

GAJAANAN PROPERTY DEVELOPERS PRIVATE LIMITED

(Formerly known as Gajanan Builders, firm converted under Part I of Companies Act, 2013)

Regd Off: 201 Nivan CTS No. E/751, S.V. Road, Khar (West) Opp Poddar International School, Mumbai-400052

Tel: 022 26065100 Email: gajanan.builder01@gmail.com

CIN: U45500MH2019PTC334454

5th December, 2023

To,
The Director
Regional Office (West Central Zone),
Ministry of Environment, Forest and Climate Change,
Ground Floor, East wing,
New Secretariat Building,
Civil lane, Nagpur-440001

**Subject: Half-yearly Compliance Report:
April 2023 to September 2023**

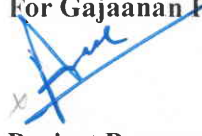
**Project M/s Gajaanan Property Developers Private Limited
Residential cum Commercial Project with SRA Scheme at Plot Bearing CTS No.
410 C/1 (Pt) & 446 C/2 (Pt) at Relief Road, Oshiwara, Andheri, Mumbai,
Maharashtra.**

EC No. SIA/MH/MIS/223894/2021 on dated 09.01.2023

Dear Sir,

We are submitting a half-yearly Compliance Report (hard & soft copy) in respect of the stipulated terms and conditions of 'Prior Environmental Clearance' as specified in 'Environment Clearance' Notification Clause No. 10(ii).

Thanking you,
Yours faithfully,
For Gajaanan Property Developers Private Limited



Project Proponent



Enclosure:

A Hard copy of the compliance and monitoring report

- CC copy to:
1. Regional officer, Maharashtra Pollution Control Board, R.O. Mumbai, at Sion, Mumbai
 2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
 3. Member Secretary, State Environmental Impact Assessment Authority, Govt. of Maharashtra, Mumbai

M/s Gajaanan Property Developers Private Limited

Environmental Clearance Compliance Report

April 2023 to September 2023

Residential Cum Commercial Project with SRA Scheme

at Plot bearing CTS No. 410 C/1 (Pt) & 446 C/2 (Pt) at
Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra.

**(Environmental Clearance
Letter No. SIA/MH/MIS/223894/2021 Dated
09.01.2023)**

CONSULTANT



Mahabal Enviro Engineers Pvt. Ltd.
Engineers, Consultants, Environmental Monitoring Laboratory & Contractors

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COMPLIANCE STATUS OF EC CONDITIONS

**Environment Clearance File vide no: SIA/MH/MIS/223894/2021 Dated
09.01.2023**

No.	Conditions	Compliance	?	P
	Specific Conditions			
A	SEAC Conditions-			
(i)	PP to submit IOD/IOA/ Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra	PP has received sanction plan file no.KW/MHADA/0052/200605121 on 20.12.2023.		
(ii)	PP to obtain the following NOCs as per amended planning: a) Water supply NOC for Rehab building no.5, Sale building no.2 & 3 b) CFO NOC for Rehab building no.5,6 & 7, Sale building no.2 & 3.	PP will comply with the conditions.		
(iii)	PP to revise tree list including nos. of trees to be planted in Miyawaki plantation	PP will provide 721 nos of trees out of which 177 nos of trees will be planted in Miyawaki Plantation.		
(iv)	PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures. Accordingly, revise EMP of Operation phase	PP agrees with the conditions.		
B	SEIAA Conditions-			
(i)	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	PP agrees with the condition.		
(ii)	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	PP will achieve 5% of the total energy requirement from solar/other renewable sources.		
(iii)	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	PP agrees with the conditions.		
(iv)	SEIAA after deliberation decided to grant EC for - FSI - 1,93,604.91 m ² , Non FSI- 1,32,951.88 m ² , Total BUA- 3,26,556.79 m ² . (Plan Approval No. KW/MHADN0052/20060512/LAY, dated 20.12.2021)	Noted.		
	General Conditions:			

No.	Conditions	Compliance	?	P
a)	Construction Phase: -			
I.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The waste generated from the labour camps will be mostly household waste which will be disposed into the municipal bins. Dry waste will be handed over to authorized recyclers. Demolition waste will be disposed as per relevant guidelines. Construction waste will be utilized for plot levelling and backfilling work.		
II.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	Re-utilization & recycling strategy for construction debris has been envisaged. Recycled aggregate will be sold to the recycler. The construction waste will be disposed off as per guidelines. All safety precautions will be put in place by the PP before the commencement of construction activities. The safety nets, safety equipment to the workers, barricading to plot boundary, water spraying at source of dust and noise pollution mitigation measures will be implemented.		
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste is expected to be generated during construction phase, if any hazardous waste is generated, it will be handed over to authorized vendor.		
Iv.	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.	Construction has started. Drinking water, sanitary facilities, and mobile toilets are provided to the workers and staff before the commencement of construction activities. The wastewater during the construction phase is disposed of in sewer line. The waste generated from the labour camps is mostly household waste. This waste is disposed of in municipal bins.		
V.	Arrangement shall be made that waste water and storm water do not get mixed.	The storm water drains and sewer lines are separately provided on site. This arrangement shall ensure that storm water and sewage will not get mixed.		

No.	Conditions	Compliance	?	P
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Pre-mixed concrete and curing agents will be utilized during construction.		
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Ground water will not be utilized during construction or operation phase.		
VIII.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Groundwater will not be utilized during construction or operation phase. In case of withdrawal of groundwater, PP will take prior permission from concerned authority.		
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Suitable mechanism utilized to ensure that the fixtures for showers, flushing and drinking is of low flow.		
X.	The Energy Conservation Building code shall be strictly adhered to.	Appropriate thermal insulation material has been used to fulfill the energy conservation building code requirement.		
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Excavated soil used for land leveling and landscape development		
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The excavated soil will used for backfilling and landscape development.		
XIII.	Soil and ground water samples will be tested to ascertain that there is not threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil and ground water sample from the project site are tested. Monitoring reports for the month of September 2023 are attached.		
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Agreed.		
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	PP will provide DG set at construction site which is of enclosed type and uses diesel as a fuel.		
XVI.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by the Ministry of Road Transport & Highway Department. The validity of Environment Clearance.	Only such vehicles which have PUC certificate and are in good condition will be hired for transport of construction material. Delivery of construction material.		

No.	Conditions	Compliance	?	P
XVII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	The ambient noise levels will be monitored. Construction activities will not be carried out during night time. Efforts will be taken to reduce noise levels during construction phase.		
XVIII.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG Set of Total Capacity 8,035 kVA capacity (1 x 250, 3 x 500, 1 x 325, 1 x 750, 1 x 1010, 2 x 2000, 1 x 200 kVA) will be provided for operation phase. The DG sets will be of enclosed type and will conform to the relevant rules under EP Act, 1986.		
XIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/designated person.	Supervision and monitoring will be carried out to ensure that surroundings are not affected by the proposed project.		
B)	Operation phase: -			
I.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic waste converter and treated waste (manure) should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The waste generated from the labour camps will be mostly household waste which will be disposed into the municipal bins. Dry waste will be handed over to authorized recyclers. Construction waste will be utilized for plot levelling and backfilling work.		
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	PP will comply with the condition.		
III.	a) The installation of the Sewage Treatment plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should	PP will install 9 STP of Total Capacity 2,250 KLD at site. The MBBR technology will be used for the STP. Treated effluent emanating from STP recycled to the maximum extent possible. The plant is designed as per standards prescribed by Maharashtra Pollution Control Board.		

No.	Conditions	Compliance	?	P
	be done. Necessary measures should/Liquid waste and explore the possibility to recycle at least 50% of water, local authority should ensure this.			
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility 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.	STP of 2,250 KLD has been planned. Treated water will be used for flushing and gardening. Solid waste will be segregated at source, dry waste will be handed over to authorized recyclers, and wet waste will be composted in a mechanical composting unit and utilized as manure. STP sludge will be used as manure. Therefore, mentioned infrastructure will be put in place before the occupation of the flats.		
V.	The Occupancy Certificate shall be issued by the local planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted, Occupancy Certificate will be obtained only after the provision of drinking water and sewer connection. Occupancy Certificates of Rehab 1 & 2 have already been obtained		
VI.	Traffic congestion near the entry-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.	Entry and exit to the proposed project are planned such that it will not affect traffic on the adjoining roads. Security personnel will ensure the smooth movement of traffic at the entry and exit gate. Sufficient parking will be provided.		
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted.		
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.	PP will comply with the condition. Tree plantation along the plot boundary will be as per CPCB guidelines.		
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	PP has complied with the conditions.		
X.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Separate funds have been allotted for environment protection measures and EMP and are provided as per planned requirements.		
XI.	The project management shall advertise at least in two local newspapers widely	PP published English advertisement in Free Press		

No.	Conditions	Compliance	?	P
	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://parivesh.nic.in	Journal and a Marathi advertisement in Nav Shakti on the same date i.e., 18.01.2023. Copy of Each is attached as Annexure - II		
XII.	Project Management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	PP agrees with the condition.		
XIII.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.	PP agrees with the condition.		
XIV.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.	Noted and PP will comply with the condition.		
C)	General EC Conditions: -			
I.	PP has to strictly abide by the condition stipulated by SEAC & SEIAA	Agreed. PP will comply with the conditions stipulated by SEAC and SEIAA.		
II.	If applicable "Consent to 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 the start of any construction work at the site.	PP has Received Consent to Establishment of UAN No. MPCB - CONSENT-0000140960 dated. 08/11/2023		
III.	Under the provisions of the Environment (Protection) Act, 1986 legal action shall be initiated against the project proponent if it was found that construction of the project	EC has been received on 09/01/2022.		

No.	Conditions	Compliance	?	P
	has been started obtaining environmental clearance.			
IV.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as be e-mail) to the respective regional office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Noted.		
V.	The environmental statement for each financial year ending 31st march in Form-v as is mandated to be submitted by the project proponent to the concerned state pollution control board as prescribed under the Environment (Protection) Rules, 1986 as amended subsequently shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Six monthly reports regarding the status of compliance of EC conditions is regularly sent to all mandated authorities. Environmental statement for each financial year ending 31 st March in Form-V is submitted to the concerned State Pollution Control Board.		
VI.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Agreed.		
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for wild life as if applicable & this environment clearance does not necessarily imply that Forestry & wild life clearance granted to the project which will be considered separately on merit.	PP will comply with the condition, only as and when it may be applicable.		
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 field against him, if any or action initiated under EP Act.	Noted. Environment clearance is issued dated 09.01.2023. No environmental laws have been violated and there are no cases filed regarding such violations.		

No.	Conditions	Compliance	?	P
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/NOCs shall be obtained before starting proposed work at site.	Noted.		
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental protection Act, 1986.	Noted.		
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Environment Clearance from SEIAA vide file no SIA/MH/MIS/223894/2021 issued on 09.01. 2023. Copy is attached.		
8.	The above stipulations would be enforced among others under the water (prevention and control of Pollution) Act, 1974 the Air (Prevention and Control of Pollution) Act, 1981 the Environment (Protection) Act, 1986 and rules there under, Hazardous wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted.		
9.	Any Appeal against this Environment Clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune) New Administrative Building, 1st floor, D-wing Opposite Council Hall, Pune if preferred, within 30 days as prescribed under section 16 of the National Green Tribunal Act, 2010	Noted.		

CONSENT TO ESTABLISH**Consent Order No. Format1.0/CAC-CELL/UAN No.0000140960/CE/2311000691****Dated: 08.11.2023**

No.	Conditions	Compliance	?	P															
1.	The Consent to Establish is granted for a period up to commissioning of project or up to 5 year whichever is earlier.	Noted.																	
2.	The capital investment of the project is Rs.1470 Cr. (As per undertaking submitted by pp).	PP has submitted the C.A certificate.																	
3.	<div>The Consent to Establish is valid for Residential cum Commercial project with SRA Scheme named as Gajaanan Property Developers Pvt Ltd., SRA Scheme at Plot bearing CTS No. 410 C/1(Pt) & 446 C/2(Pt) at Relief Road, Oshiwara, Andheri, Mumbai on Total Plot Area of 38,900.94 SqMtrs for Total Construction BUA of 3,26,556.79 SqMtrs as per specific condition No. B (4) of EC granted dated 09/01/2023 including utilities and services</div> <table><tr><th>Sr. No</th><th>Permission Obtained</th><th>Plot Area (SqMtr)</th><th>BUA (SqMtr)</th></tr><tr><td>1</td><td>EC dtd.09/01/2023</td><td>38900.94</td><td>326556.779</td></tr></table>	Sr. No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)	1	EC dtd.09/01/2023	38900.94	326556.779	Noted.									
Sr. No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)																
1	EC dtd.09/01/2023	38900.94	326556.779																
4.	<div>Conditions under Water (P&CP), 1974 Act for discharge of effluent:</div> <table><tr><th>Sr. No</th><th>Description</th><th>Permitted (in CMD)</th><th>Stand ards to</th><th>Disposal</th></tr><tr><td>1</td><td>Trade effluent</td><td>Nil</td><td>Nil</td><td>Nil</td></tr><tr><td>2.</td><td>Domestic effluent</td><td>2180</td><td>As per the schedule - I</td><td>The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.</td></tr></table>	Sr. No	Description	Permitted (in CMD)	Stand ards to	Disposal	1	Trade effluent	Nil	Nil	Nil	2.	Domestic effluent	2180	As per the schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.	PP will treat domestic effluent will be reused for flushing & gardening and the renaming will be discharge in municipal sewer.		
Sr. No	Description	Permitted (in CMD)	Stand ards to	Disposal															
1	Trade effluent	Nil	Nil	Nil															
2.	Domestic effluent	2180	As per the schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.															

No.	Conditions				Compliance	?	P	
5.	Conditions under Air (P& CP) Act, 1981 for air emissions:				PP will Provide acoustic DG on site.			
	Stack No.	Description of Stack /Source	Numbers of Stacks	Standards to be achieved				
	S-1	DG Set of 200 KVA	01	As per Schedule – II				
	S-2	DG Set of 250 KVA	01	As per Schedule – II				
	S-3	DG Set of 325 KVA	01	As per the Schedule-II				
	S-4 to S-6	DG Set of 500 KVA x 03	03	As per the Schedule-II				
	S-7	DG Set of 750 kVA	01	As per the Schedule-II				
	S-8	DG Set of 1010 kVA	01	As per the Schedule-II				
	S-9 to S-10	DG Sets of 2000 kVA x 02	02	As per the Schedule-II				
6.	Conditions under Solid Waste Rules, 2016:				PP will treat biodegradable waste will be treated in OWC an be used as manure. The non-biodegradable waste will be segregated and handed over to the local body or sold to a recycler.			
	Sr No	Type of waste	Quantity & UoM	Treat ment				Dispo sal
	1	Bio-degradable Waste	5410 kg/Day	OWC follow ed by comp osting facilit y				Used as Manu re
	2	Non-biodegrada ble Waste	3606 Kg/Day	Segre gatio n				Hand ed Over to Auth. Vend or.
	3	STP Sludge	22 kg/Day	Dryin g				Used as manu re
7.	Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:				Hazardous will be given to the authorized Auth. preprocessor			

No.	Conditions						Compliance	?	P
	Sr No	Type of waste	Quantity	UoM	Treatment	Disposal			
	1	5.1 Used or spent oil	100	Ltr/M	Recycle	Handed over to Auth. preprocessor.			
8.	Conditions under E-Waste Management:						E-waste will be given to the authorized recycler.		
	Sr No	Type of waste	Quantity	UoM	Disposal path				
	1	E waste	45.00	Ton/Y	Handed over to Auth. Vendor.				
9.	This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.						PP agrees with the Condition.		
10.	This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.						PP agrees with the Condition.		
11	PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.						PP agrees with the condition.		
12	The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.						PP agrees with the condition.		
13	PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.						PP agrees with the condition.		
14	PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.						PP agrees with the condition.		
15	PP shall submit BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.						PP agrees with the condition.		

CONSENT SCHEDULE-I**Terms & Conditions for compliance of Water Pollution Control:**

No.	Conditions	Compliance	?	P																								
1.	A] As per your application, you have provided Sewage Treatment Plant of designed capacity 2250 CMD with MBBR technology for the treatment of 2180 CMD of sewage.	Sewage will be treated in STP. The Treated water shall be supplied from the recycled water supply network from STP to individual plots.																										
	<div>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.</div> <table><tr><th>SR. No</th><th>Parameters</th><th>Limiting Concentration not to Exceed in mg/l, expect for pH</th></tr><tr><td>1</td><td>pH</td><td>5.5-9.0</td></tr><tr><td>2</td><td>BOD</td><td>10</td></tr><tr><td>3</td><td>COD</td><td>50</td></tr><tr><td>4</td><td>TSS</td><td>20</td></tr><tr><td>5</td><td>NH4</td><td>5</td></tr><tr><td>6</td><td>N-Total</td><td>10</td></tr><tr><td>7</td><td>Faecal Coliform</td><td>Less than 100</td></tr></table>	SR. No	Parameters	Limiting Concentration not to Exceed in mg/l, expect for pH	1	pH	5.5-9.0	2	BOD	10	3	COD	50	4	TSS	20	5	NH4	5	6	N-Total	10	7	Faecal Coliform	Less than 100	PP will achieve the standards prescribed by the board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent. Monthly monitoring has been done from MOEF&CC recognized laboratory.		
SR. No	Parameters	Limiting Concentration not to Exceed in mg/l, expect for pH																										
1	pH	5.5-9.0																										
2	BOD	10																										
3	COD	50																										
4	TSS	20																										
5	NH4	5																										
6	N-Total	10																										
7	Faecal Coliform	Less than 100																										
	C] The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.	The treated water generates from STP will be recycled water will be flushing, Gardening & vehicle Washing & the excess treated water of will be discharge into the municipal drain.																										
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.	PP agrees with the condition.																										
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	PP agrees with the condition.																										

No.	Conditions	Compliance	?	P															
	of standards and safety of the operation thereof.																		
4	<div><div>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.</div><table><tr><th>Sr. No</th><th>Purpose for water consumed</th><th>Water consumption quantity (CMD)</th></tr><tr><td>1</td><td>Industrial Cooling, Spraying in mine pits or boiler feed</td><td>0.00</td></tr><tr><td>2</td><td>Domestic Purpose</td><td>2332.00</td></tr><tr><td>3</td><td>Processing where by water gets polluted & Pollutants area easily biodegradable</td><td>0.00</td></tr><tr><td>4</td><td>Processing where by water gets polluted & Pollutants area easily biodegradable and are toxic</td><td>0.00</td></tr></table></div>	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	2332.00	3	Processing where by water gets polluted & Pollutants area easily biodegradable	0.00	4	Processing where by water gets polluted & Pollutants area easily biodegradable and are toxic	0.00	Noted.		
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	2332.00																	
3	Processing where by water gets polluted & Pollutants area easily biodegradable	0.00																	
4	Processing where by water gets polluted & Pollutants area 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.	Noted																	

CONSENT SCHEDULE-II**Terms & Conditions for compliance of Air Pollution Control:**

No.	Conditions								Compliance	?	P								
1.	As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-								For operation Phase PP have installed DG set of Capacity 8035 KVA Capacity (1 × 250, 3 × 500, 1 × 325, 1× 750, 1 × 1010, 2 × 2000, 1 × 200 KVA DG set.										
												Stack No.	Source	APC System Provided/Proposed	Stack Height (In Mtr)	Type of Fuel	Sulphur Content (In %)	Pollutant	Standard
												S-1	DG set of 200 KVA	Acoustic Enclosure	30.00	HSD 50 Ltr/Hr	1	SO2	24 Kg/day
												S-2	DG set of 250 KVA	Acoustic Enclosure	30.00	HSD 50 Ltr/Hr	1	SO2	24 Kg/day
												S-3	DG set of 325 KVA	Acoustic Enclosure	30.00	HSD 60 Ltr/Hr	1	SO2	28.80 Kg/day
												S-4 to S-6	DG set of 500 KVA x 03	Acoustic Enclosure	30.00	HSD 150 Ltr/Hr	1	SO2	72 Kg/day
												S-7	DG set of 750 KVA	Acoustic Enclosure	30.00	HSD 110 Ltr/Hr	1	SO2	52.80 Kg/day
												S-8	DG set of 1010 KVA	Acoustic Enclosure	30.00	HSD 125 Ltr/Hr	1	SO2	60 Kg/day
												S-9 to S-10	DG set of 2000 KVA x 02	Acoustic Enclosure	30.00	HSD 300 Ltr/Hr	1	SO2	144 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.								PP agrees with the condition.										
												Total Particular Matter		Not to exceed		150 150 mg/Nm3			
3.	The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution								PP agrees with the Condition.										

No.	Conditions	Compliance	?	P
	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).	PP agrees with the condition.		
5.	Conditions for utilities like Kitchen, Eating Places, Canteens: -			
A	The kitchen shall be provided with exhaust system chimney with oil catcher	PP agrees with the condition.		
B	The toilet shall be provided with exhaust system connected to chimney through ducting.	PP agrees with the condition.		
C	The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).	PP agrees with the condition.		
D	The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbours	PP agrees with the condition.		

CONSENT SCHEDULE-III

No.	Conditions	Compliance	?	P					
1.	Details of Bank Guarantees:		PP has submitted the bank guarantee of Rs. 10 lakhs to MPCB.						
	Sr. No.	Consent (C2E /C2O /C2R)			Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
	1	Consent to Establish			Rs.25 Lacs	15 days	Towards compliance of EC & C to E conditions	Commissioning of the Project or 5 years whichever is earlier	Commissioning of the project or 5 years whichever is earlier
	** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent. # Existing BG obtained for above purpose if any may be extended for period of validity as above.								

BG FORFEITURE HISTORY

<u>Sr.No</u>	<u>CONSENT</u> (C2E/C2O/C2R)	<u>AMOUNT OF BG IMPOSED</u>	<u>SUBMISSION PERIOD</u>	<u>PURPOSE OF BG</u>	<u>AMOUNT OF BG FORFEITURE</u>	<u>REASON OF BG FORFEITURE</u>
NA						

BG RETURN DETAILS

<u>Sr.No.</u>	<u>CONSENT</u> (C2E/C2O/C2R)	<u>BG IMPOSED</u>	<u>PURPOSE OF BG</u>	<u>AMOUNT OF BG</u>
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CONSENT SCHEDULE-IV**Conditions during construction phase**

No.	Conditions	Compliance	?	P
A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.	The waste generated from the Labour camps is mostly household waste. This waste is disposed of in municipal bins		
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.	PP agrees with the condition.		
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Available Noise Monitoring Results for the Month of September 2023 area attached.		

GENERAL CONDITIONS

No.	Conditions	Compliance	?	P
1.	Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler	PP agrees with the Condition.		
2.	Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board	PP agrees with the Condition.		
3.	Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;	PP agrees with the Condition.		
4.	Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all	PP agrees with the Condition.		

No.	Conditions	Compliance	?	P
	the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.			
5.	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.	PP agrees with the Condition		
6.	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.	PP agrees with the Condition		
7.	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.	PP agrees with the Condition		
8.	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.	PP agrees with the Condition		
9. 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.	PP agrees with the Condition		
	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.	PP agrees with the Condition		
	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.	PP agrees with the Condition		
	d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.	PP agrees with the Condition		

No.	Conditions	Compliance	?	P
	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.	PP agrees with the Condition		
	f) D.G. Set shall be operated only in case of power failure.	PP agrees with the Condition		
	g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.	PP agrees with the Condition		
	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.	PP agrees with the Condition.		
10.	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.	PP will treat the Biodegradable waste using OWC and use it as manure. The non-biodegradable waste will be segregated and handed over to local body for recycling.		
11.	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.	PP agrees with the Condition		
12.	Applicant shall submit official e-mail address and any change will be duly informed to the MPCB	PP agrees with the Condition		
13.	The treated sewage shall be disinfected using suitable disinfection method.	PP agrees with the Condition		
14	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.	PP agrees with the Condition		
15	The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.	PP agrees with the Condition		

ANNEXURE-I

Site Photographs







१० नव शक्ति। मुंबई, बुधवार, १८ जानेवारी २०२३

Marathi Advertisement dated 18.01.2023

English Advertisement dated 18.01.2023

ANNEXURE -III

Consent to Establish

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000140960/CE/2311000691

Date: 08/11/2023

To,
Gajaanan Property Developers Pvt Ltd.,
SRA Scheme at Plot bearing CTS No. 410
C/1(Pt) & 446 C/2(Pt) at Relif Road,
Oshiwara, Andheri, Mumbai.



Your Service is Our Duty

Sub: Grant of Consent to Establish for proposed Residential cum Commercial project with SRA Scheme under Red/LSI Category.

- Ref:**
1. Environment Clearance for proposed Residential cum Commercial project with SRA Scheme accorded by Env. Dept, GoM vide letter SIA/MH/MIS/223894/2021 dtd. 09/01/2023.
 2. Minutes of Consent Appraisal Committee meeting held on 05/07/2023.

Your application NO. MPCB-CONSENT-0000140960

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.1470 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Residential cum Commercial project with SRA Scheme named as Gajaanan Property Developers Pvt Ltd., SRA Scheme at Plot bearing CTS No. 410 C/1(Pt) & 446 C/2(Pt) at Relif Road, Oshiwara, Andheri, Mumbai on Total Plot Area of 38,900.94 SqMtrs for Total Construction BUA of 3,26,556.79 SqMtrs as per specific condition No. B (4) of EC granted dated 09/01/2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 09/01/2023	38900.94	326556.79

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	2180	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set of 200 kVA	01	As per Schedule -II
S-2	DG Set of 250 kVA	01	As per Schedule -II
S-3	DG Set of 325 kVA	01	As per Schedule -II
S-4 to S-6	DG Sets of 500 kVA x 03	03	As per Schedule -II
S-7	DG Set of 750 kVA	01	As per Schedule -II
S-8	DG Set of 1010 kVA	01	As per Schedule -II
S-9 to S-10	DG Sets of 2000 kVA x 02	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	5410 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	3606 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	22 Kg/Day	Drying	Used as Manure.

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/M	Recycle	Handed over to Auth. reprocessor.

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	45.00	Ton/Y	Handed over to Auth. Vendor.

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
- The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

13. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
15. PP shall submit BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	2940000.00	MPCB-DR-13311	25/07/2022	RTGS

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, Sion, Mumbai



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 2250 CMD with MBBR technology for the treatment of 2180 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	2332.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set of 200 kVA	Acoustic Enclosure	30.00	HSD 50 Ltr/Hr	1	SO ₂	24 Kg/Day
S-2	DG Set of 250 kVA	Acoustic Enclosure	30.00	HSD 50 Ltr/Hr	1	SO ₂	24 Kg/Day
S-3	DG Set of 325 kVA	Acoustic Enclosure	30.00	HSD 60 Ltr/Hr	1	SO ₂	28.80 Kg/Day
S-4 to S-6	DG Sets of 500 kVA x 03	Acoustic Enclosure	30.00	HSD 150 Ltr/Hr	1	SO ₂	72 Kg/Day
S-7	DG Set of 750 kVA	Acoustic Enclosure	30.00	HSD 110 Ltr/Hr	1	SO ₂	52.80 Kg/Day
S-8	DG Set of 1010 kVA	Acoustic Enclosure	30.00	HSD 125 Ltr/Hr	1	SO ₂	60 Kg/Day
S-9 to S-10	DG Sets of 2000 kVA x 02	Acoustic Enclosure	30.00	HSD 300 Ltr/Hr	1	SO ₂	144 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm 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).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 25 Lacs	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

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

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
- Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board

3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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).
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



ANNEXURE IV

Previous year Acknowledgement Copy



Ajeet Kumar CMD <mahabal.thane@gmail.com>

EC Compliance monitoring Report Submission_October 2022 to March 2023_Residential cum Commercial Project with SRA Scheme at Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra

1 message

mahabal.thane@gmail.com <mahabal.thane@gmail.com>

Wed, Aug 23, 2023 at 10:25 AM

To: vijay.patil@nic.in

Cc: priyankashinde <priyankashinde@ymail.com>, Devang Gandhi <devang@paradigmrealty.co.in>

To,
Environment Department,
Government of Maharashtra
15th floor, New Administrative Building,
Mantralaya, Mumbai-400032

Reference: Environmental Clearance Letter no: SIA/MH/MIS/223894/2021 Dated 09.01.2023

Dear Sir,
Please find attached herewith the half-yearly compliance monitoring report of Residential cum Commercial Project with SRA Scheme at Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra

District Mumbai - October 2022 to March 2023

--

Regards, Gaurav Patil 9082288339

=====

Office of: **Mahabal Enviro Engineers Pvt. Ltd.- THANE BRANCH**

Plot F 7, Road 21, MIDC Wagle Estate, Thane West-400604

(Turn opp. Toyota showroom @ Golden Nest Hotel >>straight>> 550m)

Phone: 022-35097207/9137566620/8928386332 Email: mahabal.thane@gmail.com

PLEASE NOTE THIS IS COMMON EMAIL ID USED BY ALL STAFF MEMBERS FOR GENERAL COMMUNICATION ONLY.



Compliance Report_Gajaanan Property Developers Private Limited_Oct 2022 to Mar 2023.pdf

2091K



Ajeet Kumar CMD <mahabal.thane@gmail.com>

EC Compliance monitoring Report Submission_October 2022 to March 2023_Residential cum Commercial Project with SRA Scheme at Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra

1 message

mahabal.thane@gmail.com <mahabal.thane@gmail.com>

Wed, Aug 23, 2023 at 10:25 AM

To: eccompliance-mh@gov.in

Cc: [priyankashinde <priyankashinde@ymail.com>](mailto:priyankashinde@ymail.com), Devang Gandhi <devang@paradigmrealty.co.in>

To,
The Director
Integrated Regional Office,
Ministry of Environment, Forest and Climate Change,
Ground Floor, East wing,
New Secretariat Building,
Civil lane, Nagpur-440001

Reference: Environmental Clearance Letter no: SIA/MH/MIS/223894/2021 Dated 09.01.2023

Dear Sir,
Please find attached herewith the half-yearly compliance monitoring report of Residential cum Commercial Project with SRA Scheme at Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra

District Mumbai - October 2022 to March 2023

--

Regards, Gaurav Patil 9082288339

=====

Office of: [Mahabal Enviro Engineers Pvt. Ltd.- THANE BRANCH](#)

Plot F 7, Road 21, MIDC Wagle Estate, Thane West-400604

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Ajeet Kumar CMD <mahabal.thane@gmail.com>

EC Compliance monitoring Report Submission_October 2022 to March 2023_Residential cum Commercial Project with SRA Scheme at Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra

1 message

mahabal.thane@gmail.com <mahabal.thane@gmail.com>

Wed, Aug 23, 2023 at 10:25 AM

To: sromumbai1@mpcb.gov.in, mpcbmumbai@mpcb.gov.in

Cc: priyankashinde <priyankashinde@ymail.com>, Devang Gandhi <devang@paradigmrealty.co.in>

To,
Sub Regional Office,
Kalpataru Point, 1st floor, Opp.
PVR Theatre, Sion (E),
Mumbai-400022 ,Maharashtra

Reference: Environmental Clearance Letter no: SIA/MH/MIS/223894/2021 Dated 09.01.2023

Dear Sir,
Please find attached herewith the half-yearly compliance monitoring report of Residential cum Commercial Project with SRA Scheme at Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra

District Mumbai - October 2022 to March 2023

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Regards, Gaurav Patil 9082288339

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Compliance Report_Gajaanan Property Developers Private Limited_Oct 2022 to Mar 2023.pdf
2091K

ANNEXURE V

Environment Clearance letter



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

To,

The Director

GAJAANAN PROPERTY DEVELOPERS PRIVATE LIMITED

201, 2nd Floor, Nivan S.V Road, Opp-Poddar High School, Khar West,
Mumbai-400052 -400052

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/223894/2021 dated 28 Feb 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B039MH117201 |
| 2. File No. | SIA/MH/MIS/223894/2021 |
| 3. Project Type | New |
| 4. Category | B1 |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Application for EC for proposed
Residential cum Commercial project with
SRA scheme at plot bearing CTS No. 410
C/1(Pt) & 446 C/2 (Pt) at Relief Road,
Oshiwara, Andheri, Mumbai, Maharashtra
by M/s. Gajaanan Property Developers
Private Limited. |
| 7. Name of Company/Organization | GAJAANAN PROPERTY DEVELOPERS
PRIVATE LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 09/01/2023

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

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

This is a computer generated cover page.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/223894/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Gajaan Property Developers Private Limited,
CTS No. 410 C/1(Pt) & 446 C/2 (Pt) at Relief Road,
Oshiwara, Andheri, Mumbai

Subject : Environmental Clearance for proposed Residential cum Commercial project with SRA scheme at plot bearing CTS No. 410 C/1(Pt) & 446 C/2 (Pt) at Relief Road, Oshiwara, Andheri, Mumbai by M/s. Gajaan Property Developers Private Limited.

Reference : Application no. SIA/MH/MIS/223894/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 182nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 253rd (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 21st November, 2022.

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

Sr. No.	Description	Details	
1.	Proposal Number	SIA/MH/MIS/223894/2021	
2.	Name of project	Proposing for Residential cum Commercial project with SRA scheme a plot bearing CTS No. 410 C/1(Pt) & 446 C/2 (Pt) at Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra.	
3	Project category	B Category (8 (b))	
4	Type of Institution	Private Limited	
5	Project Proponent	Name	Mr. Swadesh Anand
		Regd. Office address	201, 2 nd Floor, Nivan,SV Rd, Opp. Podar High School, Khar West, Mumbai-400052
		Contact number	022-2678 8777
		e-mail	poojashirke@paradigmrealty.co.in
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. NABET ACCREDIATION: QCI/NABET/EIA/ACO/17/00427	
7	Applied for	Fresh	

8	Location of the project	Plot bearing CTS No. 410 C/1(Pt) & 446 C/2 (Pt) at Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra				
9.	Latitude and Longitude	Latitude: 19°08'54.17"N and Longitude: 72°50'27.28"E				
10	Plot Area (sq.m.)	38,900.94 m ²				
11	Deductions (sq.m.)	2,783.92 m ²				
12	Net Plot area (sq.m.)	36,117.02 m ²				
13	Ground coverage (m ²) & %	20,423.91m ² (52.4%)				
14	FSI Area (sq.m.)	1,93,604.91 m ²				
15	Non-FSI (sq.m.)	1,32,951.88 m ²				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	3,26,556.79 m ²				
17	TBUA (m2) approved by Planning Authority till date	1,93,604.91m ² (The plan is approved from SRA vide No. KW/MHADA/0052/20060512/LAY dated 20.12.2021)				
18	Earlier EC details with Total Construction area, if any.	Not applicable				
19	Construction completed as per earlier EC (FSI + Non FSI) (m ²)	Not Applicable				
20	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.	Height (m)
	----	-----	----	Rehab Bldg. 1 & 2	Ground+ 8 th floor	35.40
	----	---	---	Rehab building 3 (Wing A, B & C)	Ground +10+ 11 th (pt) floor	47.10
	----	-----	----	Rehab building 3 (Wing D)	G + 9 th floor	39.30
	----	---	---	PAP / REHAB Bldg. No. 4 (wing A)	Ground +1 st to 38 th floor	119.00
	----	-----	----	PAP / REHAB Bldg. No. 4 (wing B):	Ground+ 8 th floor+ 9 th (part) floor	39.30
	----	-----	----	Composite building 5 (Rehab wing)	Ground+ 1 st to 12 th floor	31.50
	----	---	---	Composite building 5 (College wing)	Ground+ 1 st to 7 th floor	31.50
	----	-----	----	PAP Bldg. No. 6	Stilt + 38 th Floors	119.00
	----	-----	----	Sale bldg. 1A:	B+G+2P+3 rd E-Deck + 4 th to 38 th floor	119.28

	---	---	---	Sale bldg. 2:	LG+ G+ E-Deck + 2 nd to 38 th floor	119.30
	---	---	---	Mall (Sale building 3):	2B+ LG+ G+6 th floor	31.90
	---	---	---	Composite Sale bldg. No. 7:	Ground +7 th floors	27.60
	---	---	---	Parking Towers:	3 Nos.	
21	No. of Tenements & Shops			Sale Flats: 1,206 Nos. Sale Shops: 136 Nos. Rehab Shops: 870 Nos. PAP Flats: 1,733 Nos. Balwadi: 11 Nos. Welfare Centre: 22 Nos. Anganwadi: 11 Nos. Fitness Centre: 01 Nos. Society Office: 26 Nos. College Area: 3,602 m ² Mall Commercial area: 47,154.88 m ² Theatre: 9,654.80 m ² (3446 seats) Office: 1 Nos. (area: 91.21m ²)		
22	Total Population			31,801Nos.		
23	Total Water Requirements CMD			2,332 KLD		
24	Under Ground Tank (UGT) location			Underground/Basement		
25	Source of water			MCGM		
26	STP Capacity & Technology			9 STP's of total capacity 2,250 KLD with MBBR technology		
27	STP Location			Ground and below Ground		
28	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage Generation: 2,180 KLD % discharged in sewer line: 27%		
29	Solid Waste Management during Construction Phase			Type	Quantity	Treatment / disposal
				Dry waste	40 Kg/d	Handed over to local body
				Wet waste	60 Kg/d	Handed over to local body
				Construction waste	9,500 m ³	Will be handled as per Construction Waste Rule, 2016
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			Dry waste	3,606 Kg/d	Handed over to local body
				Wet waste	5,410 Kg/d	8 Mechanical Composting Units of total 5700 kg/d capacity
				E-Waste	45 Ton/yr	Handed over to Authorized recycler
				STP Sludge	22 Kg/d	STP sludge will be

		(dry)		composted
31	RG Area in Sq. m.	RG provided on Mother earth: 2,175.59 m ²		
		Paved RG provided on Ground: Nil		
		RG provided on Podium: 3,251.41m ²		
		Total RG provided: 5,427.00m ²		
		Existing trees on plot: 5 Nos.		
		Number of trees to be planted: 721 Nos.		
		a) In RG area: 544 Nos.		
		b) In Miyawaki Plantation (with area): 177 Nos		
		Number of trees cut: Nil		
		Number of trees transplanted on site: 04 Nos.		
		Number of trees retained: 01 Nos.		
		Total Nos. of trees on plot: 725 Nos. (Including New + Existing retained & transplanted)		
32	Power Requirements	During Operation Phase:		
		Details/Source	ADANI	
		Connected load	28.0 MW	
		Demand Load	18.0 MW	
33	Energy Efficiency	a) Total Energy saving (%): 14.1%		
		b) Solar energy (%): 5.0 % (Solar panels: 1,050kWp)		
34	D.G. set capacity	8,035 kVA capacity (1 x 250, 3 x 500, 1 x 325, 1 x 750, 1 x 1010, 2 x 2000, 1 x 200 kVA)		
35	No. of 4-W & 2-W Parking with 25% EV	4W: 2306 Nos 2W: 696 Nos (Total EV charging Points: 750 Nos.)		
36	No. & capacity of Rain water harvesting tanks /Pits	9 Rainwater Harvesting Tanks of total 780 KL capacity.		
37	Project Cost in (Cr.)	Rs. 1470 Cr.		
38	EMP Cost	Operation phase: Capital Cost is Rs. 3,195 Lakh and O & M Cost is 318 Lakh/yr (Including DMP cost)		
39	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	Not Applicable. (as per MoEF&CC OM F. NO. 22-65/2017-IA.III Dt. 25.02.2021)		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No Court case is pending against the project		

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 253rd (Day-4) meeting held on 21st November, 2022 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs as per amended planning:
a) Water supply NOC for Rehab building no.5, Sale building no.2 & 3; b) CFO NOC for Rehab building no.5,6 & 7, Sale building no.2 & 3.
3. PP to revise tree list including nos. of trees to be planted in Miyawaki plantation.
4. PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures. Accordingly, revise EMP of Operation phase.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI – 1,93,604.91 m², Non FSI- 1,32,951.88 m², Total BUA- 3,26,556.79 m². (Plan approval No. KW/MHADA/0052/20060512/LAY, dated 20.12.2021)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. 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.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

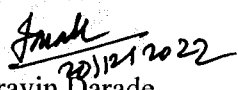
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the

respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

ANNEXURE VI

Environmental Monitoring Report



Mahabal Enviro Engineers Pvt. Ltd.

Engineers, Consultants, Environmental Monitoring Laboratory & Contractors

Plot Nos. 13,14,17,18, Grampanchayat Bokhara, 8 km from Nagpur City,

Opp. Patel Petrol Pump, Chhindwara Road, Koradi, Dist.Nagpur-441111

Phone : 91-712-2612162 T/Fax: 91-712-2612212 Email: nagpur@mahabal.com

Ambient Air Quality Monitoring Report

Report No. : ME-TH0787-230925-SA-GPDPL			Date: 25.09.2023
Name and address of Customer	Gajanan Property Developers Pvt. Ltd. At Relief Road, Oshiwara, Andheri, Mumbai		Order Reference:
			Telephonic Discussion
Sample Description/Type	Ambient Air Quality Monitoring	Sample Collected by	Laboratory
Sampling Location	1. Main gate	Sample Quantity/Packing	Filter Paper (PM ₁₀): 3 X 3 No. Filter Paper (PM _{2.5}): 1 X 3 No. SO ₂ : 30mL X18 No. PVC Bottle NO ₂ : 30 mL X18 No. PVC Bottle
Date of Sampling	15.09.2023	Date of Receipt of Sample	17.09.2023
Sampling Procedure	As per Method reference		
Date of Start of Analysis	17.09.2023	Date of Completion of Analysis	25.09.2023

Meteorological Data/Environmental Conditions					
Avg. Wind Velocity	Prominent Wind Direction	Relative Humidity (%)		Temperature (°C)	
6.56 km/h	W	Max.	Min.	Max.	Min.
		91	80	24	22
Duration of Survey					24 hours
Parameter	Unit	Result		*NAAQM Standard	Method Reference
Sulphur Dioxide (SO ₂)	µg/m ³	9.7	80		CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.1-6
Nitrogen Dioxide (NO ₂)	µg/m ³	17.2	80		CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.7-10
Particulate Matter (size less than 10µm) or PM ₁₀	µg/m ³	69	100		CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.11-14
Particulate Matter (size less than 2.5µm) or PM _{2.5}	µg/m ³	38	60		CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.15-30
Remarks: TWA - Time Weighted Average, *- NAAQS specified as: 24 h. TWA in case of SO ₂ , NO ₂ , PM ₁₀ , PM _{2.5}					

-----END-----

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi

TECHNICAL MANAGER



Note:

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Page 1 of 1

Plot No. F-7, Road No. 21, MIDC Wagle Estate, Thane West - 400604, Maharashtra
(600 m from Hotel Rukhmini Palace Turn Opp Toyota Show Room. Next to Ashida Electrical - near J B Sawant Bus Stop)
Phone: 2582 0658/ 3139/ 1663/ 3154 Fax: 91-22-25823543 thane@mahabal.com



Mahabal Enviro Engineers Pvt. Ltd.

Engineers, Consultants, Environmental Monitoring Laboratory & Contractors

Plot Nos. 13,14,17,18, Grampanchayat Bokhara, 8 km from Nagpur City,

Opp. Patel Petrol Pump, Chhindwara Road, Koradi, Dist.Nagpur-441111

Phone : 91-712-2612162 T/Fax: 91-712-2612212 Email: nagpur@mahabal.com

Noise Level Monitoring Report

Report No.: ME-TH0788-230925-SA-GANESH GRAPHIC		Date: 25.09.2023
Name and Address of Customer	Gajanan Property Developers Pvt. Ltd. At Relief Road, Oshiwara, Andheri, Mumbai	Order Reference:
		Telephonic Discussion
Date of Sampling	16.09.2023	
Sampling Procedure	IS 9876:1981 & manufacturer Manual	

Sr. No.	Location	Time	Sound Level dB(A) Fast Response	Sound Level dB(A) Slow Response
1	Project Site			
	Backside Area			
	Day	11:45	64	64
	Night	22:45	51	52
2	Near Site Office			
	Day	11:30	70	68
	Night	22:00	55	53
Noise Level Standard				
Area Code	Area	Limit in dB(A) weighted scale		
		Day	Night	
A	Industrial	70	67	
B	Commercial	65	60	
C	Residential	50	48	
D	Silence Zone	50	40	

END

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Phone : 91-712-2612162 T/Fax: 91-712-2612212 Email: nagpur@mahabal.com

Water Sample Analysis Report

Report No.: ME-TH0789-230925-SA-GANESH GRAPHIC			Date: 25.09.2023
Name and Address of Customer	Gajanan Property Developers Pvt. Ltd. At Relief Road, Oshiwara, Andheri, Mumbai		Order Reference:
			Telephonic Discussion
Sample Description/Type	Drinking Water	Sample Collected by	Laboratory
Sampling Location	MIDC Office	Sample Quantity/Packing	2 L X 2 No. PVC Can 500mL X 1 No. Sterile
Date of Sampling	16.09.2023	Date of Receipt of Sample	17.09.2023
Sampling Procedure	IS:3025(Part I):1987 RA 2003; IS 1622:1981 RA 1996 Ed 2.4 (2003); APHA 23 rd Ed. 2017, 1060-B, 1-40; 9060 A, 9-36		
Date of Start of Analysis	17.09.2023	Date of Completion of Analysis	25.09.2023

Sr. No.	Parameter	Unit	Result	Method Reference
1	Colour	Hazen	1	APHA 23 rd Ed. 2017, 2120-B, 2-6
2	Odour	-	Agreeable	IS 3025 (Part 5):1984, Reaffirmed
3	Turbidity	-	0.4	APHA 23 rd Ed. 2017, 2130-B, 2-13
4	pH	NTU	7.6	APHA 23 rd Ed. 2017, 4500-H+-B, 4-95
5	Total Dissolved Solids	-	88	IS 3025 (Part 16):1984, Reaffirmed
6	Alkalinity Total (as CaCO ₃)	mg/L	BQL (LOQ:1)L	IS 3025 (Part 23):1986 Reaffirmed 2009
7	Total Hardness (as CaCO ₃)	mg/L	42	APHA 23 rd Ed. 2017, 2340-C, 2-48
8	Calcium (as Ca)	mg/L	12.4	APHA 23 rd Ed. 2017, 3500-Ca-B, 3-69
9	Magnesium (as Mg)	mg/L	7.4	APHA 23 rd Ed. 2017, 3500-Mg- B, 3-
10	Free Chlorine (Residual)	mg/L	0.16	APHA 23 rd Ed. 2017, 3500-Mg- B, 3-
11	Chloride	mg/L	5.9	APHA 23 rd Ed. 2017, 4500-Cl-B, 4-75
12	Sulphate	mg/L	5.2	APHA 23 rd Ed. 2017, 4500- SO ₄ -E, 4-
13	Fluoride	mg/L	0.24	APHA 23 rd Ed. 2017, 4500-F, D, 4-90
14	Iron	mg/L	0.100	APHA 23 rd Ed. 2017, 3111-B, 3-20
Microbiological Ana				
15	Total Coliforms	MPN/100mL	Absent	APHA 23 rd Ed. 2017, 9221-B & C, 9-
16	E. coli	MPN/100mL	Absent	APHA 23 rd Ed. 2017, 9221-B, C & G,
Remarks:				

-----END-----

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