

SHIVRANJANI PROPERTIES LLP

BUILDERS & DEVELOPERS

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Date: **18.07.2023**

To,
Ministry of Environment, Forests & Climate Change,
Integrated Regional Offices,
Ground Floor, East Wing, New Secretariat Building,
Civil Lines, Nagpur - 440 001. Maharashtra.

Sub : Submission of six monthly compliance report as per terms & conditions stipulated In Environmental clearance letter for proposed Residential project 'Park Royale', at CTS nos. 124, 125, 126 of village Marol, Tal. Andheri (East), Mumbai, Maharashtra.'

Ref. No. : Environmental clearance no. SEAC-2016/CR-162/TC-1, dated: 18/07/2016.

Respected Sir,

In reference to the above referred letter of your highly revered office we would like to submit the current Status of our construction work and point-wise compliance status to various stipulations laid down by the Ministry in its clearance letter no. SEAC-2016/CR-162/TC-1, dated: 18/07/2016 along with the necessary annexure.

This compliance report is submitted for the period from October 2022 to March 2023

This is for your kind consideration and record please. Kindly acknowledge the same.

Thanking you & Yours Sincerely

For, Shivranjani Properties LLP



Authorized Signatory

Encl : Part A: Current status of construction work.
Part B: Point-wise compliance status.
Datasheet & Annexures.

Copy to Regional Office, MPCB, Sion, Mumbai.
Department of Environment, Mantralaya, Mumbai.
Regional Office, CPCB, Pune.

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: PART A:

Current Status of Work

Current status of construction work	:	Construction work completed as of March 2023 is as follows; <ul style="list-style-type: none">❖ A & B Wings: Completed & Part Occupancy Certificate received.❖ C & D Wings: Completed & Part Occupancy Certificate received.❖ Club House: Completed❖ E & F Wings: Completed upto Podium level, further work in progress.
Date of commencement (Actual and/or planned)	:	28/08/2014 (Actual)
Date of completion (Actual and/or planned)	:	December 2026 (Planned)

: PART B:

Compliance status of conditions stipulated in Environmental clearance for proposed Residential development ‘Park Royale,’ at plot bearing CTS no. 124, 125, 126 of village Marol, Tal.: Andheri (East), Mumbai, Maharashtra granted by SEIAA, Govt. of Maharashtra vide letter no. SEAC-2212/CR.305/TC-2, dated: 14/07/2014 and Amendment in Environmental clearance vide letter no. SEAC-2016/CR-162/TC-1, dated: 18/07/2016 are as follows;

Sl. No	Stipulated clearance condition	Compliance Status
1	General Conditions for Pre-construction Phase	
i	<p>This environmental clearance is issued subject to land use verification. Local authority/ planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon’ble High Court, Hon’ble NGT, Hon’ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.</p>	<ul style="list-style-type: none"> ❖ Building plan is approved by MCGM. ❖ Please refer Annexure – 1 for layout plan. ❖ MCGM issued IOD certificate for the project vide letter no. CHE/0219/K/337(NEW), dated: 16/10/2010 and further amended vide letter no. CHE/0219/K/337(New), dated: 08/12/2015, further IOD received vide letter no. CHE/WS/0219/K/337(NEW), dated: 15/06/2018. Received further amended IOD vide letter no. CHE/WS/0219/K/337/(NEW)337/6/Amend, dated: 10/10/2022. ❖ Please refer Annexure – 2 for IOD copies. ❖ MCGM issued commencement certificate for the project vide letter no. CHE/WS/0219/K/337(NEW), dated: 20/03/2014 and further CC issued vide letter dated: 17/03/2017. Further amended CC issued dated: 10/11/2022. ❖ Please refer Annexure – 3 for Commencement certificates. ❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2212/CR.305/TC-2, dated: 14/07/2014 and amendment in EC vide letter no. SEAC-2016/CR-162/TC-1, dated: 18/07/2016. ❖ Please refer Annexure – 4 for Environmental Clearance. ❖ Dy. CFO Mumbai Fire Brigade issued Fire NOC for the proposed residential building having six wings ‘A’ ‘B’ ‘C’ ‘D’ ‘E’ & ‘F’ vide NOC no. CHE/WS/0219/K/337

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		(NEW)-CFO/R-III/4, dated: 15/09/2018. ❖ Please refer Annexure – 5 for Final Fire Approval.
ii	Change column size to increase the turning radius and reducing two cars parking at corner in consultation with the Structural Engineer.	❖ As per suggestion of Hon. SEIAA we have consulted with engineer and accordingly revised column location and sizes which helped to increase radius upto 7.5 meters. ❖ Revised basement floor plans were submitted to SEIAA, dated: 06/06/2016.
iii	To relocate the staircase from ground floor to podium to increase the turning radius of 7.5M.	❖ We have proposed to relocate staircase from ground floor to podium which helps to achieve turning radius upto 7.5 meters. ❖ Revised plan showing location of internal staircase connecting ground floor and podium was submitted to SEIAA, dated: 06/06/2016.
iv	Electrical panels to be relocated to the Ground floor from the basement.	❖ We have proposed to relocate Electric panel of all wings from basement to Ground floor. ❖ Revised Ground floor plan was submitted to SEIAA, dated: 06/06/2016.
V	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.	❖ Since this is a residential project E-waste will be negligible.
vi	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.
Vii	PP has to abide by the conditions stipulated by SEAC.	❖ Agreed to comply with.
viii	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/ FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	❖ Building plan is approved by MCGM. ❖ MCGM issued IOD certificate for the project vide letter no. CHE/0219/K/337(NEW), dated: 16/10/2010 and further amended vide letter no. CHE/0219/K/337(New), dated: 08/12/2015, further IOD received vide letter no. CHE/WS/0219/K/337(NEW), dated: 15/06/2018. Received further amended IOD vide letter no. CHE/WS/0219/K/337/(NEW)337/6/Amen

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		<p>d, dated: 10/10/2022.</p> <ul style="list-style-type: none"> ❖ MCGM issued commencement certificate for the project vide letter no. CHE/WS/0219/K/337(NEW), dated: 20/03/2014 and further CC issued vide letter dated: 17/03/2017. Further amended CC issued dated: 10/11/2022. ❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2212/CR.305/TC-2, dated: 14/07/2014 and amendment in EC vide letter no. SEAC-2016/CR-162/TC-1, dated: 18/07/2016. ❖ Dy. CFO Mumbai Fire Brigade issued Fire NOC for the proposed residential building having six wings 'A' 'B' 'C' 'D' 'E' & 'F' vide NOC no. CHE/WS/0219/K/337 (NEW)-CFO/R-III/4, dated: 15/09/2018. ❖ Height of the building is as per the approved building plans. ❖ Airport Authority of India issued Height clearance vide letter no. BT-1/NOCC/CS/MUM/12/NOCAS/40/463, dated: 04/03/2015. Further Amended NOC issued by AAI for Height Clearance vide letter no. SNCR/WEST/B/051922/673016, dated: 04/07/2022. ❖ Please refer Annexure – 6 for Height Clearance NOC. ❖ GVK (Mumbai International Airport Ltd.) has been verified height of building and issued NOC vide letter no. MIAL/AO-AOS/REC/47/4041, dated: 09/08/2018. ❖ Please refer Annexure – 7 for GVK NOC. ❖ MCGM issued Sanctioned Revised Development Plan Remarks for the project vide letter no. CHE/230/DPWS/K/E, dated: 30/05/2013. As per DP Remarks project site fall under Residential Zone (R). ❖ Please refer Annexure – 8 for DP Remarks.
Ix	“Consent for Establishment” shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment Department before start of	<ul style="list-style-type: none"> ❖ MPCB granted consent to establish for the project vides order no. Format 1.0/BO/RO-HQ/EIC-Mu-5529-14/CE/CC-3828, dated: 23/04/2014. Further revalidate consent to

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	any construction work at the site.	<p>establish issued by MPCB vide order no. Format1.0/CC/UAN No. 0000127184/CR/2208000914, dated: 19/08/2022.</p> <p>❖ Please refer Annexure – 9 for Consent to Establish.</p>
X	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	<p>❖ All necessary facilities have been provided on site for the construction workers.</p> <p>❖ 15 nos of temporary hutments have been provided to 35 nos of residential workers, also 15 nos of non-residential workers are working on site.</p> <p>❖ Site sanitation like safe & adequate tanker water for drinking and domestic purpose, 5 nos toilets, 3 nos of bathrooms and periodical medical checkup facilities have been provided.</p> <p>❖ Proper housekeeping & regular pest control have been carried out.</p>
#	General Conditions for Construction Phase	
i	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.	<p>❖ All necessary facilities have been provided on site for the construction workers.</p> <p>❖ 15 nos of temporary hutments have been provided to 35 nos of residential workers, also 15 nos of non-residential workers are working on site.</p> <p>❖ Site sanitation like safe & adequate tanker water for drinking and domestic purpose, 5 nos toilets, 3 nos of bathrooms and periodical medical checkup facilities have been provided.</p> <p>❖ Proper housekeeping & regular pest control have been carried out.</p>
ii	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<p>❖ All necessary facilities have been provided on site for the construction workers.</p> <p>❖ 15 nos of temporary hutments have been provided to 35 nos of residential workers, also 15 nos of non-residential workers are working on site.</p> <p>❖ Site sanitation like safe & adequate tanker water for drinking and domestic purpose, 5 nos toilets, 3 nos of bathrooms and periodical medical checkup facilities have been provided.</p> <p>❖ Proper housekeeping & regular pest</p>

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		control have been carried out.
iii	The solid waste generated should be properly collected & segregated dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	<ul style="list-style-type: none"> ❖ Excavated material was reused on site for backfilling and plot leveling and remaining disposed to extension of Harbour line between Andheri and Goregaon station. ❖ Construction debris, waste concrete and broken bricks was utilized in leveling and in secondary concrete.
iv	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	<ul style="list-style-type: none"> ❖ Topsoil was partly used in landscape development.
v	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	<ul style="list-style-type: none"> ❖ Excavated material was reused on site for backfilling and plot leveling and remaining disposed to extension of Harbour line between Andheri and Goregaon station. ❖ Construction debris, waste concrete and broken bricks was utilized in leveling and in secondary concrete.
vi	Arrangement shall be made that waste water and storm water do not get mixed.	<ul style="list-style-type: none"> ❖ Separate drains have been provided for the storm water. ❖ MCGM issued revised SWD Remark cum Part completion certificate for the occupied buildings vide no. DyChE/851/WS, dated: 19/12/1018. ❖ Please refer Annexure – 10 for SWD Remarks. ❖ STP of capacity 195 KLD is installed on site to treat waste water.
vii	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	<ul style="list-style-type: none"> ❖ Excavated material was reused on site for backfilling and plot leveling and remaining disposed to extension of Harbour line between Andheri and Goregaon station. ❖ Construction debris, waste concrete and broken bricks was utilized in leveling and in secondary concrete.
viii	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agricultural Dept.	<ul style="list-style-type: none"> ❖ Green belt has been developed over an area of 1135.15 Sq. meters on ground with plantation of 317 nos of trees.
ix	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	<ul style="list-style-type: none"> ❖ Groundwater accumulation was monitored in boreholes during & after completion of drilling activities. Groundwater was observed at depths 8.0 meter below ground levels. Seasonal and annual fluctuations in

Sl. No	Stipulated clearance condition	Compliance Status
		<p>ground water levels can be expected to occur.</p> <ul style="list-style-type: none"> ❖ No extraction of ground water for construction purpose. ❖ Please refer Annexure - 11 for Monitoring Report.
x	Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.	<ul style="list-style-type: none"> ❖ No generation of hazardous waste during construction.
xi	Any hazardous waste generated during construction phase should be disposed off as per applicable rules & norms with necessary approvals of the MPCB Board.	<ul style="list-style-type: none"> ❖ No generation of hazardous waste during construction.
xii	The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	<ul style="list-style-type: none"> ❖ No use of DG set during construction.
xiii	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	<ul style="list-style-type: none"> ❖ No use of DG set during construction.
xiv	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	<ul style="list-style-type: none"> ❖ Vehicles with valid PUC are allowed during construction to enter the site. ❖ Vehicles are operated only during non-peak hours.
xv	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<ul style="list-style-type: none"> ❖ Ambient air and Noise levels monitoring is being carried out. ❖ Please refer Annexure - 11 for Monitoring Report.
xvi	Fly ash should be used as building material in the construction as per the provisions of Fly ash Notification of September 1999 and amended as on 27 th August, 2003. (The above condition is applicable only if the project sites located within the 100 Km of Thermal Power Stations).	<ul style="list-style-type: none"> ❖ Fly Ash has been used in the Ready Mixed Concrete.
xvi	Ready mixed concrete must be used in building	<ul style="list-style-type: none"> ❖ Ready Mixed Concrete is being used in

Sl. No	Stipulated clearance condition	Compliance Status
i	construction.	building construction.
xvi ii	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. As per National Building Code including protection measures from lightening.	❖ Dy. CFO Mumbai Fire Brigade issued Fire NOC for the proposed residential building having six wings 'A' 'B' 'C' 'D' 'E' & 'F' vide NOC no. CHE/WS/0219/K/337 (NEW)-CFO/R-III/4, dated: 15/09/2018.
xix	Storm water control and its re-use as per CGWB and BIS standards for various applications.	❖ Separate drains have been provided for the storm water. ❖ MCGM issued revised SWD Remark cum Part completion certificate for the occupied buildings vide no. DyChE/851/WS, dated: 19/12/1018. ❖ 1 RWH tank of capacity 82 KL has been provided.
xx	Water demand during construction should be reduced by use of pre mixed concrete, curing agents and other best practices referred.	❖ Ready Mixed Concrete is being used in building construction.
xxi	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	❖ Groundwater accumulation was monitored in boreholes during & after completion of drilling activities. Groundwater was observed at depths 8.0 meter below ground levels. Seasonal and annual fluctuations in ground water levels can be expected to occur. ❖ No extraction of ground water for construction purpose. ❖ Please refer Annexure - 11 for Monitoring Report.
xxi i	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	❖ Konark Waterdoc Purification System has installed & commissioned the Sewage Treatment Plant of capacity 195 KLD for occupied buildings to treat waste water. ❖ Treated sewage will be re-used for flushing and gardening to reduce fresh water demand.
xxi ii	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.	❖ No source of ground water at project site, also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.
xxi	Separation of gray and black water should be	❖ Dual plumbing lines have been provided

Sl. No	Stipulated clearance condition	Compliance Status
v	done by the use of dual plumbing line for separation of gray and black water.	for occupied buildings for using the treated wastewater for flushing and gardening.
xx v	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.	❖ Low flow fixtures have been provided for the showers and toilet flushing at occupied buildings.
xx vi	Use of glass may be reduced to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	<ul style="list-style-type: none"> ❖ Glass has been used only for windows. ❖ SHGC of glass has been used 0.82 w/Sq.m ❖ Project is a green project with IGBC Certification. ❖ IGBC issued Green certificate for the project vide letter dated: 07/02/2013. ❖ Please refer Annexure – 12 for IGBC Certificate.
xx vii	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	❖ China mosaic / Thermotek tiles having thermal insulation properties has been laid over the water proofing at terrace.
xx viii	Energy conservation measures like installation of CFLs/TFLs for lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heater system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy as source as a source of energy.	<p>Following Energy conservation measures are proposed;</p> <ul style="list-style-type: none"> ❖ Provision of solar system for external lighting. ❖ Common area lighting with CFL lamp. ❖ All lifts will be soft - starting VVVF. ❖ Energy efficient pumping. ❖ High efficiency LED/CFL light for street light in place of Metal Halide. ❖ Provide T5 & T8 tube light. ❖ Project is a green project with IGBC certification.
xxi x	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 Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	❖ 2 nos of CPCB approved DG sets of capacity 400 kVA is installed and commissioned for operation phase.
xx x	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the	❖ Green belt has been developed over an area of 1135.15 Sq. meters on ground with plantation of 317 nos of trees.

Sl. No	Stipulated clearance condition	Compliance Status
	boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	<ul style="list-style-type: none"> ❖ Green area has been developed on site to mitigate noise pollution and to maintain noise levels within permissible standards. ❖ Please refer Annexure - 11 for Monitoring Report.
xx xi	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	<ul style="list-style-type: none"> ❖ Public road and public areas are not being used for project activity purpose and are free for smooth traffic movement. ❖ Provision has been made for adequate parking facilities within the project complex for construction vehicles. ❖ Total parking area over an area of 20188 Sq. meters has been provided for occupied buildings. ❖ Inter road provided with 6.0 meter width.
xx xii	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	<ul style="list-style-type: none"> ❖ Noted.
xx xiii	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	<ul style="list-style-type: none"> ❖ Only one building with 6 wings.
xx xiv	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.	<ul style="list-style-type: none"> ❖ Regular supervision of the above measures is being monitored by Project Manager and Mr. Sudarshan Barapte.
xx xv	Under the provision of the Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining environmental clearance.	<ul style="list-style-type: none"> ❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2212/CR.305/TC-2, dated: 14/07/2014 and amendment in EC vide letter no. SEAC-2016/CR-162/TC-1, dated: 18/07/2016.
xx xvi	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to the department and MPCB.	<ul style="list-style-type: none"> ❖ Six monthly monitoring reports are being submitted.
3	General Conditions for Post-construction/Operation Phase	
i	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional	<ul style="list-style-type: none"> ❖ Konark Waterdoc Purification System has installed & commissioned the Sewage Treatment Plant of capacity 195 KLD for occupied buildings to treat waste water. ❖ Treated sewage will be re-used for flushing and gardening to reduce fresh water

Sl. No	Stipulated clearance condition	Compliance Status
	including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	<p>demand.</p> <ul style="list-style-type: none"> ❖ OWC is installed & commissioned for the treatment of biodegradable wastes. ❖ Non-biodegradable wastes will be handed over to MCGM on daily basis. ❖ MCGM issued Part occupancy certificate for Residential + Commercial building comprising of wing 'A' & 'B' vide letter no. CHE/WS/0219/K/337/ (NEW), dated: 05/02/2019. ❖ MCGM issued Part occupancy certificate for Residential + commercial building comprising of wing 'C' & 'D' vide letter no. CHE/WS/0219/K/337(NEW)/OCC/3/ New, dated: 24/02/2020. ❖ Please refer Annexure – 13 for Part Occupancy certificate. ❖ Green belt has been developed over an area of 1135.15 Sq. meters on ground with plantation of 317 nos of trees.
ii	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	<ul style="list-style-type: none"> ❖ OWC is installed & commissioned for the treatment of biodegradable wastes. ❖ Treated compost will be used as manure for gardening.
iii	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB	<ul style="list-style-type: none"> ❖ Konark Waterdoc Purification System has installed & commissioned the Sewage Treatment Plant of capacity 195 KLD for occupied buildings to treat waste water. ❖ Treated sewage will be re-used for flushing and gardening to reduce fresh water demand. ❖ OWC is installed & commissioned for the treatment of biodegradable wastes. ❖ Non-biodegradable wastes will be handed over to MCGM on daily basis. ❖ MCGM issued Part occupancy certificate for Residential + Commercial building comprising of wing 'A' & 'B' vide letter no. CHE/WS/0219/K/337/ (NEW), dated: 05/02/2019. ❖ MCGM issued Part occupancy certificate for Residential + commercial building comprising of wing 'C' & 'D' vide letter

Sl. No	Stipulated clearance condition	Compliance Status
		<p>no. CHE/WS/0219/K/337(NEW)/OCC/3/New, dated: 24/02/2020.</p> <ul style="list-style-type: none"> ❖ MPCB granted 1st part consent to operate for Residential Housing with Convenient Shopping vide order no. Format 1.0/BO/JD (WPC)/UAN No.62158/1st Part CO/CC-1905000249, dated: 04/05/2019. Further renewal of consent to operate (Part -1) issued by MPCB vide letter no. Format1.0/CC/UAN No. 0000127202/CR/2209000854, dated: 15/09/2022. ❖ Please refer Annexure – 14 for Consent to Operate (Part -1) ❖ Green belt has been developed over an area of 1135.15 Sq. meters on ground with plantation of 317 nos of trees.
iv	A complete set of all documents submitted to Department should be forwarded to Local authority and MPCB.	❖ A complete set of all the documents has been submitted to MPCB with the consent to establish & operate application.
v	In case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	❖ Noted.
vi	A separate environment management cell with qualified staff shall be set up for implementation of stipulated environment safeguards.	❖ A separate environment management cell with qualified staff is appointed for implementation of the stipulated environmental safeguards under Mr. Sudarshan Barapte's supervision.
vii	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with time-wise break-ups. 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 purpose and year-wise expenditure should reported to the MPCB & this department.	<p>Separate funds have been allocated for implementation of Environmental protection measures;</p> <p>During construction phase:</p> <ul style="list-style-type: none"> ❖ Rs. 471.60 Lakhs have allocated for Environmental protection measures. <p>During operation phase:</p> <ul style="list-style-type: none"> ❖ Capital cost: Rs. 947.27 Lakhs & ❖ Recurring cost: Rs. 45.18 Lakhs per Annum.
viii	The project management shall advertise at least two local newspapers widely circulated in the region around the project, one of which shall be in Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded	<ul style="list-style-type: none"> ❖ After getting Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2212/CR.305/TC-2, dated: 14/07/2014, we published public notice in local newspapers. ❖ Please refer Annexure – 15 for

Sl. No	Stipulated clearance condition	Compliance Status
	environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in	Advertisement copy.
ix	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	<ul style="list-style-type: none"> ❖ Six monthly compliance reports submitted to; ❖ RO, MPCB, Sion, Mumbai. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya. ❖ RO, CPCB, Pune.
x	A copy of the clearance letter shall be sent by the proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggested/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	<ul style="list-style-type: none"> ❖ Environmental clearance copy submitted to MCGM.
xi	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	<ul style="list-style-type: none"> ❖ Noted.
xii	The project proponent shall also submit six monthly reports on the status of the compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	<ul style="list-style-type: none"> ❖ Six monthly compliance reports submitted to; ❖ RO, MPCB, Sion, Mumbai. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya. ❖ RO, CPCB, Pune.
xiii	The environmental statement of each financial year ending with 31 st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of	<ul style="list-style-type: none"> ❖ Environmental statement will be submitted for year 2022-2023.

Sl. No	Stipulated clearance condition	Compliance Status
	compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	
4	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	❖ Noted.
5	In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	❖ Noted.
6	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	❖ Noted.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 5 years.	❖ Noted.
8	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	❖ Noted.
9	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	❖ Noted.

Sl. No	Stipulated clearance condition	Compliance Status
10	Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Delhi – 110022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010	❖ Noted.

Compliance as per
Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forests & Climate Change
Regional Office (WCZ), Nagpur

Monitoring Report

Data Sheet

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction project.
2.	Name of the project	:	'Park Royale', Residential Housing with Convenient shopping project at Marol, Andheri (East), Mumbai.
3.	Clearance letter (s) / OM No. and Date	:	❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2212/CR.305/TC-2, dated: 14/07/2014 and amendment in EC vide letter no. SEAC-2016/CR-162/TC-1, dated: 18/07/2016.
4.	Location		
	a.	District (s)	: Marol, Andheri (East), Mumbai.
	b.	State (s)	: Maharashtra.
	c.	Latitude/ Longitude	: Latitude : 19 ⁰ 07'21.48'' N Longitude : 72 ⁰ 53'08.75'' E
5.	Address for correspondence		
	a.	Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	: Mr. Sudarshan R. Barapte, Shivranjani Properties LLP Pride Lifestyles Limited 601, Orbit Plaza, New Prabhadevi Marg, Mumbai – 400 025. Maharashtra. Tel. no. 022 - 2421 8129. Fax no. 022 - 2421 8130. Contact no. 95945 38058
	b.	Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers)	: Mr. Vishal Kasbe, Shivranjani Properties LLP CTS no. 124, 125, 126, Military Road, Marol, Andheri (East), Mumbai - 400 059.
6.	Salient features		

	a.	of the project	:	<p>One building with 6 wings;</p> <table border="1"> <thead> <tr> <th>Component</th> <th>No of building & Floors</th> </tr> </thead> <tbody> <tr> <td>Wing A & B</td> <td>3 Basement + Stilt below Podium + Podium + 1 to 17 Upper Floors.</td> </tr> <tr> <td>Wing C, D, E & F</td> <td>3 Basement + Stilt below Podium + Podium + 1 to 16 Upper Floors.</td> </tr> <tr> <td>Number of Tenants/shop</td> <td>Flats: 346 nos. Shops: 10 nos.</td> </tr> </tbody> </table>	Component	No of building & Floors	Wing A & B	3 Basement + Stilt below Podium + Podium + 1 to 17 Upper Floors.	Wing C, D, E & F	3 Basement + Stilt below Podium + Podium + 1 to 16 Upper Floors.	Number of Tenants/shop	Flats: 346 nos. Shops: 10 nos.
Component	No of building & Floors											
Wing A & B	3 Basement + Stilt below Podium + Podium + 1 to 17 Upper Floors.											
Wing C, D, E & F	3 Basement + Stilt below Podium + Podium + 1 to 16 Upper Floors.											
Number of Tenants/shop	Flats: 346 nos. Shops: 10 nos.											
	b.	of the environmental management plans	:	<p>Separate funds have been allocated for implementation of Environmental protection measures;</p> <p>During construction phase:</p> <ul style="list-style-type: none"> ❖ Rs. 471.60 Lakhs have allocated for Environmental protection measures. <p>During operation phase:</p> <ul style="list-style-type: none"> ❖ Capital cost: Rs. 947.27 Lakhs & ❖ Recurring cost: Rs. 45.18 Lakhs per Annum. 								
7.	Breakup of the project area											
	a.	submergence area forest & non-forest	:	--								
	b.	Others	:	<ul style="list-style-type: none"> ❖ FSI area: 29,696.53 Sq. meters ❖ Non-FSI area: 40,734.00 Sq. meters ❖ Total BUA area: 70,430.53 Sq. meters. 								
8.	Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless laborers/artisan			:	Not Applicable.							
	a.	SC, ST/Adivasis	:	Not Applicable.								
	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable.								
9.	Financial details											
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference :										
	1.	Total Cost of the Project	:	Rs. 198 Crores								

	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Separate funds have been allocated for implementation of Environmental protection measures; During construction phase: ❖ Rs. 471.60 Lakhs have allocated for Environmental protection measures. During operation phase: ❖ Capital cost: Rs. 947.27 Lakhs & ❖ Recurring cost: Rs. 45.18 Lakhs per Annum.
	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. 223.02 Cr (A to D wing includes uppers floors Podiums+stilt+Basements.) ❖ Rs. 12.14 Cr (E & F wing Podiums+stilt+Basements Only)
	f.	Actual expenditure incurred on the environmental management plans so far	:	Rs. 4.15 Cr.
10.	Forest land requirement			
	a.	The status of approval for diversion of forest land for non-forestry use	:	--
	b.	The status of clearing felling	:	--
	c.	The status of compensatory afforestation, it any	:	--
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	--
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information			
12.	Status of construction			
			:	Construction work completed as of March 2023 is as follows; ❖ A & B Wings: Completed & Part Occupancy Certificate received. ❖ C & D Wings: Completed & Part Occupancy Certificate received. ❖ Club House: Completed

			❖ E & F Wings: Completed upto Podium level, further work in progress.
	a.	Date of commencement (Actual and/or planned)	: 28/08/2014 (Actual)
	b.	Date of completion (Actual and/or planned)	: December 2026 (Planned)
13.	Reasons for the delay if the Project is yet to start		: --
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	: --
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits) (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.)		: --

LAYOUT PLAN



MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/WS/0219/K/337(NEW) Dtd:-15/06/2018

To,
Shri. Chinmay Jani
B-14, Jeevan Dhara Soc,
Shahaji Raje Road,
Vile Parle (East),
Mumbai 400 057.

Sub.:- Proposed development of residential bldg on plot bearing C.T.S.
Nos.124, 125 & 126 of village Marol at Andheri (East).

Ref : Your online application u/no. CHE/WS/0219/K/337(NEW)

Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions:-

- 1) All the objections of this office I.O.D. under even no. dated 21.05.2009 shall be applicable and should be complied with.
- 2) That the Structural Stability Certificate from Structural Engineer shall be submitted for extension/additional floors.
- 3) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/EAST Ward] shall be submitted before applying for C.C.
- 4) That the Assessment N.O.C. of A.A.&C. 'K/East' Ward shall be submitted.
- 5) That the verification of AMSL of topmost part of the building under reference from MIAL/GVK shall be submitted before further CC.
- 6) That all the payments shall be made
- 7) That the ^{valid} Janata Insurance Policy in the name of site under reference shall be submitted.
- 8) That the work shall be carried out between 6.00am to 10.00pm only (as per Circular No. Ch.E./DP/7749/Gen dated 07.06.2016)
- 11) That all the conditions and directions specified in the Hon'ble Supreme Court order i.e. as per SLP (Civil) No. D23708/2017 dated 15/03/2018 in the case of dumping ground shall be complied with before starting demolition of structures and/or starting any construction work.
- 12) That adequate safeguards shall be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air.
- 13) The construction and demolition waste shall be handled and transported to the designated unloading site i.e. JNPT SEZ Phase-I, near JNPT Port, Road No. 348A, Beside Dastan Toll Plaza, Panvel-Uran Road, Dist. Raigad as per SWM NOC u/no. SWM/000714/2018/K/E/WS dated 09/06/2018 and comply with all conditions mentioned as per Hon'ble Supreme Court order dated 15/03/2018 in dumping ground case and as per the said SWM NOC dated 09/06/2018.
- 14) Any breach of condition regarding debris will entail the cancellation of the building permission or IOD & the work will be liable to be stopped immediately .

One set of plans in token of approval is enclosed herewith.

Yours faithfully,

<p>Athare Dipak Suresh Rao</p> <p>Digitally signed by Athare Dipak Suresh Rao DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Office Of The Dy Chief Engg. Of PWS-1, postalCode=400005, st=Maharashtra, 2.5.4.20=38627fd6dae6fed964a7e686a7f2da9ea6a0ca95532f7700ba890b3a665c61d, serialNumber=292075e70c4e8cbe5fa6ef4eb5a8a05ac55b8953b9ef39868e94da8b87dbb3ef, cn=Sanjay Uttamrao Borse Date: 2018.06.14 13:35:17 +05'30'</p>	<p>Sanjay Uttamrao Borse</p> <p>Digitally signed by Sanjay Uttamrao Borse DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Building Proposal, postalCode=400081, st=Maharashtra, 2.5.4.20=38627fd6dae6fed964a7e686a7f2da9ea6a0ca95532f7700ba890b3a665c61d, serialNumber=292075e70c4e8cbe5fa6ef4eb5a8a05ac55b8953b9ef39868e94da8b87dbb3ef, cn=Sanjay Uttamrao Borse Date: 2018.06.14 13:35:17 +05'30'</p>	<p>Prakash Rajaram Rasal</p> <p>Digitally signed by Prakash Rajaram Rasal DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Building Proposal, postalCode=400001, st=Maharashtra, 2.5.4.20=4d88b66453a69c9ba3596da112d576b2064701191c053614d3e4a85e601e78d5, serialNumber=bcdd794619cdf9599673b9c0f942e547a855c70d73dcab6a97a8944163cad1, cn=Prakash Rajaram Rasal Date: 2018.06.15 19:45:57 +05'30'</p>
<p>S.E.B.P. (KEC)</p>	<p>A.E.B.P (KE)</p>	<p>Executive Engineer Building Proposals (Western Suburbs) "K" Ward</p>

- Copy to:
- 1] M/s. Shivranjani Properties LLP. C.A. to Owners
 - 2] Assistant Commissioner, K/East Ward
 - 3] A.E.W.W. K/East Ward
 - 4] D.O. K/East Ward

Forwarded for information please.

28 DEC 2015

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/0219/K/337(NEW)

To,
Shri Tejas Shah
M/s. Square Consultants
Architects & Engineers
113, Shyam Kamal, 'B' Bldg.
Agarwal Market, Off Tejpal Road,
Vile Parle (East), Mumbai- 400 057.

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

Sub: Proposed building on plot bearing C.T.S. No.124,
125 & 126 of village Marol at Andheri (East)

Ref: Your letter dated 28.07.2015

Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions :-

- 1) All the objections of this office (O.D. under even no. dated 16.10.2010 shall be applicable and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as; construction of hand holes / panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 10) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 12) That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[K/East Ward]

- 13) That the RUT shall be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, shall be submitted.
- 14) That the condition of revised bye-law 4[c] shall be complied with.
- 15) That the N.O.C. from Civil Aviation shall be submitted.
- 16) That the Janata Insurance Policy in the name of site shall be submitted.
- 17) That the NOC from A.A. & C., K/East Ward shall be submitted.
- 18) That the Labour Welfare Tax of 1% of construction cost as per ready reckoner shall be paid.
- 19) That all the payments shall be made.
- 20) That the Registered Undertaking shall be submitted as stated in the concession report.
- 21) That the quality control for building work / for structural work / supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma.
- 22) That the testing of building material to be used on the subject work shall be done and results of the same shall be submitted periodically.
- 23) That the Registered Undertaking stating that the conditions of E.F. (T & C) NOC shall be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCOM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall be submitted.
- 24) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/East Ward] shall be submitted before applying for C.C.
- 25) That the work shall be carried out between sunrise and sunset only.
- 26) That the R.U.T. & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.
 - a) Ownership documents.
 - b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
 - c) Copies of Soil Investigation Report.
 - d) RCC details and canvas mounted structural drawings.
 - e) Structural Stability Certificate from Lic. Structural Engineer.
 - f) Structural audit reports.
 - g) All details of repairs carried out in the buildings.
 - h) Supervision certificate issued by Lic. Site Supervisor.
 - i) Building Completion Certificate issued by Lic. Surveyor / Architect.
 - j) NOC and Completion Certificate issued by C.F.O.
 - k) Fire safety audit carried out as per the requirement of C.F.O.

The above documents shall be handed over to the end user/prospective society within a period of 30 days in case of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain

5-8 DEC 2015

the abovesaid documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.P.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

- 27) That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall be taken and completion certificate to that effect shall be submitted from the Licensed Structural Engineer before further C.C.
- 28) That the R.U.T. shall be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
- 29) That all the K & R reservations shall be handed over.
- 30) That the verification of AMSL of completed work shall be done before F.C.C. The AMSL of the topmost part of the building under reference shall also be verified before O.C.C.

One set of plans in token of approval is enclosed herewith.
(16 sheets)

Yours faithfully,

S.A.V.
Executive Engineer
Building Proposals
(Western Suburbs) K Ward

- Copy to
- 1] M/s. Shivranjani Properties (P) Ltd., C.A. to Owners
 - 2] Assistant Commissioner, K/East Ward
 - 3] A.E.W.W. K/East Ward
 - 4] D.O. K/East Ward

Forwarded for information please.

P.V. Sheth
8-12-2015
E.E.B.P.(W.S.) K Ward



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/WS/0219/K/337(NEW)/337/6/Amend dated 10.10.2022

To,
Jignesh J Gondaliya
3/8 Patel colony, Laxmibai lad road,
DAhisar (EAst). Mumbai. 400068.

CC (Owner),
SHIVRANJANI PROPERTIES LLP
601, ORBIT PLAZA,NEW
PRABHADEVI ROAD,
PRABHADEVI,
MUMBAI-

Subject : CHE/WS/0219/K/337(NEW).

Reference : Online submission of plans dated 07.09.2022

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

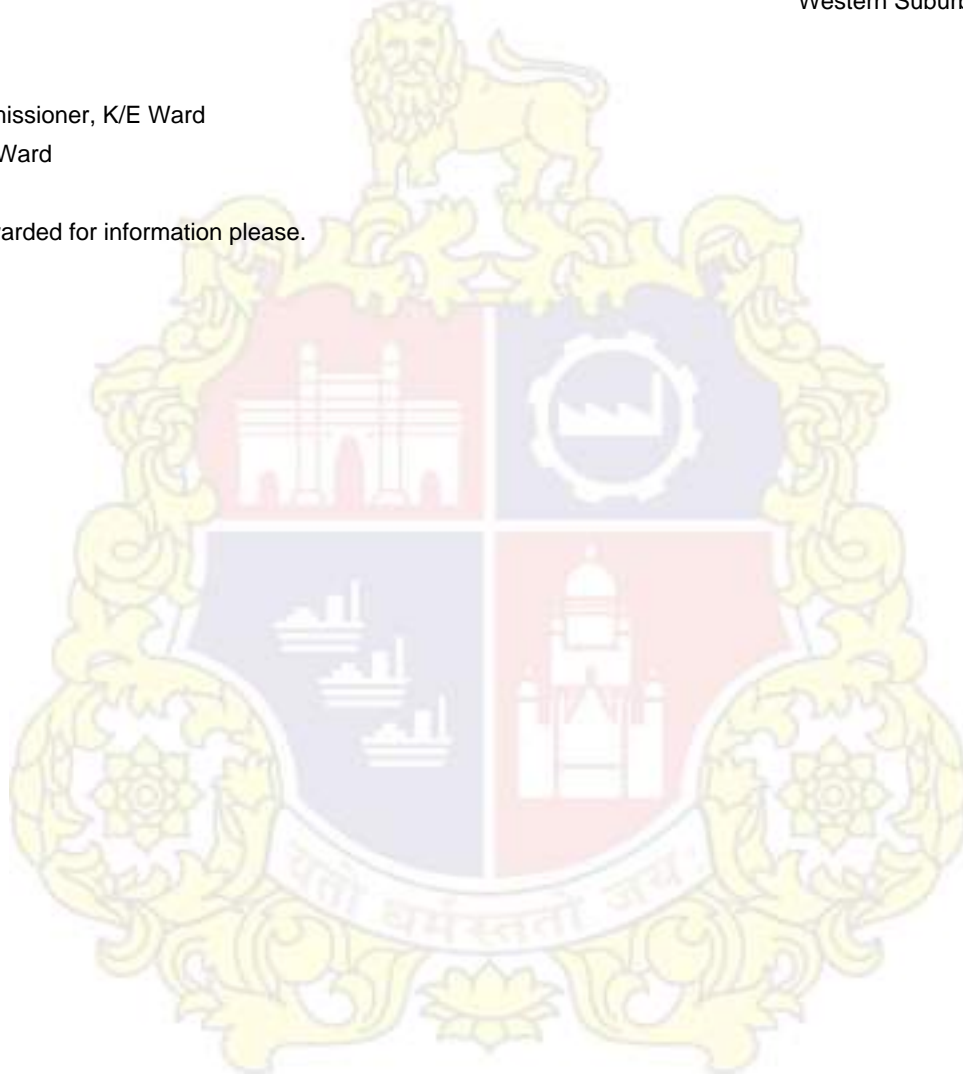
- 1) All the conditions of this office I.O.D. under even no. dated 16.10.2010 shall be applicable and should be complied with.
- 2) That the revised structural design and calculations from the licensed structural engineer shall be submitted for extension / additional floors as per approved plans
- 3) That the work shall be carried out between 6.00 am to 10.00 pm only (as per circular no. Ch.E./DP/7749/Gen dated 07-06-2016
- 4) That the NOC from the A. A. & C (K/East Ward) shall be submitted.
- 5) That the All dues clearance certificate from A.E. (W.W.) K/East Ward shall be submitted.
- 6) That all the payments shall be made.
- 7) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case will not be complied with before starting demolition of structures and/or starting any construction work.
- 8) That adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM NOC from SWM dept shall be submitted.
- 9) That the debris shall be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliance of Waste/Debris Management plan shall not be furnished before demolition of structures or construction work.
- 10) That the Workman compensation policy in the name of site under reference shall be submitted.



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
Western Suburb I

Copy to :

- 1) Assistant Commissioner, K/E Ward
 - 2) A.E.W.W., K/E Ward
 - 3) D.O. K/E Ward
- Forwarded for information please.



BMPP-1649-2002-10,000 Forms.

C-3 MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ /BSIL/WS/AH/AK of COMMENCEMENT CERTIFICATE

20 MAR 2014

To Mrs Shivsanjani Prop (P) Ltd. CATO Owner.

Ex. Engineer Bldg. Proposal (W.S. H and K Wards Municipal Office, R. K. Patkar Marg. Bandra (West), Mumbai - 400 050

Sir,

With reference to your application No. 6135 dated 4/08/10 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Prop. bldg. at premises at Street village Marol No. situated at Andheri (Eg) Ward K/Eg CTS No. 124, 125 2126

The Commencement Certificate/Building Permit is granted on the following conditions :-

- 1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. R.S. Madhwal Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 15 OCT 2014

CERTIFIED TRUE COPY

TEJAS SHAH S/593

For and on behalf of Local Authority The Municipal Corporation of Greater Mumbai

EX. ENGR. BLDG. PROPOSAL (W.S.) K/EAST WEST WARDS

FOR MUNICIPAL CORPORATION OF GREATER MUMBAI

This Commencement certificate is for carrying out the work upto top of basement as per AP dr. 23/04/13-

File No. CHE/WS/0219/K/337(N) (Continuation)
Owner's Copy.

This C.C. is issued subject to the provisions of Urban Land Ceiling and Regulation Act, 1976

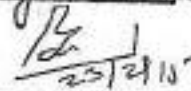
Ex. Engineer Bldg. Proposal (W.S.)
H And K Wards
Municipal Office, R. K. Patkar Marg
Bandra (West), Mumbai-400 050.

Sub:- proposed development of resi. bldg on
plot bearing C.T.S No. 124, 125 & 126 of
village map at Anahni (C) number
file CHE/WS/0219/K/337(N)

Valid up to 15/10/2015
CHE/WS/0219/K/337(NEW) of

25 FEB 2015

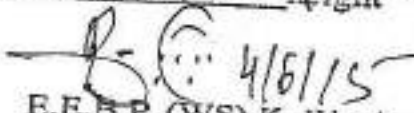
Further C. C. is now extended re-enclosed c.c. upto top of
basement Ce 0.45 meters (zero point forty five meters) A.G.L.
upto Above ground height level as per approval amended plan
letter dated 12/11/14.


25/2/15
F.E.B.P. (WS) K. Ward

Valid up to 15/10/2015
CHE/WS/0219/K/337(NEW) of

4 JUN 2015

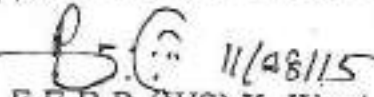
Further C. C. is now extended upto top of 4th (fourth) floor of
Wing "A" & "B" i.e. ht 18.30m (eighteen point thirty meter) +
upto LMR + OHT as per approved amended plan letter
dated 12/11/2014.


4/6/15
F.E.B.P. (WS) K. Ward


12 AUG 2015

Valid up to 15/10/2015
CHE/WS/0219/K/337(NEW) of

Further C. C. is now extended for wing 'C' upto top of 2nd floor (second
floor) i.e. ht. 12.50 mtr (height twelve point fifty meter) as per
upto approval amended plan letter dated 12.11.2014

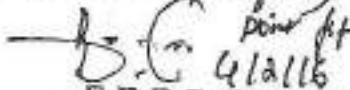

11/8/15
F.E.B.P. (WS) K. Ward

CERTIFIED TRUE COPY


TEJAS SHAH
S/593

Valid up to 15/10/2016
CHE/WS/0219/K/337(NEW) of

4 FEB 2016

Further C. C. is now extended up to 10th floor (tenth floor) for wing 'A' & 'B'
(i.e. ht. 35.70 mtr) (height thirty five point seventy meter) A.G.L. & top of 7th floor
upto (seventh floor) height for wing 'C' & 'D' (i.e. 27.15 mtr) A.G.L. (i.e. twenty seven
point fifteen meter above ground level) as per approval plan

4/2/16
F.E.B.P. (WS) K. Ward letter dt. 8.12.2015.



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WS/0219/K/337(NEW)

COMMENCEMENT CERTIFICATE

To,
M/S. SHIVRANJINI PROPERTIES PVT. LTD. CA
TO OWNER
601, ORBIT PLAZA, NEW PRABHADEVI ROAD,
PRABHADEVI.

Sir,
With reference to your application No. **CHE/WS/0219/K/337(NEW)** Dated. **13/1/2017** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **13/1/2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **124, 125 & 126** Division / Village / Town Planning Scheme No. **MAROL** situated at **ANDHERI EAST** Road / Street in **K/E Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Shri. Sanjay U Borse - (Asst.Eng.(B.P.) K/East)** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto

Issue On : 20/3/2014

Valid Upto : -

Remark :

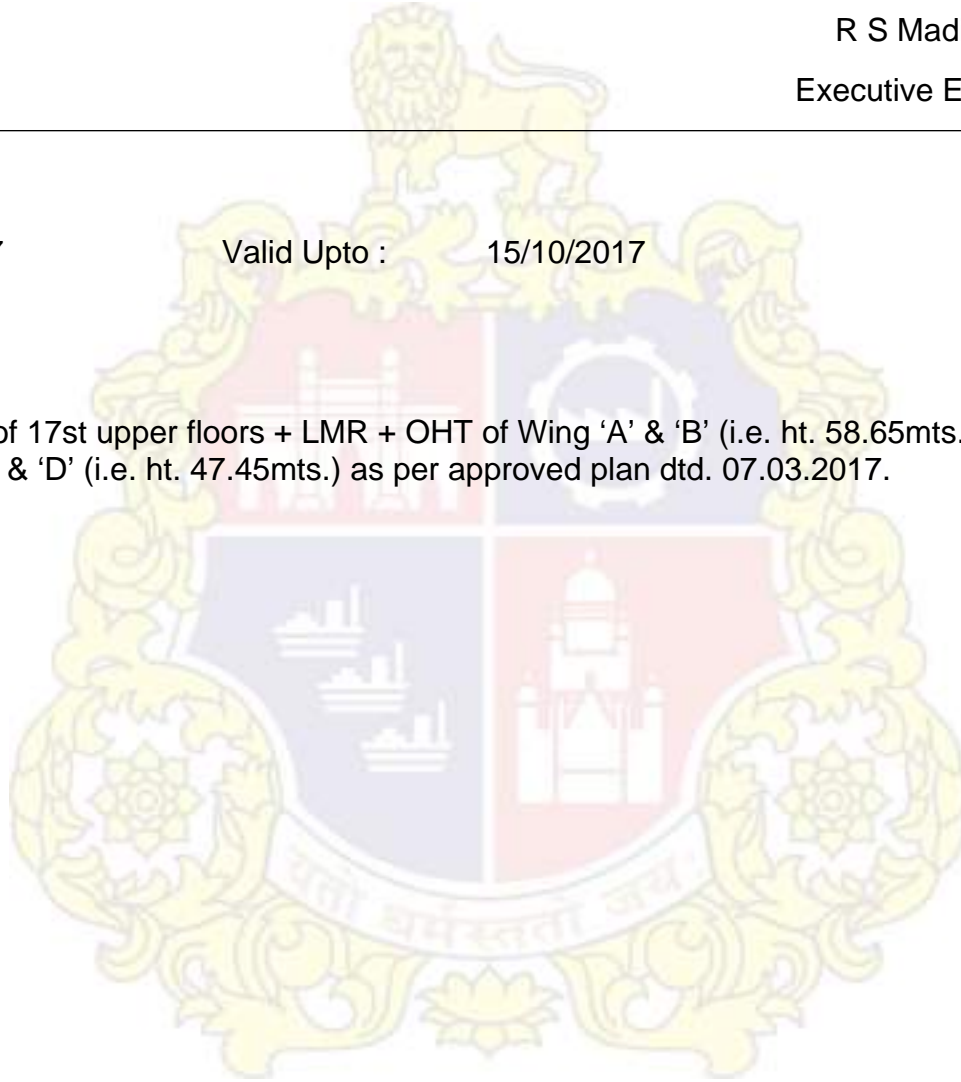
Approved By
R S Madiwale
Executive Engineer

Issue On : 17/3/2017

Valid Upto : 15/10/2017

Remark :

Further C.C. upto top of 17st upper floors + LMR + OHT of Wing 'A' & 'B' (i.e. ht. 58.65mts.) and upto top of 14th upper floor of Wing 'C' & 'D' (i.e. ht. 47.45mts.) as per approved plan dtd. 07.03.2017.



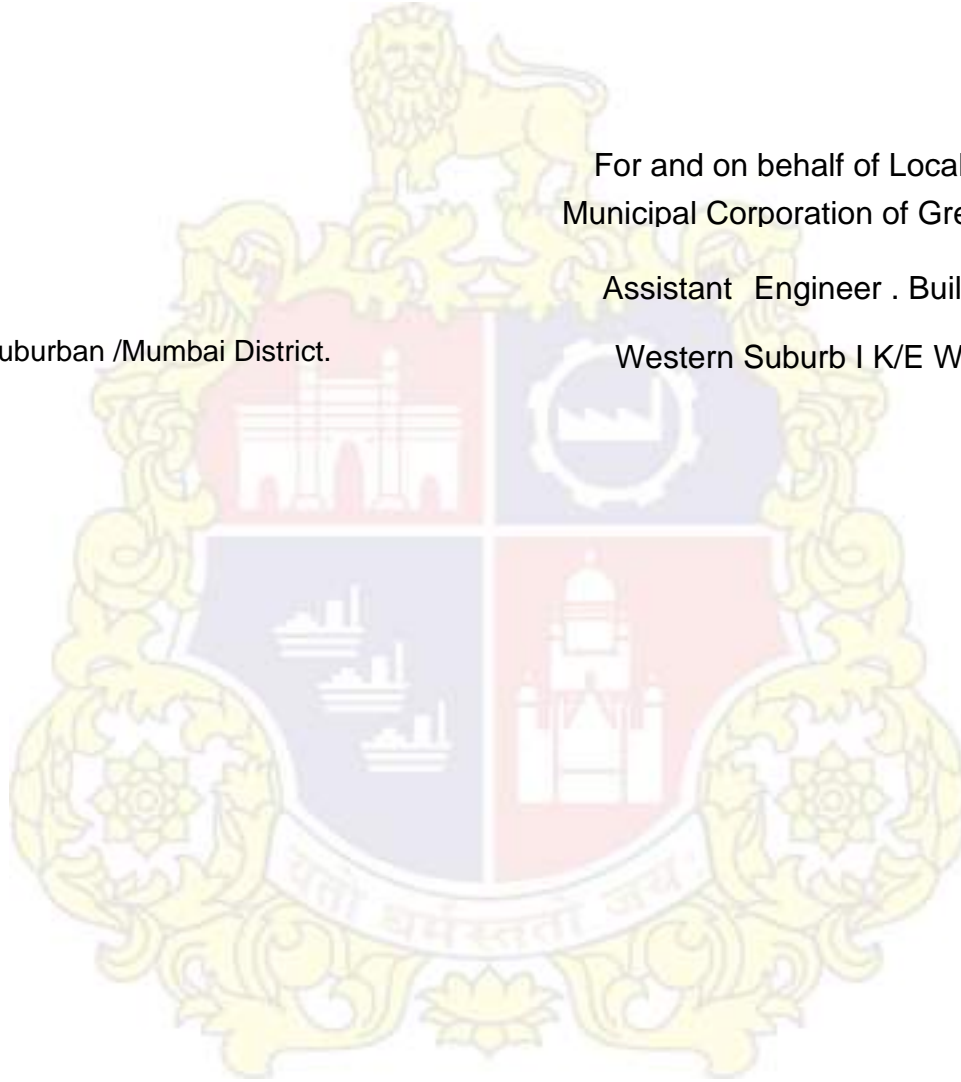
Name : Sanjay Uttamrao
Borse
Designation : Assistant
Engineer
Organization : Municipal
Corporation of Greater
Mumbai
Date : 17-Mar-2017 18: 48:16

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal
Western Suburb I K/E Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



Government of Maharashtra

SEAC-2212/CR-305/TC-2
Environment department
Room No. 217, 2nd floor,
Mantralaya Annex.
Mumbai- 400 032.
Dated: 14th July, 2014

To,
M/s. Shivranjani Properties LLP
(Formally known as M/s. Shivranjani Properties Pvt. Limited)
601, Orbit Plaza, New Prabhadevi Marg,
Mumbai - 400025

Subject: Environment clearance for proposed residential project "Park Royale " at plot bearing CTS Nos. 124, 125, 126 of village Marol, Tal. Andheri, Mumbai by M/s. Shivranjani Promoters LLP.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 26th meeting 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 69th & 70th Meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed residential project "Park Royale " at plot bearing CTS Nos. 124,125,126 of village Marol, Tal Andheri, Mumbai. SEAC considered the project under screening category 8(a) B2 as per EIA Notification 2006.

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

Name of Project	Residential Project "Park Royale"
Project Proponent	Shivranjani Properties LLP (Formally known as M/s. Shivranjani Properties Pvt. Limited)
Consultants	Green Circle Inc.
Type of Project:	Housing Project
Location of the Project	C.T.S. No. 124, 125, 126 of Village - Marol, Taluka Andheri, MSD Mumbai, Maharashtra
Whether in Corporation	Within Brihanmumbai Municipal Corporation of Greater Mumbai
Applicability of the DCR	Development Control Regulations for Greater Mumbai, 1991
Total Plot Area	19,906.30 m ²
Deductions	09,778.93 m ²
Net Plot area	10,127.37 m ²
Net Permissible FSI	22041.92 m ²

Proposed Built up area (FSI & Non FSI)	FSI area (m ²)	29696.53
	Non FSI area (m ²)	35231.00
	Total BUA area (m ²)	64927.53
Ground-coverage Percentage (%)	45.10 %	
Estimated cost of the project No. of buildings & its configurations	Rs. 76.14 Crore Total No. of Buildings: 6 Wings A & B: 2B + Stilt below Podium + Podium + 1 to 17 Upper Floors Wings C, D, E & F: 2B + Stilt below Podium + Podium + 1 to 16 Upper Floors No. of Elements: 346 Nos.	
Number of tenants and shops	Residential Flats: 346 Nos. Shops: 10 Nos.	
Number of expected residents & users	Residents: 1730 Nos. Shop Users: 100 Nos.	
Tenant density per hectare	695	
Height of the building	59.67 m	
Right of way	18.30 m Wide Road Bormandaya Pada Road also known as Military Road	
Turning radius	9 m	
Total Water Requirement	Dry season: Source: MCGM Fresh water : 155.9 m ³ /day Recycled water (Flushing) : 79.45 m ³ /day Recycled water (Gardening) : 6.5 m ³ /day Total Water Requirement : 241.85 m ³ /day Excess treated water : 93.05 m ³ /day Wet Season: Source : MCGM Fresh water : 75.9 m ³ /day Water from RWH : 80 m ³ /day Recycled water (Flushing) : 79.45 m ³ /day Recycled water (Gardening) : 0.00 m ³ /day Total Water Requirement : 235.35 m ³ /day Excess treated water : 99.55 m ³ /day	
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> • Level of the Ground water table : 8 m • Size and no. of RWH tank(s) and Quantity : 1 No. of RWH Tank with capacity 82 m³ considering 2 day storage • Location of the RWH tank(s) : Ground Floor • Size, no. of recharge pits and Quantity : Size of the recharge pit = 5'0" X 5'0" No. of recharge pit proposed = 2 Nos • Budgetary allocation (Capital cost and O&M cost) Capital Cost: 16.02 Lakhs O & M Cost per Annum: 3 Lakhs 	
Storm water drainage	Natural water drainage pattern : Quantity of storm water: 214.72 m ³ /day. Size of SWD: 0.45 m wide x 0.60 m deep	

Sewage and Waste water	Sewage generation : 188 m ³ /day STP technology : MBBR Capacity of STP : 188 m ³ /day Location of the STP : 2 nd Basement DG sets (during emergency) : 1 X 625 kVA Budgetary allocation (Capital cost and O&M cost): Capital Cost : 15.70 Lakhs O & M Cost per Annum : 5.33 Lakhs
Solid waste Management	Waste generation in the Pre Construction & Construction phase. Waste generation : 25 kg /day Waste generation in the operation Phase: Dry waste : 318 kg/day Wet waste : 477 kg/day E - waste : very less amount Hazardous waste: spent oil or oil grease for DG sets paints etc. STP Sludge (Dry sludge) : 5 kg/day Mode of Disposal of waste. Dry waste : Handed over to authorized recycler for further handling and disposal Wet waste: Will be converted to compost using Organic Waste Processor [OWP] model no. OWP 500 E - waste : Handed over to authorized Vendor Hazardous waste : Handed over to authorized Vendor STP Sludge (Dry sludge) : Will be used as manure for gardening Area requirement 1. Location(s) : On Ground 2. Total area provided for the storage & Treatment of the solid waste : For OWP 500: 60 m ² 3. Budgetary allocation (Capital cost and O&M cost) Capital Cost : 6 Lakhs O & M Cost : 2.0 Lakhs/Annum

Green Belt Development : Total RG area: 2300.53 m²
 1. RG area under green belt: 2300.53 m² Plantation: Number of trees species to be planted in the ground RG: 219
 Budgetary allocation (Capital cost and O&M cost) : Capital Cost : 36.06 Lakhs
 O & M Cost : 2.14 Lakhs/annum

Energy Power supply:

Power Requirement		
1	Source of power supply : Reliance/TATA Power	
2	During Construction Phase	100 KW
3	During Operation Phase, Demand Load Connected Load	1664.62 KVA 2080.77 KVA
4	DG set as Power Back - up during	625 KVA X 1 no.

	operation phase	
5	Transformer	2 nos. x 1250 KVA
6	Fuel used	HSD

% of saving : 23.9 %

Budgetary allocation (Capital cost and O&M cost)

Capital Cost: Rs. 40 Lakhs O & M Cost: Rs.2.0 Lakhs/Annum

DG Set: Number and capacity of the DG sets to be used : During Construction Phase : 1 nos. X 50 kVA

During Operational phase: 1 no. x 625 kVA Type of fuel used : HSD

Environmental Management plan Budgetary Allocation :

During Construction Phase:

Sr. No.	Parameter	Total cost in Laacs
1	Water for Dust Suppression	0.5
2	Site Sanitation & Safety	1.0
3	Environmental Monitoring	1.4
4	Disinfection	1.0
5	Health Check up	1.0
6	Total Cost	4.9

During Operation Phase:

Sr. No.	Pollution Control Measures	Capital Cost (Rs. Lakhs)	Recurring Cost Per Annum (Rs. Lakhs)
1.	STP	15.70 (Construction of STP)	5.33 (Includes cost of power, operation & maintenance)
2.	Solid Waste Management	6.00 (includes cost of waste collection, storage and disposal)	2.0 (includes cost of waste management)
3.	Solar water heater system	40	2.0
4	Occupational Health	3.00 (includes cost of PPE, first aid facility, drinking water & sanitation measures)	0.25 (includes cost of medical check up, PPE & first aid kit)
5.	Green Belt development	36.06 (Landscaping of Plot Area)	2.14 (includes landscaping of labours, plantation management)
6.	Rain water harvesting	16.02	3.0
7.	Others (EHS orientation & training)	2.00 (Fire fighting, Fire and other)	0.25 ((Environment & safety training)
TOTAL		118.78	14.97

Traffic Management

Nos. of the junction to the main road & design of confluence: Site is on existing 18.30 mtr

Banandaya Pada Road

Parking details:

Number and area of basement: Nos.: 2

Number and area of podium: No: 1

Parking Statement.

PARKING STATEMENT		a	b	C
Sr. No.	Locations	Total Car Circulation Area in Sq.mtr	No. of Cars	Average Area per Car= a/b or Sq. meter
1	Basement 2 (Incl. Stack Parking)	4534	278	16.30
2	Basement 1	4550	140	32.50
3	Stilt below Podium	4570	132	34.88
4	Podium	2000	56	35.71
	Total	15654	606	29.85

Width of all Internal roads (m): 6 m Wide

3. The proposal has been considered by SEIAA in its 69th & 70th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions
- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding EIA provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SLIAA) approve the proposed land use.
 - (i) PP has to abide by the conditions stipulated by SEAC & SEIAA.
 - (ii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
 - (iii) "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.

- (iv) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (v) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (vi) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (vii) 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.
- (viii) The solid waste generated should be properly collected and segregated. dry inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (ix) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (x) Arrangement shall be made that waste water and storm water do not get mixed.
- (xi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xii) Additional soil for 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.
- (xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xiv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xv) 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.
- (xvi) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water
- (xvii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xviii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xx) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxi) 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

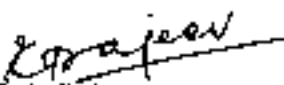
reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- (xxii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxiii) Ready mixed concrete must be used in building construction.
- (xxiv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lightning.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxviii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) 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.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) 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.
- (xxxiii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxv) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxvi) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- (xxxvii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxviii) 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.
- (xxxix) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xli) 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.
- (xlii) 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.
- (xliii) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- (xliv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (xlviii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://em.maharashtra.gov.in>.

- (xlix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (i) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (ii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (iii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 3, R.K. Puram, New Delhi - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(R.A. Rajeev)
Principal Secretary,
Environment department &
MS. SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai
7. Collector, Mumbai
8. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Select file (IC-3)

(LC uploaded on 19th July, 2014)

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2016/CR-162/TC-1
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexa,
 Mumbai- 400 032.
 Date: 18 July, 2016

To.

M/s Shivranjani Properties LLP.
 601, Orbit Plaza, New Prabhadevi Road,
 Prabhadevi, Mumbai- 25.

Subject: Amendment in environment clearance for proposed residential project "Park Royale" at CTS No. 124, 125, 126 of village Marol, Tal. Andheri (East), Mumbai by M/s Shivranjani Properties LLP.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 42nd meeting and 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 99th meeting.

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

Brief Information of the project submitted by you is as-

Name of Project	"Park Royale" at Marol, Andheri (E), Mumbai
Name of Proponent	Mr. D.P.Jain (Designated Partner) M/s. Shivranjani Properties LLP
Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
Accreditation of Consultant (NABET Accreditation)	Accorded Accreditation under the QCI-NABET scheme for Accreditation of EIA Consultant Organizations (Rev.09, August 2011) Certificate No: NABET/EIA/1417/RA010
Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Residential Housing with Convenient Shopping Category 8 (B2)-Amendment in EC
Location of the Project	C.T.S. No. 124, 125, 126 of Village - Marol, Taluka Andheri, MSD Mumbai, Maharashtra
Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)
Applicability of the DCR	DCR 35(2), 35 (4) & 36 (5)
Note on the Initiated Work (If applicable)	Total constructed work (FSI+ Non FSI): 15,290.00 Sq. m Date and area details in the necessary approvals issued by the competent authority (attach scan copies): Received Environment Clearance dated 14 th July 2014

	Received IOD & CC from M.C.G.M.
LOI / NOC from MHADA / Other approvals (If applicable)	Date and construction area details mentioned in the approved letter: Not Applicable
Total Plot Area	19,906.30 Sq. m.
Deductions	9778.93 Sq. m.
Net Plot area	10,127.37 Sq. m.
Permissible FSI (including TDR etc.)	29,702.25 Sq. m. (Including Fungible Area)
Proposed Built-up Area (FSI & Non-FSI)	•FSI area (sq. m.): 29,696.53 Sq. m. (Including Fungible Area) •Non FSI area (sq. m.): 40,734.00 Sq. m. •Total BUA area (sq. m.): 70,430.53 Sq. m.
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	4567.44 Sq. m. (45.10 %)
Estimated cost of the project	Rs. 76.14 Crores
No. of building & its configuration(s)	One building with 6 Wings Wing A & B: 3 Basements – Stilt below Podium + Podium + 1 to 17 Upper Floors Wings C, D, E & F: 3 Basements + Stilt below Podium + Podium + 1 to 16 Upper Floors
Number of tenants and shops	Flats: 346 Nos. Shop users: 10 Nos.
Number of expected residents / users	Residents: 1730 Nos. Shops: 100 Nos.
Tenant density per hectar	352/hectar
Height of the building(s)	Wing A & B: 55.40 m. (Up to terrace level) Wings C, D, E & F: 52.50 m. (Up to terrace level)
Right of way (Width of the road from the nearest fire station to the proposed building(s))	18.30 m Wide D.P. Road also known as Military Road
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	6m - 9 m.
Existing structure(s)	Part construction completed
Details of the demolition with disposal (If applicable)	Not Applicable
Total Water Requirement	Dry season: •Fresh water (CMD): 157 For Domestic : From M.C.G.M. = 156 For Swimming pool : From tanker water of potable quality=1 •Recycled water (CMD): 86 (STP Treated sewage) Flushing: 79 Gardening: 7 •Total Water Requirement (CMD): 243 •Swimming pool make up (Cum): As mentioned above •Fire fighting (CMD): 450 KL (One Time Requirement)

	<p>Wet Season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 157 Domestic: From M.C.G.M. = 136 + From RWH tanks = 20 For Swimming pool : From tanker water of potable quality=1 • Recycled water (CMD): 79 (STP Treated sewage for flushing) • Total Water Requirement (CMD): 236 • Swimming pool make up (Cum): As mentioned above • Fire fighting (CMD): 450 KL (One Time Requirement)
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> • Level of the Ground water table: 8.0 m below ground level • Size and no. of RWH tank(s) and Quantity: 1 RWH tank of capacity 82 KL • Location of the RWH tank(s): 3rd Basement level • Size, no. of recharge pits and Quantity: Nil • Budgetary allocation (Capital cost and O&M cost): Capital cost: 8.20 Laacs O & M cost: 0.41 Laacs/annum
UGT tanks	<ul style="list-style-type: none"> • Location(s) of the UGT tank(s): 2nd & 3rd Basement
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern The storm water collected through the storm water drains of adequate capacity will be discharged in to the municipal SWD. • Quantity of storm water: 0.20 m³/sec • Size of SWD: 0.45 m wide x 0.60 m depth
Sewage and Waste water	<ul style="list-style-type: none"> • Sewage generation (CMD): 188 • STP technology: MBBR (Moving Bed Bio Reactor) • Capacity of STP (CMD): 195 • Location of the STP: 2nd Basement • DG sets (during emergency): For essential backup 2 DG sets of 400 kVA each • Budgetary allocation (Capital cost and O&M cost) Capital cost: 37.60 Laacs O & M cost: 13.82 Laacs/annum
Solid Waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation: Excavated material was reused on site for backfilling and remaining disposed to extension of harbour line between Andheri and Goregaon station. • Quantity of the top soil to be preserved: Nil • Disposal of the construction waste debris: Construction debris, Waste concrete and broken bricks will be utilized in leveling, secondary concrete, below roads. <p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> Dry waste (Kg/day): 318 Wet waste (Kg/day): 477 E - waste (Kg/month): Not applicable Hazardous waste (Kg/month): -- Biomedical waste (Kg/month) / If applicable: -- Not Applicable STP Sludge (Dry sludge) (Kg/day): 5 <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste: Non recyclable: To M.C.G.M.

	<p>Recyclable: To recyclers</p> <ul style="list-style-type: none"> Wet waste: Composting in organic waste convertor E-waste: Not applicable Hazardous waste: -- Biomedical waste (if applicable): Not Applicable STP Sludge (Dry sludge): As manure <p>Area requirement: Location(s) and total area provided for the storage and treatment of the solid waste: Location: Ground floor Area: 60 Sq. m.</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 9.00 Lacs (Cost for treatment of biodegradable garbage by organic waste convertor) O & M cost: Rs. 2.63 Lacs/annum (Cost for treatment of biodegradable garbage by organic waste convertor)</p>																																				
Green Belt Development	<p>Total RG area: RG area other than green belt (Please specify for playground, etc.) - Not Applicable</p> <p>RG area under green belt (sq. m.):</p> <ul style="list-style-type: none"> RG on the ground (sq. m.): Physical RG: 2985.37 Sq. m. Reservation RG: 2300.53 Sq. m. RG on the podium (sq. m.): Not Applicable <p>Plantation:</p> <ul style="list-style-type: none"> Number and list of trees species to be planted in the ground RG: 219 Nos. <table border="1" data-bbox="685 1156 1428 1644"> <thead> <tr> <th>Sl. No.</th> <th>Common Name</th> <th>Botanical Name</th> </tr> </thead> <tbody> <tr><td>1</td><td>Ashok</td><td><i>Saraca indica</i></td></tr> <tr><td>2</td><td>Neeli gulmohur</td><td><i>Jacaranda mimoxifolia</i></td></tr> <tr><td>3</td><td>Bottle brush</td><td><i>Callistemon lanceolatus</i></td></tr> <tr><td>4</td><td>Kadamba</td><td><i>Anthecephalus kadamba</i></td></tr> <tr><td>5</td><td>Necm</td><td><i>Asardicta indica</i></td></tr> <tr><td>6</td><td>Bahava</td><td><i>Cassia fistula</i></td></tr> <tr><td>7</td><td>Ramphal</td><td><i>Annona reticulata</i></td></tr> <tr><td>8</td><td>Chikku</td><td><i>Manilkara zapota</i></td></tr> <tr><td>9</td><td>Sitaphal</td><td><i>Annona squamosa</i></td></tr> <tr><td>10</td><td>Mango</td><td><i>Mangifera indica</i></td></tr> <tr><td>11</td><td>Tamhan</td><td><i>Lagestromia speciosa</i></td></tr> </tbody> </table> <ul style="list-style-type: none"> Number and list of trees species to be planted in the podium RG: Not Applicable Number and list of trees species to be planted around the border of nalla / stream / pond (if any): Not applicable Number, size, age and species of trees to be cut, trees to be transplanted: Retained: 1 No 	Sl. No.	Common Name	Botanical Name	1	Ashok	<i>Saraca indica</i>	2	Neeli gulmohur	<i>Jacaranda mimoxifolia</i>	3	Bottle brush	<i>Callistemon lanceolatus</i>	4	Kadamba	<i>Anthecephalus kadamba</i>	5	Necm	<i>Asardicta indica</i>	6	Bahava	<i>Cassia fistula</i>	7	Ramphal	<i>Annona reticulata</i>	8	Chikku	<i>Manilkara zapota</i>	9	Sitaphal	<i>Annona squamosa</i>	10	Mango	<i>Mangifera indica</i>	11	Tamhan	<i>Lagestromia speciosa</i>
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	<p>NOC for the Tree cutting / transplantation/ compensatory plantation, if any : <i>Received dated 6.12.2013</i></p> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 29.07 Laacs O & M cost: Rs. 1.20 Laacs/annum</p>																								
Energy	<p>Power supply: -Connected Load : 2008 kVA -Maximum Demand : 1607 kVA -Source: Reliance/TATA Power</p> <p>Energy saving by non-conventional method: Common area lighting with CFL lamp All lifts will be soft - starting VVVF Energy Efficient pumping High efficiency LED/CFL light for street light in place of Metal Halide Provide T5 & T8 tube light Provision of solar system for external lighting</p> <p>-Detail calculations & % of saving: 20%</p> <p>-Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form): Yes</p> <p>-Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs. 4.20 Laacs (Solar system) O & M cost: Rs. 0.63 Laacs/annum (Solar system)</p> <p>DG Set: -Number and capacity of the DG sets to be used: For emergency back up during power failure 2 DG sets of 400 kVA each -Type of fuel used: Diesel</p>																								
Environmental Management Plan Budgetary Allocation	<p>Construction phase (with Break-up): -Capital cost -O & M cost (Please ensure manpower and other details) Total cost incurred for EMP</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Component</th> <th>Description</th> <th>Total Cost (Rs. In Laacs)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">1</td> <td rowspan="3">Air Environment</td> <td>Dust suppression</td> <td>7.20</td> </tr> <tr> <td>Sensors for Air and Noise quality monitoring</td> <td>10.00</td> </tr> <tr> <td>Air & Noise monitoring</td> <td>0.88</td> </tr> <tr> <td>2</td> <td>Water Environment</td> <td>Drinking water analysis</td> <td>0.72</td> </tr> <tr> <td>3</td> <td>Land Environment</td> <td>Site Sanitation</td> <td>5.00</td> </tr> <tr> <td>4</td> <td>Health & Hygiene</td> <td>Disinfection- Pest Control</td> <td>4.80</td> </tr> </tbody> </table>	Sr. No.	Component	Description	Total Cost (Rs. In Laacs)	1	Air Environment	Dust suppression	7.20	Sensors for Air and Noise quality monitoring	10.00	Air & Noise monitoring	0.88	2	Water Environment	Drinking water analysis	0.72	3	Land Environment	Site Sanitation	5.00	4	Health & Hygiene	Disinfection- Pest Control	4.80
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4	Health & Hygiene	Disinfection- Pest Control	4.80																						

	Environment	Health Check up of workers	48.00
5	Cost towards Disaster management	--	395.00
	Total Cost		471.60

Operation Phase (with Break-up) -

*Capital cost:

*O&M cost (Please ensure manpower and other details)

Sr. No.	Component	Description	Capital cost Rs. in lacs.	Operational and Maintenance cost (Rs. in lacs/yr)	
1	Air, Noise Environment & Biological Environment	Cost for Gardening	29.07	1.20	
		Cost for Ambient air & Noise Monitoring	*No set up cost is involved	0.22	
		Cost for DG Stack Exhaust Monitoring	*No set up cost is involved	0.05	
		Cost for air cleaning system	At actual	--	
2	Water Environment	Waste water treatment Plant	37.60	13.82	
		Cost for Waste water Monitoring	18.00	1.03	
		Water Conservation (Rain Water Harvesting System)	Cost for RWH tank	8.20	0.41
		Cost for treatment unit for rain water tanks	6.00	0.01	
		Cost for Rainwater Monitoring	*No set up cost is involved	0.05	
3	Land Environment (Solid Waste Management)	Cost for Treatment of biodegradable garbage in Eco Biocompack	9.00	2.63	
		Cost for monitoring of	*No set up cost is	0.08	

		organic manure	involved	
4	Energy Conservation	Solar system for external lighting	4.20	0.63
5	Cost towards Disaster management		835.2	25.05
Total Cost			#947.27	45.18
<p># 943.07+At actual cost of Air cleaning system</p> <p>*No set up cost is involved as monitoring shall be carried out by Private MoEF Approved Laboratory</p> <p>• Quantum and generation of Corpus fund and Commitment: Project proponent shall operate and maintain EMF for 5 years after giving possession and shall also generate corpus fund during 5 years for O & M of Rs. 225.9 lacs (i.e. 45.18 lacs x 5 years)</p> <p>• Responsibility for further O & M: Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of EMF.</p>				
Traffic Management	<p>Nos. of the junction to the main road & design of confluence: : Three entry & Two exit to Residential Parking details: •Number and area of basement: 3 Basements •Number and area of podia: 1 Podium •Total Parking area: 20,188.00 Sq. m •Area per car: 33 Sq. m. •2-Wheeler: 83 Nos. •4-Wheeler: 612 Nos. •Public Transport: Nil Width of all internal roads (m): Minimum 6.0 m</p>			
CRZ/RRZ clearance obtain, if any	Not applicable			
Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	Aerial distance of Eco-sensitive areas Sanjay Gandhi National Park: Approx 2.00 Km			

	Status of the approval	Name of the competent authority	Date of the issued letter
CFO NOC for the above said building structure(s)	Received	M.C.G.M. Mumbai Fire Brigade	21.10.2013
HRC NOC for the above said building structure(s) (If applicable)	Not Applicable	--	--
NOC for the above said building structure(s) from the Aviation authority	Received	Airports Authority of India	4.03.2015
Consent for the water for the above said detail(s)	Received	M.C.G.M.	31.01.2015
Consent for the drainage for	Received	M.C.G.M.	4.09.2013

the above said detail(s)			
Consent for the electric supply for the proposed demand	--	--	--
Pre-certification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	Received	IGBC green homes	January 2013
Court Order (If applicable)	Not Applicable	--	--
Other approvals (If any):			
Sewerage remarks	Received	M.C.G.M.	14.08.2013 20.07.2013
SWD Remark	Received	M.C.G.M.	9.07.2013
IOD	Received	M.C.G.M.	8.12.2015
Concession Report	Received	M.C.G.M.	28.02.2013

Committee noted following comparative changes due to proposed amendment/expansion:

As per EC Received	Amendment in EC
Wings A & B: 2 Basements + Stilt below Podium + Podium + 1 to 17 Upper Floors Wings C, D, E & F: 2 Basements + Stilt below Podium + Podium + 1 to 16 Upper Floors Flats: 346 Nos. Shops: 10 Nos.	Wings A & B: 3 Basements + Stilt below Podium + Podium + 1 to 17 Upper Floors Wings C, D, E & F: 3 Basements + Stilt below Podium + Podium + 1 to 16 Upper Floors Flats: 346 Nos. Shops: 10 Nos.

Component	As per EC Received	Amendment in EC	Remarks
Total plot area (Sq.m.)	19906.30	19906.30	No change
Deductions (Sq.m.)	9778.93	9778.93	No change
Net plot area (Sq.m.)	10127.37	10127.37	No change
Ground coverage area (Sq.m.)	4567.44 (45.10%)	4567.44 (45.10%)	No change
Permissible Built up area as per FSI (Sq. m.)	29702.25	29702.25	No change
Built up area as per FSI (Sq. m.)	29696.53	29696.53	No change
NON FSI (Sq. m.)	35231.00	40734.00	Increased by 5503 due to addition of 1 basement
Total Construction Built up area (Sq.m.)	64927.53	70430.53	Increased by 5503 due to addition of 1 basement

Parking provision - 4W (nos.)	606	612	Increased by 6 nos. only
Parking area (Sq.m.)	15654.00	20188.00	Proposed to be changed as per revised planning of basements.

Sr. No.	Description		Details		Remarks
			As per EC received	Amendment in EC	
1	Occupancy (Nos.)	Residential	1730	1730	No change
		Shop users	100	100	No change
2	Total Water requirement (KLD)		242	243	Proposed to be increased by only 1 due to incorporation of swimming pool
3	Sewage Generation (KLD)		188	188	No change
4	Solid waste Generation (Kg/day)		795	795	No change

3. The proposal has been considered by SEIAA in its 99th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) Change column size to increase the turning radius and reducing two cars parking at corner in consultation with the Structural Engineer.
- (iii) To relocate the staircase from ground floor to podium to increase the turning radius of 7.5 M.
- (iv) Electrical panels to be relocated to the Ground floor from the basement.
- (v) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.
- (vi) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily

implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

- (vii) PP has to abide by the conditions stipulated by SEAC& SELAA.
- (viii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (ix) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (x) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plants (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the

maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SELAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should be reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.

- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the

adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1986, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D- Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

1. Shri. Johny Joseph, Chairman, IAS (Retd.), SEAC-II, office of the Lokayukta and New Up-Lokayukta, New Administrative Building, 1st Floor, Madam Cama Road, Mumbai.
2. Additional Secretary, MOEF, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Mumbai.
7. Commissioner, Municipal Corporation Greater of Mumbai (MCGM).
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Mumbai.
10. Select file (TC-3)

(EC uploaded on)

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

No.: CHE/WS/0219/K/337(NEW)-CFO/R-III/4

Date:15/09/2018.

Sub: N.O.C. from stipulated fire protection and fire fighting requirements point of view for part Occupation certificate for proposed High Rise Residential Building on Plot bearing CTS No. 124,125 & 126 of Village Marol at Andheri (E), Mumbai.

Ref:-1) Online proposal u/No.: CHE/WS/0219/K/337(NEW)-CFO dated 04/09/2018 by Mr. Chinmay Jani, Architect of M/s G.V.S.

2) M.F.B. No.:- FB/HR/WS/1038 dated 13/12/2012,

3) M.F.B. No.:- FB/HR/R-III/158 dated 21/10/2013 ,

4) M.F.B. No.:- FB/HR/R-III/419 dated 31/12/2016

5) M.F.B. No.:- FB/HR/WS/1080 , dated 30/03/2013.

6) M.F.B. No.:- CHE/WS/0219/K/337(NEW)CFO dated 16/07/2018

E.E.B.P. (W.S.),

Please refer to this office N.O.C. issued under No. FB/HR/WS/1038 dated 13/12/2012 for the proposed construction of a high rise residential building having six wings i.e. wing A,B,C,D,E & F. Wing A & B having common two level basements + stilt + podium floor + 17th upper residential floors with a total height of 55.40 mtrs from ground level to terrace level and wing C, D, E & F having common two level basements + stilt + podium floor + 16th upper residential floors with a total height of 52.50 mtrs from ground level to terrace level.

Further amended N.O.C. issued under No. FB/HR/R-III/158 dated 21/10/2013 for the proposed construction of a high rise residential building having six wings i.e. wing A,B,C,D,E & F. Wing A & B having common 3 level basements + stilt + podium floor + 17th upper residential floors with a total height of 56.00 mtrs from ground level to terrace level and wing C, D, E & F having common 3 level basements + stilt + podium floor + 16th upper residential floors with a total height of 53.10 mtrs from ground level to terrace level .

Further amended N.O.C. issued under No. FB/HR/R-III/419 dated 31/12/2016 for the proposed construction of a high rise residential building having six wings i.e. wing A, B, C, D, E & F. Each wing A, B, C, D, E & F having common 3 level basements + stilt + podium floor + 17th upper residential floors with a total height of 56.00 mtrs from ground level to terrace level.

Further amended N.O.C. issued under No. FB/HR/R-III/588 dated 31/03/2017 for the proposed construction of a high rise residential building having six wings i.e. wing A, B, C, D, E & F. Each wing A, B, C, D, E & F having common 3 level basements + stilt + podium floor + 17th upper residential floors with a total height of 56.00 mtrs from ground level to terrace level.

Further, amended N.O.C. issued online under No. CHE/WS/0219/K/337(NEW)-CFO dated 16/07/2018 for the proposed construction of a high rise residential building having six wings i.e. wing A, B, C, D, E & F. Each

wing A, B, C, D, E & F having common 3 level basements + stilt + podium floor + 17th upper residential floors with a total height of 56.00 mtrs from ground level to terrace level.

Now, Architect has online submitted the copy of C.C. issued by A.E.B.P. u/No. CHE/WS/0219/K/337(NEW)-CFO & inform that construction work of the wing A & B is completed on site. Architect has also informed about compliances of the requirements stipulated vide this office N.O.C.'s referred to above & as such, has requested to confirm the compliances of all the requirements & to issue N.O.C. for part Occupation Certificate and to use & occupy the high rise residential building designated as Wing A & B having common 3 level basements + ground floor part on stilt & part for shops for wing A & B + part podium floor for wing A & B + 1st to 17th upper floors (17th part floor) of the building.

As per joint inspection by Senior Officer of this Department visited the site / building on 12/09/2018 to verify & ensure the compliance of fire safety requirements stipulated by this department vide above referred N.O.C.'s of this department. The fire-fighting requirements such as Wet riser cum down comer system, Automatic Sprinkler system, Fire pump, Sprinkler pump, Jockey pump, Booster pump, Smoke detector System, Fire Extinguishers, courtyard hydrant, fire alarm system, public address system etc. were installed on site (Photographs attached) were tested & found in good working order at the time of inspection(Photographs & video attached). Refuge area are provided on 7th & 14th floor of each wing i.e. wing A & B of the building.

The party has uploaded (1) Architect application dated 04/08/2018 (2) Gross built up area dated 24/7/2018 certificate by Mr. Chinmay Jani, Architect (3) Previous C.F.O.'s N.O.C.'s along with Plans. 4) "Form-A" along with its Annexure from Govt. approved Licensed Agency M/s Beenee Ventures LLP, having License No. MFS-LA/RF-0428 & MFS-LA/RD-0374 (4) Schematic plan about installations of fire-fighting installations from Govt. approved Licensed Agency (5) Checklist (For Active Fire Safety measures) by Govt. approved Licensed Agency M/s Beenee Ventures LLP, (6) Checklist by Architect of M/s. GVS architects (for passive Fire safety measures).(7) Structural Stability certificate issued by M/s. JW Consultants LLP, R.C.C.& structural consultant , (Regn. No. STR/W/10). (8) Fire Resistance Doors from M/s Lucky Ply & Laminates. Also, the Architect had informed that the construction work of building is completed & now there will be no increase in the height & other parameters of the building. However, all other requirements pertaining to Civil Engineering side including open spaces, height of the building etc. shall be verified by E.E.(B.P.) W.S.

In view of the above, as per this department is concerned, there is no objection to partly occupy & use the high rise residential building designated as Wing A & B having common 3 level basements + ground floor part on stilt & part for shops for wing A & B + part podium floor for wing A & B + 1st to 17th upper floors (17th part floor) of the building, from fire-fighting installation point of view.

This N.O.C. for Occupation Certificate of building is issued without prejudice to legal matters pending in Court of Law if any. It shall be responsibility of the Builder / Developer / Owner / Occupier as the case may be to observe the Fire Safety Measures & maintain all the fire-fighting installations in good working order from the next day of the inspection. If any item or requirement is missing from the next day of the inspection, this department or inspecting officer will not responsible for the same & accordingly the B.C.C. to be issued. The concerned Builder / Developer / Owner / Occupier as the case may be shall give annual maintenance contract for fire-fighting equipment's to the registered License Agency & submit the inspection report at every 06 months (In January & July), as per Maharashtra Fire Prevention & Life safety Measures Act. 2006.

Earlier party had paid Scrutiny fees of Rs. 10,50,000/-, vide Sap Receipt No. 0080821 dated 10/12/2012 on the gross built up area of 52500.00 sq. mtrs. , as certified by the Architect.

Further, Party has paid Scrutiny fees of Rs. 10,24,800/-, vide Sap Receipt No. 6225022 Sap Doc. No.1002802626 dated 30/12/2016 on the gross built up area of 53195.00 sq. mtrs. as certified by the Architect.

Further Party has paid Scrutiny fees of Rs. 4,78,560/-, vide Sap Receipt No. 0214025, 26 & 27 SAP Doc. No.1003339690 dated 13/07/2018 on the gross built up area of 53195.00 sq. mtrs., as certified by the Architect.

Now, the Architect/Licensed Surveyor vide his online letter dated 04/08/2018 has certified the gross built up area as 53195.00 sq.mtrs. Hence no scrutiny fees has been levied. However, E.E.B.P.(W.S.) is requested to verify the same & inform this department if it is more for the purpose of levying additional scrutiny fee if necessary.

E.E.B.P. (W.S.) is requested to verify Civil work & all other requirement pertaining Civil Engineering side including Open spaces, Electric shaft & Other ducts / voids, Common corridors, Doors, Windows, Civil work of the building, Drinking water facility, Emergency lighting, Amendments, Height & Floor occupancy of the Building etc. as well as gross built up area & inform this Department if it is more for the purpose of levying Additional Scrutiny fees if necessary.

This N.O.C. for occupation of the said building is issued as per the inspection report submitted by inspecting officer.

**Eknath
Bhimrao
Matale**

Digitally signed by Eknath
Bhimrao Matale
DN: c=IN, o=Municipal
Corporation of Greater Mumbai,
ou=Mumbai Fire Brigade,
postalCode=400001,
st=MAHARASHTRA,
serialNumber=dfef4d04c1af32438
87217324d7e45c0de7fc539e5ea
2975e15a7260879ba22,
cn=Eknath Bhimrao Matale
Date: 2018.09.15 21:03:06 +05'30'

A.D.F.O. Matale
Inspecting Officer

**Harishchan
dra Raghu
Shetty**

Digitally signed by Harishchandra
Raghu Shetty
DN: c=IN, o=Municipal Corporation
of Greater Mumbai, ou=Mumbai
Fire Brigade, postalCode=400001,
st=MAHARASHTRA,
serialNumber=467b037b64ac49a3
5913578740e3a397d291cfd6b31ed
4ccb1762c63102d5b4,
cn=Harishchandra Raghu Shetty
Date: 2018.09.17 21:40:23 +05'30'

D.F.O. H.R. Shetty
Proposal Scrutinized

**Abhay
Vasud
eo Kale**

Digitally signed by Abhay
Vasudeo Kale
DN: c=IN, o=Municipal
Corporation of Greater
Mumbai, ou=Mumbai Fire
Brigade, postalCode=400001,
st=MAHARASHTRA,
serialNumber=4568060db1d7
276fb590d67d9964ccc9f9dc0
1be3afafa349bcfb017b15fae4
2, cn=Abhay Vasudeo Kale
Date: 2018.09.17 22:23:48
+05'30'

A.V. Kale
Dy. C.F.O.-R-III
(Final Approval)

भारतीय विमानपत्तन प्राधिकरण

पश्चिमी क्षेत्र मुख्यालय



AIRPORTS AUTHORITY OF INDIA

WESTERN REGION HQRS.

REVISED NOC (CORRECTED COPY)

No. BT-1/NOCC/CS/MUM/12/NOCAS/40/463

Date : 04.03.2015

To,
Mr. D.P. Jain,
C/o M/s. Shivranjani Properties LLP,
601, Orbit Plaza, New Prabhadevi Road,
Prabhadevi, Mumbai - 400 025;

NO OBJECTION CERTIFICATE FOR HEIGHT CLEARANCE

This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order SO 84(E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.

1.	Reference :-
NOC ID No.	SNCR/WEST/B/070312/006
Applicant Letter	NIL dated 23 rd December 2014
AAI Reference	MUM/12/NOCAS/40
Applicant Name	Mr. D.P. Jain, M/s. Shivranjani Properties LLP, Mumbai.
Type of Structure	Building
Site Address	C.T.S No. 124(Pt), 125(Pt), 126(Pt) of Village Marol at military Road, Andheri (East), Mumbai.
Site Coordinates	19 07 18N 72 53 08E, 19 07 18N 72 53 07E, 19 07 19N 72 53 06E, 19 07 20N 72 53 06E, 19 07 22N 72 53 08E, 19 07 22N 72 53 10E, 19 07 21N 72 53 10E, 19 07 21N 72 53 11E, 19 07 19N 72 53 09E,
Site Elevation	18.045 Mtrs. AMSL (Eighteen Decimal Zero Four Five Meters AMSL)
Permissible height Above Ground Level	59.665 m AGL (Fifty Nine Decimal Six Six Five m AGL)
Permissible Top Elevation	77.71 m AMSL (Seventy Seven Decimal Seven One Meter AMSL).

3. This NOC is subject to the terms and conditions as given below :-

- The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will be invalid.
- The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.
- No radio / TV Antenna, lighting arresters, staircase, Muntree, Overhead Water tank and attachment of fixtures of any kind shall project above the Permissible Top Elevation indicated in para 2 above.

Contd..2

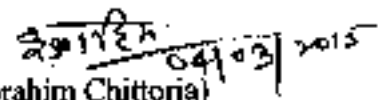
क्षेत्रीय कार्यपालक निदेशक का कार्यालय, पारसीबाजा के सामने, सहार रोड, विलेपार्ली (पूर्व), मुंबई - 400 099. Tel.: 91-22-29217400
Office of The Regional Executive Director, Opp. Parshwada, Sahar Road, Vile Parle, (East) Mumbai - 400 099.

ए.टी.एस. कॉम्प्लेक्स, सहार कार्गो के पास, सुतार पकड़ी रोड, सहार, मुंबई - 400 099.
ATS Complex, Near Sahar Cargo, Sutar Pakadi Road, Sahar, Mumbai - 400 099.

Tel.: 91-22-25619300

- d) The use of oil fired or electric fired furnace is mandatory within 8 KM of the Aerodrome Reference point.
- e) The certificate is valid for a period of 5 (five) years from the date of AAI-CHQ, New Delhi letter no. AAI/20012/123/2012- ARI (NOC) dated 21.04.2014. If the building / structure / chimney is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC' from the Designated Officer of Airports Authority of India. The date of completion of Building / Structure / Chimney should be intimated to this office of AAI. Request for revalidation of NOC will not be entertained after the expiry of its validity period.
- f) No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building.
- g) The applicant will not complain / claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- h) Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website : www.dgca.nic.in.
- i) This NOC has been issued w.r.t. the Civil Airports as notified in SO 84(F), Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.
4. "This NOC is issued as per the approval of The Appellate Committee of Ministry of Civil Aviation in its meeting held on 26th March, 2014 and no further review/appeal/Aeronautical Study for higher height than mentioned above will be considered."
5. "This building height has been cleared through Aeronautical Study and therefore the building shall not give shielding benefit to any other structures."
6. This NOC issued as per AAI-CHQ letter no. AAI/20012/123/2012- ARI (NOC) dated 21.04.2014.
7. This supersede NOC issued vide letter no. .BT-1/NOC/MUM/12/NOCAS/40/141 dated 13/09/2012
8. This certificate is issued with the approval of Competent Authority.
- NOTE: This supersede NOC issued vide letter no. BT-1/NOC/MUM/12/NOCAS/40/384/2274 dated 19.02.2015

Your's faithfully,


 (Ibrahim Chittoria)
 DGM (ATM/NOC), WR
 For GM (Aero), WR

Copy to

1. The Executive Director (ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi - 110 003.
2. The President, Mumbai International Airport Pvt. Ltd., CSI Airport, 1st Floor, Terminal - 1B, Santacruz (E), Mumbai - 400099
3. Asstt. Engineer (Survey) (WS) H&K Ward, Municipal Office Bldg, 1st floor, R.K. Patkar Road, Bandra (West), Mumbai - 400 050
4. Dy. General Manager (Vigilance), WR
5. Guard File



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/051922/673016

मालिक का नाम एवं पता

Mr. Dhannalal P. Jain Designated Partner
of M/s. Shivranjani Properties LLP,
601, Orbit Plaza, New Prabhadevi Road,
Prabhadevi, Mumbai 400025

दिनांक/DATE: 04-07-2022

OWNERS Name &
Address

वैधता/ Valid Up to: 03-07-2030

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

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SNCR/WEST/B/051922/673016
आवेदक का नाम / Applicant Name*	M/s. Shivranjani Properties LLP
स्थल का पता / Site Address*	C.T.S. No. 124, 125 and 126 of Village – Marol, Andheri (East), Mumbai, Andheri East, Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 07 19.80N 72 53 05.95E, 19 07 18.43N 72 53 06.50E, 19 07 21.97N 72 53 06.97E, 19 07 21.90N 72 53 07.25E, 19 07 22.25N 72 53 07.38E, 19 07 17.85N 72 53 07.73E, 19 07 18.06N 72 53 08.04E, 19 07 21.29N 72 53 08.25E, 19 07 22.13N 72 53 08.36E, 19 07 17.85N 72 53 08.70E, 19 07 18.90N 72 53 09.34E
स्थल की ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	19.21 M
अनुमन्य अधिकतम ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	57.13 M (Restricted)

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• जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".



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Regional Manager Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300608

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छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

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

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

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

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

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

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

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

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

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

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1 सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

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

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

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.



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ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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4/11/17



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क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer	प्रति-प्रमाणित 4/7/2022
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	गिरीश श्रीवास्तव / GIRISH SRIVASTAV संयुक्त महाप्रबंधक (ए.टी.एच.-डी.ओ.एन.) प.क्ष. Jt. General Manager (ATM-DOAS) W.R. एरोड्रोम सुरक्षा विभाग/Dept. of Airodrome Safeguarding भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India मुंबई - 400 099 / Mumbai-400 099
द्वारा तैयार Prepared by	 NIRAJ GUPTA MANAGER (ATM-DOAS)
द्वारा जांचा गया Verified by	शुभ्रिका Sangeeta Punjwary AGM (ATM-DOAS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero

फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	6019.66	64.22
Navi Mumbai	23994.63	306.61
Santa Cruz	3907.94	31.77
NOCID	SNCR/WEST/B/051922/673016	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/051922/673016

Street View



May 18, 2003

Satellite View



May 18, 2003



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606

Ref: MIAL/AO-AOS/REC/47/4041

Date: 09/08/2018

To,
The Deputy Chief Engineer
Building Proposal (Western Suburban- I),
Municipal Corporation of Greater Mumbai,
1st Floor, R. K Patkar Marg,
Bandra (West), Mumbai – 400050.

Sub: Verification of building height for proposed redevelopment of building on plot bearing CTS No. 124, 125 & 126 of village Marol at Andheri (East), Mumbai.

Ref: 1) Building Proposal File No. CHE/WS/0219/K/337 (NEW)
2) AAI NOCAS ID & Case No: SNCR/WEST/B/070312/006 & MUM/12/NOCAS/40

Dear Sir,

This is in reference to your letter No. CHE/WS/0219/K/337 (NEW) dated 23rd July 2018 on the above mentioned subject.

Joint site verification of the building under reference was carried out on 04th August 2018 in presence of MIAL representative and Mr. Vishal A. Kasbe (Sr. Engineer - M/s Shivrانجani Properties LLP).

Please find attached picture of the building which was verified and the top elevation (LMR+OHT) of the building (Wing A & B) was measured to be 77.12 M AMSL.

The height for this building was approved by AAI after conducting an aeronautical study and as per conditions of the NOC, day markings & night lighting with secondary power supply shall be provided for such building as per the guidelines specified in chapter 6 of DGCA Civil Aviation Requirement (CAR) Section – 4, Series B, Part - I. Copy of the relevant portion of CAR is enclosed for your ready reference.

It is requested that compliance to the above conditions of AAI NOC please be ensured prior to issuance of Occupation Certificate to this building.

Thanking you,

Yours sincerely,

For Mumbai International Airport Ltd

(Signature)
09/08/2018
(Manoj Joshi)

Sr. Manager- Airport Operation Services

Enclos Above

Mumbai International Airport Limited
Chhatrapati Shivaji International Airport
1st Floor, Terminal 1B, Santacruz
Mumbai 400 099, India

T+91 22 6685 0900 / 0901 F+91 22 6685 2019
www.csia.in

CN: 005230MPO006P5CT16164

उप-असुरक्षित अतिरिक्त
(इमारत मर्यादा)
प्राथमिक उपमनवीर शोधने कार्यालय
दिनांक 10 AUG 2018
005302
उप. म. अ. (एअर) / ए.उ.

E.E.B.P. (H/E & H/W, K/E, KW.)

For further necessary action & Report /
Spring up before due date

(Signature)
Dy. Ch. E. [B.P.] W.S.-1
10/8/2018

ENERGY
RESOURCES
AIRPORTS
TRANSPORTATION
REALTY
HOSPITALITY
LIFE SCIENCES

AESP KWS AESP KWN AESP KE
Please inspect, take necessary action and report

✓ RA
E.E.P. (WS.) KE/KW WARD

~~RA~~
~~E.E.P. (WS.) KE/KW WARD~~
23/11/18
23/11/18



MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the
 Chief Engineer (Development Plan)
 Municipal Head Office
 4th Floor, Extn. Building
 Mahapalika Marg, Fort
 Mumbai - 400 001

To
 M/S SQUARE CONSULTANTS
 113, Shyam Kamal, B-Bldg,
 Agarwal Market, Off. Tejpal Road,
 Vileparle(E), Mumbai 400057

No: CHE/230/DPWS/K/E

Date: 30 MAY 2013

Sub: Sanctioned Revised Development Plan Remarks for the land bearing C.T.S.No 124, 125, 126 & 132E of MAROL Village

Ref: Your Application u/no. 0005568 and payment of certifying charges made under Receipt no. 1001432408 dated 09/5/13

Sir/Madam,

Sanctioned Revised Development Plan Remarks for the land shown bounded blue on the accompanying plan are as under:-

Description of the Land	: C.T.S. No 124, 125,, 126 & 132E of MAROL Village
Sanctioned Revised Development Plan referred to Ward	: K/E
Reservations affecting the land [as shown on plan]	: HOTEL MANAGEMENT & TRAINING INSTITUTE, HOUSING FOR DISHOUSED and RECREATION GROUND(all part parts of larger reservations)
Reservations Abutting the land [as shown on plan]	: NIL
Designations affecting the land [as shown on plan]	: NIL
Designations Abutting the land [as shown on plan]	: NIL
D.P. Roads affecting the land [as shown on plan]	: DP ROAD (18.30 M)(2Nos) and their Junction & Cul-De-Sac.
Existing Roads [as shown on plan]	: Present
Widening of the existing road to be confirmed from the office of the Executive Engineer (Traffic & Co-ordination)/Assistant Engineer(Survey)	
Zone [as shown on plan]	: RESIDENTIAL ZONE (R)

Remarks from other Departments/Offices:

MODIFICATION:

CTS No.124:Reservation of Hotel Management & Training Institute is Deleted and Included in Residential Zone as per Govt. Notification U/no. TPB-4304/14/CR-120/04/UD-11 Dated 19/05/2(HM)

Reservation of Housing For Dishoused deleted and land is now reserved for R & R For PAP'S Vide Govt. Notification U/no. TPB-4395/625/301/95 PT III UD-11 Dated 03/10/2000)

CTS No.125: Reservation of Housing For Dishoused deleted and land is now reserved for R & R For PAP'S Vide Govt. Notification U/no. TPB-4395/625/301/95 PT III UD-11 Dated 03/10/2000)

CTS No.126: Reservation of Housing For Dishoused deleted and included in Residential Zone as per Govt. Notification U/no. TPB-432000/191/CR-140/2000 UD-11 Dated 01/11/2002)

Relocation and realignment:

Consequent upon the representation made by the Owner/ Developer of the land under reference and in consonance with the existing site conditions and by direction the reservation of Reserved for R & R For PAP'S, Recreation Ground has been relocated from its position shown in orange & green colour to that shown dotted orange & green on the plan, and 18.30 m.D.P. Road realigned from its position shown in Brown colour to that shown dotted Brown on the plan. vide sanc u/no. CHE/1612 /DPWS/H&K DATED 13/07/2011

Demarcation: The Alignment of the proposed roads & the boundaries of the reservations are subject to the actual demarcation on site by this office staff alongwith the representative of A.E.Survey

Note.

The land under reference comprises of C.T.S Nos. 124, 125 , 126 & 132 E of village Marol, and hence, specific remarks for the Layout/ sub-division / amalgamation shall be obtained from the E.E.B.P.(WS) H&K Wards and development thereof will be as per the terms and conditions of the layout.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

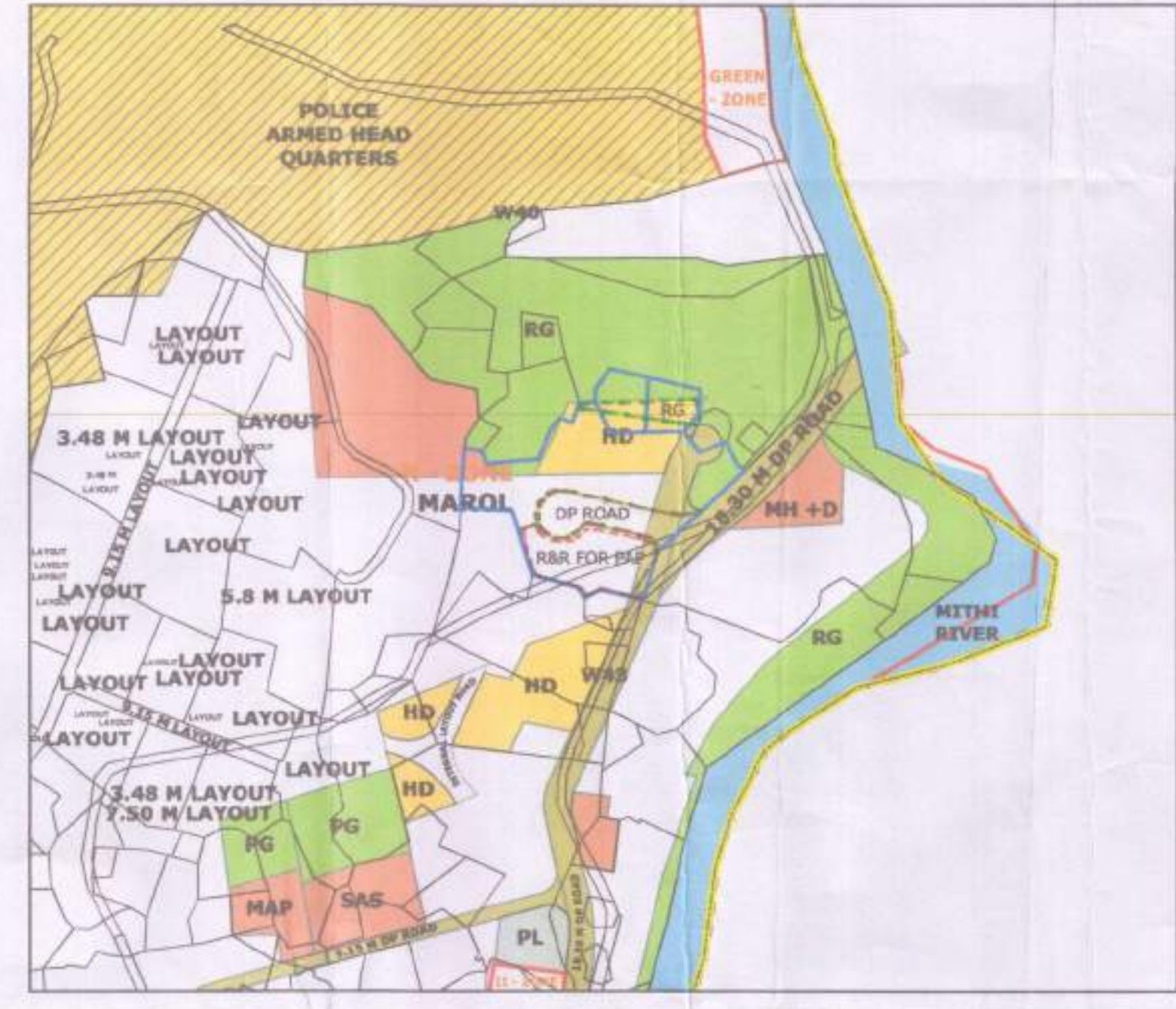
The boundaries shown in the accompanying plan are as per the available records with this office. However the boundaries shown in the records of City Survey Office shall supercede those shown in the D. P. Remarks Plan.

Yours Faithfully


Assistant Engineer,
Development Plan

(K/E Ward)

Acc~1 plan



LOCATION PLAN
Scale 1:4000

NOTE:
D.P. Remarks have been offered only from the zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under No.CHE/457/DPWS/K/E Dated: 11 8 AUG 2011.

[Signature]
Assistant Engineer (DP) K/E Ward

BLOCK PLAN
Scale 1:500
Land Bearing C.T.S.No(s) 124,125,126 & 132 E of MAROL Village in K/E Ward



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : enquiry@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E),
Mumbai - 400022

Infrastructure /Orange/LSI

Consent order No: Format1.0/BO/RO-HQ/EIC-Mu-5529-14/CE/CC-3828 Date- 23/04/2014

To,

M/s. Shivranjani Properties LLP,

" Park Royale "

at C.T.S.No.124,125,126 of Village Marol,

Taluka Andheri, Mumbai.

Subject: Consent to Establish for Building/Construction project Orange category.

Ref : Minutes of Consent Committee meeting held on 10th April, 2014

Your application CE1401000742

Dated: 3rd Jan, 2014.

For: Consent to Establish for Building/Construction project 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 under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 98.01 Cr. (As per CA Certificate submitted by project proponent)

The Consent to Establish is valid for construction of residential project named as M/s. Shivranjani Properties LLP. " Park Royale "C.T.S.No.124,125,126 of Village Marol Taluka Andheri, Mumbai for total plot area of 19,906.30 Sq.Mtrs and total construction built up area 70,430.53 Sq.Mtrs including utilities and services as per construction commencement certificate issued by local body.

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	0.00	NA	
2.	Domestic effluent	188	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set.	625 KVA	1	As Per Schedule -II



[Handwritten Signature]

5. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	477 Kg/Day	Will be treated in Organic Waste Converter	Used as Manure
2	Non-Biodegradable	318 Kg/Day	Will be Segregate and Hand over to authorized party.	--
3	STP Sludge	2 Kg/ Day	Nil	Used as Manure

6. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste :NIL

7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

9. Applicant shall submit an affidavit in Board's prescribed format within 15 days regarding the Compliance of conditions stipulated in Environmental Clearance /CRZ clearance and Consent to Establish.

10. The applicant shall not take any effective steps for Implementation of Project before obtaining Environmental Clearance as per EIA Notification, 2006 and amendment thereto.

As per Para 2 of EIA Notification dated 14/9/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum No. J-1103/41/2006-IA.II(1); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as effective steps

For and on behalf of the
Maharashtra Pollution Control Board



(Rajeev Kumar Mittal, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	Rs. 1,25,000/-	010770	17 th Dec, 2013	State Bank of Patiala
2	Rs. 100/-	010854	23 rd Dec, 2013	State Bank of Patiala

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer MPCB, II.
-- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purpose

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to install Sewage Treatment Plants (STP) with the design capacity of 188 CMD.
- B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for Ph
01	BOD (3 days 27°C)	100
02	Suspended Solids	100
03	COD	250
04	Residual Chlorine	1ppm

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	241



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO2
1	DG Set (625 KVA)	Acoustic enclosure	5.0	HSD	20	Ltr/Hr	-	-

* Above roof of the building in which it is installed.

2. The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Particulate matter	Not to exceed	150 mg/Nm ³ .
--------------------	---------------	--------------------------

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

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

4. Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
B	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
C	Noise generating activity shall be carried out during day time only.



[Handwritten signature]

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 5 Lakh	15 Days	Towards compliance of the consent conditions	Upto Commissioning of the project	Five years
2		Rs. 5 Lakh	15 Days	Submission of an affidavit within 15 days in the prescribed format towards not taking further effective steps prior to obtaining the EC	Upto Commissioning of the project	Five years

Maharashtra Pollution Control Board



[Handwritten Signature]

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act, 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) 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 55 dB(A) during day time and 45 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.
 - d) 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.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) 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.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 9) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000127184/CR/2208000914

Date: 19/08/2022

To,
M/s. Shivranjani Properties LLP, "PARK
ROYALE", CTS NO 124,125,126, Marol
Village, Tal: Andheri Dist-Mumbai
Suburban.



Your Service is Our Duty

Sub: Revalidation of Consent to Establish for Building Construction Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-II
 2. Minutes of 22nd CC meeting dtd-19.03.2022.
 3. SCN for Refusal of Consent dtd-27.04.2022.
 4. Minutes of 8th CC meeting dtd-30.06.2022.

Your application NO. MPCB-CONSENT-0000127184

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. **Consent to Establish is valid upto Commissioning of the unit or 23.04.2024 whichever is earlier.**
2. **The capital investment of the project is Rs.62.85 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish (Re-validation) is valid for Building Construction Project named as M/s. Shivranjani Properties LLP, "PARK ROYALE", CTS NO 124,125,126, Marol Village, Tal: Andheri Dist-Mumbai Suburban. on Total Plot Area of 19906.30 Sq.Mtrs for construction BUA of 13884.47 (Obtained Consent to Operate for BUA-56546.06 Sq.Mtrs out of Total 70430.53 Sq.Mtrs) as per EC granted dated-18.07.2016 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-18.07.2016	19906.30	70430.53
2	Consent to Establish dtd-23.04.2014	19906.30	70430.53
3	Consent to Operate-04.05.2019	19906.30	56546.06

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	65	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set- 625 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY GARBAGE	78 Kg/Day	SEGREGATION	Sale to authorizes Vendor
2	WET GARBAGE	120 Kg/Day	OWC	used as manure
3	STP SLUDGE	5 Kg/Day	CENTRIFUGE / FILTER PRESS	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	REPROCESSOR	REPROCESSOR

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall submit the BG of Rs. 10 lakhs towards O&M of STP, OWC and compliance of conditions stipulated in EC and Consent to Establish.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
14. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
15. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

17. PP shall submit Bank Guarantee of amount of Rs.16.56485 lakhs (5times of one term consent fees x no of years of violation). The same shall be forfeited as PP has not obtained renewal of consent after 23.04.2019, thus violated the consent conditions.
18. The Project Proponent shall comply with the Environmental Clearance obtained vide dtd-18.07.2016 for construction project having total plot area of 19906.30 Sq.mtrs and total construction BUA of 70430.53 Sq.mtrs as per specific condition of EC.
19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



Ashok Shingare

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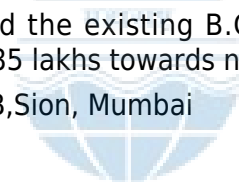
Signed by: **Ashok Shingare**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-08-19 16:23:56 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	TXN2112001141	10/12/2021	Online Payment

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to extend the existing B.G. of Rs.10.0 Lakhs and obtain and forfeit the B.G. of Rs.16.56485 lakhs towards not obtaining revalidation of CtoE.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **195 CMD for treatment of domestic effluent of 65 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	88.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-625 KVA	Acoustic Enclosure	5.00	DIESEL/HSD 90 Kg/Hr	1	SO2	43.2 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm3
-------------------------	---------------	------------

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2 O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish (Re-validation)	10 Lakhs	Extend the existing	Towards compliance of consent condition	upto Commissioning of the unit or 18.07.2026 whichever is earlier	upto Commissioning of the unit or 18.07.2026 whichever is earlier
2	Consent to Establish (Re-validation)	16.56485 lakhs	Submit within 15 days	Towards violation that not obtained Re-validation of CtoE	Forfeit after submission	Forfeit after submission

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	Consent to Establish (Re-validation)	16.56485 lakhs	Submit within 15 days	Towards violation that not obtained Re-validation of CtoE	Forfeit the B.G. of Rs.16.56485 lakhs	Towards violation that not obtained Re-validation of CtoE

BG Return details

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

SCHEDULE-IV

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.

- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MUNICIPAL CORPORATION OF GREATER MUMBAI

No.DyChE/851/WS dt. 119 DEC 2018

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

To,
M/s.GVS Architects,
Architects,
10/John Parera,
Jivan Vikas Kendra Marg,
Behind Pimpleshwar Mandir,
Vileparle (East), Mumbai-400 057.

Sub: Revised S.W.D. Remarks-cum-Part Completion Certificate for proposed residential bldg. on plot bearing CTS Nos.124, 125 & 126 of village Marol at Andheri (E), Mumbai

- Ref:** i) This office remarks u/no.DyChE/165/SWD/WS dtd.9.7.2013.
ii) Your letter dtd.24.9.2018 received in this office on 15.11.2018

Gentlemen,

The site was inspected by this office staff. The certificate submitted by you for the part of storm water drainage arrangement provided on site and as marked on the accompanying plan & listed below is hereby accepted

A. Part Completed SWD Work (shown green) for which your certificate is accepted

as per SWD remarks (Ref.No.1)

B→C	To construct the open storm water drain of min. c/s area 0.54 sq.mt. (min. 0.60 m wide) and cover it with R.C.C. slab with inspection chamber @5.0 m c/c at final edge of 18.30 m wide D.P. Road as per specifications mentioned in remarks "C".
R→S→T→C	To construct the open storm water drain along the basement line and flush to basement surface of min. cross sectional area 0.36 sq.mt. (0.60 m wide) and 0.30 m depth at starting points and further to be provided with bottom slope of 1 in 500 towards discharging point of storm water drain and to be covered with R.C.C. /C.I. / M.S. gratings.

B. Balance work :- (Shown in red colour) as per SWD remarks (Ref.No.1)

U→V, W→X	To construct open S.W. drain of min. c/s area 0.27 sq.mt. (min. 0.45 m wide), with bottom slope of 1 in 500 towards discharging point and to be covered with R.C.C./C.I./M.S. gratings.
X→A	Existing S.W.D. to be cleaned/repaired/maintained and covered as per specification in 'C'.

N→H, N→M→L→K→Q	To construct the open storm water drain along the basement line and flush to basement surface of min. cross sectional area 0.36 sq.mt. (0.60 m wide) and 0.30 m depth at starting points and further to be provided with bottom slope of 1 in 500 towards discharging point of storm water drain and to be covered with R.C.C. / C.I. / M.S. gratings.
I→D, J→G	To construct R.C.C. box drain flush to existing road surface of min. clear cross sectional area 0.54 sq.m. (Min. 0.60 m wide) designed for "AA" class loading at the final edge of 7.50m wide road as per specifications mentioned in remarks "C". The inspection chambers of opening size of 0.90 m x 0.60 m covered with heavy duty C.I. frame and cover with locking arrangement shall be provided for cleaning of drain and heavy duty G.I. grating of clean opening of size 0.60 m x 0.60 m shall be provided to drain out the surface water at 5.0 m c/c alternate.
D→E→F→A, G→H→B	To construct the open storm water drain of min.c/s area 0.54 sq.mt. (min. 0.60 m. wide) and cover it with R.C.C. slab with inspection chamber @ 5.0 m c/c at final edge of 18.30 mt wide D.P. Road as per specifications mentioned in remarks "C".
A→B	Proposed to construct box type of culvert designed for "AA" class loading of width 1.20 m and depth as per drains on upstream & downstream side with opening at center of size 0.6 m x 0.9 m. covered with heavy duty frame and cover with locking arrangement as per specifications mentioned in remarks "C".

General Remarks

1.	Provide cement concrete/paved all around the building with slope towards drain as shown in the accompanying plan.
2.	Provide adequate no. of weep holes in roadside compound wall to drain off water from front open space into the drain.
3.	The surface water from the adjoining bldgs./structures/plots/slum, if any, shall be allowed to flow through SWD of above property and the invert levels of the proposed drain should be kept below the invert level of SWD of adjoining bldg./structure/plots/slums.
4.	Existing SWD in the proposed layout plan will be repaired/cleaned/maintained till all the existing structures connected to the particular SWD system are not demolished and area developed as per approved layout.
5.	All temporary measures are to be taken to avoid flooding and stagnation of water in the area due to proposed construction activity.
6.	Necessary road opening permission should be taken from concerned authorities, if any.
7.	To construct catch pit of minimum size 1.20 m x 0.90 m. at location "V" to collect the surface water of R.G. plot and same shall be constructed inside the plot boundary of R.G. plot upto the invert level of proposed storm water drain at location "Q".
8.	The above remarks are given as per your request and plan submitted by you without prejudice. The said remarks are likely to be revised subject to contention raised at any instance in future.

9	If there is any amendment/change in the plan/layout revised remarks will have to be obtained before completion.
Basement Floor	
1.	Provide proper slope and drainage arrangement in basement floor with sump pit of adequate size and pumping arrangement of adequate capacity as designed by Lic. Electrical Engineer alongwith standby unit to pump out the water accumulated into drain at ground level.
2.	Proposed open S.W. Drain of min. size 020 sq.mt. (0.45 m. wide) along the driveway / periphery, covered with R.C.C. / Steel grating.
3.	To construct R.C.C. box drain across the ramp of min. size 0.20 sq.mt. (0.45 m. wide) designed for 'AA' class loading and connect the same to nearby S.W.D.
Podium Floor Level	
1	Provide proper slope and drainage arrangement for podium floor with water entrances and downtake pipes discharging into drain at ground level.
2.	To construct R.C.C. box drain across the ramp of min. size 0.27 sq.mt. (*0.60 m. wide) designed for 'AA' class loading and connect the same to nearby pen drain to drain off the surface drain of all podium floors.

The Part completed S.W.D. works shall be maintained in good working conditions.

The storm water drain part completion certificate submitted by you is hereby accepted. The storm water drain part completion certificate is being issued only for S.W.D. works mentioned at (A) above and is issued without verification of other site details including requirements / compliances related to development. Further this is being issued without prejudice to the requirement / rectification / modification of the development work and / or layout.

Acc: Plan

Yours faithfully,

Sd/-

**Executive Engineer
(S.W.D.) W.S. (Z-III)**

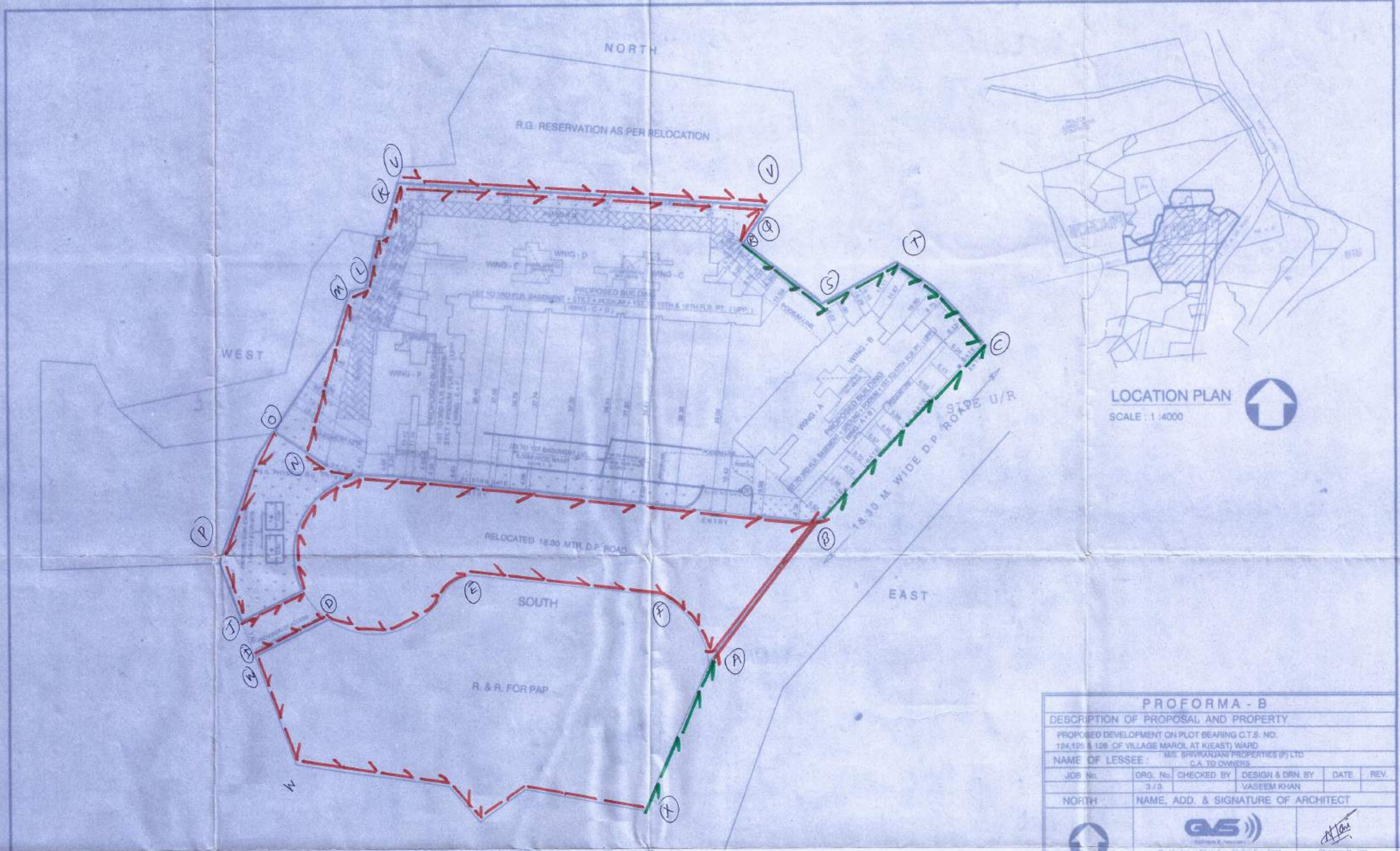
No. No.DyChE/839/SWD/WS dt. 9 DEC 2018/2017

Copy to :- **E.E.(B.P.) W.S. K Ward**

Ref :- CHE/WS/0219/K/337 (NEW)

This storm water drain part completion certificate is being issued only for the portion of S.W.D. marked under (A) above. You are requested to insist for revised SWD remarks in case there is a deviation in the works of infrastructure, or change in layout. All the balance storm water drains arrangement shall be insisted to be provided by monitoring the development.

(Sd/-)
19/12/18
E.E.(S.W.D.) W.S. (Z-III)



BLOCK & LAYOUT PLAN
SCALE = 1:500

PROFORMA - B					
DESCRIPTION OF PROPOSAL AND PROPERTY					
PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO. 124, 125 & 126 OF VILLAGE MAROL AT (EAST) WARD					
NAME OF LESSEE: MS. SHRIVARJANI PROPERTIES (P) LTD. C.A. TO OWNERS					
JOB No.	DRG. No.	CHECKED BY	DESIGN & DRN BY	DATE	REV.
	3/3	VASEEM KHAN			
NORTH	NAME, ADD. & SIGNATURE OF ARCHITECT				
STAMP OF RECEIPT OF PLAN			STAMP OF APPROVAL		
			CHINMAY N. JANI (B. Arch) Reg. No. CA/2012/55269 CERTIFIED TRUE COPY Council of Architecture MR. CHINMAY N. JANI Reg. No. CA/2012/55269 SIGN.		

PRODUCED BY AM AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AM AUTODESK EDUCATIONAL PRODUCT

Sub: Revised S.W.D. Remarks-cum-Part Completion Certificate for proposed residential bldg. on plot bearing CTS Nos.124, 125 & 126 of village Marol at Andheri (E), Mumbai

A. Part Completed SWD Work (shown green) for which your certificate is accepted as per SWD remarks (Ref.No.1)

B→C	To construct the open storm water drain of min. c/s area 0.54 sq.mt. (min. 0.60 m wide) and cover it with R.C.C. slab with inspection chamber @5.0 m c/c at final edge of 18.30 m wide D.P. Road as per specifications mentioned in remarks "C".
R→S→T→C	To construct the open storm water drain along the basement line and flush to basement surface of min. cross sectional area 0.36 sq.mt. (0.60 m wide) and 0.30 m depth at starting points and further to be provided with bottom slope of 1 in 500 towards discharging point of storm water drain and to be covered with R.C.C. / C.I. / M.S. gratings.

B. Balance work :- (Shown in red colour) as per SWD remarks (Ref.No.1)

U→V, W→X	To construct open S.W. drain of min. c/s area 0.27 sq.mt. (min. 0.45 m wide), with bottom slope of 1 in 500 towards discharging point and to be covered with R.C.C./C.I./M.S. gratings.
X→A	Existing S.W.D. to be cleaned/repared/maintained and covered as per specification in 'C'.
N→H, N→M→L→K→Q	To construct the open storm water drain along the basement line and flush to basement surface of min. cross sectional area 0.36 sq.mt. (0.60 m wide) and 0.30 m depth at starting points and further to be provided with bottom slope of 1 in 500 towards discharging point of storm water drain and to be covered with R.C.C. / C.I. / M.S. gratings.
I→D, J→G	To construct R.C.C. box drain flush to existing road surface of min. clear cross sectional area 0.54 sq.m. (Min. 0.60 m wide) designed for "AA" class loading at the final edge of 7.50m wide road as per specifications mentioned in remarks "C". The inspection chambers of opening size of 0.90 m x 0.60 m covered with heavy duty C.I. frame and cover with locking arrangement shall be provided for cleaning of drain and heavy duty C.I. grating of clean opening of size 0.60m x 0.60 m shall be provided to drain out the surface water at 5.0 m c/c alternate.
D→E→F→A, G→H→B	To construct the open storm water drain of min.c/s area 0.54 sq.mt. (min. 0.60 m. wide) and cover it with R.C.C. slab with inspection chamber @ 5.0 m c/c at final edge of 18.30 mt wide D.P. Road as per specifications mentioned in remarks "C".
A→B	Proposed to construct box type of culvert designed for "AA" class loading of width 1.20 m and depth as per drains on upstream & downstream side with opening at center of size 0.6 m x 0.9 m. covered with heavy duty frame and cover with locking arrangement as per specifications mentioned in remarks "C".

General Remarks

1. Provide cement concrete/paved all around the building with slope towards drain as shown in the accompanying plan.
2. Provide adequate no. of weep holes in roadside compound wall to drain off water from front open space into the drain.
3. The surface water from the adjoining bldgs./structures/plots/slum, if any, shall be allowed to flow through SWD of above property and the invert levels of the proposed drain should be kept below the invert level of SWD of adjoining bldg./structure/plots/slums.
4. Existing SWD in the proposed layout plan will be repaired/cleaned/maintained till all the existing structures connected to the particular SWD system are not demolished and area developed as per approved layout.
5. All temporary measures are to be taken to avoid flooding and stagnation of water in the area due to proposed construction activity.
6. Necessary road opening permission should be taken from concerned authorities, if any.
7. To construct catch pit of minimum size 1.20 m x 0.90 m. at location "V" to collect the surface water of R.G. plot and same shall be constructed inside the plot boundary of R.G. plot upto the invert level of proposed storm water drain at location "Q".
8. The above remarks are given as per your request and plan submitted by you without prejudice. The said remarks are likely to be revised subject to contention raised at any instance in future.
9. If there is any amendment/change in the plan/layout revised remarks will have to be obtained before completion.

Basement Floor

1. Provide proper slope and drainage arrangement in basement floor with sump pit of adequate size and pumping arrangement of adequate capacity as designed by Lic. Electrical Engineer alongwith standby unit to pump out the water accumulated into drain at ground level.
2. Proposed open S.W. Drain of min. size 0.20 sq.mt. (0.45 m. wide) along the driveway / periphery, covered with R.C.C. / Steel grating.
3. To construct R.C.C. box drain across the ramp of min. size 0.20 sq.mt. (0.45 m. wide) designed for 'AA' class loading and connect the same to nearby S.W.D.

Podium Floor Level

1. Provide proper slope and drainage arrangement for podium floor with water entrances and downtake pipes discharging into drain at ground level.
2. To construct R.C.C. box drain across the ramp of min. size 0.27 sq.mt. (0.60 m. wide) designed for 'AA' class loading and connect the same to nearby pen drain to drain off the surface drain of all podium floors.

MUNICIPAL CORPORATION OF GREATER MUMBAI
ISSUED SUBJECT TO THE CONDITIONED MENTIONED
IN THE ACCOMPANYING REMARKS SHEET UNDER
No. DY.C.H.E. 851 S.W.D.(W.S.) D.
SE (S.W.D.) K/E
A.E. (S.W.D.) K/E
E.E. (S.W.D.) W.S. 2-11
19/12/18

19 DEC 2018

Lab : Survey No. 93/A, Conformity Hissa No.2 G.V.Brothers Bldg., Beta Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

TEST REPORT

ISSUED TO: M/s SHIVRANJANI PROPERTIES LLP
For Your Site : "PARK ROYALE"
Plot Bearing CTS Nos. 124,125,126 of village Marol,
Tal. Andheri, Mumbai.

REPORT NO. : UT/ELS/REPORT/C-240/11-2022
ISSUE DATE : 15/11/2022
YOUR REF. : Verbal Confirmation
REF. DATE : 14/11/2022

SAMPLE PARTICULARS :

Sampling Plan Ref. No.: C-19/10-2022
Sampling Procedure : UT/LQMS/SOP/AA01A
Sample Registration Date : 15/10/2022
Date of Sampling : 14/10/2022 to 15/10/2022
Time of Sampling : 09:30 Hrs. to 09:30 Hrs.
Analysis Starting Date : 15/10/2022
Analysis Completion Date : 18/10/2022
Sample Lab Code : UT/ELS/C-114/10-2022
Ambient Air Temperature : 28.3°C to 33.4°C

AMBIENT AIR QUALITY MONITORING

Location Code : 01
Sample Location : Near Main Gate
(10 Meter Off Towards South
Direction)
Collected By : ULTRA-TECH
Height of Sampler : 1.0 Meter
Sampling Duration : 24 Hours
Relative Humidity : 53.0 % to 66.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO ₂)	IS 5182 (Part 02) : 2001	15	µg/m ³
2.	Oxides of Nitrogen (NO _x)	IS 5182 (Part 06) : 2006	25	µg/m ³
3.	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Method 10-2.1	79	µg/m ³
4.	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	30	µg/m ³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10) : 1999	1.5	mg/m ³

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: *The parameters tested above are found to be within 24 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. NAAQMS is provided as Annexure-I for your reference. (Turnover to find Annexure)*

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Polltech; Model - PEM-RDS 8NL; Sr. No. 3213	Valid up to - 05/01/2023
Fine Dust Sampler	Make - Netel; Model - NPM FDS2.5/10µ (A); Sr. No. 222	Valid up to - 27/09/2023	

- Note:
1. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 2. This test report refers only to the sample tested.
 3. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.
 4. This test report may not be reproduced in part, without the permission of this laboratory.
 5. Any correction invalidates this test report.
 6. Weather was Sunny & Clear during sampling period.

- END OF REPORT -



For ULTRA-TECH,

Meghan Patil
(Authorized Signatory)

ANNEXURE-I

NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV
The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931

Sr. No.	Pollutants	Time Weighted Average	National Ambient Air Quality Standards	
			Industrial, Residential, Rural and Other Area	Ecological Sensitive Area (Notified by Central Government)
01.	Sulphur Dioxide (SO ₂), µg/m ³	Annual*	50	20
		24 Hours**	80	80
02.	Oxides of Nitrogen (NO _x), µg/m ³	Annual*	40	30
		24 Hours**	80	80
03.	Particulate Matter (PM ₁₀), µg/m ³	Annual*	60	60
		24 Hours**	100	100
04.	Particulate Matter (PM _{2.5}), µg/m ³	Annual*	40	40
		24 Hours**	60	60
05.	Carbon Monoxide (CO), mg/m ³	08 Hours*	02	02
		01 Hours**	04	04

* Annual arithmetic mean of minimum 104 measurements in a year at a particular site taken twice a week 24 hourly at uniform intervals.

** 24 hourly or 8 hourly or 1 hourly monitored values, as applicable, shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive days of monitoring.

NOTE: Whenever and wherever monitoring results on two consecutive days of monitoring exceed the limits specified above for the respective category, it shall be considered adequate reason to institute regular or continuous monitoring and further

TEST REPORT

ISSUED TO: M/s SHIVRANJANI PROPERTIES LLP
For Your Site : "PARK ROYALE"
Plot Bearing CTS Nos. 124,125,126 of village Marol,
Tal. Andheri, Mumbai.

REPORT NO. : UT/ELS/REPORT/C-241/11-2022
ISSUE DATE : 15/11/2022
YOUR REF. : Verbal Confirmation
REF. DATE : 14/11/2022

SAMPLE PARTICULARS :

NOISE LEVEL QUALITY MONITORING

Sampling Plan Ref. No. : C-19/10-2022

Sample Lab Code : UT/ELS/C-115/10-2022

Date of Monitoring : 14/10/2022 to 15/10/2022

Survey Done By : ULTRA-TECH

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	12:00 to 12:05	54.3	00:00 to 00:05	44.0

Opinions / Interpretations: *The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference. (Turnover to find Annexure).*

Note: 1. Monitoring area coming under Residential Area.
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Casella; Model - CEL-633C; Sr. no. 2382959	Valid up to - 10/12/2022

Note: 1. This test report refers only to the monitoring conducted.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.

- END OF REPORT -



For ULTRA-TECH,


Meghan Patil
(Authorized Signatory)

ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)

• SCHEDULE

[See rule 3(1) and 4(1)]

Ambient Air Quality Standards in respect of Noise

Area Code	Category of Area / Zone	Limits in dB(A) Leq	
		Day Time	Night Time
A	Industrial Area	75	70
B	Commercial Area	65	55
C	Residential Area	55	45
D	Silence Zone	50	40

- Note:
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
 2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
 3. Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority.
 4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

* dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.

A "decibel" is a unit in which noise is measured.

"A", in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.

Leq: It is energy mean of the noise level over a specified period.

• CONSTRUCTION ACTIVITIES

The maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas.

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

- Notes:
1. No exposure in excess of 140 dB peak sound pressure level is permitted.
 2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

- Notes:
1. No exposure in excess of 115 dB(A) is to be permitted.
 2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.

TEST REPORT

ISSUED TO: M/s SHIVRANJANI PROPERTIES LLP
For Your Site : "PARK ROYALE"
Plot Bearing CTS Nos. 124,125,126 of village Marol,
Tal. Andheri, Mumbai.

REPORT NO. : UT/ELS/REPORT/C-242/11-2022
ISSUE DATE : 15/11/2022
YOUR REF. : Verbal Confirmation
REF. DATE : 14/11/2022

SAMPLE PARTICULARS :

Sampling Plan Ref. No. : C-19/10-2022
Sampling Procedure : UT/LQMS/SOP/S01A
Sample Registration Date : 15/10/2022
Date & Time of Sampling : 14/10/2022 at 11:00Hrs.
Analysis Starting Date : 15/10/2022
Analysis Completion Date : 21/10/2022
Sample Collected By : ULTRA TECH
Sample Lab Code : UT/ELS/C-116/10-2022

SOIL QUALITY MONITORING

Sample Type : Surface Soil (at 15cm depth)
Sample Location : At Project Site
Sample Quantity & Packing Details : 1kg In Plastic Bag Contained in Zip Lock Bag

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Moisture Content	IS:2720 (Part 2) : 1973	4.6	%
2.	Bulk Density	UT/LQMS/SOP/S03	1170	kg/m ³
3.	Organic Matter	IS:2720 (Part 22) : 1972	0.9	%
4.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.5	%
5.	pH [1:2.5 Soil:Water Extract]	IS:2720 (Part 26) : 1987	8.0	-
6.	Conductivity[1:2soil:Water Extract]	IS:14767- 2000	0.681	mS/cm
7.	Sodium as Na (Water Extractable)	UT/LQMS/SOP/S19	152	mg/kg
8.	Magnesium as Mg (Water Extractable)	UT/LQMS/SOP/S22	88	mg/kg
9.	Chlorides as Cl (Water Extractable)	UT/LQMS/SOP/S23	126	mg/kg
10.	Sulphate as SO ₄ ²⁻ (Water Extractable)	UT/LQMS/SOP/S24	124	mg/kg
11.	Sodium Adsorption Ratio	UT/LQMS/SOP/S26	1.1	(meq/kg) ^{1/2}
12.	Cation Exchange Capacity	UT/LQMS/SOP/S18	25.0	meq/100g
13.	Water Holding Capacity	UT/LQMS/SOP/S12	51.2	%
14.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.7	mg/kg
15.	Phosphorous as P ₂ O ₅ (Available)	UT/LQMS/SOP/S28	64	kg/ha
16.	Potassium as K ₂ O (Available)	UT/LQMS/SOP/S29	246	kg/ha
17.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	184	Kg/ha
18.	Iron as Fe	UT/LQMS/SOP/S35&S37	69214	mg/kg
19.	Zinc as Zn	UT/LQMS/SOP/S35&S37	95	mg/kg

Remark/ Statement of Conformity: NIL

Note: 1. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/S01A) based on Methods Manual: Soil Testing in India by DA&PW, MoA, GOI.
2. This test report refers only to the sample tested.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.

- END OF REPORT -



For ULTRA TECH

Meghan Patil
Authorized Signatory



Srinivas S
Principal Counsellor

07 February 2013

Dear Mr. Bhadresh Gandhi

Congratulations!!!

We are pleased to inform you that the project '**Park Royale**' at **Mumbai** has achieved the '**Precertified Gold**' rating under IGBC Green Homes Rating system.

The project has achieved 71 points and this is an impressive accomplishment.

We are pleased to enclose two copies of certificates.

Please acknowledge receipt.

Regards

Yours Faithfully,

Srinivas S

Mr. Bhadresh Gandhi
Shivranjani Properties Pvt. Limited,
601, Orbit Plaza, New Prabhadevi Road,
Prabhadevi, Mumbai-400 025
Ph. No.- 022-43343536 / 24316201-02

Original - 1



Confederation of Indian Industry



Indian Green Building Council

Indian Green Building Council (IGBC)

hereby certifies that

Park Royale

Mumbai

has achieved precertification under the IGBC Green Homes Rating. Documentation has been submitted for this project, which demonstrates an intent to design and build a high performance residential building in accordance with IGBC Green Homes criteria

IGBC Green Homes Pre-certified Gold

January 2013

Sharukh Mistry

Chairman, IGBC Green Homes Rating

Dr Prem C Jain

Chairman, IGBC

S Raghupathy

Executive Director, CII-Godrej GBC



MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[CHE/WS/0219/K/337(NEW) of 05 February 2019]

To,
M/S. SHIVRANJINI PROPERTIES PVT. LTD. CA TO OWNER
601, ORBIT PLAZA, NEW PRABHADEVI ROAD, PRABHADEVI..

Dear Applicant/Owners,

The **Part** development work of **Resi+comm** building comprising of **Wing "A" & "B" comprising of 3 Level (pt) Basement for parking + Gr.(pt) for shops + stilt (pt) + (pt) podium for parking + 1st to 16th + 17th (pt) upper floors for Residential Floor** on plot bearing C.S.No./CTS No. **\$\$\$ \$\$\$ \$\$124\$\$\$ 125\$\$\$ 126** of village **ANDHERI at Village Marol,Andheri (East),Mumbai** is completed under the supervision of Shri. **Chinmay Niranjn Sangeeta Jani , Architect , Lic. No. CA/2012/55269** , Shri. **Achuyt N Watve** , RCC Consultant, Lic. No. **STR/W/10** and Shri. **Mr. Nebu Thomas** , Site supervisor, Lic.No. **T/179/S-II** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **CHE/WS/0219/K/337(NEW)-CFO/R-III/4** dated **15 September 2018**.

It can be occupied with the following condition/s.

- 1)That balance IOD conditions including handing over of road & reservation & submission of separate P R cards shall be Complied with before asking Further OCC or OCC for area up to 75% of BUA.
- 2) That all Fire Fighting Systems shall be maintained in good working condition as per CFO NOC.
- 3) That this Part OCC is without Prejudice to Legal matters pending in Court of Law if any.

Copy To :

1. Asstt. Commissioner, K/E Ward
 2. A.A. & C. , K/E Ward
 3. EE (V), Western Suburb I
 4. M.I. , K/E Ward
 5. A.E.W.W. , K/E Ward
 6. Architect, Chinmay Niranjn Sangeeta Jani, 7, Sumangal Society, 76/C, R.A.K. Road, Matunga, King Circle
- For information please

Name : Prakash Rajaram Rasal
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 05-Feb-2019 16: 52:26

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
K/E Ward



MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[CHE/WS/0219/K/337(NEW)/OCC/3/New of 24 February 2020]

To,
M/S. SHIVRANJINI PROPERTIES PVT. LTD. CA TO OWNER
601, ORBIT PLAZA, NEW PRABHADEVI ROAD, PRABHADEVI..

Dear Applicant/Owners,

The **Part** development work of **Resi+comm** building comprising of **Wing "C" comprising of 3 Level (pt) Basement for parking + stilt (pt) for parking + (pt) podium for parking + 1st to 15th upper floors and Wing "D" comprising for 3 level Basement + podium for parking + + Stilt for Parking+ 1st to 16th + 17th (part) upper floors for Residential user** on plot bearing C.S.No./CTS No. **\$\$\$ \$\$\$ \$\$\$124\$\$\$ 125\$\$\$ 126** of village **ANDHERI** at **Village Marol,Andheri(East),Mumbai** is completed under the supervision of Shri. **Chinmay Niranjn Sangeeta Jani , Architect , Lic. No. CA/2012/55269 , Shri. Achuyt N Watve , RCC Consultant, Lic. No. STR/W/10 and Shri. Mr. Nebu Thomas , Site supervisor, Lic.No. T/179/S-II** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **CHE/WS/0219/K/337(NEW)-CFO/R-III/4** dated **15 September 2018**.

Copy To :

1. Asstt. Commissioner, K/E Ward
 2. A.A. & C. , K/E Ward
 3. EE (V), Western Suburb I
 4. M.I. , K/E Ward
 5. A.E.W.W. , K/E Ward
 6. Architect, Chinmay Niranjn Sangeeta Jani, 7, Sumangal Society, 76/C, R.A.K. Road, Matunga, King Circle
- For information please

Name : Chandrakant Dattatraya
Chaudhari
Designation : Executive
Engineer
Organization : Municipality
Municipal Corporation of Greater Mumbai
Executive Engineer (Building Proposals)
Date : 24-Feb-2020 22:05:21
Municipal Corporation of Greater Mumbai
K/E Ward

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24035273
Fax : 24044532/24024068
/24023516
Email : jdwater@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor,
Sion- Matunga Scheme Road No. 8,
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E),
Mumbai - 400022

Infrastructure /Orange/LSI

Date- ~~1/2019~~

Consent order No: Format1.0/BO/JD(WPC)/UAN No.62158/1st part CO/CC-1905000249 04/05/19

To,
M/s. Shivranjini Properties LLP.,
"Park Royale"
At CTS No. 124,125,126 of Village Marol,
Tal. Andheri(E), Mumbai.

Subject: 1st part Consent to Operate for Residential Housing with Convenient Shopping Project Orange Category.

Ref : 1. Consent application submitted by Sub-Regional Officer, Mumbai-II
2. Minutes of Consent Committee meeting held on 15/03/2019.

Your application: UAN No.0000062158 Dated: 07/12/2018.

For: 1st part Consent to Operate for Residential Housing with Convenient Shopping Project.

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 under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up 31/03/2021.
2. The capital investment of the project is Rs. 190 Crs. (As per C.A certificate submitted by project proponent)
1st part Consent to Operate is valid for construction of Residential Housing with Convenient Shopping project named as M/s. Shivranjini Properties LLP, "Park Royale" At. CTS No. 124,125,126 of Village Marol, Tal. Andheri(E), Mumbai. for Total plot area 19,906.30 Sq.m and Total construction BUA 56,546.06 Sq.m. out of 70,430.53 Sq.m (remaining construction built up area will be 13,884.47 Sq.m) including utilities and services as per Occupation certificate issued by local body.
3. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1	Trade effluent	NIL	NA	NA
2	Domestic effluent	123.00	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
-NA-				

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	357 Kg/day	OWC	Used as Manure
2	Dry garbage	240 Kg/day	-	Segregate and Hand over to Local Body for recycling
3	STP Sludge	10 Kg/Day	-	Used as Manure

6. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
7. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
8. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
9. Project Proponent should properly and regularly operate and maintain the online monitoring system installed for the parameter BOD, SS and flow at the outlet of STP.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding compliance of conditions of EC/ CRZ clearance and C to O.
11. Project Proponent shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/Lit.
12. Project Proponent shall obtain occupancy certificate from competent authority before handover the flats to occupier.
13. The online monitoring system installed by Project Proponent for the parameters flow, BOD and TSS at the outlet of STP shall be connected to Board's Servers.
14. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2016/CR-162/TC-1 dtd. 18/07/2016.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of

Sr. No.	Amount (Rs.)	Transaction No.	Date	TXN Type
1	3,80,000	PSBI6983090028	10/12/2018	Online
2	1,25,000	QSBI7424558453	10/04/2019	Online

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai-II.
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have installed Sewage Treatment Plant (STP) with the design capacity of **195 CMD**.
- B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board Limiting Concentration in mg/l, except for PH
1	BOD (3 days 27oC)	10
2	Suspended Solids	50
3	COD	100
4	Residual Chlorine	1 ppm

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1	Domestic purpose	153.00

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S% SO ₂
-NA-							

* Above roof of the building in which it is installed.

2. The applicant should operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Particulate matter	Not to exceed	150 mg/Nm ³ .
--------------------	---------------	--------------------------

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

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



Maharashtra Pollution Control Board

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	1 st part Consent to Operate	Rs. 10 lakh	15 Days	Towards compliance of Environmental Clearance and Consent conditions.	Continuous	31/07/2021



Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide No: SEAC-2016/CR-162/TC-1 dtd. 18/07/2016.
- 2) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 3) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 4) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 5) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 6) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) 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 55 dB(A) during day time and 45 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.
 - d) 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.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) 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.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 7) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 8) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.**

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000127202/CR/2209000854

Date: 15/09/2022

To,
M/s. Shivranjani Properties LLP, "PARK
ROYALE", CTS NO 124,125,126, Marol
Village, Tal: Andheri Dist: Mumbai
Suburban.



Your Service is Our Duty

Sub: Renewal of Consent to Operate (Part-I) for Residential Building Construction Project

- Ref:**
1. Application Submitted by SRO-Mumbai-II
 2. Minutes of 22nd CC meeting dtd-19.03.2022.
 3. SCN for Refusal of Consent dtd-27.04.2022.
 4. Minutes of 8th CC meeting dtd-30.06.2022.

Your application NO. MPCB-CONSENT-0000127202

For: grant of Consent to Renewal 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. **Renewal of Consent is Valid upto-31.03.2024.**
2. **The capital investment of the project is Rs.223.02 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal is valid for Residential Building Construction Project named as M/s. Shivranjani Properties LLP, "PARK ROYALE", CTS NO 124,125,126, Marol Village, Tal: Andheri Dist: Mumbai Suburban on Total Plot Area of 19906.30 Sq.Mtrs for construction BUA of 56546.06 Sq.Mtrs out of Total Construction BUA of 70430.53 Sq.Mtrs as per EC granted dated-18.07.2016 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-18.07.2016	19906.30	70430.53
2	Consent to Establish dtd-23.04.2014	19906.30	70430.53
3	Consent to Operate (1st Part)- dtd-14.10.2019	19906.30	56546.06

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	123	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
NA	NA	0	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY GARBAGE	240 Kg/Day	Segregation	Sale to authorizes Vendor
2	WET GARBAGE	357 Kg/Day	OWC	used as manure
3	STP SLUDGE	10 Kg/Day	CENTRIFUGE / FILTER PRESS	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
			NA		

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall submit the BG of Rs. 10 lakhs towards O&M of STP, OWC and compliance of conditions stipulated in EC and Consent to Operate.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
13. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
14. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
15. PP shall submit Bank Guarantee of amount of Rs.15.70305 Lakhs (5times of one term consent fees x no of years of violation). The same shall be forfeited as PP has not obtained renewal of consent after 31.03.2021, thus violated the consent conditions.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide dtd-18.07.2016 for construction project having total plot area of 19906.30 Sq.mtrs and total construction BUA of 70430.53 Sq.mtrs as per specific condition of EC.

17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



Ashok Shingare

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b1a71da0
aaa3f24e
8089226f
371ac9a4
518ca61c
f1f18c23
52cd157c

Signed by: **Ashok Shingare**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-09-15 12:29:16 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1338120.00	MPCB-DR-9266	13/12/2021	NEFT
2	75000.00	TXN2208002544	23/08/2022	Online Payment

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
- They are directed to ensure the compliance of the consent conditions.
- They are directed to extend the existing B.G. of Rs.10.0 Lakhs and obtain and forfeit the B.G. of Rs.15.70305 Lakhs not obtaining renewal within time
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **195 CMD for treatment of domestic effluent of 123 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	153.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
NA	NA		0.00	-	-	NA	-

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent	10 Lakhs	Extend the existing	Towards compliance of consent condition	31.03.2024	31.07.2024
2	Renewal of Consent	15.70305 Lakhs	Submit within 15 days	Towards violation that not obtained renewal within time	Forfeit after submission	Forfeit after submission

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	Renewal of Consent	15.70305 Lakhs	Submit within 15 days	towards violation that not obtained renewal within time	Rs.15.70305 Lakhs not obtaining renewal within time	Rs.15.70305 Lakhs not obtaining renewal within time

BG Return details

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

SCHEDULE-IV

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.

- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



PUBLIC NOTICE

We, M/s. Shivranjani Properties LLP, hereby bring to the kind notice of general Public that Environment Department of Government of Maharashtra has granted Environmental Clearance for proposed "Park Royale" situated at CTS Nos. 124, 125, 126 of village Marol, Tal. Andheri, Mumbai, vide their letter dated 14th July, 2014 bearing file no. SEAC-2212 CR-305/TC-2 The copies of the Clearance letter is available with Maharashtra Pollution Control board and may also be seen on the website of the Department of Environment, government of Maharashtra at <http://www.anvis.maharashtra.gov.in>

M/s. Shivranjani Properties LLP

जाहीर सूचना

महाराष्ट्र शासनाने शिवरंजनी प्रॉपर्टीज लिमिटेडला, मुंबई शहरातील माहोल येथील 124, 125, 126, प्लॉट क्रमांक, मराठी बंगला, लक्ष्मण अंधेरी, मुंबई येथील "पार्क रॉयल" या प्रकल्पाने संबंधित 14 जुलै 2014 रोजी जे. सी. सी. 2212CR-305/TC-2 अखेरच्या पर्यावरण विभागात मंजुरी दिली आहे. पर्यावरण विभागात मंजुरी प्राप्त झाल्यानंतर प्रकल्प अंमलबजावणी विभाग, महाराष्ट्र शासनात जाणवी <http://www.anvis.maharashtra.gov.in> वर उपलब्ध झाल्यावर प्रकल्प अंमल

म. शिवरंजनी प्रॉपर्टीज लिमिटेड

हेक्झावेअर टेक्नॉलॉजि
 वी. बाळोकर : प्लॉट क्र. 111, विठ्ठल
 वी. अंधे, ठाणे येथील वी. अंधे, ठाणे