

CIN: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

## Test Report (Soil)

Ref. No.: AESPL/LAB/C/S-24/02/03

Issue Date: 26/02/2024

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited (Lodha Group) Mr. Rupesh Kadam, 9769872565, E-Mail: - <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>		
<b>Name of Site</b>	:	Plot bearing CTS No. 102A/1 to 102A/4 of Village Tirandaz, Powai, Mumbai		
<b>Nature of Sample</b>	:	Soil	<b>Location of Sample</b>	: Near Tower 1
<b>Date of Sample Drawn</b>	:	15/02/2024	<b>Time of Sample Drawn</b>	: 10:00 am
<b>Sample Drawn By</b>	:	AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division
<b>Date of Sample Receipt</b>	:	16/02/2024	<b>Sample Identification</b>	: S-24/02/03
<b>Sample Quantity &amp; Container</b>	:	1kg; PG bag		
<b>Date of Sample Analysis</b>	:	16/02/2024 to 24/02/2024		
<b>Environmental Conditions at site</b>	:	Area: Clean, Colour: Brown		
<b>Transportation Condition</b>	:	Kept soil in polythene bag in a dry place		
<b>Project/ Job number</b>	:	AESPL/BLD-E/21-22/EIA/010		
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02		
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01		
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 27.5°C and Humidity: 51 %		
Sr No.	Parameter with Unit	Result	Method of analysis	
11.	Silica as SiO <sub>2</sub> , mg/kg	< 0.8	EPA Method 300B 2:1996	
12.	Arsenic as As, mg/kg	< 0.2	EPA Method 300B 2:1996	

### Note:

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**Sushma A. Gujar**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018  
Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2024

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

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



TC-7085

## Test Report (Water)

Ref. No.: AESPL/LAB/C/W-24/02/143

Issue Date: 19/02/2024

<b>Name of Customer &amp; Contact Details</b>		: Macrotech Developers Limited Mr. Rupesh Kadam, 9769872565, E-Mail: - <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>			
<b>Name of Site</b>		: Plot bearing CTS No. 174 C (P) at village Akurli, Akurli Road, Kandivali (E), Mumbai			
<b>Nature of Sample</b>	: Drinking water	<b>Location of Sample</b>	:	labour Colony, Tap	
<b>Date of Sample Drawn</b>	: 15/02/2024	<b>Time of Sample Drawn</b>	:	9.50 am	
<b>Sample Drawn By</b>	: AESPL Consultancy Division	<b>Transported By</b>	:	AESPL Consultancy Division	
<b>Date of Sample Receipt</b>	: 16/02/2024	<b>Sample Identification</b>	:	W- 24/02/143	
<b>Sample Quantity &amp; Container</b>		: F-1 lit; Plastic can.			
<b>Date of Sample Analysis</b>		: 16/02/2024 to 17/02/2024			
<b>Environmental Conditions at site</b>		: Water Temperature: 22°C, Air Temperature: 30°C, surrounding was clean.			
<b>Transportation Condition</b>		: Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>		: AESPL/BLD-E/21-22/EIA/010			
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-02			
<b>Method of Sampling &amp; Preservation</b>		: AESPL/LAB/SOP/7.3.1/W-01			
<b>Environmental Condition while Testing</b>		: Ambient Temperature: 28.9°C and Humidity: 56%			
Sr. No.	Parameter	Result	Limits (IS 10500:2018)		Method of Analysis
			Acceptable	Permissible	
1.	pH@ 25°C	7.18	6.5 – 8.5	No relaxation	IS-3025(P-11) 2022
2.	Turbidity, NTU	< 2.0	1 Max	5 Max	IS-3025(P-10) 2023
3.	Hardness as CaCO <sub>3</sub> , mg/l	12	200 Max	600 Max	IS-3025(P-11) 2023
4.	Calcium as Ca <sup>+2</sup> , mg/l	3.2	75Max	200Max	IS-3025(P-40) 2023
5.	Magnesium as Mg <sup>+2</sup> , mg/l	< 1.0	30Max	100Max	IS-3025(P-46) 2023
6.	Residual Chlorine, mg/l	< 0.56	0.2 Min	1.0 Min	IS-3025(P-26) RA2019
7.	Iron as Fe, mg/l	0.032	1.0 Max	No relaxation	IS-3025(P-53) 2023
8.	Fluoride as F, mg/l	0.30	1.0 Max	1.5Max	IS-3025(P-60) 2023
9.	Total Dissolved Solids@180°C, mg/l	80	500Max	2000Max	IS-3025(P-16) 2023
10.	Chlorides as Cl, mg/l	7.0	250 Max	1000 Max	IS-3025(P-32) RA2019
11.	Sulphate as SO <sub>4</sub> <sup>2-</sup> , mg/l	< 5.0	200Max	400 Max	IS-3025(P-24) 2022

**Conformity Statement:** Water sample is **pass** as per IS 10500:2018 w.r.t. above mentioned tests

### Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.



**Reshma S. Patil**  
(Authorized Signatory)

-End of Test Report-





# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2024

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

Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

## Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-24/02/156

Issue Date: 21/02/2024

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited Mr. Rupesh Kadam, 9769872565, E-Mail: - <a href="mailto:rupesh.kadam2@lodhagroup.com">rupesh.kadam2@lodhagroup.com</a>		
<b>Name of Site</b>	:	Plot bearing CTS No. 174 C (P) at village Akurli, Akurli Road, Kandivali (E), Mumbai		
<b>Nature of Sample</b>	:	Drinking water	<b>Location of Sample</b>	: Labour Colony 1, Tap
<b>Date of Sample Drawn</b>	:	15/02/2024	<b>Time of Sample Drawn</b>	: 09:50 Am
<b>Sample Drawn By</b>	:	AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division
<b>Date of Sample Receipt</b>	:	16/02/2024	<b>Sample Identification</b>	: Mw- 24/02/156
<b>Sample Quantity &amp; Container</b>	:	250 ml; Glass bottle.		
<b>Date of Sample Analysis</b>	:	17/02/2024 to 19/02/2024		
<b>Environmental Conditions at site</b>	:	Surrounding area is clean.		
<b>Transportation Condition</b>	:	Water Temperature: < 6°C, Cold storage.		
<b>Project/ Job number</b>	:	AESPL/BLD-E/21-22/EIA/010		
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02		
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/M-01		
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 20.2°C and Humidity: 61 %		
<b>Sr. No.</b>	<b>Parameter, Unit</b>	<b>Result</b>	<b>Limits as per: IS 10500 RA 2018</b>	<b>Method of Analysis</b>
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185 RA 2021
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185 RA 2021

**Conformity Statement:** Water sample is **Pass** as per IS 10500: RA2018 w. r. t. above mentioned tests.

### Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. The results apply to the sample as received.



**Pranali N. Patil**  
(Authorized Signatory)

-End of Test Report-

**Government of Maharashtra**

**File No.:** SEAC- 2010/CR.748/TC.2  
 Environment department,  
 Room No. 217, 2<sup>nd</sup> floor,  
 Mantralaya Annex,  
 Mumbai 400 032  
 Date: 28<sup>th</sup> December, 2011

To,  
 M/s. Rajesh Real Estate Developers Pvt. Ltd.  
 RB House, MIDC Cross Road, "B",  
 Off Andheri Kurla Road, Andheri (E),  
 Mumbai - 400 059  
 Tel. No. : 022 - 6735 9910  
 Email : [info@rajeshbuilders.com](mailto:info@rajeshbuilders.com)

**Subject: Proposed "Residential Project" located at plot bearing CTS No. 174 C at Village Akurli, Akurli Road, Kandivali (East), Mumbai by M/s. Rajesh Real Estate Developers Pvt. Ltd. - Environmental clearance regarding.**

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 47<sup>th</sup> meeting and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 42<sup>nd</sup> Meeting held on 8<sup>th</sup>/9<sup>th</sup> December, 2011. **Authority after deliberation decided to accord environmental clearance to the building up to 70m height.**

2. It is noted that the proposal is for grant of Environmental Clearance for Proposed "Residential Project" located at plot bearing CTS No. 174 C at Village Akurli, Akurli Road, Kandivali (East), Mumbai by M/s. Rajesh Real Estate Developers Pvt. Ltd. SEAC considered the project under screening category 8 (b) as per EIA Notification 2006.

**Brief Information of the project is summarized as below-**

<b>Name of the Project</b>	: 'WHITE CITY METAL'- "Residential Project"
<b>Project Proponent</b>	: M/s. Rajesh Real Estate Developers Pvt. Ltd.
<b>Consultant and Accreditation</b>	: M/s. Enviro Analysts & Engineers Pvt. Ltd.
<b>Location of the project</b>	: CTS No. 174 C at Village Akurli, Akurli Road, Kandivali (East), Mumbai
<b>Type of Project</b>	: Construction
<b>Total Plot Area</b>	: 45,800 sq. m.
<b>Total Construction Area</b>	: FSI: 67,611.13 sq.m Total Construction Area: 1,73, 043.36 sq. m
<b>Estimated Cost of</b>	: Rs. 107.41 Crores

-1-

ENVIRONMENTAL  
CLEARANCE

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

To,

The Assistant General Manager  
 RAJESH REAL ESTATE DEVELOPERS PRIVATE LIMITED  
 139, Sakseria Chambers, Nagindas Master Road, Fort, Mumbai 23 -  
 400023

**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/INFRA2/402907/2022 dated 12 Oct 2022. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | EC23B039MH191721  |
| 2. File No.                                | SIA/MH/INFRA2/402907/2022   |
| 3. Project Type                            | Expansion   |
| 4. Category                                | B   |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects.   |
| 6. Name of Project                         | Proposed Expansion in Residential and Commercial Development at Akurli , Kandivali,Mumbai |
| 7. Name of Company/Organization            | RAJESH REAL ESTATE DEVELOPERS PRIVATE LIMITED   |
| 8. Location of Project                     | MAHARASHTRA   |
| 9. TOR Date                                | N/A   |

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

Date: 23/02/2023

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

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

*This is a computer generated cover page.*

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 and Virtuous Environmental Single-Window Hub)



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/402907/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s.Rajesh Real Estate developers Pvt. Ltd.  
C.T.S. No. 174/C/1, 174/C/2, 174/C/3 & 174/C/4,  
Akurli, Kandivali, Mumbai.

**Subject** : Environmental clearance for proposed expansion in Residential and Commercial Development at Akurli, Kandivali, Mumbai by M/s.Rajesh Real Estate developers Pvt. Ltd.

**Reference** : Application no. SIA/MH/INFRA2/402907/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 189<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SELAA. Proposal then considered in 256<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SELAA).

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

Sr. No.	Description	Details
1	Proposal Number	SIA/MH/INFRA2/402907/2022
2	Name of Project	Proposed residential and commercial development on Land bearing C.T.S. No. 174/C/1, 174/C/2, 174/C/3 & 174/C/4 of Akurli village situated in R/S Ward Kandivali, Mumbai.
3	Project category	Category 8 (a) 'B'
4	Type of Institution	Private
5	Project Proponent	Name <b>RAJESH REAL ESTATE DEVELOPERS PRIVATE LIMITED</b> Regd. Office address 139, Sakseria Chambers, Nagindas Master Road, Fort, Mumbai 23. Contact number 9930452858 e-mail Atul.jangam@lodhagroup.com
6	Consultant	Aditya Environmental Services Pvt. Ltd. Accreditation no: NABET/EIA/2225/RA 0262 Date of validity: 01.05.2025
7	Applied for	New Greenfield Project
8	Location of the project	Land Bearing C.T.S. No. 174/C/1, 174/C/2, 174/C/3 & 174/C/4 of Akurli village situated in R/S Ward Kandivali, Mumbai.
9	Latitude and Longitude	Latitude: 19°17'02.78" N

Date: 22.05.2024

To,  
The CCF, Regional Office, Western Region,  
Ministry of Environment, Forests & Climate  
Regional Office (WCZ), Ground Floor, East Wing,  
New Secretariat Building, Civil Lines, Nagpur - 440001

**Sub: Submission of Environmental Clearance Compliance Status for period of October, 2023 - March, 2024.**

**Ref: Environmental Clearance vide letter no. EC23B039MH191721 Dated. 23.02.2023.**

**Environmental Clearance vide letter no. ESEAC-2010/CR.748/TC.2 dated 28.12.2011.**

The present project status at site is as follows:

Wings	floors	Status
Wing A	2Basement + Stilt + Podium + 40 <sup>th</sup> floor	Completed & OC received
Wing B	2Basement + Stilt + Podium + 40 <sup>th</sup> floor	Completed & OC received
Wing 1	Ground + 42 <sup>nd</sup> floor	Up to 5 <sup>th</sup> fl. Completed
Wing 2	Ground + 38 <sup>th</sup> floor	Up to 13 floor Completed
Wing 3	Ground + 22 <sup>nd</sup> floor	Up to 22(pt.) fl. Completed
Wing 4	Ground + 22 <sup>nd</sup> floor	Up to 17 <sup>th</sup> fl. Completed
Wing 5,6 & 8	Ground + 22 <sup>nd</sup> floor	Plinth CC received
Wing 7	Ground + 22 <sup>nd</sup> floor	Up to 5 <sup>th</sup> fl. Completed
MLCP with shops	2Basement + LG + UG + 10 <sup>th</sup> floor	Plinth CC received
Fitness	Ground + 1 floor	Plinth CC received

Thanking you,

Yours truly,  
For, M/s. RAJESH REAL ESTET DEVELOPERS P. LTD.,



Authorized Signatory





MUNICIPAL CORPORATION OF GREATER MUMBAI  
(HYDRAULIC ENGINEER'S DEPARTMENT)

HE/ 755 /EEWW (P.&R.) /N.O.C.

17 JAN 2022

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

EEBP(W.S)

R/S ward

Subject : HE's NOC for the proposed residential building on plot bearing CTS no 174C of village Akurli at Akurli Road, Kandivali (E), Mumbai in R/S ward.

Reference: 1) CHE/A-4300/BP(WS)/AR/337/2/Amend dated 15.12.2021  
2) Scrutiny Fee Receipt No. 1004232514 dated 03.01.2022

Name of owner: M/s. Rajesh Real Estate Developers Pvt. Ltd

As per the plans and documents submitted by Owner the proposed building under reference is a residential building accommodating 1185 tenements, 2 gym, Yoga Hall (8 ladies toilet, 8 gents toilet). Total water requirement of the building works out to 539050 lpd for residential purpose. However, demand for water connection will be recalculated by AEWW of concerned ward as per latest amended / OC plans.

By direction, I have to inform you that, as far as Hydraulic Engineer's department is concerned, there is no objection for water supply to the proposed building under reference subject to compliance of following conditions

1. Water supply for the said residential building will be made available as per prevailing norms, on submission of occupation certificate.
2. Municipal water supply will not be made available for the Swimming pool purpose. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains, painted with red colour, shall be used for the same.
3. The layout of water mains in the access and internal road shall be submitted, got approved from this department and laid by owner / developer at their own cost, prior to issue of occupation certificate. Water supply will be made available only after the laying & commissioning of the same.
4. The internal distribution system within building shall be got approved from this office / from AEWW of ward after obtaining full C.C. and shall be laid & certified from competent authority before availing the permanent water connection.
5. The owner / Developer shall on demand, pay the prorata cost of laying adequate size of water main in 18.3 M. wide D.P. Road abutting to the plot under reference as per previous HE's NOC issued u/no HE /306 / EEWW(P&R) / NOC dated 04/05/2019.
6. No borewell / Ring Well shall be provided on the plot without specific NOC/Remarks from Assistant Engineer Water Works R/S Ward.
7. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from AEWW R/S Ward. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber. Top of the underground storage tank shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks and also a clear minimum distance of 6 mts shall be maintained between STP and U.G. tank.
8. A clear minimum distance of 1.20 m shall be maintained between the bottom of overhead storage tank and terrace floor level.
9. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the basement of the building. As suction tank is located within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
SEWERAGE PROJECT DEPARTMENT

22 OCT 2021

No. Dy.Ch/E/9.7/4209 P&D

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

To,  
Hanumanta Walmiki,  
A/JM- 7/233, Gokul Nagar,  
Near Shivshena Branch,  
Thane (W), Thane - 400601

**Sub:** Sewerage Line remarks for proposed development on property bearing C.T.S. No.174/C/1 to 174/C/4 of Village Akurli at Kandivali(E),R/South of Mumbai.

**Ref:** L.P. Hanumanta Walmiki 's (L.P.No. 5385) letter dtd 14.10.2021.


Gentlemen,

With reference to above, this is to inform you that as per this office records, there exists 230 mm dia sewer line along Akurli Road abutting to the property under reference as marked in Blue colour on plan enclosed herewith.

However, the remarks regarding details of the alignment of sewer line, its functioning, exact location of manhole and depth of manhole etc. shall be obtained from Dy.Ch.E.(S.O.) W.S.

These remarks are issued without site inspection and shall not be treated as N.O.C. of this department. The pro-rata charges if applicable will have to be paid by the party and the same will be recovered at the time of issuing sewerage remarks by this office.

Yours faithfully

  
**Executive Engineer**  
(Sewerage Project) P.&D(W.S.)

**BRIHANMUMBAI MUNICIPAL CORPORATION**

No. DyChE/278 /R/WD/WS dt. / /2022 NOV 2022

Office of the  
Dy.Ch.Engr.(Storm Water Drain) W.S.  
Green Woods C.H.S. Ltd.  
Andheri-Kurla Road,  
Andheri (East), Mumbai - 400 093.

To,  
M/s. SPACEAGE CONSULTANTS,  
B/106, Natraj Building,  
Mulund Goregaon Link Road, Off,  
Mulund (W), Mumbai - 400 080.

Sub. :- Issue of External SWD remarks for proposed development on plot bearing  
CTS No. 174/C/1 to 174 /C/ 4 of village Akurli, Kandivali (E), Mumbai.

Ref :- Your letter received in this office on 30.06 to.2022.

Gentlemen,

The remarks for the above mentioned property for storm water drain / nallas are as under:-

**(A) Nalla Remarks**

- |    |   |    |
|----|---|----|
| 1. | Whether any natural water course / major nalla is passing through the property. | No |
| 2. | Whether specific remarks for nalla is obtained from E.E.(SWD) City & P.C.       | No |

**(B) Storm Water Drain remarks inside the plot.**

1. Minimum formation level of the plot shall be 28.0 M.THD or 15 cm above the formation level of the existing road whichever is higher.
2. Side open space shall be leveled, consolidated with slope towards proposed and existing S.W. Drain.
3. At no time existing natural watercourse / storm water drain passing through the plot under reference shall be blocked.
4. The storm water from the adjoining locality shall be allowed to pass through the holding and any blockage shall be removed at owners risk & cost.
5. While constructing the drain the inverts level of the drain shall be kept such as to admit storm water coming from adjoining area.
6. The invert of the S.W.D. on upstream side shall never be lower than the invert on downstream side drain. Similarly if there is existing drain on upstream, the invert of the new drain shall necessarily be lower than the invert of the existing drain on upstream.
7. All existing drains/culverts are marked in Green Colour on accompanying sketch shall be cleaned/repared & maintained.
8. All new drains/culverts/nallas proposed to be constructed are marked in red colour on accompanying sketch.
9. All existing drains/culverts/nallas shall be cleaned/repared/maintained/ raised if not specified in this remarks.
10. The proposed / existing S.W.D. shall be covered with heavy duty M.S. / C.I. / R.C.C. gratings.

**(C) Storm Water Drain remarks for existing Municipal Rds. / D.P. Rds. / Internal Rds.**

1. Minimum formation level of the plot shall be 28.0 mt. T.H.D. or 15 cm above the formation level of the existing road whichever is higher.
2. The policy for proposed width of SWD is generalized with reference to width of road and same is approved by DMC (Infra) u/no.DMC/Infra/2137 dtd.03.09.2020. The width of SWD shall be proposed as per the generalized policy, except, if any, contradict / anonymity / dissimilarity with respect to the width of SWD observed on site, then same shall be intimated to this office for further clearance.

To,

Date: 30.11.2022

Asst. Superintendent of Garden,  
R/South Ward, MCGM,  
Mumbai

**Sub: Revised Tree NOC for proposed development on Plot Bearing C.T.S. No.174C, & new CTS NO. 174/C1, 174/C2, 174/C3 & 174/C4 of village Akurli, at Akurli road, Kandivali (E), Mumbai**

**Ref: DYSG/TA/MC/1559 dated 10/02/2011**

Sir,

With the reference above mentioned subject, we would request you to please issue revised Tree NOC on the proposed plan as the Plot boundary has changed.

Tree NOC dated 10.02.2011 and Plot demarcation dated 16.09.2021 is attached herewith application for your reference.

Ward No.	Existing No of Trees	Proposal submitted for no. of trees	Proposed No. of Trees to be cut	Proposed No. of Trees to be Transplanted	Balance No. of Trees retained	Reason for Cutting of trees
R/S-Ward	129	129	62	49	18	Obstructing construction work

I enclose herewith plan showing the position of trees. I undertake to cut 62 trees as per authority's direction and also within stipulated time. I am ready to pay the required security deposit for the same to the Tree Authority

Thanking you.

Yours faithfully,

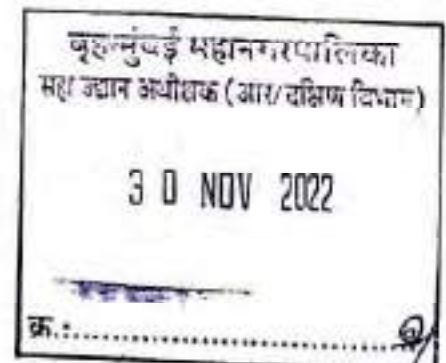
**For, M/s. Rajesh Real Estate Developers Private Limited,**

GAURAV  
GAURAV  
AVINASH

(Authorized Signatory)

Encl. - As above

- 1) Plot Demarcation dated 16.09.2021
- 2) Tree NOC dated 10.02.2011



R B House, M.I.D.C. Cross Road B, Off Andheri Kurla Road, J. B. Nagar In, Andheri (E), Mumbai - 400 059

+91-22-6735 9900 ☎ +91-22-6735 9911 ✉ info@rajeshlivespaces.com 🌐 www.rajeshlivespaces.com

139, Seksaria Chambers, 2nd Floor, N. M. Road, Fort, Mumbai - 400 023

CIN No.: U70102MH2006PTC166268

CHE/A-489/BP (WS)/AR

NO: CHE/HRB 489/DPWS

CHE/A-430 d/AR

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. CHE/HRB-489/DPWS of

01 APR 2014

OFFICE OF THE:  
Chief Engineer (Development Plan)  
Brihanmumbai Mahanagar Palika,  
Municipal Head Office, 5<sup>th</sup> Floor,  
Annex Building, Mahapalika Marg,  
Fort, Mumbai-400 001

To,  
Shri Shashikant Jadhav of  
M/s.Spaceage Consultants,  
6-106, Natraj Building,  
Mulund Goregaon Link Road,  
Mulund(W), Mumbai-400080.

**Sub:-** Proposed High Rise Bldg. on plot bearing C.T.S.No.174-C of Village Akurli, Akurli Road, Kandivali(E), Mumbai (For Dev : M/s.Rajesh Real Estates Developers Pvt.Ltd.).

**Architect:** M/s.Spaceage Consultant  
**Str.Con:** M/s.Raje Structural Consultants  
**Developer:** M/s.Rajesh Real Estates Developers Pvt.Ltd.

**Ref:-** Your letter dtd.14.6.2013

Gentleman,

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee as constituted by the Govt. in Urban Development Deptt. as per G.R.U/No.TPS-4303/49/CR-4/03/UD-11 dt.3.9.2010 has accepted your proposal for proposed High Rise Bldg. on plot bearing C.T.S.No.174-C of Village Akurli, Akurli Road, Kandivali(F), Mumbai (For Dev.: M/s.Rajesh Real Estates Developers Pvt.Ltd.), subject to the terms & conditions as mentioned below:-

The proposal under reference envisages construction of high rise residential building comprising of four wings i.e. Wing 'A', 'B', 'C' & 'D', connected by 2 level basement, stilt & podium.

Wing 'A' & Wing 'B' are comprising of 1<sup>st</sup> to 40<sup>th</sup> upper residential floors with a total height of 139.65 mt. from general ground level up to terrace level.

Wings 'C' & 'D' are comprising of 1<sup>st</sup> to 36<sup>th</sup> upper residential floors with a total height of 126.85 mt. from general ground level up to terrace level.

**MANDATORY CONDITIONS:**

1. Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road and constructed before construction activities commence. This will help in reducing local dust emissions to a great extent. The road can be converted to a black top road once the construction activities are completed.
2. As the site is located in an developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impacts on surrounding buildings and sites.

3. Jack hammers and other construction equipments tend to generate a lot of noise, it is therefore essential that noise protective equipments like ear muffs & ear plugs be provided to the operator of the machine. To reduce the noise from the equipment, silencer/ dampers should be attached to the equipment.
4. All Stationary machinery that create noise should be installed at points away from sensitive receptor area.
5. Noise prone activities should be restricted to the extent possible during night time, particularly during the period 6p.m to 6.a.m.
6. During excavation and transportation over un-metalled roads near the project site, there is a scope for local dust emissions. Frequent water sprinkling in the vicinity of the construction activity should be done and it should be continued even after the completion of the excavation till construction is complete.
7. Excavation should be carried out in such a manner that it will not reduce slope stability. As much of the top soil and waste materials as possible should be used for landscaping and leveling activities in the surrounding area. As far as possible store the excavated soil (the amount that would be required later for leveling and landscaping) on site, so that the soil can be reused during landscaping.
8. A basic surface drainage system for the site should be worked out to avoid water runoff on to the surrounding properties and roads, especially during the monsoon months.
9. If during excavation, water accumulates in the excavated areas, then it should be pumped out and disposed off either in the municipal storm water drain or into recharge soak pits of bore wells.
10. Load and unload trucks with construction material on site and not on surrounding roadside.
11. The responsibility to carryout the work as per submissions made to the Committee solely rests with the project proponents.
12. If the project attracts the provisions of the MOEF Notification under SO No.114(E) dt.19.2.1991 and recent Notification dt.5.1.2011 and Notification dtd.07-07-2004 & revised EIA Notification dtd.14.9.2006, the clearance in this respect shall be obtained and all the conditions mentioned therein shall be complied with.
13. The sanction from appropriate authority shall be obtained for proposed work wherever concessions are required for features beyond the stipulated limits in D.C.Regn.,1991, for deficiency in open spaces, etc. before approval of plans.
14. The conditions as stated in the NOC from CFO U/No.FB/HR/WS/417 dtd.17.8.2011 & FB/HR/WS/877 dtd.20.10.2017 and U/No.FB/HRC/WS/46 dtd.25.9.2013 shall be complied with. If the plans cleared by Committee, differ from the plans of CFO NOC, revised CFO NOC shall be submitted to the concerned Zonal Building Proposal Office.
15. That the NOC from Civil Aviation Authority for the height of the building under reference shall be obtained, if applicable, and all the conditions thereof shall be complied with.
16. The acceptance of proposal by High Rise Committee is not indicative of admissibility/approval of the proposal regarding D.C. Regulations,1991 other statutory compliances & the necessary building proposal shall be submitted to concerned Ex.Eng.(Bldg.Proposal) for requisite approval. The aspect such as permissible FSI applicable DC,Rules & policies in force shall be verified by the concerned Executive Engineer (Building Proposal) before approval of plans.

CHE/A-4300/AR/AR  
NO: CHE/HRB-489/OPW5

17. The Technical Committee for High Rise Buildings, however, reserves right to alter/ modify/ augment fire safety related provisions as well as disaster management related provisions, on the basis of decision to be taken in the upcoming meetings.
18. That the permission is granted based on the documents submitted by the Architect and if at any time are found fake/ fraudulent, then the permission issued shall be treated as revoked/ canceled without further notice.
19. After the clearance given by HRC for a proposed building, not further changes of any kind shall be effected without permission of the HRC (Technical Committee for High Rise Buildings). If any changes made in the proposal without obtaining clearance from HRC, earlier clearance given by the HRC shall be treated as revoked/ invalid.
20. **That, the NOC from IMD shall be submitted before issue of any further permission in the proposal, if the proposal falls within 10 KM from Archana Building, Navy Nagar, Colaba where Doplar Radar is situated.**
21. That the aspect regarding approval/ final NOC to the 33(24) component, if any, and its respective permission shall be scrutinized by Dy.Ch.Eng.(B.P.) as per the prevailing policy and the sanction from respective HRC shall be obtained.
22. The necessary other permissions from various other Departments/ Committees/ Authorities shall be obtained as per requirements.

#### Recommendatory Condition

1. At the time of site clearance, care must be taken to minimize the need for cutting of trees and damage to the native vegetation.
2. Clearing of site area may involve removal/ transplantation of trees, underbrush, vines, fences, shades etc. All the unwanted vegetation then becomes solid waste that needs to be disposed off site. As this is organic matter, instead of disposing it offsite, the matter should be composted on site.
3. Phase out the site clearing process to only areas that need excavation initially this will reduce the dust emission from currently unused areas. If site has been cleared, vegetate the area by growing temporary groundcover plants or flower beds in the area. Alternatively cover the ground with a sheet, this sheet can be made out of empty cement bags, and the area then used to store materials, this will help reduce the dust emissions from these areas and provide a clean surface to store material on.
4. To reduce dust emissions and erosions from slopes on the site, apply non toxic chemical soil stabilizers (Geotextiles) to the area.
5. The short term traffic management plan should be worked out to prevent unnecessary traffic problems. One measure to be incorporated is to avoid trucks during the morning and evening rush hours i.e. before 10.00 a.m. and after 5.00 p.m.
6. In cases where the construction of paved access or Water bound macadam road is not possible, frequent water sprinkling required to reduce local dust emissions.
7. Traffic speeds on unpaved roads should be reduced to 15 Km.ph. or less, and all the vehicles should have reverse horns.
8. On windy days avoid excavation activities to reduce dust emissions.
9. Prevent the excavated soil from spilling out of the site boundaries onto adjoining roads and properties.

CHE/A-4300/AP/AR

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

NO: CHE/HRB-489/DPWS

15 MAR 2014

**Sub:-** Proposed High Rise Bldg. on plot bearing C.T.S.No.174-C of Village Akurli, Akurli Road, Kandivali(E), Mumbai (For Dev.: M/s.Rajesh Real Estates Developers Pvt.Ltd.).

**Architect:** M/s.Spaceage Consultant  
**Str.Con:** M/s.Raje Structural Consultants  
**Developer:** M/s.Rajesh Real Estates Developers Pvt.Ltd.

c/1-3

M/s.Spaceage Consultants have submitted a High Rise Building Proposal on the land under reference to the Technical Committee for High Rise Buildings as constituted by the State Govt. in Urban Development Department vide Govt. Resolution U/No.TPB-4303/49/CR-4/03/UD-11 dt.3.9.2010 for scrutiny of High Rise Building proposals beyond 70 mtrs. height.

c/7

Architect has paid the requisite scrutiny fee of Rs.50,000/- vide receipt No.1001515687 dt.16.8.2013.

**Preamble:**

c/1-3

In this case Architect M/s.Spaceage Consultants vide their representation dt.14.8.2013 addressed to Chairman, Technical Committee for Scrutiny of High Rise Buildings has informed that High Rise Committee has granted the clearance for the above proposal vide NOC issued U/No.CHE/HRB-367/DPWS dt.25.3.2013 for the building consisting of 5 wings for maximum height of 144.35 mt. M/s.Spaceage Consultants further stated that, now due to the modified Q.C. Regulations, the height of the proposed building is reduced to maximum 139.65 mt. from the earlier height of 144.35 mt. & Wings are reduced to 4 i.e. A, B, C & D from earlier approved 5 wings.

c/25-28

M/s.Spaceage Consultants has also requested the Committee that as Committee had visited the site before granting the earlier NOC, this revised proposal may be considered through internal discussion without insisting on site visit & presentation.

The above representation was discussed in the meeting held on 24.8.2013 and Committee has decided to consider this proposal through internal discussion.

**Proposal:**

As per the letter from M/s.Spaceage Consultants (Architects), the proposal under reference envisages construction of high rise residential building comprising of four wings i.e. Wing 'A', 'B', 'C' & 'D', connected by 2 level basement, stilt & 1 podium.

Wing 'A' & Wing 'B' are comprising of 1<sup>st</sup> to 40<sup>th</sup> upper residential floors with a total height of 139.65 mt. from general ground level up to terrace level.

Wings 'C' & 'D' are comprising of 1<sup>st</sup> to 35<sup>th</sup> upper residential floors with a total height of 126.65 mt. from general ground level up to terrace level.

N/2

**Scrutiny of the Technical Committee for High Rise Buildings:  
Meeting with Project Consultants:**

The meeting was held alongwith the Project Consultants in Ch.Eng.(D.P.)'s office on 24.8.2013 & 31.8.2013 to discuss in detail the submissions made by the Architect, Structural Consultant, Soil Investigation Consultant and Environment Consultant of this project.

**Remarks from Building Proposal Department:**

a/13

Dy.Ch.Eng.(B.P.)WS-II vide his note U/No.CHE/A-4300/BP(WS)/AR (DY.CH.E./BP/10888/WS-II/P&R) Dt.25.2.2014 has offered following remarks:-

a/15-22

1. Plans submitted by the Architect are approvable for the proposed height i.e. 139.65mt. from ground level upto terrace level.
2. The open spaces concessions are obtained from Hon'ble M.C. for the proposal vide U/No.MCP/3580 dtd.28.9.2012.
3. The parking required are 1538 Nos. and Architect has proposed 1845 Nos. of parkings.

**Remarks from C.F.O.:**

a/31-37

C.F.O. vide his NOC U/No.FB/HRC/WS/46 dtd 25.9.2013 has informed that as far as his Department is concerned, there would be no objection to construction of high rise residential building comprises of four wings i.e. A, B & C with common two level basement (-6.30 mt.) + ground floor + common one level podium (5.25 mt.) + 1<sup>st</sup> to 40<sup>th</sup> upper residential floors wing A, B & C and part 40<sup>th</sup> floor for Wing D with total height of 139.55 mt. from general ground level to terrace level with fire check floor between 19<sup>th</sup> & 20<sup>th</sup> floor at the height of 70.65 mt. and service floors between 18<sup>th</sup> and fire check floor at the height of 68.65 mt., as per the details shown on enclosed amended plans therewith, signed in token of approval, subject to satisfactory compliance of the requirements mentioned in the NOC. C.F.O. has further stated that all the requirements stipulated earlier vide NOC U/No.FB/HR/WS/417 dtd.17.8.2011 & FB/HR/WS/877 dtd.20.10.2012 shall be cancelled for E Wing, for A, B, C & D same shall be strictly adhered with the additional and modified requirements mentioned in the revised NOC issued by CFO U/No.FB/HRC/WS/46 dtd.25.9.2013.

a/243-246

Accordingly, a necessary condition is incorporated in Annexure-I (Condition No.14 of Mandatory Conditions).



CHE/A-4300/AP/ER

NO: CHE/HRB-489/DPWS

N/3

**Clearance of Technical Committee for High Rise Buildings in the meeting held on 24.8.2013 & 31.8.2013;**

C/33-80

The proposal was discussed in the meeting of Technical Committee for High Rise Buildings held on 24.8.2013 & 31.8.2013.

C/33-56

The relevant extract from the minutes of the Technical Committee for High Rise Buildings held on 24.8.2013 are reproduced as follows:-

**HRB Proposal No.489 (Old HRB-367):-** Proposed High Rise Bldg. on plot bearing C.T.S.No.174-C of Village Akurli, Akurli Road, Kandivali(E), Mumbai (For Dev.: M/s.Rajesh Real Estates Developers Pvt.Ltd.).

**Arch.:- M/s.Spaceage Consultant**

**Str.Cons:- M/s.Raje Structural Consultants.**

In this case Architect M/s.Spaceage Consultant vide their representation dt. Nil addressed to Chairman, Technical Committee for Scrutiny of High Rise Buildings has informed that High Rise Committee has granted the clearance for the above proposal U/No.HRB-367 for the building consisting of 5 wings for height 144.35 mt. Now due to the modified D.C. Regulations height of the proposed building is reduced to 139.65 mt. from the earlier height of 144.35 mt. & Wings are reduced to 4 i.e. A, B, C & D from earlier approved 5 wings.

Architect has requested the Committee that as Committee had visited the site before granting the earlier NOC, this revised proposal may be considered through internal discussion without insisting on site visit & presentation.

The proposal was discussed in the meeting and Committee has decided to consider this proposal through internal discussion.

The structural & geotechnical reports submitted by the Consultant are discussed and the proposal is found satisfactory from structural & geotechnical points of view.

The proposal is also found satisfactory from C.F.O. & fire safety points of view. Revised C.F.O. NOC shall be obtained.

Environmental submissions are taken on record.

C/57-80

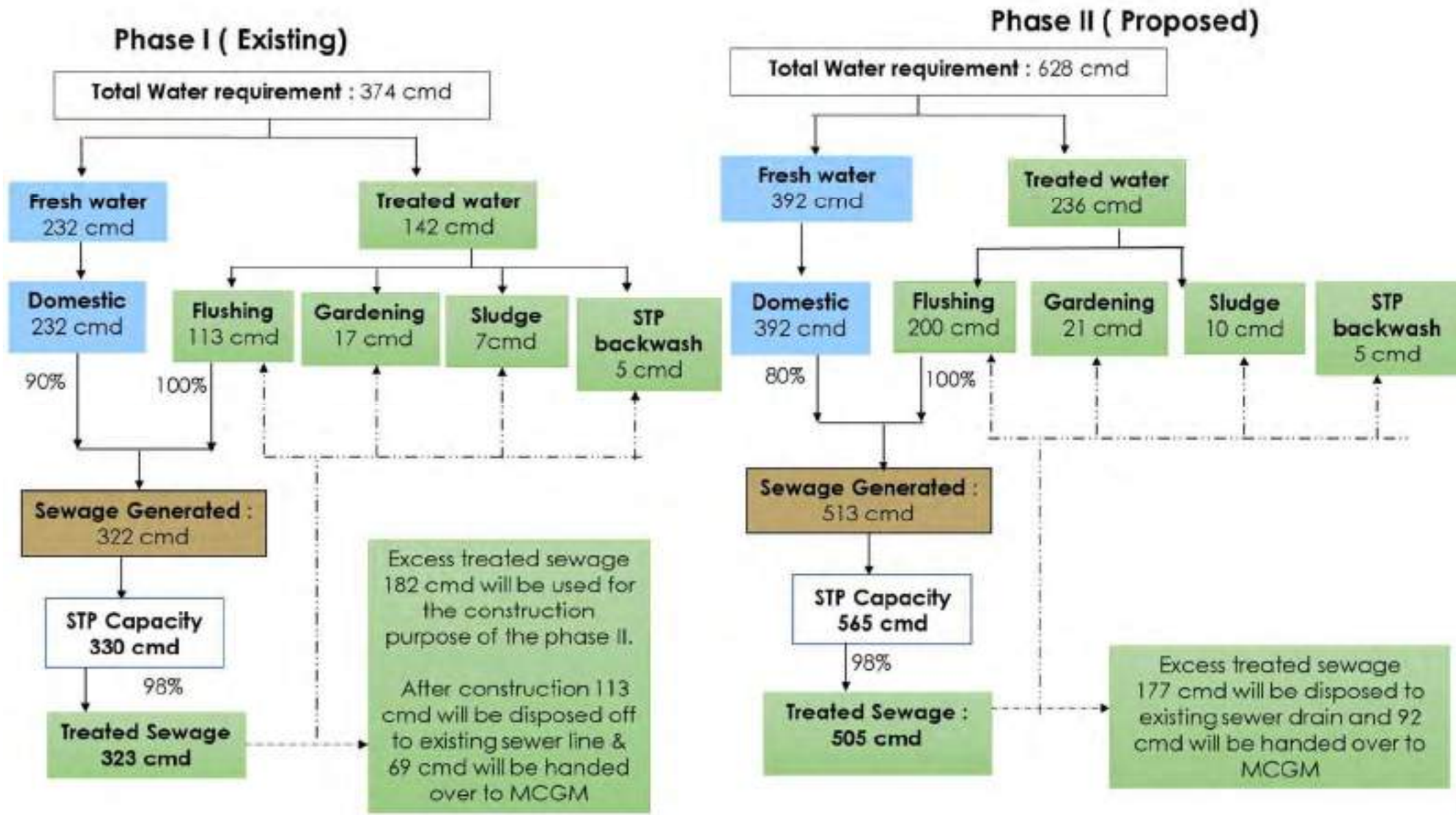
The relevant extract from the minutes of the Technical Committee for High Rise Buildings held on 31.8.2013 are reproduced as follows:-

**HRB Proposal No.489 (Old HRB-367):-** Proposed High Rise Bldg. on plot bearing C.T.S.No.174-C of Village Akurli, Akurli Road, Kandivali(E), Mumbai (For Dev.: M/s.Rajesh Real Estates Developers Pvt.Ltd.).

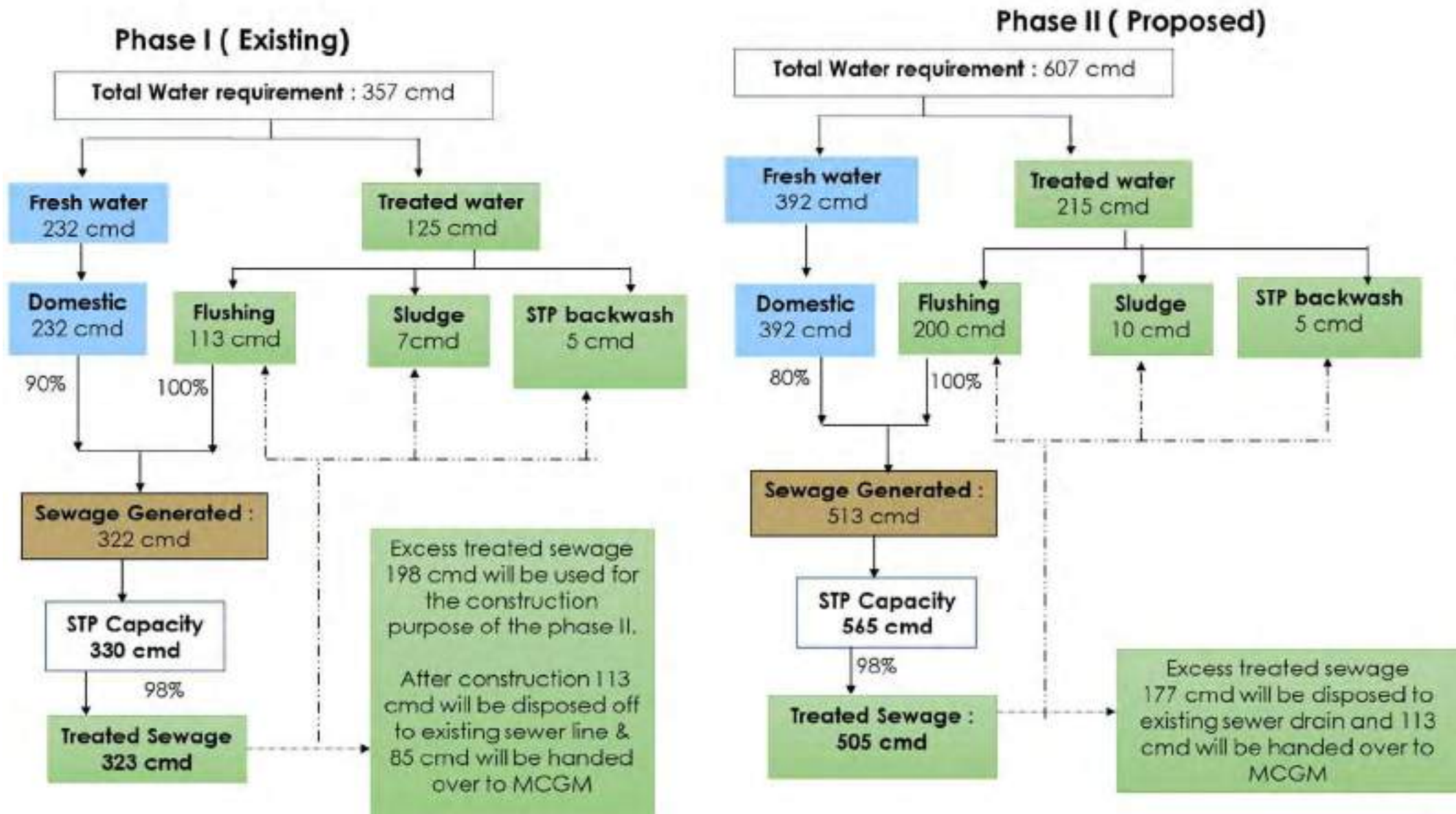
**Arch.:- M/s.Spaceage Consultant**

**Str.Cons:- M/s.Raje Structural Consultants.**

The proposal was earlier discussed and found satisfactory from Structural, Geotechnical, C.F.O. & fire safety points of view in the meeting held on 24.8.2013.



# WATER BALANCE – WET SEASON ( PHASEWISE)





Rajesh Real Estate Developers Private Limited

To,  
The Asstt. Superintendent of Garden,  
R/South Ward,  
Mumbai.

Date: 01.12.2022

**Sub: Permission for utilization of excess treated surplus water into nearby Municipal garden for proposed residential and commercial development on land bearing C.T.S. No. 174/C/1, 174/C/2, 174/C/3 & 174/C/4 of Akurli village situated in R/S Ward Kandivali, Mumbai.**

Dear Sir,

This has reference to aforesaid project, after completion of the project there will be the total estimated sewage generation will be 433 KLD from the site which will be treated in STP of MBBR technology 481 KLD respectively. The treated water 433 KL will be reused within the site for landscaping & flushing however, excess treated water (around 182 KLD) will be discharged into nearby drains.

As recommended by SEAC-II committee of Environment Department Govt. of Maharashtra, we request you to allow 92 KLD excess treated water into the nearby Municipal Garden, i.e. Bhoomi Municipal Garden of approximate area 6500 sq.mt. for irrigation purpose as it will reduce the discharge of excess treated sewer into the municipal drain.

The parameter of treated water quality will be as per Environment (protection) rule, 1986.

Sr. No.	Parameters	Inlet	After treatment
1.	pH	6.5-8	6.5-7
2.	BOD	<250	<10
3.	COD	<250	<30
4.	TSS	<400	<50
5.	O&G	10	NIL

Thanking you.

Yours faithfully,

M/s. Rajesh Real Estate Developers Private Limited,

GADKARI  
GAURAV  
AVINASH

(Authorized Signatory)



R B House, M.I.D.C. Cross Road B, Off Andheri Kurla Road, J. B. Nagar In, Andheri (E), Mumbai - 400 059

+91-22-6735 9900 (R) +91-22-6735 9911 (M) info@rajeshlivespaces.com @ www.rajeshlivespaces.com

139, Seksaria Chambers, 2nd Floor, N M Road, Fort, Mumbai - 400 023

CIN No.: U70102MH2006PTC166268

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**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**MUMBAI FIRE BRIGADE**

**Sub:** Fire safety requirements for the proposed amendments in construction of High rise residential building on plot bearing C.T.S. No. 174C, of Village Akurli, at Akurli Road, Kandivali (E), Mumbai.

**Ref:** 1) Online submission from **Mr. Shashikant Laxman Jadhav**, License Surveyor of M/s. Spaceage consultants.  
2) Online File no. **CHE/A-4300/BP(WS)/AR/CFO**

**Mr. Shashikant Laxman Jadhav, license surveyor,**

In this case, please refer fire protection & fire fighting requirements issued from this department vide u/no. FB/HR/WS/471 dated 17.08.2011 for construction of high rise residential building comprising of five wings i.e. wing A,B,C,D & E having common two basements + Ground floor thereafter the building is divided into five wings out of which Wing A, Wing B, Wing C & D are having common two level podium. Wing A, B & C are having 1<sup>st</sup> to 40<sup>th</sup> upper residential floors with total height of 141.70 mtrs. from general ground level to terrace level. Wing D is having common two level basements + ground floor + 1<sup>st</sup> to 12<sup>th</sup> upper residential floors with total height of 42.70 mtrs. From general ground level to terrace level. Wing E is having common two level basements + ground floor + 1<sup>st</sup> to 11<sup>th</sup> upper residential floors with total height of 39.50 mtrs. from general ground level to terrace level.

Further, refer to NOC issued from this department vide u/no. FB/HR/WS/877 dated 20.10.2012 for construction of high rise residential building comprising of five wings i.e. wing A, B, C, D & E having common two basements + Ground floor + common two level podium thereafter the building is divided into five wings out of which Wing A is having 1<sup>st</sup> to 41<sup>st</sup> upper residential floors with total height of 144.35 mtrs, from general ground level to terrace level. Wing B is having common two level basement + Ground floor + Common two level podium + 1<sup>st</sup> to 40<sup>th</sup> upper residential floors with total height of 141.15 mtrs, from general ground level to terrace level. Wing C,D & E is having common two level basement + Ground floor + two level podium + 1<sup>st</sup> to 36<sup>th</sup> upper residential floors with total height of 128.35 mtrs, from general ground level to terrace level.

Further, refer to NOC issued from this department vide u/no. FB/HR/WS/46 dated 25.09.2013 for construction of high rise residential building comprising of four wings i.e. wing A, B & C, with common two level basements (-6.30 mtrs.) + Ground floor + common one level podium (5.25 mtrs.) + 1<sup>st</sup> to 40<sup>th</sup> upper floors Wing A, B & C and part 40<sup>th</sup> floor for Wing D with total height of 139.65 mtrs. from general ground level to terrace level with fire check floor between 19<sup>th</sup> & 20<sup>th</sup> floor at a height of 70.65 mtrs. and service floors between 18<sup>th</sup> and fire check floor at the height of 68.85 mtrs. from general ground level to terrace level.

Further, refer to NOC issued from this department vide no. CHE/A-4300/BP(WS)/AR/CFO dated 02.10.2021 for the proposed construction of High rise residential building comprising of 08 wings designated as Wing-1, Wing-2, Wing-3, Wing-4, Wing-5, Wing-6, Wing-7 & Wing-8, out of Wings 1 & 2 each comprising of ground floor + 1<sup>st</sup> to 34<sup>th</sup> upper residential floors with total height of the building

## Public Notice For E-Auction For Sale Of Immovable Properties

Sale of Immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at- CTS NO 4278/1 to 7 Tanaji Nagar Near Kalika Mata Mandir 2nd Floor Chikhwad Pune-411033 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFL-HFL has taken the possession of the following properties pursuant to the notice issued US 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS" AS IS WHAT IS BASIS" for realization of IFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com.

Borrower(s)/Co-Borrower(s)/Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price	Date of Inspection of property
1. Mr. Umesh Rajendra Jagtap 2. Mrs. Shubhangi Umesh Jagtap (Prospect No. 88899)	03-Aug-2021 Rs. 10,68,132/- (Rupees Ten Lakh Sixty Eight Thousand One Hundred Thirty Two Only)	All that part and parcel of the property bearing Flat No.103 1st Floor, Building C-4, Palytor, Psud C, Sangam Realty, Gali No. 245/4/26, Pune, Maharashtra. (Super Built Up Area Ad Measuring 319 Sq.Ft.)	15-Feb-2023	Rs. 10,21,000/- (Rupees Ten Lakh Twenty One Thousand Only)	06-Apr-2023 1100 hrs -1400 hrs
	<b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)			<b>Earnest Money Deposit (EMD)</b> Rs. 1,02,100/- (Rupees One Lakh Two Thousand Only)	<b>EMD Last Date</b> 10-Apr-2023 @ 5pm
				<b>Total Outstanding As On Date 23-Feb-2023</b> Rs. 10,45,403/- (Rupees Ten Lakh Forty Five Thousand Four Hundred Three Only)	<b>Date/Time of E.Auction</b> 12-Apr-2023 1100 hrs.-1300 hrs.

Mode of Payment :- All payment shall be made by demand draft in favour of "IFL Home Finance Limited" payable at Gurugram or through RTGS/NEFT The accounts details are as follows: a) Name of the Account-IFL Home Finance Ltd., b) Name of the Bank-Standard Chartered Bank, c) Account No.-9902879 followed by Loan Number, d) IFSC Code-SCL0330601 e) Bank Address: Standard Chartered Bank, 30 M.G. Road, Fort, Mumbai-400001

Terms and Conditions:-

- For participating in e-auction, intending bidders required to register their details with the Service Provider https://www.bankauctions.com, well in advance and has to create the login account, login ID and password, intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
- The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoing relating to the property.
- Bidders are advised to go through the website https://www.bankauctions.com and https://www.ifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their bids for taking part in the e-auction sale proceedings.
- For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID- support@bankauctions.com, Support Helpline Numbers @ 7291918124/25/26.
- For any query related to Property details, Inspection of Property and Online bid, call IFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email- auction.N@ifl.com.
- Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFL-HFL shall not be responsible for any loss of property under the circumstances.
- Further notice is hereby given to the Borrower(s), that in case they fail to collect the above said articles same shall be sold in accordance with Law.
- In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
- AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IFL-HFL will be final.

## STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place : Pune , Date : 04-03-2023

Sd/- Authorised Officer, For IFL Home Finance Ltd.

## PUBLIC NOTICE

NOTICE is hereby given to the public at large that we are investigating the title of **Mrs. Neelkanth Developers ("Builders")** in respect of Industrial Building on Plot A more particularly described in the Schedule I hereunder written ("**the said Property**") since our clients are proposing to purchase **6 Units viz., Gala No.3, Gala No. 4, Gala No. 103, Gala No. 203, Gala No. 104, and Gala No. 204 ("said Units")** as more particularly described in Schedule I hereunder written in the Industrial Building "**Neelkanth Industrial Estate**" being constructed on the said Property.

All persons claiming or having any share, right, title, estate, interest, claim or demand whatsoever to or in respect to the said Property and the said Units being constructed thereon or any part thereof whether by way of sale, transfer, assignment, exchange, charge, encumbrance, tenancy, sub-tenancy, lease, sub-lease, license, mortgage, inheritance, gift, lien, maintenance, bequest, easement, trust, covenant, possession or otherwise of any nature whatsoever, are required to give notice of the same in writing along with the relevant documentary proof in that regard to us at our office at the below mentioned address within 14 days from the date of this notice, failing which any such claim, right or interest shall be deemed to have been waived and/or abandoned for all intents and purposes and shall not be binding on our clients in any manner whatsoever and our clients will complete the proposed transaction without any recourse or reference to any such right or claim and such right or claim, if any, shall be disregarded and shall be considered to have been waived.

## SCHEDULE I

("the said Property")  
All that piece or parcel of land known as **Plot No. A** bearing Survey No. 55/B/Plot A/1 measuring area 423.55 Sq. Mtrs., Survey No. 55/B/Plot A/2 measuring area 13655.06 Sq. Mtrs., Survey No. 55/B/Plot A/3 measuring area 13.96 Sq. Mtrs., Survey No. 55/B/Plot A/4 measuring area 164.84 Sq. Mtrs., Survey No. 55/B/Plot A/5 measuring area 781.77 Sq. Mtrs. Total Area of Plot measuring 15039.18 Sq. Mtrs. along with 19326.44 Sq. Mtrs. Industrial F.S.I. of Village Kaman, Taluka Vasai, District Palghar sanctioned by Vasai Virar City Municipal Corporation vide its order No. VVC/MC/TP/RDP/VP-2987/457/2022-23 dated 27/12/2022.

## SCHEDULE II

("the said Units")  
**Gala No. 3** (Ground Floor) adm. 297.70 Sq. Mtrs., **Gala No. 4** (Ground Floor) adm. 297.68 Sq. Mtrs., **Gala No. 103** (First Floor) adm. 297.67 Sq. Mtrs., **Gala No. 203** (Second Floor) adm. 297.67 Sq. Mtrs., **Gala No. 104** (First Floor) adm. 297.66 Sq. Mtrs., **Gala No. 204** (Second Floor) adm. 297.66 Sq. Mtrs. in Industrial Building which is known as **Neelkanth Industrial Estate**, Village: Kaman, Taluka: Vasai, District: Palghar, constructed on land being Plot No. A as described in Schedule I and lying, being and situated at Village Kaman, Taluka Vasai, District Palghar within the limit of Vasai Virar City Municipal Corporation.  
Dated this 4th day of March, 2023.  
**Kalshesh Joshi Associates, Advocates,**  
Behramji Mansion, 4th floor, Opp. Kashmir Emporium, P.M. Road, Fort, Mumbai-400001.

## Public Notice

This is to inform all the members of the public that:

The proposed expansion in residential and commercial development on land bearing C.T.S. No. 174/C/1, 174/C/2, 174/C/3 & 174/C/4 of AKALI village situated in R/S Ward Kandivali, Mumbai by M/s. **RAJESH REAL ESTATE DEVELOPERS PRIVATE LIMITED** has been accorded Environmental Clearance by the State Level Environmental Impact Authority (SEIAA), Environment Department, Government of Maharashtra vide its Letter No. EC23B039MH191721, Dated:23.02.2023. Copy of the Environmental Clearance letter is available with web portal of Ministry of Environment, Forest and Climate Change Government of India at https://parivesh.nic.in/  
Place : Mumbai  
Date : 04.03.2023

## PUBLIC NOTICE

NOTICE is hereby given to the public at large that on behalf of my clients i.e. **1) MR. NARENDRA KANTILAL CHITALIA & 2) MRS. BHAVNA NARENDRA CHITALIA**, we are hereby investigating the title of the property bearing NA Plot No. 10, admeasuring about 1160.60 sq. mtrs. lying, being and situated at Survey No. 70(b) and Survey No. 104 of village Bapane, Taluka Vasai, District Palghar. My clients being the owners of the said plot are assured about the clear title of the said Plot of Land and there is no encumbrance of whatsoever nature on the said Plot of Land and the same is free from all encumbrances, thus my clients have applied to get the necessary permissions for the development of the said Plot of Land, from appropriate government authority i.e. Vasai Virar City Municipal Corporation (VVC/MC). It is therefore informed to the Public at large and all concerns that, if any person/persons, firm/firms or company/companies having any claims or dispute about the title of the owner in respect of said Plot of Land or any claim in respect of said Plot of Land in any manner whatsoever by way of lease, lien, gift, sale, mortgage, trust, easement, maintenance or any other right or claim, are hereby called upon to make the same known in writing to the undersigned on the address given herein below with all their concerned original documents within fourteen (14) days from the date of publication of this notice, failing which / or abandoned without any such reference and our clients being the legal owner of the said Plot of Land shall proceed for the development of the said Plot of Land in accordance with the rules and regulations currently in force by the government and thereafter my clients shall neither be under any obligation nor shall be responsible for any claim, objections or complaints arise in any respect of said Plot of Land in any manner whatsoever.

## SCHEDULE OF THE PROPERTY

The property bearing NA Plot No. 10, admeasuring about 1160.60 sq. mtrs., lying, being and situated at Survey No. 70(b) and Survey No. 104 of village Bapane, Taluka Vasai, District Palghar

Dated this 4th day of March, 2023.

Adv. Binod Kumar

B.Sc Math, (Hons), P.G.D.E.M., M.A.

Pre. Ph.D., LL.B.

(Address: Lawyer's Chamber, 2nd Floor, Bhaskar Building, A.K. Marg, Bandra (E), Mumbai - 51) Mob No. 8452872624

FORM G  
INVITATION FOR EXPRESSION OF INTEREST FOR  
PERPETUAL CAPITAL AND SERVING PRIVATE LIMITED  
OPERATING IN SECURITY AND FINANCING ACTIVITIES AT MUMBAI  
(Under Regulation 36A(1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS	
1. Name of the Corporate Debtor along with PAN/ CIN/ LLP No.	M/S. Perpetual Capital and Servicing Private Limited CIN: U67190MH2007PTC177055
2. Address of the registered office	83, Arcadia, Nariman Point, Mumbai - 21.
3. URL of website	NA (The Corporate Debtor does not maintain any separate website; the RP had uploaded all the relevant information on the IBI portal)
4. Details of place where majority of fixed assets are located	As per the Balance sheet as on 31/03/2016 the Corporate Debtor does not have any Fixed Assets.
5. Installed capacity of main products/ services	The Corporate Debtor was involved in providing Financial Advisory, Brokerage and Consultancy Services.
6. Quantity and value of main products/ services sold in last financial year	NA (The books of accounts are incomplete after 31/03/2016 and other documents have yet not been received by the Resolution Professional. As per the information there are no services provided in the last financial year)
7. Number of employees/ workmen	Zero (0)
8. Further details including last available financial statements (with schedules) of two years, lists of creditors, relevant dates for subsequent events of the process are available at:	May be obtained by sending an email to: perpetualcapital.cip@gmail.com
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at:	May be obtained by sending an email to: perpetualcapital.cip@gmail.com
10. Last date for receipt of expression of interest	20-03-2023
11. Date of issue of provisional list of prospective resolution applicants	29-03-2023
12. Last date for submission of objections to provisional list	03-04-2023
13. Process email id to submit EOI	perpetualcapital.cip@gmail.com

Vijay P. Lulla

Resolution Professional

For Perpetual Capital and Servicing Private Limited

Regn no - IBI/ IPA -001/ IP-00323/2017-18/10593

Address: 201, Satchitanand Bldg, 12th Road, Khar (W), Mumbai-400052

Place: Mumbai, Date: 04th March, 2023

## PUBLIC NOTICE

Public at large are hereby put to notice that my clients have negotiated and agreed to purchase and acquire from **1) MR. BHALCHANDRA PANDURANG GAIKWAD, 2) MR. RAJESH BHALCHANDRA GAIKWAD AND 3) MR. PRASHANT BHALCHANDRA GAIKWAD** all having their address at A/302, Sudarshan CHSL, Acharya Donda Marg, Near Hatkin Institute, Parel, Mumbai- 400 012 the Property mentioned in the schedule hereunder written.

All person having any claim or right of whatsoever nature with regard to the under mentioned property or any part thereof including all claim by way of sale, exchange, mortgage, gift, inheritance, maintenance, possession, right of residence, licence, lease, tenancy, sub-lease, under lease, lien, charge, mortgage, easement, right of way or otherwise whatsoever and howsoever are hereby required to make the same known in writing (with due detailed particulars thereof, supported by documentary evidence) by Registered Post A.D. to the undersigned at his office address mentioned herein below within 14 days from the publication hereof, as otherwise such claims and the same, if any shall be considered as waived and of no legal effect and consequence and the transaction will be completed.

## SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Government ground together with the message or dwelling house standing thereon and known as Pandurang Bhavan situate lying and being at 17/15-16, Dr. M. G. Mahimtura Lane, Sardar Patel Road, Second Carpenter Street, Near God Dewool, Mumbai - 400 004 on the South side thereof in the Island and Registration and Sub District of Mumbai City containing by admeasurement 133.78 sq meters of thereabouts registered in the books of the Collector of Land Revenue under Old No. 1916 New No. 2953 Old Survey No. 532 and New Survey No. 5277 and bearing Cadastral Survey No. 9058 of Bhuleswar Division and assessed under C Ward No. 6635 Old street No. 66 and New Street No. 14 and bounded as follows, that is to say,

On or towards the East : Plot bearing C.S. No. 2959

On or towards the West : Plot bearing C.S. No. 2957

On or towards the North : Plot bearing C.S. No. 2937

On or towards the South : 2nd Carpenter Street

Mumbai, Dated this 4th day of March, 2023

Sd/-

MR. PRATIK K SHAH

ADVOCATE HIGH COURT

8, Oriental Business Centre, Plot No. 14, Rajabhadur Mansion,

Ambalal Doshi Marg, Fort Mumbai - 400 001.

## केनरा बैंक Canara Bank

सिंडिकेट सिंडिकेट Syndicate

ARM-II BRANCH, MUMBAI

3rd Floor, Canara Bank Building Adl Marban Street, Ballard Estate

Mumbai - 400 001. Tel.: 022-22651128 / 29. Email: cb6289@canarabank.com

## SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is" / "As is what is" basis on 10.04.2023 for recovery of Rs. 6,44,44,434.08 (as on 30.06.2022 plus further interest and charges thereon) due to the ARM II Branch of Canara Bank from M/s. Innova Fabtex, at Gala No. B3 and B4 House No 1159, Khambha Road, Mithpada, Kedia Compound Shelar Bhiwandi, Mumbai - 421302, represented by its Directors/Guarantors (1) Mr. Sunil Kukreja (2) Mrs. Lisa Kukreja (3) Mr. Nimesh Navnitrai Shah (4) Mrs. Kiran Nimesh Shah (5) Mr. Anil Radhakrishna Kukreja.

Lot No	Description of the Property	Reserve Price	Earnest Money Deposit
1	Factory Land and Building bearing Sy. No. 23/5, 26/2, 28/3/2, alongwith Ground/Gala No. B1 & B2, H No. 1159, situated at Kambha Road, Mithpada, Kedia Compound, Village -Shelar, Tal- Bhiwandi, Dist-- Thane, Mumbai-421302 adm plot area of 400 sq. yard or 344.44 sq. mtr in the name of Mr. Anil Radhakrishna Kukreja.	Rs. 63,00,000/-	Rs. 6,30,000/-
2	Hypothecated Plant and Machinery available at Sy. No.23/5, 26/2, 28/3/2 alongwith Ground/Gala No. B1 & B2, H No. 1159, situated at Kambha Road, Mithpada, Kedia Compound, Village -Shelar, Tal- Bhiwandi, Dist-- Thane, Mumbai-421302 adm plot area of 400 sq. yard or 344.44 sq. mtr in the name of Mr. Anil Radhakrishna Kukreja.	Rs. 1,02,00,000/-	Rs. 10,20,000/-
3	Flat No. A-102, on 1st Floor, 'A' Wing Hardwar CHS Ltd, Near Pandurang Vidyalaya, Land bearing S.No.57H-1-A (part) at Village Gajbhandan Pathari, Manpada Road, Near Gao Devi Temple, Dombivli (East), Taluka Kalyan, Dist- Thane having built up area of 641 sq.ft in the name of Mr. Nimesh Navnitrai Shah and Mrs. Kiran Nimesh Shah.	Rs. 38,60,000/-	Rs. 3,86,000/-
4	Flat No.403, on 4th Floor, in building No.11 known as "Harmony" in "Highland Residency 'B' CHS Ltd." Situated on Balkum Road, near Yashasvi nagar, Dhokali, Kolshet in Thane (West)-400607 having built up area of 698 sq.ft in the name of Mr. Sunil Radhakrishna Kukreja and Mrs. Lisa Sunil Kukreja.	Rs. 92,82,000/-	Rs. 9,28,200/-

The Earnest Money Deposit shall be deposited on or before 05.04.2023 upto 5.00 p.m. Details of EMD and other documents to be submitted to service provider on or before 05.04.2023 upto 5.00 pm. Date up to which documents can be deposited with Bank is 05.04.2023 upto 5.00 pm.

Date of inspection of properties on 03.04.2023 with prior appointment with Authorized Officer.

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Mr. Paritosh Kumar, Chief Manager, Canara Bank, ARM II Branch, Mumbai (Ph. No.022 22651128 / 29 /Mob.No. 8828528297) or Mr. Smit Jaiswal, Manager, (Mob.No. 7223002272) E-mail id - cb6289@canarabank.com during office hours on any working day or the service provider M/s C1 Gurgaon, India, Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana, Pin-122015 (Contact No. +91 1244302020/21/22/23/24, support@bankauctions.com; hareesh.gowda@c1india.com)

Date : 03.03.2023

Place : Mumbai

Sd/-

Authorized Officer

Canara Bank, Arm-II Branch

## NKGSB CO-OP. BANK LTD.

(MULTI STATE SCHEDULED BANK)

Recovery Dept. : Bimal Apartment, Ground Floor, H. F. Society Road, Jogeshwari (E), Mumbai-400 060

Tel. No. : (022) 2837 6816, 2834 9616, 28203603; Email id - recovery@nkgbsb-bank.com

## POSSESSION NOTICE [RULE 8 (1)]

[FOR IMMOVABLE PROPERTIES]

WHEREAS,

The undersigned, being an Authorized Officer of NKGSB Co-op. Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Act, 2002 (SARFAESI ACT, 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notice on 10/03/2017 to the following Borrower(s) & Mortgagor(s); calling upon them to pay the amount mentioned in the said notice within 60 days from the date of the receipt of the same. The borrower(s) & mortgagor(s) having failed to pay the amount mentioned against their respective names, this notice is hereby given to the Borrower(s) & Mortgagor(s) and Public-in-General that an undersigned had taken **PHYSICAL POSSESSION** of the Asset described herein below, in exercise of the powers conferred on him Under Section 13(4) of the said Act, read with Rule 8 of the said Rules on 28/02/2023 under Section 14 of the SARFAESI Act, 2002.

The borrower(s) & mortgagor(s) in particular and public-in-general is hereby cautioned not to deal with the below mentioned property and/any dealing with the said Asset, will be subject to the charge of the NKGSB Co-op. Bank Ltd. for the following amount and further interest and charges applicable thereon.

The borrower(s) attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured asset.

Name of the Borrower/Mortgagor/Guarantor	Total Amount Due
1. Mr. Ramnarayan Jaigopal Mishra 2. Mrs. Draupadi Ramanarayan Mishra 3. Mr. Deepak Narayan Mishra 4. Mr. Naresh Mahavir Sharma 5. Mr. Ramanuj Mahadev Shukla	Rs. 24,73,857.84 as on 31/01/2023 with further interest and charges, as applicable

## SCHEDULE-I (Immovable Mortgaged Property)

Flat No. 401, Wing-A, admeasuring about 640.00 Sq.Fts. Built Up Area, on 4TH Floor, in the building known as "Krishna Sagar A Wing Co-operative Housing Society Ltd.", R.N.P. Park, Village-Khari, Bhayander-East, Thane-401 105, and the said building is constructed on all that piece and parcel of Land Bearing Old Survey No. 165, New Survey No. 30, Hissa No. (part), and situated at and lying and being at Revenue Village-Khari, Taluka-Vasai, and in the Registration District Sub-District of Thane and within the jurisdiction of Bhayander Municipal Corporation; Owned by Mr. Ramnarayan Jaigopal Mishra, Mrs. Draupadi Ramanarayan Mishra & Mr. Deepak Narayan Mishra

Sd/-  
AUTHORISED OFFICER,  
NKGSB Co-op. Bank Ltd.  
(Under the SARFAESI Act 2002)

Place : Bhayander

Date : 04/03/2023

## NAGPUR MUNICIPAL CORPORATION

## Tender Notice

Commissioner NMC invites e-tender for the following works. This e-tender can be downloaded by the registered contractors of Govt. of Maharashtra portal ([www.mahatenders.gov.in](http://www.mahatenders.gov.in)) The terms and conditions of e-tender are available on e-tendering portal ([www.mahatenders.gov.in](http://www.mahatenders.gov.in)). The sale and purchase of e-tender can be done through internet.

Name of Department : Public Works Department

Name of Head of Department : Executive Engineer (DPDC)

Sr. No.	Name of the work	BOQ Cost (Rs.)	EMD (Rs.)	Time Limit	Cost of Blank Tender forms (Rs.)	Class of Contractor
1	Providing & Laying of Strom Drain line and Construction of WBM & Cement Concrete road from Kharbi Square to Wathoda Main Road and Adjacent Road in East Nagpur.	8,21,40,835/-	4,10,800/-	18 Months	3540	I-C

Note : (1) Cost of blank tender form Rs. 1180/- (2) Tender sale & submission start date : 06.03.2023 (3) Pre-Bid Meeting on date 17.03.2023, at Hon'ble Chief Engineer Office, N.M.C., Nagpur at 4.30 pm. (4) Tender submission end date/sales end date 20.03.2023 up to 5.00 pm (5) Date of opening of Tender (if possible) 21.03.2023 up to 5.00 pm (6) Eligibility criteria and mode of submission shall be as stated in uploaded tender document.

Advt No : 669/PR, Dt : 03/03/2023

Executive Engineer (DPDC),  
NMC, Nagpur

## BRIHANMUMBAI MAHANAGARPALIKA

## e-TENDER NOTICE

No. ACGN/273/SR/Exp. Dated 03.03.23

The Municipal Commissioner of Greater Mumbai invites percentage rate e-tender for the following works returnable on 09.03.2023 @ 14.00 P.M. from all the contractors carrying out the similar type work of MCGM for the same magnitude and having office in Mumbai & having vendor no. from M.C.G.M.

E-tenders are required to be submitted in A, B & C packets systems in website of MCGM.

Sr. No.	Name of the work	Tender No.	Estimated Cost (Rs.)	E.M.D. (Rs.)	Cost of e-tender Copy
1	Beautification of Traffic Island of Raja Bade Chowk at L. J. Road in Beat No. 191 in G/North ward	7200049600	Rs. 359652.93/-	Rs. 36000.00/-	Rs. 10400/- + (18% GST)
2	Beautification of Traffic Island of Ram Ganesh Gadkari Chowk Dadar in Beat No. 191 in G/North ward	7200049666	Rs. 37,20,977.78	Rs. 37210.00/-	RS.10400/- + (18% GST)

1.	Mode of payment of E.M.D.	Bidders shall pay Earnest Money Deposit online through payment gateway on or before due date and time prescribed. As per Circular No. CA/F/FAR/FI/502/2015-16 dt. 02.11.2015
2.	Period for sale of tender forms.	From dt. 03.03.2023 to dt. 09.03.



# MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24020781 / 24010437

Fax : 24024068 / 24044532

Email : [mpcb@vsnl.net](mailto:mpcb@vsnl.net)

Visit At : <http://mpcb.gov.in>



Kalpataru Point, 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floor,  
Opp. Cineplanet, Near Sion Circle,  
Sion (E), Mumbai-400022.

EIC No: MU-3512-12

Infrastructure Project/LSI

Consent No. MPCBHQ/ROHQ/Mumbai/CE/CC/526

Date: 23/08/2012

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 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

CONSENT is hereby granted to,

**M/s. Rajesh Real Estate Developers Pvt. Ltd,**  
"White City Metal", CTS No: 174 C, Village: Akurli, Akurli road,  
Kandivali (E), Mumbai Suburban, Maharashtra.

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. The Consent to Establish is valid up to Commissioning of the Project or 5 years whichever is earlier.

For development of land/ plot as new construction activities for construction of residential project named as **M/s. Rajesh Real Estate Developers Pvt. Ltd,** "White City Metal", CTS No: 174 C, Village: Akurli, Akurli road, Kandivali (E), Mumbai Suburban, Maharashtra on total plot area of 45,800 sq.mtr. Proposed BUA [As per FSI] of 67,611.13 sq.mtr & Total Construction BUA of 1,73,043.36 sq.mtr including utilities of residential project as per construction commencement certificate issued by local body.

## 2. CONDITIONS UNDER WATER ACT:

- (i) The daily quantity of sewage effluent from construction project shall not exceed 570.0 M<sup>3</sup>.
- (ii) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.





1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l
4	Fecal Coliform	Not to exceed	500/100/1 mg/l
5	Residual Chlorine	Not to exceed	01 mg/l
6	Detergent	Not to exceed	01 mg/l
7	Floating matters	Not to exceed	10 mg/l
8	COD	Not to exceed	250 mg/l

- (iii) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

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

Sr.No	Type of Segregated solid waste	Quantity Kg/D	Treatment	Disposal
1.	Wet Garbage	1253	Composting	Use as Manure
2.	STP Sludge	118		
2.	Dry Garbage	1034	-	landfill site

3. **Other Conditions (during Construction Phase):**

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
- In order to ensure that the water from this project do not enter into outside environment, the mallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
- Applicant shall provide fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.



10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. Applicant, during the construction stage shall provide
  - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
  - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
  - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
  - d. Green belt of 33% of the open space shall be developed.
17. E-Waste shall be disposed to authorized re processor.

**4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under,**

The daily water consumption for the following categories is as under:

(i) Domestic	...	650.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable	...	.. CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic	...	.. CMD
(iv) Industrial Cooling, spraying	...	.. CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

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

- (i) The Applicant may install 3-no of diesel generating sets (DG Sets), of capacity (750 KVA X 2-nos) & 1250 KVA and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:



**a. Standards for Emissions of Air Pollutants:**

- (i) SPM/TPM Not to exceed 150 mg/Nm<sup>3</sup>  
(ii) SO<sub>2</sub> (DG Set) Not to exceed 25 Kg/day

**(ii) The following measures shall be taken:**

- a. Adequate mitigation measures shall be taken to control emissions of SO<sub>2</sub>, NO<sub>x</sub>, SPM, and RSPM.  
b. Applicant shall achieve following Ambient Air Quality standards.
1. SPM Not to Exceed (Annual Average) 140 µg/ m<sup>3</sup>  
Not to Exceed (24 hours) 200 µg/ m<sup>3</sup>
  2. SO<sub>2</sub> Not to Exceed (Annual Average) 60 µg/ m<sup>3</sup>  
Not to Exceed (24 hours) 80 µg/ m<sup>3</sup>
  3. NO<sub>x</sub> Not to Exceed (Annual Average) 60 µg/ m<sup>3</sup>  
Not to Exceed (24 hours) 80 µg/ m<sup>3</sup>
  4. RSPM Not to Exceed (Annual Average) 60 µg/ m<sup>3</sup>  
Not to Exceed (24 hours) 100 µg/ m<sup>3</sup>

**(iii) The applicant shall observe the following fuel pattern:-**

Sr. No.	Type Of Fuel	Quantity
1	LDO / Diesel	688 Ltrs/D

**(iv) The applicant shall erect the chimney(s) of the following specifications:-**

Sr. No.	Chimney Attached To	Height above the roof of building in which it is installed
1.	DG Set (750 KVA X 2-nos) 1250 KVA	7.0 mtrs each 10.0 mtrs each

**(v) Conditions for D.G. Set:**

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. 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.
3. The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
4. 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.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set shall be operated only in case of power failure.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.



**(vi) Other Conditions:**

- a) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.
- d)

**(vii) Conditions for Utilities like Kitchen, Eating Places etc:**

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

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

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

**(x)** No construction work is permitted during nighttime.

**6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDRY MOVEMENT) RULES, 2008:**

**(i)** The applicant shall handle hazardous wastes as specified below.

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.

8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

9. The applicant shall adopt environment friendly technology in development of the project.

10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.

11. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.

12. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.



13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
14. The applicant shall provide Environmental friendly road transportation by adopting mechanical type closed trucks for transportation of minerals & metals / construction debris with effect from 1/04/2012.
15. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2010/CR.1748/TC.2, dt: 28/12/2011.
16. The applicant shall comply with the guidelines for High rise building stipulated in office memorandum of MoEF, GOI issued vide no: 21-270/2008-1A.III, dt: 07/02/2012.
17. This is issued pursuant to the decision of Consent Committee of the Board in its meeting held on 8<sup>th</sup> August 2012 and approval of the Chairperson of the Board.
18. *The applicant shall obtain NOC from tree authority and from Dy.Conservator of Forest land, Sanjay Gandhi National Park, Borivali, Mumbai.*
19. The applicant shall submit Bank Guarantee of Rs. 10.0 Lakhs towards the compliance of consent conditions at Regional Office, MPCB, Mumbai within 15-days.
20. The Capital investment of the project is Rs. 379.51 Cr.



*(Signature)*  
 (Milind Mhaiskar)  
 Member Secretary

To,  
 M/s. Rajesh Real Estate Developers Pvt. Ltd.  
 "White City Metal", CTS No: 174 C, Village: Akurli,  
 Akurli road, Kandivali (E),  
 Mumbai Suburban, Maharashtra.

**Copy to-**

1. Regional Officer, MPCB, Mumbai - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer-IV, MPCB, Mumbai.
3. Chief Accounts Officer, Mumbai, MPCB.

Received consent fee of:-

Sr. No.	Amount	DD. No.	Date	Drawn On
1.	Rs. 2,14,920/-	172991	25/01/2012	Corporation Bank
2.	Rs. 5,44,100/-	269180	12/03/2012	Corporation Bank

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

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000145979/CE/2212000310

Date: 06/12/2022

To,  
 M/s. RAJESH REAL ESTET DEVELOPERS P.  
 LTD. " White City Metal", CTS  
 No-174/C,Akruli Road,Kandivali (East),  
 Mumbai.



Your Service is Our Duty

**Sub: Re-validation of Consent to Establish with Expansion for Proposed Residential Construction Project.**

- Ref:**
1. Application submitted by SRO-Mumbai-IV.
  2. Minutes of 20th CC meeting dtd-01.11.2022.

Your application NO. MPCB-CONSENT-0000145979

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. **Commissioning of the project or upto 22.09.2025 whichever is earlier.**
2. **The capital investment of the project is Rs.431.89 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish (Revalidation with Expansion) is valid for Proposed Residential Construction Project named as M/s. RAJESH REAL ESTET DEVELOPERS P. LTD. " White City Metal", CTS No-174/C, Akruli Road,Kandivali (East), Mumbai. on Total Plot Area of 45800 Sq.Mtrs for construction BUA of 232966.93 Sq.Mtrs including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance-dtd-23.08.2012	45800.00	173043.36
2	Consent to Establish-23.08.2012	45800.00	173043.36
3	Consent to Establish (Re-validation)17.12.2018	45800.00	173043.86

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	N.A.	N.A.

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000145962/CO/2212000322

Date: 06/12/2022

To,  
 M/s. Rajesh Real Estate Developers P. LTD,  
 "WHITE CITY METAL" CTS No. 174 C,  
 Village - Akurli, Akurli Road, Kandivali  
 (East), Mumbai.



Your Service is Our Duty

## Sub: Consent to 1st Consent to Operate (Part) for Residential Construction Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-IV
  2. Minutes of 20th CC Meeting Dtd-01.11.2022.

Your application NO. MPCB-CONSENT-0000145962

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **Consent to 1st Operate (Part Operate) is valid upto-31.10.2023**
2. **The capital investment of the project is Rs.431.8918 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to 1st Operate (Part) is valid for Residential Construction Project named as M/s. Rajesh Real Estate Developers P. LTD, "WHITE CITY METAL" CTS No. 174 C, Village - Akurli, Akurli Road, Kandivali (East), Mumbai. on Total Plot Area of 45800.00 Sq.Mtrs for construction BUA of 88124.82 Sq.Mtrs out of Total Construction BUA of 173043.86 Sq.Mtrs as per EC granted dated-28.12.2011 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish Dtd-23/08/2012	45800.00	173043.36
2	Consent to Establish (Re-validation)-Dtd-17/12/2018	45800.00	173043.36
3	Environmental Clearance issued dtd-28.12.2011	45800.00	173043.36

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

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