

Department of Environment, Mantralaya, Mumbai.

AVENTA PROPERTIES LLP

3 A/B, RAJABAHADUR MANSION, 20 AMBALAL DOSHI MARG, FORT, MUMBAI – 400 023

Tel.: 022-22691166 / 22633388

Fax: 66356677

LLPIN: AAA-3238

Date: 20/12/2025

To,

The Member Secretary, Regional Office,
Maharashtra Pollution Control Board,
Kalpataru Point, 1st floor, In front of Cine Planate Theater,
Sion Circle, Shiv (East), Mumbai – 400 022. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions Stipulated in Environment clearance letter for the proposed 'Redevelopment Project at plot bearing F.P. nos. 206 & 207, TPS III, L.J. Road, Mahim, Mumbai. Maharashtra.'

Ref. No. : Environment clearance no. SIA/MH/INFRA2/412558/2022, dated: 26/09/2023.

Respected Sir / Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of our construction work and point-wise compliance status to various stipulations in its Environment clearance no. **SIA/MH/INFRA2/412558/2022, dated: 26/09/2023.** along with the necessary annexure.

This compliance report is submitted for the period from **April 2025 to September 2025.**

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

Thanking You & Yours Sincerely,

For, Aventa Properties LLP

FARSHID

ASPAN

COOPER

Authorized Signatory

Digitally signed by FARSHID ASPAN COOPER
DN: c=IN, o=Personal, postalCode=400026,
j=Mumbai, st=Maharashtra, street=501, AVENTA,
ALTAMOUNT ROAD, Cumballa Hill, Mumbai,
Maharashtra India: 400026, CUMBALLA HILL,
100-3394,
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78841a05f029f4c0a31303f6ac4182a2,
email=farshidcooper@gmail.com, cn=FARSHID
ASPAN COOPER
Date: 2025.12.20 13:30:20 +05'30'

Encl : Part A: Current status of construction work.

Part B: Point-wise compliance status.

Datasheets & Annexures.

Copy to Regional Office, MoEF & CC, Nagpur.

Department of Environment, Mantralaya, Mumbai.

Regional Office, CPCB, Pune.

AVENTA PROPERTIES LLP

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Tel.: 022-22691166 / 22633388

Fax: 66356677

LLPIN: AAA-3238

Date: 20/12/2025

To,

The Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
Department of Environment, Government of Maharashtra,
217, 2nd Floor, Mantralaya Annex Building, Madam Cama Road,
Mantralaya, Mumbai – 400 032. Maharashtra

Sub : Submission of six-monthly compliance status report as per terms & conditions Stipulated in Environment clearance letter for the proposed 'Redevelopment Project at plot bearing F.P. nos. 206 & 207, TPS III, L.J. Road, Mahim, Mumbai. Maharashtra.'

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Maharashtra India - 400026, CUMBALLA HILL,
506-5394,
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serialNumber=a60b0c3383f8a7846c10a9c57b
578841a2b7b26e4e9a1136386ac493d2,
email=farshidcooper@gmail.com, cn=FARSHID
ASPAN COOPER
Date: 2025.12.20 13:31:02 +05'30'

Authorized Signatory

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

Copy to Regional Office, MoEF & CC, Nagpur.
Regional Office, MPCB, Sion, Mumbai.
Regional Office, CPCB, Pune

AVENTA PROPERTIES LLP

3 A/B, RAJABAHADUR MANSION, 20 AMBALAL DOSHI MARG, FORT, MUMBAI – 400 023

Tel.: 022-22691166 / 22633388

Fax: 66356677

LLPIN: AAA-3238

Date: 20/12/2025

To,

Regional Directorate, Pune, Central Pollution Control Board,
(Ministry of Environment, Forest & Climate Change), Govt. of India,
Survey no. 110, Dhankude Multipurpose Hall,
Baner Road, Baner, Pune – 411 045. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions Stipulated in Environment clearance letter for the proposed 'Redevelopment Project at plot bearing F.P. nos. 206 & 207, TPS III, L.J. Road, Mahim, Mumbai. Maharashtra.'

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Maharashtra India - 400026, CUMBALA HILL,
tel=+919425420446, email=farshidcooper@gmail.com, cn=FARSHID
ASPAN COOPER
Date: 2025.12.20 13:31:46 +05'30'

Encl : Part A: Current status of construction work.

Part B: Point-wise compliance status.

Datasheets & Annexures.

Copy to Regional Office, MPCB, Sion, Mumbai.

Department of Environment, Mantralaya, Mumbai.

Regional Office, MoEF & CC, Nagpur.

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: Part A:

Current Status of Work

Status of construction work	:	Construction work done on site as on September 2025 is 28485.21 Sq. Meters out of Total BUA of 29,154.99 sq. m
Date of commencement (Actual and/or planned)	:	February 2018 (Actual)
Date of completion (Actual and/or planned)	:	December 2025 (Planned)

: PART B:

Compliance status of conditions stipulated in Environmental clearance letter for the proposed 'Redevelopment project at plot bearing F.P. nos. 206 & 207 TPS III L. J. Road, Mahim, Mumbai by SEIAA, Govt. of India vide letter no. SEAC-2014/CR-35/TC-1, dated: 01/12/2014 and further expansion in EC no. SIA/MH/INFRA2/412558/2022, dated: 26/09/2023 are as follows:

Sl. No.	Stipulated Clearance Conditions	Compliance Status
SPECIFIC CONDITIONS:		
PART A: SEAC CONDITION:		
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 thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	<ul style="list-style-type: none"> ❖ Municipal Corporation Greater Mumbai (MCGM) issued concession approval for project vide letter no. EB/6939/GN/A/337/5/AMEND, dated: 03/01/2022. ❖ Please refer Annexure – 1 for concession approval. ❖ Undertaking stating breakup of commensurate Non FSI area as per approval received from MCGM. ❖ Please refer Annexure – 2 for Undertaking for Non FSI.
ii.	PP to obtain following NOCs & remarks as per amended planning: a) Water supply; b) Sewer connection; c) SWD NOC/remarks; d) HRC NOC; e) Tree NOC f) CRZNOC	<p><u>Water supply:</u></p> <ul style="list-style-type: none"> ❖ MCGM issued Water NOC for the project vide letter no.278, dated: 26/05/2014. ❖ Please refer Annexure – 3 for Water NOC. <p><u>Sewer connection:</u></p> <ul style="list-style-type: none"> ❖ MCGM issued sewer remarks for project vide letter no. EEMMS/348/City. dated: 27/04/2015. ❖ Please refer Annexure – 4 for Sewer remarks. <p><u>SWD NOC:</u></p> <ul style="list-style-type: none"> ❖ MCGM issued SWD remarks for project vide letter no. Dy.Ch.E/SWD/621, dated: 04/06/2014. ❖ Please refer Annexure – 5 for SWD NOC. <p><u>HRC NOC:</u></p> <ul style="list-style-type: none"> ❖ MCGM issued HRC NOC for project vide letter no. CHE/HRB-662/DPWS, dated: 22/03/2018. ❖ The project was presented in 30th HRC meeting dt. 12.06.2023 wherein Hon. Technical Committee for Hire Rise Bldgs. has appraised the case and recommended for High Rise Clearance. Minutes of the meeting are attached. ❖ Please refer Annexure – 6 for HRC NOC & Minutes of High Rise Technical committee.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		<u>Tree NOC:</u> ❖ Tree Authority of MCGM issued tree NOC for project vide letter no. D/SG/City/76/Prop/III dated: 07/01/2015. ❖ Please refer Annexure – 7 for Tree NOC <u>CRZ NOC:</u> ❖ NOC not applicable as project site is not affected by CRZ area. CZMP Map with project site marked is attached. ❖ Please refer Annexure – 8 for CZMP Map with project site.
iii.	PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur	❖ Regional Officer MoEF & CC, Nagpur visited project site on 09/03/2023 and issued certified compliance report on Dated: 13/04/2023. ❖ Compliance report against Non-compliance and partial compliance of Environment Clearance conditions is attached. ❖ Please refer Annexure – 9 for CCR & Action taken report.
iv.	PP to submit latest architect certificate for construction done on site.	❖ Please refer Annexure – 10 for Architect certificate for construction done on site.
v.	PP submit undertaking and Architect certificate mentioning that there is no change in location of environmental services as approved in earlier EC & they have not utilized potential of vacant plot in proposed development.	❖ We would like to submit here that there is no vacant plot in proposed development ❖ Undertaking & Architect certificate mentioning that there is no change in location of environmental services as approved in earlier EC is attached. ❖ Please refer Annexure – 11 for Undertaking no change in location of environmental services.
vi.	PP to include cost of basement ventilation, air purification & mechanical ventilation in EMP & accordingly, revise the EMP of Operation phase	❖ There are no car parking proposed in the basement hence air purification system is not proposed however proper mechanical ventilation as per NBC norms is proposed for basement area. ❖ We have already considered costing towards Mechanical ventilation for basement area in Disaster Management costing. ❖ Please refer Annexure – 12 for EMP Costing of operation phase.
vii.	PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures & include the cost of same in construction phase EMP & accordingly	❖ We have proposed water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures. Costing for Low Flow Devices (Rs. 18.72 Lacs) is included

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	revise EMP of construction & operation phase.	in EMP of Operation phase. ❖ Please refer Annexure – 12 for EMP Costing of operation phase.
viii.	PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water	❖ We would like to mention here that after full occupation of this project the total treated sewage available for reuse will be 69 KLD. ❖ Recycling of treated sewage shall be done for flushing (31 KLD) and gardening (1 KLD) within site which will help to reduce the quantity of treated sewage to the tune of 53%. ❖ In addition to reuse of treated sewage on site the excess treated sewage i.e. 13 KLD shall be given to tanker water supplier agency Rajlaxmi Services which will be used for nearby construction activities, which will further help to reduce the quantity of treated sewage to the tune of 35% (24 KLD). ❖ Please refer Annexure – 13 for Affidavit regarding reuse of treated sewage & Acceptance letter received from tanker water supplier.

PART B: SEIAA CONDITION

1.	PP has provided mandatory RG area of 222.77 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.	❖ Noted.
2.	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.	❖ Agreed to comply with.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	❖ Noted.
4.	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.	❖ Noted.
5.	SEIAA after deliberation decided to grant EC for-FSI- 11,426.26 m2, Non FSI-17,728.73 m2, total BUA- 29,154.99 m2. (Plan approval No- EB/6939/GN/A, dated- 03.01.2022)	❖ Noted.

GENERAL CONDITION

A	Construction Phase:
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Sl. No.	Stipulated Clearance Conditions	Compliance Status
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.	<ul style="list-style-type: none"> ❖ Excavation material partly reused on site for back filling (3400 cum) and remaining (7994 cum) disposed to authorized landfill site with the permission from M.C.G.M. vide letter no. 0/2022/G/N/CTY, Date: 15/06/2022. ❖ Please refer Annexure – 14 for Solid waste Management NOC.
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.	<ul style="list-style-type: none"> ❖ Excavation material partly reused on site for back filling (3400 cum) and remaining (7994 cum) disposed to authorized landfill site with the permission from M.C.G.M. vide letter no. 0/2022/G/N/CTY, Date: 15/06/2022.
iii.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> ❖ No generation of hazardous waste during construction.
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.	<ul style="list-style-type: none"> ❖ All necessary facilities have been provided on site for construction workers. ❖ 30 nos of hutments are provided for 80 nos of residential workers and 20 nos of Non residential worker. ❖ Site sanitation like safe & adequate Municipal Water for drinking and tanker water for domestic purpose, provision of 4 nos of toilets, 7 no of bathroom, First Aid and periodical medical checkup facilities have been provided. ❖ Proper housekeeping & regular pest control have been carried out. ❖ Municipal solid waste generated at the construction site is being handed over to Municipal solid waste collection vehicles. ❖ Please refer Annexure – 15 for Workers health report.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	<ul style="list-style-type: none"> ❖ The storm water collected through the storm water drains of adequate capacity will be discharged into the existing external SWD. ❖ Minimizing the incremental runoff from the site with the help of RWH tank of 42 KL. ❖ MCGM issued SWD remarks for project vide letter no. Dy.Ch.E/SWD/621, dated: 04/06/2014.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		<ul style="list-style-type: none"> ❖ Please refer Annexure – 5 for SWD NOC ❖ Provision of STP capacity of 100 KLD for the treatment of waste water. RCC work of STP 100 % completed. ❖ The treated sewage will be re-used for flushing and gardening in premises.
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	❖ RMC (OPC + Fly ash) concrete, curing agents is being used for building construction.
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	❖ No extraction of ground water for construction and in operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.
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.	❖ No extraction of ground water for construction and in operation phase also, we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.
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.	❖ Low flow fixtures will be provided.
x.	The Energy Conservation Building code shall be strictly adhered to.	❖ Agreed to comply with.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	❖ This is redevelopment project. Hence, top soil is negligible.
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.	<ul style="list-style-type: none"> ❖ Excavation material partly reused on site for back filling (3400 cum) and remaining (7994 cum) disposed to authorize landfill site with the permission from M.C.G.M. vide letter no. 0/2022/G/N/CTY, Date: 15/06/2022. ❖ Please refer Annexure – 14 for Solid waste Management NOC.
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.	<ul style="list-style-type: none"> ❖ No extraction of ground water for construction purpose. ❖ Soil quality is being monitored. ❖ Please refer Annexure - 16 for Monitoring Report.
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.	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
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.	❖ No use of DG set during construction.
xvi.	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.	❖ Noted.
xvii.	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.	❖ Vehicles with valid PUC are allowed during Construction to enter the site. Vehicles are operated only during non-peak hours. ❖ Please refer Annexure – 17 for PUC Certificates
xviii.	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.	❖ Ambient noise level and ambient air levels are regularly monitored. ❖ Please refer Annexure - 16 for Monitoring Report.
xix.	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.	❖ No use of DG set during construction.
xx.	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.	❖ Regular supervision of the above measures is being monitored by Project Manager and Safety Officer.
B	Operation Phase :	

Sl. No.	Stipulated Clearance Conditions	Compliance Status
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.	<ul style="list-style-type: none"> ❖ Proper segregation of biodegradable and Non-biodegradable waste at project site. ❖ Biodegradable waste will be treated in organic waste converter. ❖ Non-biodegradable waste will handover to authorized recycler. ❖ Treated waste (manure) will be utilized in the existing premises for gardening. ❖ Provision of adequate space for solid waste management.
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	❖ Noted.
iii.	The installation of 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 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 SIP. 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.	<ul style="list-style-type: none"> ❖ Provision of STP capacity of 100 KLD for the treatment of waste water. RCC work of STP 100 % completed. ❖ The treated sewage will be re-used for flushing and gardening in premises.
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.	<ul style="list-style-type: none"> ❖ Provision of STP capacity of 100 KLD for the treatment of waste water. RCC work of STP 100% completed. ❖ The treated sewage will be re-used for flushing and gardening in premises. ❖ Biodegradable waste will be treated in organic waste converter. ❖ Non-biodegradable waste will handover to authorized recycler ❖ Treated waste will be re-used in gardening as manure.
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.	<ul style="list-style-type: none"> ❖ Occupancy Certificate will be provided once received. ❖ MCGM issued Water NOC for the project vide letter no.278, dated: 26/05/2014. ❖ Please refer Annexure – 3 for Water NOC. ❖ MCGM issued sewer remarks for project vide letter no. EEMMS/348/City. dated: 27/04/2015.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		❖ Please refer Annexure – 4 for Sewer remarks
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.	❖ Public road and public areas are not being used for project activity purpose and are free for smooth traffic movement. ❖ Provisions have been made for adequate parking facilities within the project complex for construction vehicles.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	❖ Provision of E charging facility.
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.	❖ Provision of RG area about 223.45 Sq. meters on ground with plantation of 30 nos of different trees.
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	❖ A Separate Environment Management Cell has been established under contractor. ❖ Environmental quality is being monitored through external MoEF & CC approved laboratory.
x.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 121.90 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 120.50 Lakhs and ❖ O &M cost: Rs. 16.68 Lakhs / Annum.
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	❖ Noted.
xii.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	❖ Environmental clearance copy submitted to MCGM. ❖ Please refer Annexure – 18 for Acknowledge copy of letter submitted to MCGM
xiii.	The proponent shall upload the status of	❖ Environmental clearance copy, Compliance

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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.	report, Environment statement has been uploaded on company website https://spentacorporation.com/projects/medius/
C	General EC Condition :	
i.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	❖ Noted.
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.	❖ MPCB granted consent to establish for the project vide order no. Format 1.0/BO/RO-HQ/EIC-Mu-6107-14/CE/CC-9228, dated: 04/10/2014. ❖ MPCB further issued revalidation of Consent to Establish for project vide letter no. Format 1.0/CC/UAN No. 0000107658/CR-2107000891, Date: 15/07/2021. ❖ Please refer Annexure – 19 for Consent to Establish.
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.	❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2014/CR-35/TC-1, dated: 01/12/2014. ❖ Further expansion in Environmental clearance vide letter no. SIA/MH/INFRA2/412558/2022, dated: 26/09/2023. ❖ Please refer Annexure – 20 for Environmental clearance copies.
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.	Six monthly compliance reports submitted to; ❖ RO, MPCB, Sion, Mumbai. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya. ❖ RO, CPCB, Pune.
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	❖ Environmental statement has been submitted on MPCB portal for financial year 2024-2025.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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.	❖ Noted.
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.	❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	❖ Noted.
5.	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	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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.	❖ Noted.
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, 1 st 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.

Compliance as per

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forests & Climate Change

Regional Office (WCZ), Nagpur

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project.
2.	Name of the project	:	Proposed Redevelopment Project
3.	Clearance letter (s) / OM No. and Date	:	❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2014/CR-35/TC-1, dated: 01/12/2014. ❖ Further expansion in Environmental clearance vide letter no. SIA/MH/INFRA2/412558/2022, dated: 26/09/2023.
4.	Location:		
	a. District (s)	:	Mahim, Mumbai.
	b. State (s)	:	Maharashtra.
	c. Latitude/ Longitude	:	Latitude: 19°01'51.91" N Longitude : 72°50'32.74" E
5.	Address for correspondence:		
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	Mr. Kailash Rathod Aventa Properties LLP Redevelopment project at plot bearing F.P. no. 206 & 207 TPS III Mahim, Mumbai.
	b. Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers)	:	Mr. Devesh Saroj Aventa Properties LLP Redevelopment project at plot bearing F.P. no. 206 & 207 TPS III Mahim, Mumbai.
6.	Salient features:		

	a.	of the project	:	Proposed Redevelopment Project with Two building; <table><tr><th>Building</th><th>Configuration</th></tr><tr><td>Building 1</td><td>Basement + Ground + 12 Parking Floors + 13th to 41st floors + 42nd (Pt) Floor.</td></tr><tr><td>Building 2</td><td>Ground + 1 Floor</td></tr><tr><td>Exiting Temple.</td><td>--</td></tr></table>	Building	Configuration	Building 1	Basement + Ground + 12 Parking Floors + 13 th to 41 st floors + 42 nd (Pt) Floor.	Building 2	Ground + 1 Floor	Exiting Temple.	--
Building	Configuration											
Building 1	Basement + Ground + 12 Parking Floors + 13 th to 41 st floors + 42 nd (Pt) Floor.											
Building 2	Ground + 1 Floor											
Exiting Temple.	--											
	b.	of the environmental management plans	:	Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 121.90 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 120.50 Lakhs and ❖ O &M cost: Rs. 16.68 Lakhs / Annum.p								
7.	Breakup of the project area;											
	a.	submergence area forest & non-forest	:	Not Applicable.								
	b.	Others	:	❖ FSI area: 11,426.26 Sq. meters ❖ Non-FSI area: 17,728.73 Sq. meters ❖ Total BUA: 29,154.99 Sq. meters.								
8.	Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless laborer's/artisan			:	Not Applicable.							
	a.	SC, ST/Adivasis	:	Not Applicable.								
	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, it a Survey is carried out give details and years of survey)	:	Not Applicable.								
9.	Financial details;											
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	:	Total cost of the project is Rs. 87.01 Crores								

	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 121.90 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 120.50 Lakhs and ❖ O &M cost: Rs. 16.68 Lakhs / Annum.
	c.	Benefit cost ratio / Internal rate of Return and the year of assessment.	:	--
	d.	Whether (c) includes the cost of environmental management as shown in the above.	:	--
	e.	Actual expenditure incurred on the project so far.	:	Rs. 31.25 Cr
	f.	Actual expenditure incurred on the environmental management plans so far.	:	Rs. 0.0974 Cr
10	Forest land requirement;			
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable.
	b.	The status of clearing felling	:	Not Applicable.
	c.	The status of compensatory afforestation, it any	:	Not Applicable.
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable.
11	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information		:	Not Applicable.
12	Status of construction;		:	❖ Construction work done on site as on September 2025 is 28485.21 Sq. Meters out of Total BUA of 29,154.99 sq. m
	a.	Date of commencement (Actual and/or planned)	:	❖ February 2018 (Actual)
	b.	Date of completion (Actual and/or planned)	:	❖ December 2025 (Planned)

13	Reasons for the delay if the Project is yet to start		:	--
14	Dates of site visits;			
	a	The dates on which the project was monitored by the Regional Office on previous Occasions, if any.	:	❖ Regional Officer MoEF & CC, Nagpur visited project site on 09/03/2023 and issued certified compliance report on Dated: 13/04/2023.
	b.	Date of site visit for this monitoring report.	:	❖ 09/03/2023
15	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits. (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)		:	❖ Regional Officer MoEF & CC, Nagpur visited project site on 09/03/2023 and issued certified compliance report on Dated: 13/04/2023.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number :	EB/6939/GN/A/337/5/AMEND	Ward Name :	G/North
Zone Name :	City	Inward Date :	03 Aug 2018
Architect/LE/SE Name :	SHASHIKANT LAXMAN JADHAV	Issued On :	03 Jan 2022

Authority Remark:

Sir,

As regards Sr. No. 2 & 3 of 4C, premium needs to be charged as per policy for the proportionate rehab/sale component of 33(12).

As regards Sr No 4 of 4C, inadequate size of AVS may be allowed free of FSI by charging premium if toilets are proposed on both sides of AVS & may be allowed without service slab.

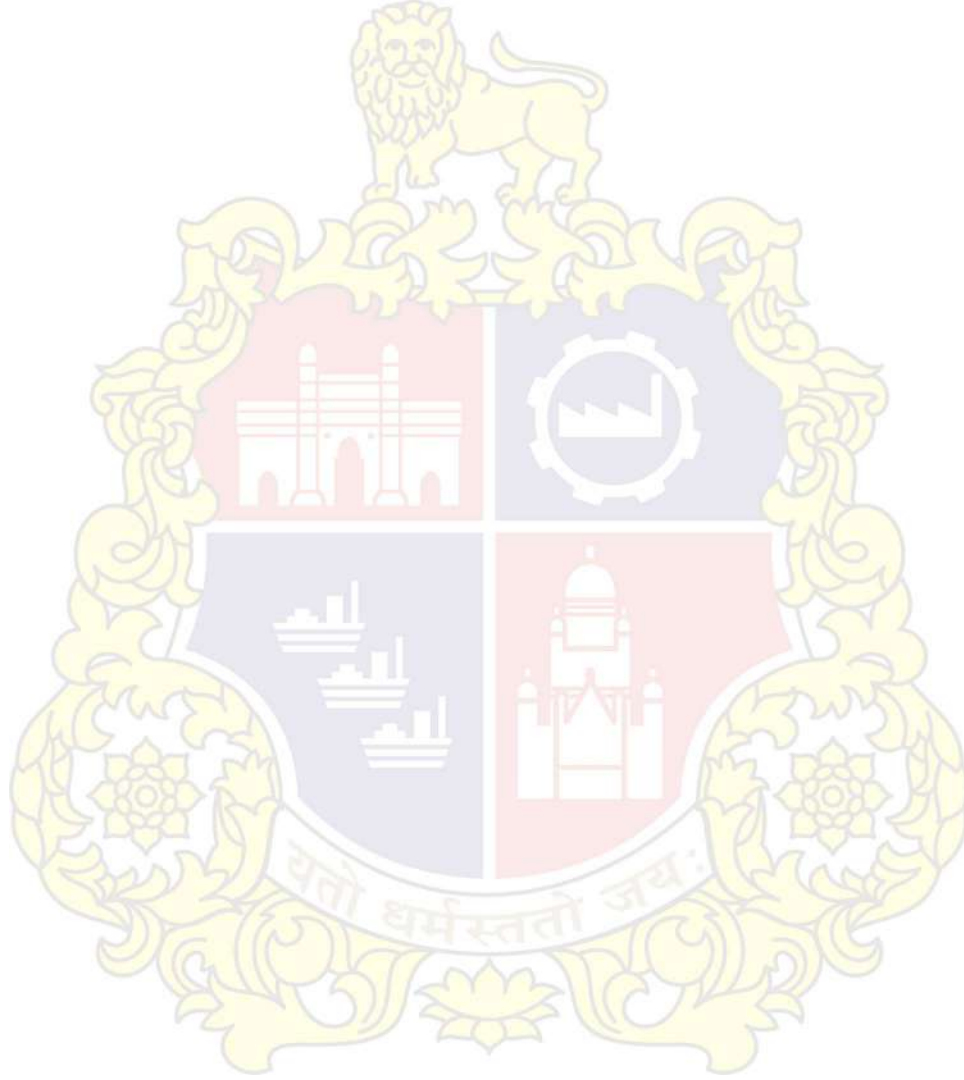
As regards Sr. No. 7 of 4C, elevation features strictly as per Regulation/policy circular will only be allowed. Chajja needs to be proposed with level difference of 0.60 m.

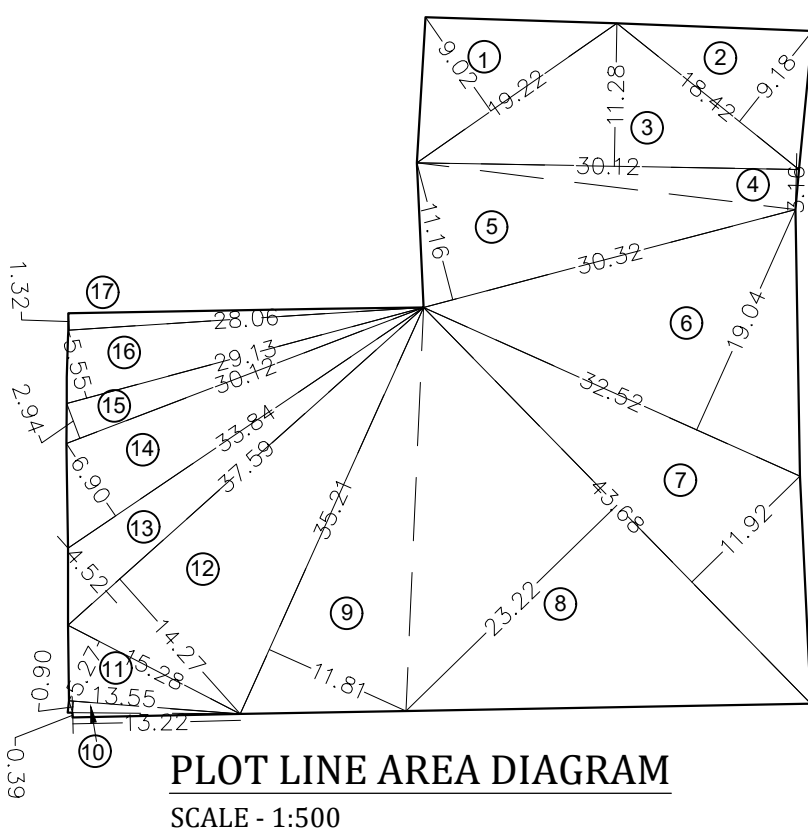
In view of scrutiny report & amp; recommendation from zonal BP, subject to compliances of various prevailing policies & Regulation for sub station, tie beam, elevation features, AC platform, parking as per notification dated 21.12.2021, pocket/part terraces, lift/staircase lobbies, requirement AOS, stack parking, charging open space deficiencies, wherever applicable, Hon. M.C.'s consideration & in principle approval is requested on the concessions listed vide Sr. No. 1 to 7 of 4C as recommended by EE(BP) subject to verification of plot area, FSI & auto DCR scrutiny report before approval of plans.

Submitted please.

✓
Name : Vinod Prabhudas
Chithore
Designation : Chief Engr. (DP)
Organization : Municipal
Corporation Of Greater Mumbai
Date : 03-Jan-2022 13: 44:41

Shri.Vinod Chithore Ch.E(DP)

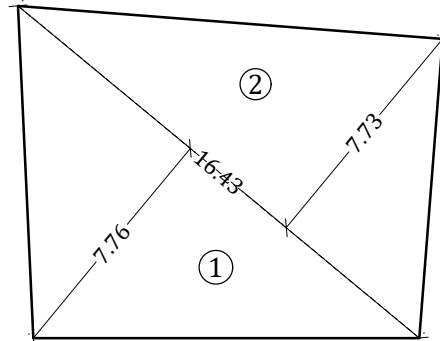




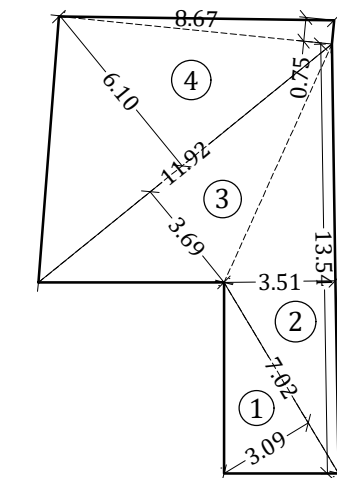
PLOT AREA CALCULATION									
ADDITION									
1	19.22	X	9.02	X	0.50	X	1	=	86.68 SQ. MT.
2	18.42	X	9.18	X	0.50	X	1	=	84.55 SQ. MT.
3	30.12	X	11.28	X	0.50	X	1	=	169.88 SQ. MT.
4	30.12	X	3.16	X	0.50	X	1	=	47.59 SQ. MT.
5	30.32	X	11.16	X	0.50	X	1	=	169.19 SQ. MT.
6	32.52	X	19.04	X	0.50	X	1	=	309.59 SQ. MT.
7	43.68	X	11.92	X	0.50	X	1	=	260.33 SQ. MT.
8	43.68	X	23.22	X	0.50	X	1	=	507.12 SQ. MT.
9	35.21	X	11.81	X	0.50	X	1	=	207.89 SQ. MT.
*	13.22	X	0.39	X	0.50	X	1	=	2.58 SQ. MT.
10	13.55	X	0.90	X	0.50	X	1	=	6.10 SQ. MT.
11	15.28	X	5.27	X	0.50	X	1	=	40.26 SQ. MT.
12	37.59	X	14.27	X	0.50	X	1	=	268.20 SQ. MT.
13	37.59	X	4.52	X	0.50	X	1	=	84.95 SQ. MT.
14	33.84	X	6.90	X	0.50	X	1	=	116.75 SQ. MT.
15	30.12	X	2.94	X	0.50	X	1	=	44.28 SQ. MT.
16	29.13	X	5.55	X	0.50	X	1	=	80.84 SQ. MT.
17	28.06	X	1.32	X	0.50	X	1	=	18.52 SQ. MT.
TOTAL									2505.30 SQ.MT
PLOT AREA CONSIDER AS PER P.R. CARD I.E. 2414.98 SQ.MT.									

SET BACK LINE AREA DIAGRAM
SCALE - 1:500

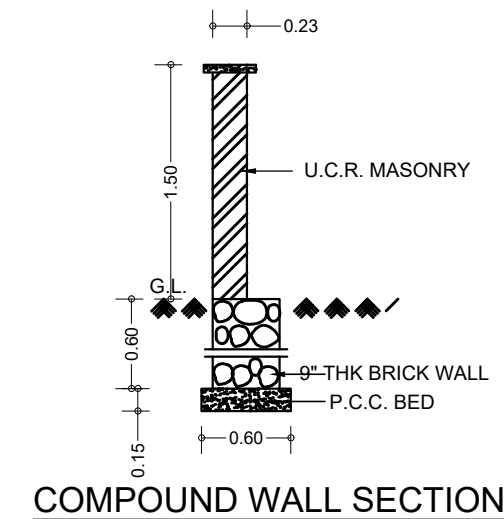
SET- BACK AREA CALCULATION									
ADDITION									
1	15.97	X	4.54	X	0.50	X	1	=	36.25 SQ. MT.
2	30.29	X	6.13	X	0.50	X	1	=	92.84 SQ. MT.
3	16.71	X	6.78	X	0.50	X	1	=	56.67 SQ. MT.
TOTAL									185.76 SQ.MT



LINE AREA DIAGRAM OF R.G.-01
SCALE - 1:200



LINE AREA DIAGRAM OF R.G.-02
SCALE - 1:200



COMPOUND WALL SECTION

	BASIC FSI (a)	Fung. BUA (b)	Excess Fung. (c)	TOTAL BUA With Fung. (a+b+c)
PERM. BUA	8849.45			
R-CESS	746.00	153.40	6.56	905.96
N/R CESS	217.40	0.00	2.14	219.54
R-NONCESS	1252.90	416.63	124.29	1793.82
R-NONCESS (Anand bluevan)	696.04	(0.01)	0.00	696.03
N/R NON CESS	1137.50	398.13	263.90	1799.53
CONTRAVENING	4805.60			
Prop. Sale @ BUA	4805.60		1211.77	6017.37
TOTAL BUA	8849.45	968.15	1608.66	11426.26

	BASIC FSI (a)	FUNGIBLE AREA (b)	EXCESS FUNGIBLE AREA (c)	TOTAL BUA With Fung. (a+b+c)
RESI	7942.01	968.16	1608.62	10516.68
COMMERCIAL	907.44	(0.00)	2.14	909.58
TOTAL	8849.45	968.15	1608.66	11426.26

PROVIDED PARKING STATEMENT			
FLOOR	BIG CAR	SMALL CAR	
GR. (COMM.) FLOOR	=		
1ST (COMM.) FLOOR	=		
2ND MECHANICAL PARKING FLOOR	=	7	4
3rd MECHANICAL PARKING FLOOR	=	12	8
4th MECHANICAL PARKING FLOOR	=	12	8
5th MECHANICAL PARKING FLOOR	=	12	8
6th MECHANICAL PARKING FLOOR	=	12	8
7th MECHANICAL PARKING FLOOR	=	12	8
8th MECHANICAL PARKING FLOOR	=	12	8
9th MECHANICAL PARKING FLOOR	=	12	8
10th MECHANICAL PARKING FLOOR	=	12	8
11th MECHANICAL PARKING FLOOR	=	19	6
TOTAL	=	122	74
TOTAL CAR NO'S	=		196

COMM. PARKING STATEMENT (A)		
USER	PARKING PERMISSABLE AS PER D.C. RULES	PARKING REQUIREMENT
AREA 866.89 SQ.MT. (GR.+1ST)	1 PARKING FOR EVERY 40 SQ.MT. UPTO 800 SQ.MT.	20.00
	1 PARKING FOR EVERY 80 SQ.MT. ABOVE 800 SQ.MT.	0.84
TOTAL		20.84
10% FOR VISITORS PARKING		2.08
LOADING/UNLOADING		0.00
TOTAL PARKING REQUIRED		22.92
SAY (A)		23

PARKING STATEMENT (RESIDENTIAL) FOR 33(7) Cess Rehab				
CARPET AREA	PARK. REQ.	NO. OF FLATS	PERM. PARK	
Up to 45	1 for 8	33	4.13	
45.00 TO 60.00 SQ.MT	1 for 4	24	6.00	
60.00 TO 90.00 SQ.MT	1 for 2	9	4.50	
ABOVE 90.00 SQ.MT	1 for 1	6	6.00	
TOTAL		72	21	
25% FOR VISITORS PARKING			5.16	
TOTAL PARKING REQ. FOR RESIDENTIAL			25.78	
SAY (B)			31	
PARKING STATEMENT (RESIDENTIAL) FOR Sale				
CARPET AREA	PARK. REQ.	NO. OF FLATS	PERM. PARK	
Up to 45	1 FOR 4	0	0.00	
45.00 TO 60.00 SQ.MT	1 FOR 2 FLATS	0	0.00	
60.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	34	34.00	
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	28	56.00	
TOTAL		62	90	
25% FOR VISITORS PARKING			22.50	
TOTAL PARKING REQ. FOR RESIDENTIAL			112.50	
SAY (C)			113	
Total Parking Required for ressi. (B+C)			143	
Commercial parking (A)			23	
Min. Parking Required (A+B+C)			166	
Additional parking upto 50% permitted (Regulation 313)(vi)				
		50%	84.72	
Max Parking permitted without premium			251	
Total Parking Provided			196	

R.G. AREA CALCULATION									
R.G. NO - 01									
1	16.43	X	7.76	X	0.50	X	1	=	63.75 SQ. MT.
2	16.43	X	7.73	X	0.50	X	1	=	63.50 SQ. MT.
TOTAL									127.25 SQ.MT
R.G. NO - 02									
1	7.02	X	3.09	X	0.50	X	1	=	10.85 SQ. MT.
2	13.54	X	3.51	X	0.50	X	1	=	23.76 SQ. MT.
3	11.92	X	3.69	X	0.50	X	1	=	21.99 SQ. MT.
4	11.92	X	6.10	X	0.50	X	1	=	36.36 SQ. MT.
*	8.65	X	0.75	X	0.50	X	1	=	3.24 SQ. MT.
TOTAL									96.20 SQ.MT
TOTAL PROPOSED R.G.									223.45 SQ.MT

NET PLOT AREA	=	2227.7	Sq.mt.
REQUIRED 10% R.G. AREA	=	222.77	Sq.mt.
PROVIDED R.G. AREA	=	223.45	Sq.mt.

TABLE II							
SR.NO	DESCRIPTION	R - Cess	N/R Cess	R Non-Cess	N/R NoncessCess	CONTRAVENING	SALE
1	PERMISSIBLE BUA (SR.NO. - 14 OF PROFORMA - A)	746.00	217.40	1252.90	690.04	1137.50	4805.60
2	PERMISSIBLE FUNGIBLE BUA (1 X 0.35)	261.10	76.09	438.51	241.51	1681.96	3097.31
3	TOTAL PERMISSIBLE BUA (1 + 2)	1007.11	293.50	1691.41	931.55	1535.63	6487.56
4	TOTAL PROPOSED BUA INCLUDING FUNGIBLE F.S.I. (TOTAL of COL. NO.19 OF TABLE - I)	905.96	219.54	1793.82	690.03	1799.53	6017.37
5	PERMISSIBLE FUNGIBLE BUA FOR REHAB. COMPONENT [TOTAL of COL. NO. 15 OF TABLE - I]	261.10	76.09	438.51	241.51	398.13	0.00
6	FUNGIBLE BUA UTILIZED FOR RAHAB. COMPONENT (COL. 19-14-20 OF TABLE NO. - 1) [CHECK- SHALL NOT BE MORE THAN 5 ABOVE & Shall be equal to 5 COL.NO.21 OF TABLE - I]	153.40	0.00	416.63	0.0	398.13	0.00
7	PERMISSIBLE FUNGIBLE BUA FOR SALE COMPONENT (2 - 5)	0.00	0.00	0.00	0.00	0.00	1681.96
8	FUNGIBLE BUA UTILIZED FOR SALE COMPONENT (4 - 1 - 6) FOR COL. C & D & [CHECK- SHALL NOT BE MORE THAN 5 ABOVE & (4-1) FOR COL. E,F,G.	6.56	2.14	124.29	0.00	263.90	1211.77
9	READY ROCKNOR RATE OF YEAR 2016						
10	% OF READY ROCKNOR RATE						
11	PREMIUM AMOUNT TO BE RECOVERED (8 X 9 X 10)					50%	50%
	TOTAL PEREMIUM AMOUNT TO BE PAID						60%
12	PAYMENT RECEIPT NO. & DATE						

BUILT UP AREA SUMMARY		
FLOOR	=	AREA SQ.MT.
1ST BASEMENT	=	9.66 SQ.MT.
GROUND FLOOR	=	453.08 SQ.MT.
1ST FLOOR	=	449.60 SQ.MT.
2nd FLOOR	=	- SQ.MT.
3rd FLOOR	=	- SQ.MT.
4th FLOOR	=	- SQ.MT.
5th FLOOR	=	- SQ.MT.
6th FLOOR	=	- SQ.MT.
7th FLOOR	=	- SQ.MT.
8th FLOOR	=	- SQ.MT.
9th FLOOR	=	- SQ.MT.
10th FLOOR	=	- SQ.MT.
11th FLOOR	=	- SQ.MT.
12TH AMENITY FLOOR	=	170.05 SQ.MT.
13th SERVICE FLOOR	=	- SQ.MT.
14th REFUGE FLOOR	=	355.72 SQ.MT.
15th FLOOR	=	440.43 SQ.MT.
16th FLOOR	=	440.43 SQ.MT.
17TH SERVICE FLOOR	=	- SQ.MT.
18th FLOOR	=	393.48 SQ.MT.
19th FLOOR	=	384.59 SQ.MT.
20th FLOOR	=	384.35 SQ.MT.
21st FLOOR	=	384.35 SQ.MT.
22ND (REFUGE) FLOOR	=	285.10 SQ.MT.
23RD FLOOR	=	389.20 SQ.MT.
24th FLOOR	=	389.20 SQ.MT.
25th FLOOR	=	389.20 SQ.MT.
26th FLOOR	=	389.20 SQ.MT.
27th FLOOR	=	389.20 SQ.MT.
28th FLOOR	=	389.20 SQ.MT.
29TH (REFUGE) FLOOR	=	265.46 SQ.MT.
30TH FLOOR	=	377.36 SQ.MT.
31st FLOOR	=	377.36 SQ.MT.
32nd FLOOR	=	377.36 SQ.MT.
33rd FLOOR	=	377.36 SQ.MT.
34th FLOOR	=	377.36 SQ.MT.
35th FLOOR	=	377.36 SQ.MT.
36th (REFUGE) FLOOR	=	277.54 SQ.MT.
37th FLOOR	=	377.36 SQ.MT.
38th FLOOR	=	363.20 SQ.MT.
39th FLOOR	=	363.20 SQ.MT.
40th FLOOR	=	363.20 SQ.MT.
41st FLOOR	=	363.20 SQ.MT.
42nd FLOOR	=	302.90 SQ.MT.
TOTAL	=	11426.26 SQ.MT.

TABLE - III							
FLOOR	N/R CESS	N/R NON CESS	R-CESS	R- NON CESS	RESSL. CONTRAVENING	SALE	TOTAL BUILT UP AREA
1ST BASEMENT	-	-	-	-	-	-	-
GR.FLOOR	219.54	690.03	-	-	-	-	909.58 SQ.MT.
1ST FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
2nd FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
3rd FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
4th FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
5th FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
6th FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
7th FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
8th FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
9th FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
10th FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
11th FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
12th FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
13TH SERVICE FLOOR	-	-	-	-	-	-	0.00 SQ.MT.
14TH (REFUGE) FLOOR	-	-	169.09	195.66	-	0.00	364.75 SQ.MT.
15TH FLR.	-	-	391.34	59.41	-	0.00	450.75 SQ.MT.
16th FLR.	-	-	345.54	105.21	-	0.00	450.75 SQ.MT.
17TH SERVICE FLR.	-	-	-	-	-	-	-
18th FLR.	-	-	-	93.63	-	305.01	398.64 SQ.MT.
19th FLR.	-	-	-	246.99	-	142.76	389.75 SQ.MT.
20th FLR.	-	-	-	389.51	-	-	389.51 SQ.MT.
21st FLR.	-	-	-	389.51	-	389.51	389.51 SQ.MT.
22ND (REFUGE) FLOOR	-	-	-	-	-	288.98	288.98 SQ.MT.
23RD FLR.	-	-	-	313.90	-	80.46	394.36 SQ.MT.
24th FLR.	-	-	-	-	-	394.36	394.36 SQ.MT.
25th FLR.	-	-	-	-	-	394.36	394.36 SQ.MT.
26th FLR.	-	-	-	-	-	394.36	394.36 SQ.MT.
27th FLR.	-	-	-	-	-	394.36	394.36 SQ.MT.
28th FLR.	-	-	-	-	-	394.36	394.36 SQ.MT.
29TH (REFUGE) FLOOR	-	-	-	-	-	269.33	269.33 SQ.MT.
30th FLR.	-	-	-	-	-	382.52	382.52 SQ.MT.
31st FLR.	-	-	-	-	-	382.52	382.52 SQ.MT.
32nd FLR.	-	-	-	-	-	382.52	382.52 SQ.MT.
33rd FLR.	-	-	-	-	-	382.52	382.52 SQ.MT.
34th FLR.	-	-	-	-	-	382.52	382.52 SQ.MT.
35th FLR.	-	-	-	-	-	382.52	382.52 SQ.MT.
36TH (REFUGE) FLOOR	-	-	-	-	-	281.41	281.41 SQ.MT.
37th FLR.	-	-	-	-	-	382.52	382.52 SQ.MT.
38th FLR.	-	-	-	-	372.22	0.00	372.22 SQ.MT.
39th FLR.	-	-	-	-	372.22	0.00	372.22 SQ.MT.
40th FLR.	-	-	-	-	372.22	0.00	372.22 SQ.MT.
41st FLR.	-	-	-	-	372.22	0.00	372.22 SQ.MT.
42nd FLR.	-	-	-	-	310.66	0.00	310.66 SQ.MT.
TOTAL	219.54	690.03	905.96	1793.82	1799.53	6017.37	11426.26 SQ.MT.
TOTAL AREA		909.58			10516.68		11426.26 SQ.MT.



To,
The Member Secretary,
 State Environment Impact Assessment Authority (SEIAA),
 2nd Floor, Annex Building,
 Mantralaya, Mumbai,
 State: Maharashtra

Date: 29.07.2023

Subject: Submission of Undertaking for constructed built-up area on site for Proposed Redevelopment project at F.P.NO. 206 & 207 TPS III Mahim, L.J. Road, Mahim, Mumbai.

Ref. No. E.C. dated : 01.12.2014

File No. EB/6939/GN/A

Respected Sir,

I hereby certify that the Redevelopment Project at plot bearing F.P. No. 206 & 207, TPS III Mahim, L.J Road, Mahim, Mumbai. Maharashtra by M/s. AVENTA PROPERTIES LLP has received Concession Approval dt. 03.01.2022 from M.C.G.M.

Details of approved Built-up area are given as follows:

Approved FSI	11,426.26 Sq. mt.
Commensurate Non FSI	17,728.73 Sq. mt.
Total Construction Built-Up Area (FSI + NON FSI)	29,154.99 Sq.mt.

Thanking You,

Yours Faithfully,

For M/s. Spaceage Consultants
(Licensed Surveyor)
(Lic. No. J/167/LS)

बहन्मुंबई महानगरपालिका

जल अभियंता विभाग

बड अमि./ 206 / का.प्र.(नि.वसं.)/ना हरकत प्रमाणपत्र

कार्यकारी अभियंता इमारत प्रस्ताव शहर / जी/ नॉर्थ विभाग

26 MAY 2014

विषय - अतिम भुमापन क्र.206,207 टीपीएस III, माहीम, एल.जे.रोड, मुंबई या
भुखंडावरील प्रस्तावित इमारत.

संदर्भ - 1) ईबी/6939/जी एन/दि.02.05.2014

2) छा. शु. 2100/- सॅप पा.क्र. 1001752581 दि. 15.05.2014

मालकाचे नाव - मे. एव्हेंटा प्रॉपर्टीज एल एल पी.

जल अभियंता यांच्या आदेशावरून मी आपणास नमूद करतो की संदर्भित इमारतीस खालील अटींच्या
सापेक्ष ह्या विभागापुरती हरकत नाही.

- 1) सदर निवासी / अनिवासी /व्यावसायिक इमारतीसाठी पाणीपुरवठा, प्रचलित नियमानुसार ताबा
प्रमाणपत्र सादर केल्यावर दिला जाईल.
- 2) शोषण टाकी इमारतीच्या तळघरात प्रस्तावित केलेली असल्यामुळे त्यातील क्लोरीनयुक्त पाण्याच्या
सतत संपर्कात येणा-या इमारतीच्या भागांची संरचना आणि बांधकाम करताना पुरेशी काळजी घ्यावी.
तसेच त्यातील महानगरपालिकेतर्फे पुरवलेले पाणी दूषित होणार नाही ह्याची पुरेशी काळजी घ्यावी
आणि टाकीतून भरून वाहणा-या पाण्याचा निचरा करण्याची पुरेशी व्यवस्था करावी.
- 3) सदर इमारतीच्या वापरासाठी व प्लशिंगसाठी स्वतंत्र भूमिगत शोषण टाक्यांची उदंचन संचासह
व्यवस्था करावी. तसेच ह्या भूमिगत शोषण टाक्या किंवा टाक्यांची झाकणे लगतच्या जमिनीच्या
पातळीपासून साधारणपणे 60 सेमी उंचावर असावीत, जेणेकरून बाहेरचे पाणी शोषण टाकी व ड्रेनेज
चॅबर्स जवळ नसावे व त्यामध्ये कमीत कमी 1.50 मी. अंतर असावे.
- 4) इमारतीच्या छतावरील पाण्याच्या टाकीचा तळ गच्चीच्या जमीन पातळीपासून कमीतकमी 1.20 मी.
उंचीवर असावा.
- 5) प्रस्तावित इमारतीमधील शौचकूपात फलशिंगसाठी फक्त ड्यूएल फलश व्हाल्व्ह / ड्यूएल फलशिंग
सिस्टर्न (आय.एस.आय मार्क असलेले) किंवा मॅन्यूअली कंट्रोल्ड कॉक्स वापरण्यात यावेत.
- 6) सदर भूखंडाजवळून पाण्याचा भूमिगत बोगदा जात असल्याने तेथे विहिर अथवा कुपनलिका खणू नये,
आणि अस्तित्वात असलेल्या विहिरीची वा कुपनलिकेची खोली वाढवू नये व त्यांची कोणत्याही प्रकारची
दुरुस्ती करण्यापूर्वी विभागातील सहाय्यक अभियंता जलकामे ह्यांची परवानगी घ्यावी. ~~प्रत्येक भूखंडावर~~
~~तसेच भूखंडावर खोल पाया खोदणे किंवा सुरंग लावून~~
~~खोदकाम करण्यात येऊ नये.~~
- 7) सदर इमारतीचे काम पूर्ण करण्याची परवानगी मिळाल्यानंतर मालकाने/विकासकाने इमारतीतील
अंतर्गत पाणीपुरवठा करण्यासाठीच्या व्यवस्थेचा प्रस्ताव सादर करून त्यास ह्या कार्यालयाकडून मंजूरी
प्राप्त करणे आवश्यक आहे.
- 8) सदर ना हरकत प्रमाणपत्र दि.02.05.2014 च्या क्र.ईबी/6939/जीएन/ए अन्वये मंजूर झालेल्या
आराखड्यासापेक्ष देण्यात येत आहे. ह्या आराखड्यामध्ये काही फेरबदल झाल्यास सदरहू ना हरकत
प्रमाणपत्र रद्द समजण्यात येईल व सुधारित आराखड्यासाठी ह्या कार्यालयाकडून नवीन ना हरकत
प्रमाणपत्र प्राप्त करणे बंधनकारक राहील.

सदर ना हरकत प्रमाणपत्र निर्गमित केल्या दिनांकापासून दोन वर्षांपर्यंत वैध राहील.

कार्यकारी अभियंता जलकामे (नियोजन व संशोधन)

(५)

MUNICIPAL CORPORATION OF GREATER MUMBAI
Office of Executive Engineer Mechanical (Main Sewer) City.
II nd floor Workshop building, Ramchandra Bhatt marg, opp.J.J.Hospital, Mumbai-9

No. EEMMS/ 348 / City, dtd. 22/4/15

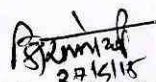
Sub: Sewerage remarks for proposed redevelopment on plot bearing
F.P.no. 206 & 207 of TPS Mahim No.III at Lady Jamsheji Road in
" G/ N " Ward .

Ref:- Dy.Ch. E./ SP/ 37 G/ N / P &D; Dated. 17.04.15

With reference to the above subject matter , the site inspection is carried out by the main sewer staff . During inspection it is observed that existing sewer line along L.J.Road is of 9"dia and the depth of manhole on which proposed street connection may be picked up is of 8 feet which in turn shall be examined by Dy.Ch.E.(S.P.) P&D from technical point . The existing sewer line is in smooth working condition . As per the above referred request site sketch is prepared and forwarded to verify all the parameters essential from planning & design point of view.

Forwarded for further necessary action please.

Acc: site sketch


E. E. Mech.(M.S.) City.

E.E.(S.P.) P & D City



T.H. Kataria Road

Pandurang Build

Kawal Chawl

Shobha Hotel

← Towards Dastar

L. J. Road

→ Towards Mahim

d=8'

9"φ

d=8'

49' 50"

d=6'

Gopitank market

proposed site

Anand Bhawan

petrol pump

d=18'

18"φ

M.S. Line

Ralega
SEM III & IV

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Dy. Ch. Eng./SWD/ 62 / P.C. dtd.

54 JUN 2014

Office of the :
Dy.Ch.Eng.(Storm Water Drains) P.C.
Engineering Hub Bldg.,
Dr. E. Moses Road,
Acharya Atre Chowk, Worli Naka,
Worli, Mumbai- 400 018
Tel No 022-24955059 / 24955229
Fax No 022-24980097

To,
✓ M/s. Spaceage Consultants,
Architects,
Shop No.15, B-106, Natraj Building ,
Sristi Complex, Mulund Link Road,
Mulund (W),
Mumbai- 400 080.

Sub : Storm Water Drain Remarks for proposed redevelopment
of plot bearing F.P. No. 206 and 207, TPS – III, of Mahim
Division at L.J. Road, Mahim, Mumbai in G/North Ward.

Ref : Your letter under No.- Nil dtd. 19.05.2014.

Gentlemen,

With reference to above, you are requested to carry out the work of Storm Water Drain as per accompanying plan, subject to the following conditions :-

1. The minimum formation / ground level of plot under reference shall be at least 28.04 M. (92.00') THD or 15 cm. (6") above the formation level of proposed footpath, if any, raised footpath / existing access, abutting / proposed road, whichever is higher.
2. The Storm Water Drain suggested in the accompanying plan shall be laid as per Municipal Specifications using R.C.C. pipes, NP2 class (I.S.I. Mark only) duly encased with 15 cm. thick M-15 cement concrete all around alongwith provision of water entrances having minimum size of 450mm. x 450mm. covered with M.S. / C.I. gratings. The built up drain shall be covered with prestressed R.C.C. / C.I. grating for entire length. The velocity of flow shall be maintained at 1.2M. / Sec. (4' / sec.) while the drain is running full.
3. The access / internal layout roads / D.P. Roads shall be provided with closed Storm Water Drain as shown in accompanying plan with regular water entrances at 15 M., (50') and manholes at 15 M. (50') c/c at developer's cost.
4. Three catch pit chambers shall be provided at points 'E', 'L' and 'O' which shall be 60 cm (2') below the invert of pipes, as shown in the accompanying plan. The internal S. W. Drain arrangement shall be provided as follows :-
 - a) 300 mm. dia R.C.C. pipes (slope 1:150) from points : A-B-C-D-E-F, G-H-J-J1-E, L-A and O-B.
 - b) 300 mm. wide built up drain shall be in cement concrete of Grade M-20 having minimum thickness of walls of 20 cm. which shall be covered with gratings from points K-L, M-L, N-O and P-O with minimum depth of 300 mm. at starting point @ slope 1:400.

- c) The down take pipes of 100 mm. dia. from podium / terrace level up to ground level shall be provided which shall be connected to the water entrance on ground level within property. The slope to the surface of podium / terrace shall be given in such a way that all the storm water from podium / terrace will flow towards down take pipes without stagnation.
5. The side / marginal open spaces shall be levelled, consolidated and paved with cement concrete with proper slope in such a way to discharge the storm water into proposed storm water entrances.
6. Before starting of the work, invert levels of manhole on Municipal storm water drain to which internal S. W. Drain is to be connected shall be confirmed on site with respect to invert level of last catch pit chamber.
7. You shall carry out the entire S.W.D. work through the Licensed Plumber and under supervision of Licensed Supervisor. Their names, address (office and residential) Tel. No. License No., etc., shall be intimated to this office in advance before carrying out the work.

REGARDING STREET CONNECTION :

8. a) You shall make one connections of 300 mm. dia. R.C. pipe NP2 class (I.S.I. Mark only) from point 'E' to 'F' duly encased with 15 cm. Thick M-15 grade cement concrete all around from last catch pit chamber to Municipal S.W. Manhole, along with shifting of any utilities if necessary, at Developer's risk and cost. The connection shall be made only after the necessary permission for road opening is obtained from A.E. (Maint) of G/North Ward.
- b) The work of providing S.W. Drain from last catch pit chamber to Municipal S.W. Drain shall be carried out under the supervision and as per suggestions of A.E. (Env.) of G/North Ward.
- c) In case, if it is not possible to connect internal S.W. Drain to existing manhole on Municipal Storm Water Drain due to site conditions / difficulties or if the existing manhole is far away from the plot, then the internal S.W. Drain shall be connected to Municipal S.W. Drain by constructing additional manhole on Municipal S.W. Drain at developer's cost.

REGARDING COMPLETION CERTIFICATE :


9. You shall approach to this office for Completion Certificate after actual street connection is done along with following papers :-
- a) Certificate along with Completion plan of S.W. Drains as carried out on site as per Municipal specifications duly signed by you and also by the Licensed Plumber.
- b) Remarks and sketch from office of the concerned ward about actual street connection from last catch pit chamber to Municipal S.W.Drain.
10. The Completion Certificate shall be obtained on completion of the work of internal Storm Water Drain as per Municipal specifications and as per accompanying plan, from this office.

11. Other Conditions.

- a) As regards road and footpath work in setback portion, you are requested to obtain remarks from E.E.(Road)City. / E.E.(T.&C.) City / A.E.(Survey) City.
 - b) In setback portion, after construction of foot path 1 No. of water entrance should be shifted from point '1' to point '2' by extending existing lateral by 300 mm. dia. R.C.C.pipe (NP2 class) as per municipal specifications and drawings in consultation with Executive Engineer (Storm Water Drains) Planning Cell and under supervision of A.E.(Environment) G/North Ward at developer's risk and cost. Please note that if shifting of water entrance will not be possible by extending the existing pipes then you will have to provide new water entrances at suitable place at your cost.
 - c) The necessary arrangement shall be provided in basement in accordance with I.S. 12251-1987 (Re-affirmed) for proper collection and disposal of storm water. The arrangement shall also be made to pump out / drain out the water of the basement to the nearest water entrance within the property by providing sump well.
 - d) An Indemnity Bond on stamp paper of Rs. 200/- shall be submitted to the Ex. Eng. (S.W.D.) Planning Cell indemnifying M.C.G.M. against any losses, damages, etc., if occurred, due to flooding in the basement under reference and stating that the same will be binding on Owner / Developer and their legal heirs / successors or whosoever deriving title through them.
12. These remarks are valid for one year from the date of issue of this letter, within which period Completion Certificate shall be obtained, failing which the remarks will have to be revalidated. The prevailing fees / charges will be charged for each revalidation / revision.
13. These remarks are given from the point of view of disposal of storm water only, without prejudice to the boundaries of the plot shown, ownership of plot, status of existing structures on it, if any, and use of the land under reference.
14. That during the execution work of the proposed building, if any Storm Water Drain , other than shown on accompanying plan, is found existing within the plot, the work of proposed building shall be stopped and the same shall be brought to the notice of this office immediately. No further work shall be commenced unless the remarks regarding the same are obtained from this office.
15. These remarks are offered without taking into consideration the system of Rain Water Harvesting, as the same is not shown by the Architect. If the Rain Water Harvesting system is proposed in future, then revised SWD remarks shall be obtained.

Yours faithfully,

Acc. : Plan


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

MUNICIPAL CORPORATION OF GREATER MUMBAI**No. CHE/HRB-662/DPWS.**

OFFICE OF THE: **22 MAR 2018**
 Chief Engineer (Development Plan)
 Brihanmumbai Mahanagarpalika,
 Municipal Head Office, 5th Floor,
 Annex Building, Mahapalika Marg,
 Fort, Mumbai-400 001.

To,
M/s.Spaceage Consultants,
 B-106, Natraj Building,
 Mulund Goregaon Link Road,
 Mulund(W), Mumbai-400080.

Sub:- Proposed High Rise Residential Building on plot bearing F.P.Nos.206 & 207 TPS-III, L.J.Road, Mahim, Mumbai, in G/N Ward (For Dev.:M/s.Aventa Properties LLP).

Architect: M/s.Spaceage Consultants
Str.Con: M/s.Mahimtura Consultants
Geotech.:Con.:M/s.Zed Geotech Mumbai
Env.Con.: M/s.EPRI
Developer: M/s.Aventa Properties LLP

Ref:- Your Letter dtd.17.2.2016.

Gentleman,

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee as constituted by the Govt. in Urban Development Deptt. as per G.R. U/No.TPB/4313/CR-41/2013/UD-11 dated 9th June,2014 has accepted your proposal for proposed High Rise Residential Building on plot bearing F.P.Nos.206 & 207 TPS-III, L.J.Road, Mahim, Mumbai, in G/N Ward (For Dev.:M/s.Aventa Properties LLP), as per the High Rise Committee meeting held on 2.12.2017, subject to the terms & conditions as mentioned below:-

The proposal envisages construction of proposed High Rise Building comprising of 1 basement + ground/ stilt + 1st to 24th + 25th (Pt) residential floors including 9 levels of parkings + service floors + fire check floor with total height of **110.35 mt.** from the general ground level to the terrace level.

MANDATORY CONDITIONS:

1. Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road and constructed before construction activities commence. This will help in reducing local dust emissions to a great extent. The road can be converted to a black top road once the construction activities are completed.
2. As the site is located in an developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impacts on surrounding buildings and sites.
3. Jack hammers and other construction equipments tend to generate a lot of noise, it is therefore essential that noise protective equipments like ear muffs & ear plugs be provided to the operator of the machine. To reduce

- the noise from the equipment, silencer/ dampers should be attached to the equipment.
4. All Stationary machinery that create noise should be installed at points away from sensitive receptor area.
 5. Noise prone activities should be restricted to the extent possible during night time, particularly during the period 6p.m. to 6.a.m.
 6. During excavation and transportation over un-metalled roads near the project site, there is a scope for local dust emissions. Frequent water sprinkling in the vicinity of the construction activity should be done and it should be continued even after the completion of the excavation till construction is complete.
 7. Excavation should be carried out in such a manner that it will not reduce slope stability. As much of the top soil and waste materials as possible should be used for landscaping and leveling activities in the surrounding area. As far as possible store the excavated soil (the amount that would be required later for leveling and landscaping) on site, so that the soil can be reused during landscaping.
 8. A basic surface drainage system for the site should be worked out to avoid water runoff on to the surrounding properties and roads, especially during the monsoon months.
 9. If during excavation, water accumulates in the excavated areas, then it should be pumped out and disposed off either in the municipal storm water drain or into recharge soak pits of bore wells.
 10. Load and unload trucks with construction material on site and not on surrounding roadside.
 11. The responsibility to carry out the work as per submissions made to the Committee solely rests with the project proponents.
 12. If the project attracts the provisions of the MOEF Notification under SO No.114(E) dt.19.2.1991 and recent Notification dt.6.1.2011 and Notification dtd.07-07-2004 & revised EIA Notification dtd.14.9.2006, the clearance in this respect shall be obtained and all the conditions mentioned therein shall be complied with.
 13. The approval of High Rise Committee is for the proposed high rise building having total height of **110.35 mt.** from general ground level up to terrace level, subject to obtaining sanction from Competent Authority as per various provisions of D.C.Reg.,1991 amended up to date, such as deficiency in open spaces, CFO requirement, parking requirement, Civil Aviation NOC, if any, etc.
 14. The conditions as stated in the NOC from C.F.O. U/No.FB/HRC/R-II/04 dtd.13.5.2016 & U/No.FB/HRC/R-II/46 dtd.3.11.2016 shall be complied with. If the plans cleared by Committee, differ from the plans of CFO NOC, revised CFO NOC shall be submitted to the concerned Zonal Building Proposal Office.
 15. That the NOC from Civil Aviation Authority for the height of the building under reference shall be obtained, if applicable, and all the conditions thereof shall be complied with.
 16. The acceptance of proposal by High Rise Committee is not indicative of admissibility/approval of the proposal regarding D.C. Regulations,1991 other statutory compliances & the necessary building proposal shall be submitted to concerned Ex.Eng.(Bldg.Proposal) for requisite approval. The

aspect such as permissible FSI applicable DC.Rules & policies in force shall be verified by the concerned Executive Engineer (Building Proposal) before approval of plans.

17. The Technical Committee for High Rise Buildings, however, reserves right to alter/ modify/ augment fire safety related provisions as well as disaster management related provisions, on the basis of decision to be taken in the upcoming meetings.
18. That the permission is granted based on the documents submitted by the Architect and if at any time are found fake/ fraudulent, then the permission issued shall be treated as revoked/ cancelled without further notice.
19. After the clearance given by HRC for a proposed building, not further changes of any kind shall be effected without permission of the HRC (Technical Committee for High Rise Buildings). If any changes made in the proposal without obtaining clearance from HRC, earlier clearance given by the HRC shall be treated as revoked/ invalid.
20. That the aspect regarding approval/ final NOC to the 33(24) component, if any, and its respective permission shall be scrutinized by Dy.Ch.Eng.(B.P.) as per the prevailing policy and the sanction from respective HPC shall be obtained.
21. The necessary other permissions from various other Departments/ Committees/ Authorities shall be obtained as per requirements.
22. Layout R.G. shall be provided up to road widening line of Takandas Kataria Marg.

Recommendatory Condition

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

8. On windy days avoid excavation activities to reduce dust emissions.
9. Prevent the excavated soil from spilling out of the site boundaries onto adjoining roads and properties.
10. Prevent other garbage waste such as construction debris, plastic material from mixing with the excavated soil that is being transported out of the site for dumping off site. This soil will be used for land filling and mixing of garbage with it can lead to soil contamination.
11. Water the site at least twice a day to reduce the dust emissions. Once during mid morning and once in the evening.
12. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. (A good cover sheet can be formed by stitching empty cement bags silt open to form a sheet).
13. Since, there is likelihood of fugitive dust form the construction activity, material handling and from the truck movement in the vicinity of the project site, project proponents should go for tree plantation programme along the approach roads and the construction campus.
14. Re-vegetate disturbed areas as early as possible.
15. As soon as construction is over, the surplus earth should be utilized to fill up low lying areas. The rubbish should be cleared and all un built surfaces reinstated.
16. Construct appropriate temporary housing structures for the labourers on the site with due approval from the competent authority. Houses should be provided with proper light and ventilation, and should be located at a safe location on the site.
17. Provisions should be made for providing them with potable, drinking water.
18. The construction site should be provided with sufficient and suitable toilet facilities for workers to allow proper standards of hygiene. These facilities would be connected to septic tank and maintained properly to ensure minimum environmental affect. Care should be taken not to route the sanitary effluents to the river or any other natural water body.
19. To prevent unauthorized falling of trees in the nearby undeveloped areas by construction workers for their fuel needs, it should be ensured that the contractor provides fuel to the construction workers.
20. Arrangements should be made for daycare and education to construction workers children. Certain NGO's working in this area can be associated with or alternatively one female worker can be paid to oversee the younger children and to prevent them from coming in harms way.
21. Solid waste generated from the labour camp as well as the construction site should be disposed off properly. Organic waste can be composted, and inorganic waste should be disposed in nearest municipal bins.
22. To sweep and clean adjacent roads of the site that get soiled due to the frequent movement of trucks to and fro from the site, at least once a day.
23. All outdoor lighting, including any construction related lighting should be designed, installed and operated in a manner that ensures that all direct rays from project lighting are contained within construction site and that residences are protected from spillover light and glare.
24. Parking for construction site workers should be provided on site to prevent clogging of surrounding roads.

25. Tea stalls if established for the site should be given space on site and not on access roads. This will prevent the gathering of labourers on the roads and obstruction of traffic.
26. Rotary piling method can be adopted for construction of bored cast in site/ bored pre-cast piles. Preferably, M.S. liner can be provided upto hard stratum.
27. Preferable minimum grade concrete in sub structure foundation can be M-40 grade and use of anti corrosive treatment can be considered for M.S. reinforcements.
28. Ground Water in Mumbai is likely to be saline and further there is a possibility of sewage contamination in well water, as such, municipal water be used for construction.
29. Withdrawal of ground water should be restricted as it may cause sudden draw-down and subsidence of surrounding land/buildings.
30. The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.
31. EEBP(City) shall take cognizance of the Draft Development Plan 2034 before approval of the plans and process the proposal as per the policy circular issued U/No.CHE/7204/DP/GEN dt.30.5.2016 for the procedure to deal with the implications of publication of Draft Development Plan 2034 as per notification in Government Gazette U/No.CHE/6457/DP/Revision dtd.27th May 2016 & if applicable, policy decision taken U/No.CHE/14177/DPC dtd.13.5.2015 in cases where LOI for development of Public Parking Lot under Regulation 33(24) of D.C.R.1991 is already issued prior to 25.2.2015 on plots subsequently affected by reservation in Draft Development Plan 2034.
32. Other features shown in the plan like swimming pool on podium floor, etc. are not in the purview of High Rise Committee and approvability of the same shall be separately dealt by concerned Planning Authority i.e. Building Proposal Section.

Note: That the total height of Crown/ Architectural Elevation features above the terrace slab shall not be more than 9.00 Meter.

If your client is agreeable to the aforesaid terms and conditions, you may approach to the DY.CH.ENG.(B.P.)CITY, who is being informed separately regarding subject matter.

Yours faithfully,

Sd/-

(S.P.Darade)
Chief Engineer
(Development Plan)
Member Secretary,
Technical Committee for
High Rise Buildings

Acc:- A Set of Plan + EMP Book

CHE/HRB-662/DPWS

22 MAR 2018

C.C.: DY.CH.ENG.(B.P.)CITY/ A.E.(DP)HRB

Forwarded for information along with a set of plan and the photocopy of this office report to M.C. U/No.CHE/HRB-662/DPWS dtd.16.3.2018 & M.C.'s approval thereon U/No.MCP/5441 dtd.19.3.2018.

The compliance of the conditions as mentioned in this clearance shall be ensured by the building proposal department at appropriate stages and the compliance report in this respect shall be submitted for record of the Committee, as per the circular U/No.CHE/971/DP/Gen dtd.01-08-2006.

The State Govt. had issued notification U/No.CMS/TPB-4434/452/CASE No.58/2011/UD-11 dt.6.1.2012 for amendment in D.C.Regulation and guidelines to implement the above amendments have been issued from time to time. DY.CH.ENG.(B.P.)CITY is requested to take due cognizance of the same before processing the proposal further.

Architect has paid the requisite scrutiny fees of Rs.1,00,000/- vide receipt No.1002451194 dtd.18.2.2016.

Acc : As above.


(S.P. Darade)
**Chief Engineer
(Development Plan)
Member Secretary,
Technical Committee for
High Rise Buildings**

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO:CHE/HRB-662/DPWS

11 6 MAR 2018

Sub:- Proposed High Rise Residential Building on plot bearing F.P.Nos.206 & 207 TPS-III, L.J.Road, Mahim, Mumbai, in G/N Ward (For Dev.:M/s.Aventa Properties LLP).

Architect: M/s.Spaceage Consultants
Str.Con: M/s.Mahimtura Consultants
Geotech.:Con.:M/s.Zed Geotech Mumbai
Env.Con.: M/s.EPRI
Developer: M/s.Aventa Properties LLP

Architects M/s.Spaceage Consultants have submitted a High Rise Building Proposal on the land under reference to the Technical Committee for High Rise Buildings as constituted by the State Govt. in Urban Development Department vide Govt. Resolution U/No.TPB/4313/CR-41/2013/UD-11 dated 9th June,2014 for scrutiny of High Rise Building proposals beyond 70 mtrs. height.

Architect has paid the requisite scrutiny fee of Rs.1,00,000/- vide receipt No.1002451194 dtd.18.2.2016.

The reports and drawing submitted by the Architect were lastly forwarded to respective Technical Member for scrutiny on 30.10.2017.

Sanctioned Revised Development Plan 1991:-

As per Sanctioned Revised Development Plan 1991 of 'G/N' Ward, the above land is situated in Residential Zone (R). The land under reference is abutting the reservations of Marketing Offices Staff Quarters & Housing for Dishoused, Parking Lot and Recreation Ground.

Draft Development Plan 2034

As per the Draft Development Plan 2034, the land under reference is not reserved/ designated for any public purpose. The land is abutting the designation of Municipal Retail Market (DSA1.1+). The land is affected by CRZ and Metro Buffer. The land is shown in Residential Zone.

Proposal:

This is to mention here that, initially Architect M/s.Spaceage Consultants have submitted the above proposal for proposed high rise building of Ground + 1st N.R. + 2nd to 10th parking floor + 11th service floor + 12th to 32nd upper residential floor with total height of 105.65 mt. from the general ground level to the terrace level.

Subsequently the Architect submitted the revised proposal for construction of proposed High Rise Building comprising of 1 basement + ground/ stilt + 1st to 24th + 25th (Pt) residential floors including 9 levels of parkings +

service floors + fire check floor with total height of **110.35 mt.** from the general ground level to the terrace level.

Architects M/s.Spaceage Consultants has submitted a letter stating that, the planning of the building has been changed and now proposed a building comprising 1 basement + ground/ stilt + 1st to 24th + 25th (Pt) residential floors including 9 levels of parkings + service floors + fire check floor with total height of 110.35 mt. from the general ground level to the terrace level.

As per the Section Plan A-A the comprising of building is 1st basement + ground/ stilt + 1st N.R. + 2nd floor (consisting 9 level automated mechanized car parking floors) + 3rd stilt + 4th Service Floor + 5th to 24th + 25th (Pt) residential floors with total height of 110.35 mt. from the general ground level to the terrace level.

In view of above, HRC NOC will be issued for proposed High Rise Building comprising of 1 basement + ground/ stilt + 1st to 24th + 25th (Pt) residential floors including 9 levels of parkings + service floors + fire check floor with total height of **110.35 mt.** from the general ground level to the terrace level.

Scrutiny of the Technical Committee for High Rise Buildings:

a) Site Visit:

The site was visited by the Technical Members of the Technical Committee for High Rise Buildings on 20.2.2016.

During site visit, certain suggestions were made by the members of the Technical Committee for High Rise Buildings and accordingly the changes were incorporated.

b) Meeting with Project Consultants:

The meeting was held by the Committee Members alongwith the Project Consultants on 4.11.2017 & 2.12.2017 to discuss in detail the submissions made by the Architect, Structural Consultant, Soil Investigation Consultant and Environment Consultant of this project.

Remarks from Building Proposal Department:

Dy.Ch.Eng.(B.P.)City vide his note U/No.EB/6939/GN/A [DYCHE/4094/ (BP)CITY dtd.17.1.2018] has offered following remarks:-

- 1) In this case, Licensed Surveyor has proposed the building height of 110.35 mt. The detailed report regarding various technical concessions were put up to Ch.Eng.(D.P.)/ M.C. by the office and approval of Ch.Eng.(D.P.)/ M.C. is obtained U/No.EB/6939/GN/A dtd.14.6.2017.
- 2) This is the proposal under modified REgn.33(7) of D.C.R.1991. The relaxation applicable for Regn.33(10) of D.C.R.1991 are applicable for the development being carried out U/s 37(7). In this case, no

parking concession are required. However, concession for open spaces deficiency are obtained.

- 3) As per plans, the required parking spaces for building are 95 nos. Architect has proposed 117 Nos. parking spaces. Hence, there is no deficiency in parking spaces.

Remarks from C.F.O.:

C.F.O. vide his NOC U/No.FB/HRC/R-II/46 dtd.3.11.2016 has informed that as far as CFO Department is concerned, there would be no objection for the amendments for the construction of the proposed high rise residential building with basement (-6.00 M) for services + ground & 1st floor for commercial + 2nd floor for automated mechanized car parking system within the building line having height of 32.95 metres up to 3rd floor level + 3rd floor for club house + 4th floor as service floor + 5th to 29th upper residential floors having total height of 122.95 metres from general ground level with fire check floor on 15th floor at the height of 70.75 metres from ground level with elevation features, as per the details shown on enclosed plans therewith, signed in token of approval, subject to satisfactory compliance of the fire safety requirements mentioned in the CFO NOC.

CFO has further stated that, all the requirements stipulate earlier vide NOC No.FB/HRC/R-II/04 dtd.13.5.2016 shall be strictly adhered to along with the modified & additional fire safety requirements mentioned in the revised CFO NOC issued U/No.FB/HRC/R-II/46 dtd.3.11.2016.

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

Clearance of Technical Committee for High Rise Buildings in the meeting held on 4.11.2017 & 2.12.2017:

The proposal was discussed in the meeting of Technical Committee for High Rise Buildings held on 4.11.2017 & 2.12.2017.

The relevant extract from the Minutes of the meeting the Technical Committee for High Rise Buildings held on 4.11.2017 is reproduced as follows:-

HRB Proposal No.662: Proposed High Rise Residential Building on plot bearing F.P.Nos.206 & 207 TPS-III, L.J.Road, Mahim, Mumbai, in G/N Ward (For Dev.:M/s.Aventa Properties LLP).

Architect: M/s.Spaceage Consultants

Str.Con: M/s.Mahimtura Consultants

Geotech.Con.: M/s.Global Geotechnics

Env.Con.: M/s.EPRI

The proposal envisages construction of proposed High Rise Building comprising of 1 basement + ground/ stilt + 1st to 25th upper residential floors

including 9 levels of parkings + service floors + fire check floor with total height of **110.35 mt.** from the general ground level to the terrace level.

The proposal is discussed in the meeting and following observations & suggestions were made by the Committee:-

- 1) Gust Factor calculations to be revised.
- 2) The soft storey shall be checked for seismic adequacy.
- 3) Submit the revised structural analysis (ETAB & SAFE) design & drawings of the building (including its foundation) for further evaluation.
- 4) The proposal is found satisfactory from Geotechnical point of view.
- 5) D.G. location to be re-examined for effective fire engine access.
- 6) R.G. shall be provided up to road widening line of Takandas Kataria Marg.
- 7) Revised Environmental Report shall be submitted for further evaluation.
- 8) CFO NOC is obtained and proposal is found satisfactory from Fire safety & CFO's points of view. CFO NOC shall be submitted. However, schematic drawings as per new guidelines to be get approved before commencement of the work. If the plans differ from the CFO NOC, the amended CFO NOC shall be obtained.

The relevant extract from the Minutes of the meeting the Technical Committee for High Rise Buildings held on 2.12.2017 is reproduced as follows:-

HRB Proposal No.662: Proposed High Rise Residential Building on plot bearing F.P.Nos.206 & 207 TPS-III, L.J.Road, Mahim, Mumbai, in G/N Ward (For Dev.:M/s.Aventa Properties LLP).

Architect: M/s.Spaceage Consultants

Str.Con: M/s.Mahimtura Consultants

Geotech.Con.: M/s.Global Geotechnics

Env.Con.: M/s.EPRI

The proposal envisages construction of proposed High Rise Building comprising of 1 basement + ground/ stilt + 1st to 25th upper residential floors including 9 levels of parkings + service floors + fire check floor with total height of **110.35 mt.** from the general ground level to the terrace level.

The proposal was earlier discussed and found satisfactory from Geotechnical, Fire safety & CFO's points of view in the meeting held on 4.11.2017.

Today the proposal is again discussed and found satisfactory from Structural point of view.

The proposal is also found satisfactory from Environmental points of view.

Thus, the proposal is finally cleared from Structural, Geotechnical, Environmental, Fire safety & CFO's points of view.

The Architectural & Environmental Plans shall be signed by the Committee.

As such from Technical Committee for High Rise Buildings' point of view, the proposal is recommended for clearance as per the G.R.No.TPB 4303/49/CR-4/03/UD-11 dtd.28.07.2004 & subsequent G.R.No.TPB 4313/CR-41/2013/UD-11 dtd.9.06.2014.

The above Minutes of the meeting held on 2.12.2017 have been approved by the Hon. Chairman and members of the present Technical Committee for High Rise Buildings under No.CHE/026870/DPWS/HRB dtd.26.12.2017. The Architectural Plans & environmental submissions are signed by the Committee Members.

Thus, the proposal is finally recommended for clearance, as per the minutes of meeting held on 2.12.2017 approved by Committee.

Though the proposal is approved by High Rise Committee for the height 110.35 mt. with 1 basement + ground/ stilt + 1st to 25th upper floors, Architect has submitted plans for 1 basement + ground/ stilt + 1st to 25th (Pt) upper residential floors with total height of 110.35 mt. as per available FSI. As height of the building is not changed proposal will be processed as per plans submitted i.e. for 1 basement + ground/ stilt + 1st to 25th (Pt) upper residential floors with total height of 110.35 mt. from the general ground level to the terrace level.

Here it is to be mentioned that, as per Hon'ble High Court order in the W.P.No.1339 of 2014 and thereafter approval granted by Hon.M.C., the condition of IMD is deleted from the Annexure-I and Mandatory Conditions of the NOC to be issued to the developer.

The proposal under reference is for proposed High Rise Residential Building on plot bearing F.P.Nos.206 & 207 TPS-III, L.J.Road, Mahim, Mumbai, in G/N Ward (For Dev.:M/s.Aventa Properties LLP).

In this context, it may be mentioned here that a condition is incorporated in Annexure-I (Condition No.31 of Recommendatory Conditions) that, EEBP(CITY) shall take cognizance of the Draft Development Plan 2034 before approval of the plans and process the proposal as per the policy circular issued U/No.CHE/7204/DP/GEN dt.30.5.2016 for the procedure to deal with the implications of publication of Draft Development Plan 2034 as per notification in Government Gazette U/No.CHE/6457/DP/Revision dtd.27th May 2016 & if applicable, policy decision taken U/No.CHE/14177/DPC dtd.13.5.2015 in cases where LOI for development of Public Parking Lot under Regulation 33(24) of

D.C.R.1991 is already issued prior to 25.2.2015 on plots subsequently affected by reservation in Draft Development Plan 2034.

It is to be mentioned here that the name of Geotechnical Consultants of the above proposal is "M/s.Zed Geotech Mumbai". However, due to oversight it is written as "M/s.Global Geotechnics" in the minutes of meeting dt.4.11.2017 & 2.12.2017. The necessary corrections i.e. "M/s.Zed Geotech Mumbai" will be incorporated in HRC NOC letter.

Approval:

As afore stated, the Technical Committee for High Rise Buildings has accepted the proposal under reference from high rise point of view only. The mandatory conditions and recommendatory conditions are incorporated in Annexure-I, cognizance of the same will be taken by concerned Building Proposal Dept. as per the policies in force & D.C.R.1991, while processing the regular building proposal.

As the Technical Committee for High Rise Buildings has accepted the proposal & recommended for clearance as per the G.R. U/No.TPB/4313/CR-41/2013/UD-11 dated 9th June,2014 and in view of sidelined portion 'A' above, Ch.Eng.(D.P.)/ M.C.'s approval is requested to issue High Rise Committee NOC for proposal of proposed High Rise Building comprising of 1 basement + ground/ stilt + 1st to 24th + 25th (Pt) residential floors including 9 levels of parkings + service floors + fire check floor with total height of **110.35 mt.** from the general ground level to the terrace level, on plot bearing F.P.Nos.206 & 207 TPS-III, L.J.Road, Mahim, Mumbai, in G/N Ward (For Dev.:M/s.Aventa Properties LLP).

On receipt of approval, the letter will be issued under the signature of Ch.Eng.(D.P.) as Member Secretary of Technical Committee for High Rise Buildings.

Submitted please.

(S.S.Chavan)
DY.CH.ENG.(DP)II

(S.P.Darade)
CH.ENG.(D.P.)

(Ajoy Mehta)
Hon.M.C.
Sir,

Chief Engineer (DP)

Municipal Commissioner

बृहन्मुंबई महानगरपालिका
आयुक्तांचे कार्यालय

16 MAR 2018

समय ११, १२, १३, १४,
१५, १६, १७, १८.

क्रमांक **mc/544**

PROPOSAL-662-CITY.doc

बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
यांचे कार्यालय

19 MAR 2018

035718

क्र.प्र.अ/वि.नि./

साधारण	शहर	पूर्व उप	प. उप
मा. अधि	टिडीआर	लेखा	आस्था

AE(DP)HRB

Chief Engineer (DP)

BRIHANMUMBAI MUNICIPAL CORPORATION

No.CHE/07774/DPWS/HRB dtd.

30 JUN 2023

Office of the:
Chief Engineer (Development Plan)
Brihanmumbai Mahanagarpalika,
Municipal Head Office, 5th Floor,
Annex Building, Mahapalika Marg,
Fort, Mumbai-400 001.

To,
Shri Johny Joseph (Rtd. I.A.S.)
Chairman, Technical Committee for High Rise Building.

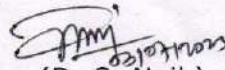
Sub:- Scrutiny of development proposals of High Rise Buildings.

Hon'ble Sir,

Please find enclosed herewith the minutes of the High Rise Technical Committee meeting held on **12.06.2023** at 10:30 A.M. for approval and confirmation of the Chairman, High Rise Technical Committee.

Submitted please.

Yours faithfully,


(D. S. Naik)

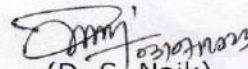
**Dy.Ch.Engineer (Development Plan)-II
Member Secretary,
Technical Committee for High Rise Bldgs.**

Encl : Minutes of meeting

C.C.to:-

- | | |
|---|--|
| 1) Prof.R.S.Jangid, Member,
Professor, Dept. of Civil Engineering,
I.I.T.Bombay, Powai, Mumbai-400 076. | 2) Prof. Deepankar Choudhury,
Member, Professor & Head of Civil
Engineering. Dept, I.I.T.Bombay,
Powai, Mumbai-400 076. |
| 3) Dr.Shashank Mehendale, Member
Structural Engineer,
3 rd Floor, Ganga Lahiri,
Plot No.163A,P.Naik Marg,
Shivaji Park, Mumbai-400016. | 4) Chief Fire Officer,
Brihanmumbai Municipal Corporation |

Yours faithfully,


(D. S. Naik)

**Dy.Ch.Engineer (Development Plan)-II
Member Secretary,
Technical Committee for High Rise Bldgs.**

The Architectural plan shall be signed by Committee.

As such, Technical Committee constituted by Hon'ble Municipal Commissioner under Regulation 19(2A) of Development Control & Promotion Regulation 2034 has recommended the proposal for clearance from High Rise Building point of view.

HRB Proposal No.972 (Old HRB- 662): Amended approval for proposed High Rise Residential Buildings under regulation 33(7) of DCPR 2034 on plot bearing F.P. no. 206 & 207 of TPS III Mahim, L.J. road, Mahim (W), Mumbai in G/N ward.

Dev: M/S Aventa Properties LLP.

L.S.: M/S Spaceage Consultants.

Str. Con: M/S Mahimtura Consultants Pvt. Ltd.

Geo. Con: M/S Global Geotechnics.

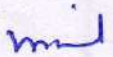
MEP Con.: Mr. Dyanesh Bhawe.


Earlier HRC NOC is issued on 22.03.2018 for High Rise Residential building comprising of 1 basement + ground/ stilt + 1st to 25th upper residential floors + 9 levels of parking + service floors + fire check floor with total height of 110.35 Mtrs.


Now, the Architect M/S Spaceage Consultants have submitted the proposal of High Rise Residential building comprising of 1 basement + ground / stilt + 1st non cesssed NR + 2nd to 12th (pt.) parking and Amenity (pt.) + 13th to 42nd upper residential floors including 2 service floors with total height 122.55 mtrs.


The proposal is discussed in the meeting and following observations & suggestions were made by the Committee:-

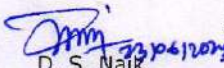
1. Structural consultant stated that building was originally designed for 142 meters.
2. Structural consultant to submit letter stating that floating columns are pure gravity columns in design.
3. Building is code exceeding, structural engineer to submit there justification.
4. Wind in Y direction to be rechecked.
5. Letter from structural engineer regarding how soft storey is accounted for.
6. Structural engineer to recheck if loads on raft are for 142 mtr or 122 mtr.
7. Gust factor and wind forces calculation of the building shall be revised.


Prof. R.S. Jangid
Member


Prof. Deepankar
Choudhury
Member


Shashank
Mehendale
Member


Sanjay Manjrekar
C.F.O.


D. S. Naik
Dy. Ch. Eng. (DP) II
Member Secretary

8. No rock sample test was done. Hence E values etc. were assumed. A declaration statement ensuring safe foundation design related to use of authentic geotechnical data is required from the Geotech consultant.
9. No interference check is done. A declaration statement is required from the Geotech consultant.
10. Check minimum pressure & minimum settlements for DL+LL+WL combinations, as these at present seem to be non-confirming to basic mechanics. Justify.
11. CFO NOC is obtained No. CHE/CTY/6939/G/N/337(NEW) dtd. 16.12.2021.

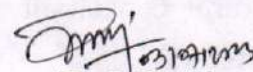
The proposal is cleared from Architectural, Fire & Safety, Geotechnical & Structural points of view, subject to compliance regarding point no. 2 and 10 above.

The Architectural plan shall be signed by Committee.

As such, Technical Committee constituted by Hon'ble Municipal Commissioner under Regulation 19(2A) of Development Control & Promotion Regulation 2034 has recommended the proposal for clearance from High Rise Building point of view.

As decided the next site visit is fixed on 24.06.2023 and meeting on 29.06.2023.

The meeting was thereafter concluded.




(D. S. Naik)

**Dy.Chief Engineer
(Development Plan)II
Member Secretary, Technical Committee
For High Rise Bldgs.**

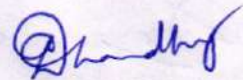
Minutes Approved




**Shri Johny Joseph (Retd.IAS),
Chairman,
Technical Committee for High Rise Building**



Prof. R. S. Jangid
Member



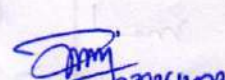
Prof. Deepankar
Choudhury
Member



Shashank
Mehendale
Member



Sanjay Manjrekar
C.F.O.



D. S. Naik
Dy.Ch.Eng.(DP)II
Member Secretary

MUNICIPAL CORPORATION OF GREATER MUMBAI
TREE AUTHORITY

Office of the Supdt. of Gardens
Veermata Jijabai Bhosale Udyan
Dr. Ambedkar Road, Byculla (E),
Mumbai-400 027.

To,
M/s Aventa Properties L.L.P.
Farshid Cooper, F.P. No. 206,207
T.P.S. -III, Mahim, Mumbai

D/SG/Chy/ 76 /B/SR/OD/BR/MC Prop I II
Date:- 7-1-15-

Sub : Permission for cutting / removal / removal by transplanting of
trees at redevelopment on plot bearing F.P. no. 206 & 207, TPS III,
Mahim Div, L.J.Road & T. Kataria Marg, 'G/North' ward..

Dear Sir / Madam

Please refer to your consultants M/s. Spaceage dt 25.07.2014 dt on the above cited
subject.

It is to inform that your request for removal of trees coming in the work of
proposed development has been considered by the Tree Authority's under section 8 (3) of
The Maharashtra (Urban Areas) Protection & Preservation of tree Act 1975, (As modified
upto 3rd November 2006). The permission for Transplant 11 (Eleven) trees (Tree
no.1,2,3,5,6,7,8,9,10,11,14), Cutting Nil trees and Retain 03 (Three) trees (Tree no. 4,12,13)
been granted by the Tree Authority vide Resolution no. 206 dt 19.12.2014.

You are directed to plant Nil nos of tree in the said property in lieu of the trees
allowed to cut within 30 days in accordance with the provisions under section 8 (5) of the
said Act and intimate to the Tree Officer about the action taken thereto.

As per the provision under Section 8 (3) (a) of the said Act , you are hereby
directed that no tree shall be cut/ transplant until fifteen days (15) after the permission is
given by the Tree Authority.

Further in accordance with the provisions under section 11(1) of the said Act, you
are hereby directed to plant requisite number of trees as per the norms of the Tree
Authority's i.e in open spaces two (2) trees per 100 sq.mtr and in R.G. Area Five (5) trees
per 100 sq.mtr and care should be taken so that tree grows properly and give a report to
the Tree Officer about the conditions of these trees once in six month for a period of 3
years.

As per provision under section 19 (b) you are directed to obtain the N.O.C. of the
Tree Officer for planting of trees in open spaces as well as R.G. Area as per the norms of
Tree Authority's before getting occupation /completion certificate of the newly
constructed building.

3
Your attention is kindly drawn to the provisions under section of 21 of the Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975 , as modified on 9th june 2004.

21 .1) Whoever fells any tree or causes any tree to be felled in contraventions of the provisions of the Act or without reasonable excuse fails to comply with any order issued or conditions imposed by the Tree Authority's or the Tree officer or any officers and servants subordinate to him in the discharge of their functions under this Act ,shall on convection be punished with the fine of not less one thousand rupees which may extend upto five thousand rupees for every offence and also with imprisonment for a term of not less than one week , which may extent upto one year.

2) The felling or causing of felling of each tree without the permission of the Tree Authority's shall constitute a separate offence.

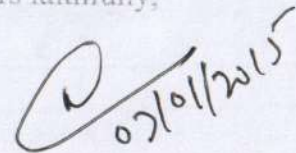
As per direction of the Tree Authority , you are hereby directed to submit the photographs taken while transplanting of tree and the C.D. Of the transplantation of the trees so as to ensure proper transplantation of the trees

As per the Tree Authority's Resolution No. 500 dated 18th March 2011 , you are requested to plant indigenous variety of trees having circumference of 6" above and height of 15' above . The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.

You are requested to contact Asstt.Suptd.of Gardens 'G/North' ward to monitor the technical aspects for transplantation and plantation of trees whose contact no. 9869917487.

Thanking you.

Yours faithfully,



Supdt.of Gardens
& Tree Officer(i/c)

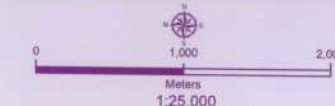


COASTAL ZONE MANAGEMENT PLAN MAHARASHTRA
MUMBAI CITY & MUMBAI SUBURBAN DISTRICTS















Sheet No: E 43 A 16 / SW

Edition - 1: September, 2021

Map No: MH 75



Legend





-  Lighthouse
 High Tide Line
 Low Tide Line
 Bund
 Ferry
 Road
 Railway Line
 Sluice
 Seawall
 Survey Plots
 Ward Boundary
 Municipal or Corporation Boundary
 District Boundary
 Breakwater or Jetty

CRZ LINES & BOUNDARY

- Hazard Line
 - - - 20m CRZ Line for Islands
 - - - 50m CRZ Line - CRZ IIIA (NDZ)
 - - - 200m CRZ Line - CRZ IIIB (NDZ)
 — CRZ Boundary
 (500m Line, 50m for Bay, 50m or width of the creek, whichever is less along the tidal influenced water bodies and 50m Mangrove Buffer Zone)

CRZ CATEGORY

CRZ - 1

-  CRZ - IA
 Eco Sensitive Zone - CRZ IA
 50m Mangrove Buffer Zone - CRZ IA
 CRZ IB

CRZ II

- CRZ II

CRZ - I

- NDZ - Within CRZ II - Greater Mumbai
No Development Zone
50m to 500m from HTL - CRZ IIIA

CRZ - I

- CRZ - IVA (Upto 12 NM)

CR

- NOTE

1) CRZ 1 areas are

- 2) 50m Mangrove Buffer Zone is provided for both Government land and Private land
- 3) ISLANDS: 20m CRZ Line from HTL is valid only after approval of IIMP of the particular island. IIMPs of the particular island shall be prepared by concerned States/UTs and got approved by MoEF&CC
- 4) The reclaimed basins of Prince's and Victoria Docks of Mumbai Port Trust have been demarcated on the CZMP and Land use maps

DATA SOURCE

- i) National Centre for Sustainable Coastal Management
 - 1) HTL, 2) CRZ - IA, 3) CVCA, 4) CRZ Categories and Lines
 - 5) Infrastructure facilities such as Road, Ferry, etc
- ii) Survey of India
 - 1) Hazard Line
- iii) Maharashtra Coastal Zone Management Authority
 - 1) Administrative Boundaries, Open Spaces, Parks, Gardens, Playground, etc for NDZ in CRZ II (Greater Mumbai)

ABBREVIATIONS

- CRZ : Coastal Regulation Zone
NDZ : No Development Zone
CVCA : Critically Vulnerable Coastal Area

Updated During 2019 - 2021

Updated During 2019

PREPARED AS PER COASTAL REGULATION ZONE NOTIFICATION, 2019

ENVIRONMENTAL REGULATION ZONE NOTIFICATION, 2019			
Scrutinized by	Certified by	Concurred by	Approved by
 Hemanik Technical Scrutiny Committee National Centre for Sustainable Coastal Management, MoEF & CC	 R. Ramesh DIRECTOR National Centre for Sustainable Coastal Management, MoEF&CC	 Principal Secretary Environment & Climate Change Department Govt. of Maharashtra Mantralaya, Mumbai 400 032	 (श्री. नरेश भावसाहेब) (DR. N. BHAVSAHEB) Minister / मंत्री वातावरण व जल संवर्धन विभाग Ministry of Environment Forest and Climate Change महाराष्ट्र सरकार, नई दिल्ली Govt. of India, New Delhi

Prepared by
NCSCM

National Centre for Sustainable Coastal Management
(Ministry of Environment, Forest & Climate Change)
Chennai - 600 025



Department of Environment and Climate Change



सत्यमेव जयते

भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय,
MINISTRY OF ENVIRONMENT, FOREST
AND CLIMATE CHANGE
एकीकृत क्षेत्रीय कार्यालय, पूर्व खंड, नया सचिवालय भवन, सिविल
लाइन्स, नागपुर
INTEGRATED REGIONAL OFFICE, EAST WING,
NEW SECRETARAT BUILDING, CIVIL LINES,
NAGPUR - 440001.

F. No. EC-2021 /RON/2023-NGP | 11445

Dated: 13.04.2023

To

Shri. Farshid Cooper, MD
Aventa Properties LLP Redevelopment project
F.P. no. 206 & 207 TPS III Mahim, Mumbai
Mob no: 9820133228

Subject: Redevelopment Project at plot bearing F.P no. 206 & 207 TPS III Mahim, L.J. Road, Mahim
Mumbai by M/s Aventa Properties LLP -Issue of Certified Compliance Report- Reg.

Sir,

This has reference to your request for the issue of CCR for the above project. In this regard, the above said project was inspected by this office on 09.03.2023. After the site visit and review of additional documents submitted, the implementation of environmental safeguards status in the project is prepared. Copy of the Inspection report is enclosed. **PP should ensure the compliance on the observations made in the report.**

This issues with the approval of Competent Authority.

Yours faithfully

Encl: as above


(ई थिरुनावुक्करासु)
वैज्ञानिक-ई



GOVERNMENT OF INDIA
Ministry of Environment, Forest and Climate Change
Integrated Regional Office, Nagpur

INSPECTION REPORT

F. No. EC-2021/RON/2023-NGP

- | | | |
|----|--|--|
| 1. | Name of the project and location | Redevelopment Project at plot bearing F.P no. 206 & 207 TPS III Mahim, L.J. Road, Mahim Mumbai by M/s Aventa Properties LLP. |
| 2. | Address for Correspondence | Shri. Farshid Cooper, MD
Aventa Properties LLP Redevelopment project
F.P. no. 206 & 207 TPS III Mahim, Mumbai
Mob no: 9820133228
E mail : farshidcooper@spentacorporation.com |
| 3. | Clearance letter No.& Date | No. SEAC-2014/CR-35/TC-1 dated 01.12.2014 |
| 4. | Date of site visit | The project was inspected on 09.03.2023. During the visit, Shri.Rajesh Farde, Project Manager and Shri. Shekhar Kumbhar Environmental Consultant were present. |
| 5. | Date of previous visit(s) & observation if any | Nil |
| 6. | One page brief summary of the project - along with project details, date of commencement of construction activities, present status etc, | EC was granted by SEIAA Maharashtra in 01.12.2014 for construction of redevelopment project in plot area of 2415.98 sqm with total built up area of 26133.96 sqm.

The project consists of only one building. Construction activity commenced in February 2018.The project is under construction phase, a bout 29.48% of work have been completed. |
| 7. | Consent from MPCB | PP has obtained CTE vide number-Format1.0/BO/RO-HQ/EIC-MU-6107-14/CE/CC-9228 dt. 04.10.2014.PP has obtained Revalidation of CTE vide number- Format1.0/CC/UAN No.0000107658/CR2107000891- dt. 15.07.2021.Copy of the consent order is enclosed at Annexure-I |
| 8. | Details on sanitation facilities provided at labour camp, if provided within the site,- | Adequate drinking water and temporary sanitation facilities are provided. |



- | | |
|---|--|
| 1. Sewage treatment and disposal, | The waste generated from the labour camp is disposed to the existing sewerage system. |
| 2. Solid waste collection and disposal | Solid waste generated is properly collected, segregated and handed over to local agency |
| 9. Water usage, source and quantity | <p>The water requirement for the construction activity is about 05KLD and it is met through tanker water Supply.</p> <p>PP has obtained NOC from MCGM for water supply for the operation phase. Copy of the permission is submitted.</p> |
| 10. Permission to draw ground water if any shall be obtained from the competent Authority prior to construction /operation of the project | According to the PP, there are no bore wells and PP is meeting the water for construction through water tankers |
| 11. Water conservations measures- | |
| <p>Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred</p> <p>Dual plumbing line for separation of gray and black water, Low flow Fixtures for showers, toilet flushing and drinking.</p> <p>Recycling of treated sewage</p> | <p>Water demand during construction is reduced by use of pre-mixed concrete, curing agents and other best practices.</p> <p>PP has agreed to implement all these conditions at the plumbing stage of Construction</p> <p>One STP of total capacity 120 KLD proposed for the treatment of sewage expected from Operation Phase. The treated sewage is proposed to be reused for flushing, gardening etc.,</p> |
| 12. Energy conservation as per Energy Conservation Building Code | PP informed that project is designed as per ECBC norms and Energy conservation measures such as LED, BEE 5 star rated pumps, solar lighting etc will be provided. |
| 13. Usage of Fly ash in the construction | PP informed that fly ash is used in RMC. |
| 14. Topsoil management. | Reported that excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping. |
| 15. Details of DG set [numbers and Capacity] | No DG set is installed at site for construction phase. However 1 D.G. Set of total capacity 300 kVA during operation phase is proposed. DG proposed in case of emergency. The height of the DG set is installed as |



per the Central Pollution Control Board (CPCB).

16. Pollution abatement measures:

Vehicular pollution

PP informed that vehicles with PUC only are hired for bringing construction material to the site. Copy of the PUC certificates verified during the inspection.

Dust control

PP informed that water sprinkling is being carried out to suppression of dust.

Noise Control

PP informed that construction activity is restricted to day time only, tall barricades have been provided on all sides.

17. Latest Monitoring reports on Ambient air, Soil, Ground water, Noise, DG set etc.,

The environmental monitoring is regularly carried out for various parameters by approved MOEFCC lab and copy of the latest monitoring reports are enclosed at **Annexure -II**.

Ground water quality not monitored as there is no bore well.

18. Construction Spoils, muck, including bituminous material and other hazardous materials management

All construction waste gets collected and segregated properly. Most of that is reused for the construction activity.

There is no bituminous waste.

Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.

19. Green Belt

PP has submitted green belt development plan. According to Plan, proposed to carry out plantation in an area of 223.45 sqm, total number of trees to be planted is 30. **PP should ensure plantation as per the green belt development plan submitted.**

20. CER/EMP

PP informed that according to the OM dated 25.02.2021 of the Ministry, the building projects to carryout all activities proposed under EMP as well any additional activities that may either be committed by them or prescribed by SEAC. Accordingly, Total capital cost for EMP Construction Phase 59.07 lakhs. For operation phase Capital Cost Rs. 88.45lacs and O & M - 24.92 Lakhs/annum. **PP should ensure implementation of EMP activities with 30% funds to be earmarked for Water conservation works and planting/distribution of seedlings.**



- | | | |
|-----|--|---|
| 21. | Details of Environment Management Cell | PP reported that a Separate Environment Management Cell has been set up to look after environmental management. |
| 22. | Submission of six monthly reports on the status of compliance | PP has submitted six-monthly report. |
| 23. | Submission of the environmental statement | PP has submitted the copy of the Environmental Statement. |
| 24. | Uploading of the EC, compliance report, Environmental statement on the Company Website | PP has uploaded copy of EC, compliance report, Environmental statement on the Company Website at www.passcodelegasea.in |
| 25. | Advertisement about the grant of EC | PP has not submitted the copy of advertisement |
| 26. | Details of areas like Forest, Eco- Sensitive Zone, wildlife sanctuary etc. and the distance from the project | There is no forest area near to the project site. |
| 27. | Details of Show Cause Notice/ direction issued, if any by the State PCB and details of remedial action taken/proposed. | NIL |
| 28. | Details of pending Court Cases (If any) | NIL |
| 29. | Proposal | Reported that due to new UDPCR rules, PP proposed to modify the plan and applied for EC. Hence, requested for CCR. |

Conclusion : After the site visit and review of additional documents submitted, the compliance status of environmental safeguards in the project is prepared. It is noted that PP has taken measures and has complied with EC conditions except the issue of advertisement. PP should ensure proper compliance in future.





Fig: Google Imagery



Fig: Construction at the site

A handwritten signature in blue ink, consisting of a series of loops and curves, positioned above the printed name.

**E. Thirunavukkarasu
Scientist-E**



Maharashtra Pollution Control Board

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MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



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

Infrastructure/RED/M.S.I

No:- Format1.0/CC/UAN No.0000107658/CR 2107000891

Date: 15/07/21

To,
M/s. Aventa Properties LLP
Plot bearing F.P. NO. 206 & 207 TPS III
Mahim, L.J. Road,
Mahim, Mumbai



Sub: Revalidation of Consent to Establish for redevelopment construction project under MHADA in Red Category

- Ref:** 1. Consent to establish granted vide No MPCB/ROHQ/EIC-Mu-6107-14/CE/CC-CE/CC-9228 dtd -04.10.2014
2. Minutes of 3rd Consent Committee Meeting held on 05.05.2021

Your application NO. MPCB-CONSENT-0000107658

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

1. Consent is granted for period up to commissioning of the project or coterminous with the validity of EC dtd 01.12.2014 whichever is earlier
2. The capital investment of the project is Rs.178.84 Cr. (As per C.A Certificate submitted by industry).
3. The revalidation of Consent to establish is valid for redevelopment construction project of MHADA named as M/s. Aventa Properties LLP Plot bearing F.P. NO. 206 & 207 TPS III Mahim, L.J. Road, Mahim, Mumbai on Total Plot Area of 2415.98 SqMtrs for construction BUA of 26133.96 SqMtrs as per EC granted dated 01.12.2014 including utilities and services
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	109	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body



Maharashtra Pollution Control Board

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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-300 KVA	01	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

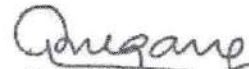
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY GARBAGE	129 Kg/Day	Segregation	TO MCGM /SALE
2	WET GARBAGE	284 Kg/Day	OWC with Composting	As Manure
3	STP SLUDGE	16 Kg/Day	Dewatering	As Manure

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

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

- The 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 authorities.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- Project Proponent shall install online monitoring system for the parameter pH SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- The project proponent shall make provision of charging of electric vehicles in atleast 10 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- PP shall submit an affidavit in Board's prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- The Project Proponent shall comply with the Environmental Clearance obtained vide No SEAC-2014/CR 35/TC-1 dtd 01.12.2014 for proposed redevelopment construction project having total plot area of 2415.98 sqm and total construction BUA area of 26133.96 sqm

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	357680.00	MPCB-DR-4501	23/02/2021	NEFT



Maharashtra Pollution Control Board

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Copy to:

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



Maharashtra Pollution Control Board

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SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to install Sewage Treatment Plant (STP) with the design capacity of 120 CMD based on MBBR Technology.
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 100MPN/100 ml

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	125.00
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.

TEST REPORT

ISSUED TO: M/s. AVENTA PROPERTIES. LLP.
For Your Project : **"Proposed Redevelopment Project"**
at Plot Bearing F.P. No. 206 & 207, TPS-III Mahim,

L.J. Raod, Mahim, Mumbai

REPORT NO. : UT/ELS/REPORT/C-130/11-2022
ISSUE DATE : 15/11/2022
YOUR REF. : AVENTA/MOEF/COMPLIANCE/AMENDEDWO
/2019-2022
REF. DATE : 17/10/2022

SAMPLE PARTICULARS :

Sampling Plan Ref. No.: : C-23/05-2022
Sample Registration Date : 10/05/2022
Date of Sampling : 09/05/2022
Time of Sampling : 09:30 Hrs. to 17:30 Hrs.
Analysis Starting Date : 10/05/2022
Analysis Completion Date : 12/05/2022
Sample Lab Code : UT/ELS/C-156/05-2022
Ambient Air Temperature : 28.1°C to 34.2°C

AMBIENT AIR QUALITY MONITORING

Location Code : 01
Sample Location : Near Proposed DG Substation
Collected By : ULTRA TECH
Height of Sampler : 1.0 Meter
Sampling Duration : 8 Hours
Relative Humidity : 52.0% to 64.0%

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO ₂)	IS 5182 (Part 02) : 2001	15	µg/m ³
2.	Oxides of Nitrogen (NO _x)	IS 5182 (Part 06) : 2006	25	µg/m ³
3.	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Method IO-2.1	77	µg/m ³
4.	Particulate Matter (PM _{2.5})	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	29	µg/m ³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.2	mg/m ³

†: Sampling Period 1 Hr.

Opinions / Interpretations: National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference.
(Turnover to find Annexure).

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Polltech; Model - PEM-RDS 8NL; Sr. No. 3313	Valid up to - 04/10/2022
	Fine Dust Sampler	Make - Polltech; Model - PEM ADS 2.5/10µ; Sr. No. 18213	Valid up to - 05/01/2023

Note: 1. This test report refers only to the sample tested.
2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.
5. Weather was Sunny during sampling period.

- END OF REPORT -



For ULTRA TECH,

(Authorized Signatory)



Environmental Consultancy & Laboratory

Lab Gazetted by MoEF&CC-Govt. of India

Lab. Accredited by NABL ISO/IEC 17025:2017 [TC-5600, Valid until 03.08.2024 in the field of Testing]

QCI-NABET Accredited EIA Consulting Organization

STP/ETP/WTP Project Management Consultants

ISO 9001: 2015

ISO 45001 2018

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

TEST REPORT

ISSUED TO: M/s. AVENTA PROPERTIES. LLP.
For Your Project: "Proposed Redevelopment Project"
at Plot Bearing F.P. No. 206 & 207, TPS-III Mahim,

REPORT NO. : UT/ELS/REPORT/C-131/11-2022
ISSUE DATE : 15/11/2022
YOUR REF. : AVENTA/MOEF/COMPLIANCE/AMENDEDWO
/2019-2022
REF. DATE : 17/10/2022

L.J. Raod, Mahim, Mumbai

SAMPLE PARTICULARS :

Sampling Plan Ref. No.: C-23/05-2022
Sample Registration Date : 10/05/2022
Date of Sampling : 09/05/2022 to 10/05/2022
Time of Sampling : 18:00 Hrs. to 02:00 Hrs.
Analysis Starting Date : 10/05/2022
Analysis Completion Date : 12/05/2022
Sample Lab Code : UT/ELS/C-157/05-2022
Ambient Air Temperature : 28.5°C to 33.2°C

AMBIENT AIR QUALITY MONITORING

Location Code : 02
Sample Location : Near Main Gate

Collected By : ULTRA TECH
Height of Sampler : 1.0 Meter
Sampling Duration : 8 Hours
Relative Humidity : 52.0% to 65.0%

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO ₂)	IS 5182 (Part 02) : 2001	13	µg/m ³
2.	Oxides of Nitrogen (NO _x)	IS 5182 (Part 06) : 2006	23	µg/m ³
3.	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Method 10-2.1	74	µg/m ³
4.	Particulate Matter (PM _{2.5})	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	26	µg/m ³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.4	mg/m ³

†: Sampling Period 1 Hr.

Opinions / Interpretations: National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference.
(Turnover to find Annexure).

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Polltech; Model - PEM-RDS 8N1; Sr. No. 3313	Valid up to - 04/10/2022
	Fine Dust Sampler	Make - Polltech; Model - PEM ADS 2.5/10µ; Sr. No. 18213	Valid up to - 05/01/2023

Note: 1. This test report refers only to the sample tested.
2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.
5. Weather was Clear during sampling period.

- END OF REPORT -



For ULTRA TECH,

(Authorized Signatory)

TEST REPORT

ISSUED TO: M/s. AVENTA PROPERTIES. LLP.
For Your Project : "Proposed Redevelopment Project"
at Plot Bearing F.P. No. 206 & 207, TPS-III Mahim,

L.J. Raod, Mahim, Mumbai

REPORT NO. : UT/ELS/REPORT/C-133/11-2022
ISSUE DATE : 15/11/2022
YOUR REF. : AVENTA/MOEF/COMPLIANCE/AMENDEDWO
/2019-2022
REF. DATE : 17/10/2022

SAMPLE PARTICULARS :

Sampling Plan Ref. No. : C-23/05-2022
Date of Monitoring : 09/05/2022

NOISE LEVEL QUALITY MONITORING

Sample Lab Code : UT/ELS/C-159/05-2022
Survey Done By : ULTRA TECH

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
1.	Near Main Gate	10:00 to 10:05	54.2	22:00 to 22:05	44.1
2.	Near Proposed D. G. Sub Station	10:10 to 10:15	53.8	22:10 to 22:15	43.7
3.	Near Dhairyawan Temple	10:20 to 10:25	52.6	22:20 to 22:25	42.8
4.	Centre of Project Site	10:25 to 10:30	51.9	22:30 to 22:35	42.1

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

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

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

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

- END OF REPORT -



For ULTRA TECH,

(Authorized Signatory)



Environmental Consultancy & Laboratory

Lab Gazetted by MoEF&CC-Govt. of India

Lab. Accredited by NABL ISO/IEC 17025:2017 [TC-5600, Valid until 03.08.2024 in the field of Testing]

QCI-NABET Accredited EIA Consulting Organization

STP/ETP/WTP Project Management Consultants

ISO 9001: 2015

ISO 45001 2018

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

TEST REPORT

ISSUED TO: M/s. AVENTA PROPERTIES. LLP.
For Your Project : "Proposed Redevelopment Project"
at Plot Bearing F.P. No. 206 & 207, TPS-III Mahim,

REPORT NO. : UT/ELS/REPORT/C-134/11-2022
ISSUE DATE : 15/11/2022
YOUR REF. : AVENTA/MOEF/COMPLIANCE/AMENDEDWO/
2019-2022
REF. DATE : 17/10/2022

L.J. Raod, Mahim, Mumbai

SAMPLE PARTICULARS

Sampling Plan Ref. No. : C-23/05-2022
Sample Registration Date : 10/05/2022
Date & Time of Sampling : 09/05/2022 at 17:00 Hrs
Analysis Starting Date : 10/05/2022
Analysis Completion Date : 17/05/2022
Sample Collected By : ULTRA TECH
Sample Lab Code : UT/ELS/C-160/05-2022

SOIL QUALITY MONITORING

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

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Colour	-	Brown	-
2.	Moisture Content	IS:2720 (Part 2) : 1973	4.3	%
3.	Bulk Density	UT/LQMS/SOP/S03	1151	kg/m ³
4.	Organic Matter	IS:2720 (Part 22) : 1972	1.0	%
5.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.6	%
6.	pH	IS:2720 (Part 26) : 1987	8.0	-
7.	Conductivity(1:2soil:Water Extract)	IS:14767- 2000	0.481	mS/cm
8.	Sodium as Na (Water Extractable)	UT/LQMS/SOP/S19	99	mg/kg
9.	Magnesium as Mg (Water Extractable)	UT/LQMS/SOP/S22	96	mg/kg
10.	Chlorides as Cl ⁻ (Water Extractable)	UT/LQMS/SOP/S23	117	mg/kg
11.	Sulphate as SO ₄ ²⁻ (Water Extractable)	UT/LQMS/SOP/S24	198	mg/kg
12.	Sodium Adsorption Ratio	UT/LQMS/SOP/S26	1.0	(meq/kg) ^{1/2}
13.	Cation Exchange Capacity	UT/LQMS/SOP/S18	25.2	meq/100g
14.	Water Holding Capacity	UT/LQMS/SOP/S12	55.4	%
15.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.9	mg/kg
16.	Phosphorous as P ₂ O ₅ (Available)	UT/LQMS/SOP/S28	65	kg/ha
17.	Potassium as K ₂ O (Available)	UT/LQMS/SOP/S29	252	kg/ha
18.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	198	Kg/ha
19.	Iron as Fe	UT/LQMS/SOP/S35 & S37	70154	mg/kg
20.	Zinc as Zn	UT/LQMS/SOP/S35 & S37	98	mg/kg

Opinions / Interpretations: NIL

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

- END OF REPORT -



For ULTRA-TECH

(Authorized Signatory)

Page 1 of 1

AVENTA PROPERTIES LLP

3 A/B, RAJABAHADUR MANSION, 20 AMBALAL DOSHI MARG, FORT, MUMBAI – 400 023

Tel.: 022-22691166 / 22633388

Fax: 66356677

LLPIN: AAA-3238

Date: 18th April, 2023

To,

Ministry of Environment, Forest & Climate Change,
Integrated Regional Office, East Wing,
Ground Floor, New Secretariat Building,
Civil Lines, Nagpur – 440 001. Maharashtra.

Subject : Submission of Action Taken report to the observations raised in the Certified Compliance Report (CCR) for the proposed construction of 'Redevelopment Project at plot bearing F.P. nos. 206 & 207 TPS III Mahim, Mumbai, Maharashtra.'

Reference : F. No. EC-2021/RON/2023-NGP/11445, dated: 13/04/2023.

Respected Sir,

This is with reference to the above-mentioned subject. We are submitting herewith the Action Taken Report to the observations raised in the certified compliance report as follows;

Sl. No	Conditions & compliances:
#	Following condition were non-complied:
1	General conditions for post-construction / operation phase; Condition no. viii: PP has complied with EC conditions except the issue of Advertisement. Compliance: We sincerely regret for the non-compliance of the EC condition. In future we will definitely comply all the EC conditions in time.

We sincerely hope that our reply will satisfy the observation raised in the certified compliance report.

This is for your reference and record.

Please do the needful and oblige.

Thanking You & Yours faithfully,

For, Aventa Properties LLP

Authorized Signatory





To,
The Member Secretary,
State Environment Impact Assessment Authority (SEIAA)
15th Floor, New Administration Building
Environment Department, Mantralaya, Mumbai,
Maharashtra

Date: 29.07.2023

**Subject: Submission of Undertaking for constructed built- up area on site
for Proposed Redevelopment project at F.P.NO. 206 & 207 TPS
III Mahim, L.J. Road, Mahim, Mumbai.**

Ref. No. E.C. dated : 01.12.2014
File No. EB/6939/GN/A

Respected Sir,

I hereby certify that construction carried out on the ground till date by **M/s. Aventa Properties LLP** is 14,547.48Sq. mt.. and which is within approved Built-up area.

I also certify that the plinth of the building completed on ground is in accordance with earlier approved plan.

Breakup of the constructed built up areas alongwith building configuration is given as **Annexure A.**

Thanking You,

Yours Faithfully,

**For M/s. Spaceage Consultants
(Licensed Surveyor)**

ANNEXURE – A

As per Environment Clearance (EC) dated 01.12.2014				Seeking Expansion in EC				As per constructed on site			
Building Configuration	FSI area (sq.m)	Non FSI area (sq.m)	Constructi on area (sq.m)	Building Configuration	FSI area (sq.m)	Non FSI area (sq.m)	Constructi on area (sq.m)	Building Configuration	FSI area (sq.m)	Non FSI area (sq.m)	Constructio n area (sq.m)
Building 1: 2 Basements + Ground + 10 Parking floors + 11 th to 32 nd floors	9662.19	16471.77	26133.96	Building 1: Basement + Ground + 12 Parking floors + 13 th to 42 nd (PT.) Floors	11426.26	17728.73	29154.99	Building 1: Basement + Ground + 12 Parking floors + 13 th to 16 th Floors *	2,318.91	12,228.57	14,547.48
--	--	--	--	Building 2: Ground + 1 Floor				Construction not started	--	--	--

* We would like to submit that there is decrease in one basement. Constructed only one basement of 6 mt. height whereas earlier 2 basements were proposed of total height of 6 mt.

Also in the earlier planning car lift were provided for podium parking. Now mechanical parking system with two additional parking floors is provided within the earlier approved height of parking floors.

Thanking You,

Yours Faithfully,

For M/s. Spaceage Consultants
(Licensed Surveyor)
(Lic. No. J/167/LS)

Suresh Kamble

Room No.401, Himgiri building, Shanti Nagar, Kalyan Ambernath Road, Near Raymond
Showroom, Ulhasnagar 3, Ulhasnagar, Thane, Ulhasnagar-2, Maharashtra- 421002.
Mobile no: 9920788964 email-id – sureshkamble73.sk@gmail.com

25.07.2023

To,

The Shashikant Jadhav

Spaceage consultant

Mulund (w)

Sub: - Development completion work certificate for building on plot bearing FP NO 206207TPS III
Mahim LJ road Mumbai

Ref: - Aventa Properties LLP - Project Medius - Building Proposal File No. EB/6939/GN/A

Sir,

I Shri Suresh Kamble have undertaken assignment as site supervisor for the work carried out on the above referred property as per municipal design and plans prepared by Shri Shashikant L Jadhav of M/s Space age consultants & structural designs and plans prepared by M/s Mahimtura consultants which are duly sanctioned by Municipal Corporation of greater Mumbai under. EB/6939/GN/A Dated 14/05/2019.

In addition to my /our site report and certificates submitted by me/us from time to time to L.S M/S Spaceage consultants, I hereby certify that work of residential building on plot bearing FP NO206207 TPS iii MAHIM LJ ROAD MUMBAI has been carried out has been supervised by me and has been completed 100 % of Excavation work & 1 Number of Basement(s) and Plinth work 100% completed, & 11 Number of Podiums work completed 100%, Service floor (13th floor) completed, and 17th floor slab completed Partly ,whole slab will be completed by 30/07/2023. and 18th floor slab work has been initiated.

I further certify that no stipulation of applicable code rules, regulations instructions and directives of architect, consulting structured engineer or other consu'tant is infringed to the best of my knowledge.

Site Supervisor


Suresh Kamble

Licence no. K/454/SS/1

AVENTA PROPERTIES LLP

3A/B, Rajabhadur Mansion, 20, Ambalal Doshi Marg, Mumbai 400 023.
Tel. : 2263 3388 / 2269 1166 ♦ Fax : 6635 6677

To,

Date: 26th July, 2023

The Hon. Member Secretary,
State Environment Impact Assessment Authority (SEIAA)
2nd Floor, Annex Building
Mantralaya, Mumbai,
Maharashtra

Subject : Submission of undertaking for No changes in the location of environmental services as approved in earlier EC for Redevelopment Project at plot bearing F.P. No. 206 & 207, TPS III Mahim, L.J Road, Mahim, Mumbai. Maharashtra

Respected Sir,

This is with reference to above mentioned subject; we would like to inform that this project has received Environmental Clearance (EC) from SEIAA, Maharashtra dt. 01.12.2014 (No. SEAC-2014/CR-35/TC-1) for total plot area of 2415.98 Sq. mt. and total construction built up area of 26,133.96 Sq. mt.

Now we have applied for Expansion in EC due to changes in planning and in lieu of DCPR 2034 norms

We hereby undertake that there is No change in the location of environmental services as approved in earlier EC except OWC.

We would like to submit that as per suggestions of Hon. SEAC in its 196th meeting we have changed the location of OWC from basement to ground level.

Thanking You,

Project Proponent

Name: FARSHID A. COOPER.

Signature :


AUTHORIZED SIGNATORY

Signature:


Licensed Surveyor

Name: M/s. Spaceage Consultants

ENVIRONMENTAL MANAGEMENT PLAN

DURING OPERATIONAL PHASE

No.	Component	Description	Capital cost Rs. In lacs.	Operational and Maintenance cost (Rs. in lacs/yr)
1	AIR AND NOISE ENVIRONMENT			
1.1	Cost for Ambient Air Quality & Noise Monitoring	On-site Sensors	No set up cost is involved as already considered Construction Phase	0.50
		By outside MoEF & CC Approved Laboratory	*No set up cost is involved	0.22
1.2	Cost for DG Stack Exhaust Monitoring	Stack of DG stack	*No set up cost is involved	0.05
1.3	Cost for plantation	Green area	1.23	1.20
2	WATER ENVIRONMENT			
2.1	Cost for Waste water treatment	Cost for sewage Treatment Plant	24.00	4.80
2.2	Cost for Environmental Monitoring	On-site Sensors	6.50	1.00
		By outside MoEF & CC Approved Laboratory	*No set up cost is involved	0.05
2.3	Cost for Water Conservation (Rain Water Harvesting System)	Cost for RWH Tank	4.20	0.21
2.4	Cost for Low Flow Devices (LFD) as plumbing fixtures	Cost for Low Flow Devices (LFD)	18.72	At actual

ENVIRONMENTAL MANAGEMENT PLAN

DURING OPERATIONAL PHASE

No.	Component	Description	Capital cost Rs. In lacs.	Operational and Maintenance cost (Rs. in lacs/yr)
3	LAND ENVIRONMENT			
3.1	Cost for Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	6.50	1.50
		Cost for Monitoring of organic manure	*No set up cost is involved	0.08
4	ENERGY CONSERVATION			
4.1	Use of renewable energy	Cost for Solar Panels	12.40	1.50
5	DISASTER MANAGEMENT			
5.1	Cost towards Disaster management (Including costing for dewatering and ventilation etc.)		65.67	5.57
Total Cost			139.22	16.68

** No set up cost is involved as monitoring contract shall be given to outside MoEF approved laboratory*

Operation and maintenance of the STP shall be done by PP for 10 years or till formation of society whichever is later.



महाराष्ट्र MAHARASHTRA

2022

46AA 771297

Date: 9th February, 2023

To,
State Expert Appraisal Committee (SEAC-II),
Environment Department,
15th Floor, New Administration Building,
Mantralaya, Mumbai-400032



श्रीमती लोचना सरमळकर

Subject : Submission of undertaking for reuse of excess treated sewage available from our Proposed Redevelopment project at plot bearing F.P. No. 206 & 207, TPS III Mahim, L.J Road, Mahim, Mumbai, Maharashtra

Respected Sir,

We M/s. Aventa Properties LLP have proposed Redevelopment project at TPS III Mahim, L.J Road, Mahim, Mumbai

We hereby undertake that after full occupation of this project the total treated sewage available for reuse will be 69 KLD. Recycling of treated sewage shall be done for gardening (1 KLD) and flushing (3 KLD) within site which will help to reduce the quantity of treated sewage to the tune of 53%

We hereby also propose to have tie up with Tanker water supplier agency named as "M/s. Rajlaxmi Transport Service" to whom excess treated sewage shall be given free of cost. They will supply this excess treated sewage for secondary purposes like for nearby construction activities or to road contractors for sprinkling of water on roads which will help to reduce the quantity of treated sewage to the tune of 35% (24 KLD)

Thanking You,

For AVENTA PROPERTIES LLP

AUTHORIZED SIGNATORY



AVENTA PROPERTIES LLP

3A/B Rajabhadur Marg

Mumbai-400 023.

MUMBAI-400 023.

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद घेई अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही _____

परवानाधारक मुद्रांक विक्रीबाबतची सही _____

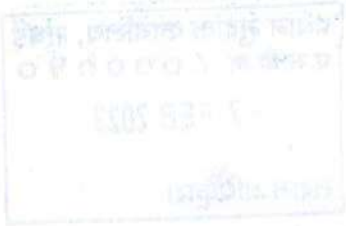
परवाना क्रमांक : ८००००९०

मुद्रांक विक्रीचे नाव/पत्ता : श्री. कल्पेश प्रेमजी गाला

शॉप नं. ४, भाग्योदय बिल्डींग, ७९ नगीनदास मारुटर रोड, फोर्ट, मुंबई-४०० ००९.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०९/०४/२००४) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी मुद्रांक खरेदी केल्यापासून दमहिन्यात वापरणे बंधनकारक आहे.

- 9 FEB 2023

RAJLAXMI

TRANSPORT SERVICE

TO

Date: 10/02/2023

M/s : AVENTA PROPERTIES LLP

3 A/B, Rajabhadur Mansion.

20, Ambalal Doshi Marg

Mumbai 400023

**SUBJECT: Regarding usage of excess treated sewage generated from your proposed
Redevelopment project at plot bearing F.P.No.206 & 207 TPS III Mahim,
L.J Road, Mahim, Mumbai, Maharashtra**

Respected sir,

With reference to above, this is to confirm that we will use excess treated sewage generated from your **Proposed Redevelopment project at TPS III Mahim, L.J Road, Mahim, Mumbai, Maharashtra** for nearby Construction activities or to road contractors for sprinkling for water on road. We will take the water Free of cost.

Thanking you.

Your Faithfully

Rajlaxmi transport service

804 , Hiral Splendor , Ketki pada , Near Dahisar Toll Naka , Dahisar (East) , Mumbai- 68

Contact : 9930098300 / 9820003137 / 9892929298

E Mail Contact : rajlaxmitransport@yahoo.in

Valid upto 8/5/2023



MUNICIPAL CORPORATION OF GREATER MUMBAI
(Solid Waste Management Department)

Office of Executive Engineer,
SWM SWM Zonal Office 2,

Application Number - EB/6939/GN/A/SWM/2/Revalidation, dated - 07 Jun 2022
Issued remarks Number /0/2022/G/N/CTY Dated 15 Jun 2022.

To (Architect / L.S),
SHASHIKANT LAXMAN JADHAV
B-106, NATRAJ BLDG., MULUND (W)

CC (Owner),
M/S Aventa Properties LLP.
3A/B Rajabhadur mansion Ambalal Doshi marg, Mumbai
400023

Previous Application Number:
EB/6939/GN/A/SWM/1/Amend

Subject :- Approval to Construction & Demolition Waste Management Plan for the site at CTS/CS Number 206 & 207 of village Mahim at ward G/North.

Reference :- Your application / online submission for C&D Waste Management Plan levelling & filling at designated site dtd. 07 Jun 2022.

With reference to your application/ online submission, the Debris Management Plan submitted by you has been approved as per "Construction and Demolition Waste Rules 2016" and you are allowed to transport Construction & Demolition/ Excavation Material from construction site to the unloading site subject to following terms & conditions.

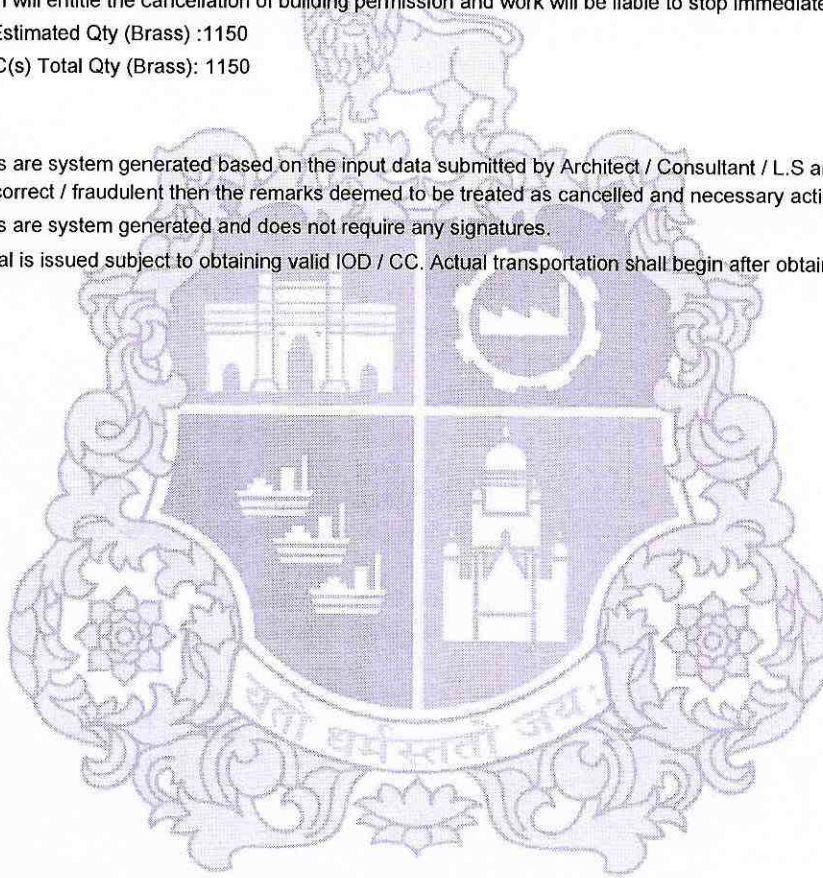
1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.3.2018. You shall follow this order of Hon. Supreme Court and instructions therein.
2. You shall handle & transport **Construction & Demolition Waste / Excavation Material to the extent of 500 Brass only to the designated unloading site C & D Waste Material at Survey No.126/1/A, Mauje - Sai, Taluka - Panvel - Raigadh, under C & D Waste Management Plan.**
- (S. K. Patel -9029409400, Pravin Singh - 9820457233) & validity 08 May 2023.
3. You shall transport the C&D waste with proper precautions and employ adequate measures safe guards to dispersal of particles through the air.
4. You have mentioned designated site for transportation of C&D waste for filling and levelling purpose. The C&D waste shall be transported and deposited at the designated site only The Landfill site (unloading site) shall be governed by the Construction and Demolition Waste Management Rules, 2016 and Solid Waste Management Rules, 2016.
5. In the event for any reason whatsoever, the consent given by the Designated Site / Agency is revoked or the time limit for the designated site has expired or the capacity of unloading site is exhausted. In such case the builder / developer shall forthwith stop the transportation activities. The builder / developer shall submit revised Construction and Demolition waste management plan along with required valid documents for revalidation of existing C&D waste Management Plan.
6. The construction & Demolition Waste shall be transported through your Transport Contractor. The details of the same shall be uploaded in the system by the applicant at the time of actual transportation.
7. The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape / fall of waste on road from moving vehicle. The body and wheels shall be cleaned and washed thoroughly to avoid spreading of waste on road.
8. The copy of approved Construction and Demolition Management Plan Shall be accompanied with each and every vehicle under this approval. The developer shall issue the proper Challan for each and every trip of vehicles and that shall be acknowledged by the agency of unloading site. The developer shall maintain record of C&D material transported and shall make it available to MCGM and / or

Monitoring Committee whenever required for inspection.

9. The approval is granted presuming that the papers submitted by the applicants / Owners are genuine. For any dispute arising out of documents submitted by applicant, POA / Occupant / Owner shall be held responsible as prescribed under the law prevailing in force.
10. The approval granted hereto does not absolve the other approval required from the other department of M.C.G.M. OR Govt. authorities.
11. In case of disputes, court matters etc. related to the subject site / land / property, this approval cannot be treated as a valid proof.
12. In case of any breach of condition is brought to the notice of MCGM or Monitoring Committee, Show Cause Notice will be issued and decision will be taken within one month as expeditiously as possible, which shall be binding on you / land owner.
13. This approval is not a permission for excavation or permission for dumping but this is the only approval under Construction & Demolition Waste Management Plan for the transportation of Construction & Demolition Waste for unloading at designated unloading site.
14. You / Land owner shall submit valid Bank Guarantee from the bankers approved by the MCGM and the amount applicable as per attached table. The bank guarantee remains valid till grant of Occupation Certificate (OCC).
15. The license architect / license engineer shall upload compliance report in respect of Construction & Demolition Waste Management Plan, any breach will entitle the cancellation of building permission and work will be liable to stop immediately.
16. (A) Project Total Estimated Qty (Brass) :1150
(B) Obtained NOC(s) Total Qty (Brass): 1150

Note:

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



बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका

G/NORTH



मुंबई
आरोग्य अभियान
आपली मुंबई, निरोगी मुंबई

विभाग

सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव

KHURSHID ALAM

वय 19 पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवणपूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- वाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उधड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उधड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



For

[Signature]

Medical Officer, G/NORTH

G/NORTH वैद्यकीय आरोग्य अधिकारी, सहाय्य विभाग

बृहन्मुंबई महानगरपालिका

सार्वजनिक आरोग्य खात्याद्वारे वितरित

मुद्रक, व्यवस्थापक मन्त्रा मद्रपालाय, मुंबई-४०० ०११

वेळेत निदान, वाचवी प्राण

बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



मुंबई
आरोग्य अभियान
आपली मुंबई, निरोजी मुंबई

G/NORTH

विभाग

सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव

Mathur

वय 32 पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धूम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरांनी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



For

[Signature]

Medical Officer, Health

G/NORTH

बृहन्मुंबई महानगरपालिका

सार्वजनिक आरोग्य खात्याद्वारे वितरित

मुद्रक, व्यवस्थापक मंत्रालय, मुंबई-४०००१९

वेळेत निदान, वाचवी प्राण

Cont: RODE

बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका

G/NORTH



मुंबई
आरोग्य अभियान
आपली मुंबई, निरोगी मुंबई

विभाग

सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव

Rahim

वय 37 पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावे.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धूम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



For

[Signature]

Medical Officer, Health

G/NORTH वैद्यकीय आरोग्य अधिकारी, सहाय्य विभाग

बृहन्मुंबई महानगरपालिका

सार्वजनिक आरोग्य खात्याद्वारे वितरित

मुद्रक, व्यवस्थापक मनषा मुद्रणालय, मुंबई-४०० ०१९

वेळेत निदान, वाचवी प्राण

[illegible]

DR. PRIYANKA K. K. (KEM HOSP.)
Reg. No : 2017/04/3358

209704 3358
DR. PRIYANKA MISHRA
M.B.B. (KEM HOSP.)

Reg. No : 2017/107/3358

M.B.B.S. (KEM HOSP.)

Wattahman

बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



मुंबई
आरोग्य अभियान
आपली मुंबई, निरोगी मुंबई

G/NORTH

विभाग

सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव

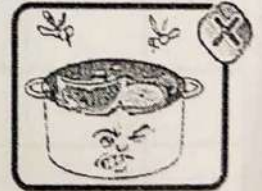
Vikas Suthar

वय 58 पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर सावणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावे.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरांनी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



For

[Signature]

Medical Officer, Health

G/NORTH वैद्यकीय आरोग्य अधिकारी, सहाय्यक शाखा

बृहन्मुंबई महानगरपालिका

सार्वजनिक आरोग्य खात्याद्वारे वितरित

मुद्रक, व्यवस्थापक मनपा मुद्रणालय, मुंबई-४०० ०११

वेळेत निदान, वाचवी प्राण

Cont: Hemlata
Vishwakarma

बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



मुंबई
आरोग्य अभियान
आपली मुंबई, निरोगी मुंबई

G/NORTH

विभाग

सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव

Bhailal Singh

वय 34 पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावे.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरांनी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



For

Medical Officer, North

G/NORTH

बृहन्मुंबई महानगरपालिका

सार्वजनिक आरोग्य खात्याद्वारे वितरित

मुद्रक, व्यवस्थापक मन्त्र्या मुद्रणालय, मुंबई-४०० ०१९

वेळेत निदान, वाचवी प्राण

बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



मुंबई -
आरोग्य अभियान
आपली मुंबई, मित्रोनी मुंबई

G/NORTH

विभाग

सांकेतिक क्र.

केंद्राद्वाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव

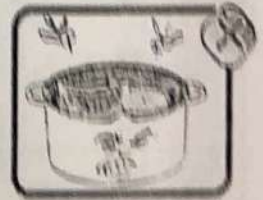
Anmol Singh

वय २५ पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शीवाचरण आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उधळ्यावरचे अन्नपदार्थ व अपचलेली फळे खाऊ नयेत.
- उधळ्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, सेप्टोपासून स्वतःला वाचवावे.
- संवायु, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरांनी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



For

Medical Officer, Health

G/NORTH

बृहन्मुंबई महानगरपालिका

सार्वजनिक आरोग्य खात्याद्वारे वितरित

मुद्रण, व्यवस्थापक मंत्र्या मुद्रणालय, मुंबई-४०० ०११

वेळेत निदान, वाचवी प्राण

बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका

G/NORTH



मुंबई
आरोग्य अभियान
आपली मुंबई, निरोजी मुंबई

विभाग

सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव

Kamlesh Singh

वय 28 पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शीचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धूम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरांनी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



For

[Signature]

Medical Officer, Health

G/NORTH

बृहन्मुंबई महानगरपालिका

सार्वजनिक आरोग्य खात्याद्वारे वितरित

मुद्रक, व्यवस्थापक मनपा मुख्यालय, मुंबई-४०० ०११

वेळेत निदान, वाचवी प्राण

बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका

G/NORTH



मुंबई-
आरोग्य अभियान
आपली मुंबई, विरोधी मुंबई

विभाग

सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव

Surendra Prayapati

वय 35 पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावे.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे आप्तपदार्थ व कापलेली फळे खाऊ नयेत.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- संबाखु, धुम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा, स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



For

[Signature]

Medical Officer, Health

G/North

बृहन्मुंबई महानगरपालिका

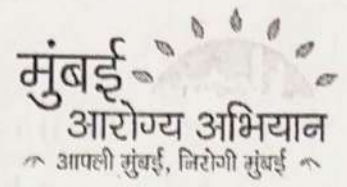
सार्वजनिक आरोग्य खात्याद्वारे वितरित

मुक्त, स्वस्थतापत्रक प्रणाली मुद्रणालय, मुंबई-४०० ०११

वेळेत निदान, वाचवी प्राण

[illegible]

बृहन्मुंबई महानगरपालिका आरोग्य पत्रिका



G/NORTH

विभाग

सांकेतिक क्र.

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव

Virendra Soren

वय 19 पुरुष / स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्याने स्वच्छ धुवावे.
- रस्त्यावर विकण्यास ठेवलेले उघड्यावरचे अन्नपदार्थ व कापलेली फळे खाऊ नयेत.
- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून ये-जा करणे टाळावे, तोटोपासून स्वतःला वाचवावे.
- तंबाखू, धूम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात.
- माणसांचा व डासांचा संपर्क टाळण्यासाठी झोपताना मच्छरदाण्यांचा नियमित वापर करावा.
- केवळ डॉक्टरांनी सल्ल्याने औषधोपचार करावा, स्वमज्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधांचा संपूर्ण डोस वेळेवर घ्यावा.



For

[Signature]

Medical Officer, Health

G/NORTH वैद्यकीय आरोग्य अधिकारी, सही व विपत्ती

बृहन्मुंबई महानगरपालिका

सार्वजनिक आरोग्य खात्याद्वारे वितरित

मुद्रक, व्यवस्थापक मनषा मुद्रणालय, मुंबई-४०० ०११

वेळेत निदान, वाचवी प्राण

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: **AVENTA PROPERTIES. LLP.**

ULR NO. : **ULR-TC14909 25 000004333F**
REPORT NO. : **UT/ELS/REPORT/ 06339 /05 -2025**
ISSUE DATE : **19/05/2025**
YOUR REF. : **AVENTA/MoEF/Compliance/Amended**
REF. DATE : **17/10/2022**

For Project: **"Proposed Redevelopment Project"**
AT Plot Bearing F.P. No. 206 & 207, TPS-III Mahim,
L.J. Raod, Mahim, Mumbai

SAMPLE PARTICULARS

Sampling Plan Ref. No.: 73-05/2025
Sampling Procedure : UT/LQMS/SOP/AA01A
Date & Time of Sampling : 13/05/2025 09:30 Hrs. to 13/05/2025 17:30 Hrs.
Sample Registration Date : 15/05/2025
Analysis Starting Date : 15/05/2025
Analysis Completion Date : 17/05/2025
Ambient Air Temperature : 28.9 °C to 37.6 °C
Relative Humidity : 43.1 % to 52.6 %
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

AMBIENT AIR QUALITY MONITORING

Location Code : 1
Sample Location : NEAR PROPOSED DG SUBSTATION.
GPS Co-ordinates : N 19°01'54.10", E 72°50'42.40"
Height of Sampler : 1 Meter
Sampling Duration : 8:00 Hours:Minutes
Sample Lab Code : UT/ELS/0493/05-2025

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. [^] or 1 Hr. [^]
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	14	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	29	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	76	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	27	µg/m ³	60
5	Carbon Monoxide (CO) [†]	IS 5182 (Part 10) : 1999	1.0	mg/m ³	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. Conformity statement for SO₂, NO₂, PM₁₀ and PM_{2.5} can't be given as samples were collected for 8:00 hours.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/193	Polltech	PEM-ADS 2.5/10µ	1318	29/12/2025
	Respirable Dust Sampler	UT/LAB/172	Polltech	PEM-RDS 9	315	17/09/2025

- Note: 1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
5. Weather during sampling was Sunny
6. ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
7. Air Quality Index (AQI) at above sampling location 76 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters.
[National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at <https://cpcb.nic.in/National-Air-Quality-Index/>]



Authorized By:

Jayashree Acharya
Jayashree Acharya
Authorized Signatory

- END OF TEST REPORT -

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
 Tel: 022-45119250, 022-45119239 / ☎ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

 ISSUED TO: **AVENTA PROPERTIES. LLP.**

 ULR NO. : **ULR-TC14909 25 000004334F**
 REPORT NO. : **UT/ELS/REPORT/ 06340 /05 -2025**
 ISSUE DATE : **19/05/2025**
 YOUR REF. : **AVENTA/MoEF/Compliance/Amended**
 REF. DATE : **17/10/2022**

 For Project: **"Proposed Redevelopment Project"**
 AT Plot Bearing F.P. No. 206 & 207, TPS-III Mahim,
 L.J. Raod, Mahim, Mumbai

SAMPLE PARTICULARS		AMBIENT AIR QUALITY MONITORING	
Sampling Plan Ref. No.:	: 73-05/2025	Location Code	: 2
Sampling Procedure	: UT/LQMS/SOP/AA01A	Sample Location	: NEAR MAIN GATE.
Date & Time of Sampling	: 13/05/2025 18:00 Hrs. to 14/05/2025 02:00 Hrs.	GPS Co-ordinates	: N 19°01'52.40", E 72°50'43.80"
Sample Registration Date	: 15/05/2025	Height of Sampler	: 1 Meter
Analysis Starting Date	: 15/05/2025	Sampling Duration	: 8:00 Hours:Minutes
Analysis Completion Date	: 17/05/2025	Sample Lab Code	: UT/ELS/0494/05-2025
Ambient Air Temperature	: 24.1 °C to 32.1 °C		
Relative Humidity	: 48.2 % to 59.4 %		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. ^a or 1 Hr. ^a
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	15	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	23	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	77	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	26	µg/m ³	60
5	Carbon Monoxide (CO) [†]	IS 5182 (Part 10) : 1999	1.2	mg/m ³	4

†: Sampling Period 1 Hr.

 Remark/ Statement of Conformity: The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. Conformity statement for SO₂, NO₂, PM₁₀ and PM_{2.5} can't be given as samples were collected for 8:00 hours.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/193	Polltech	PEM-ADS 2.5/10µ	1318	29/12/2025
	Respirable Dust Sampler	UT/LAB/172	Polltech	PEM-RDS 9	315	17/09/2025

- Note: 1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 5. Weather during sampling was Clear
 6. ^aTime weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
 7. Air Quality Index (AQI) at above sampling location 77 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters.
 [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at <https://cpcb.nic.in/National-Air-Quality-Index/>]



Authorized By:

 Jayashree Acharya
 Authorized Signatory

- END OF TEST REPORT -

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / ☎ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: AVENTA PROPERTIES. LLP.

ULR NO. : ULR-TC14909 25 000004335F
REPORT NO. : UT/ELS/REPORT/ 06341 / 05 - 2025
ISSUE DATE : 19/05/2025
YOUR REF. : AVENTA/MoEF/Compliance/Amended
REF. DATE : 17/10/2022

For Project: "Proposed Redevelopment Project"
 AT Plot Bearing F.P. No. 206 & 207, TPS-III Mahim,
 L.J. Raod, Mahim, Mumbai

SAMPLE PARTICULARS		AMBIENT AIR QUALITY MONITORING	
Sampling Plan Ref. No.:	: 73-05/2025	Location Code	: 3
Sampling Procedure	: UT/LQMS/SOP/AA01A	Sample Location	: NEAR DHAIRJAWAN TEMPLE
Date & Time of Sampling	: 14/05/2025 02:30 Hrs. to 14/05/2025 10:30 Hrs.	GPS Co-ordinates	: N 19°01'52.20", E 72°50'43.20"
Sample Registration Date	: 15/05/2025	Height of Sampler	: 1 Meter
Analysis Starting Date	: 15/05/2025	Sampling Duration	: 8:00 Hours:Minutes
Analysis Completion Date	: 17/05/2025	Sample Lab Code	: UT/ELS/0495/05-2025
Ambient Air Temperature	: 26.2 °C to 34.9 °C		
Relative Humidity	: 45.8 % to 59.2 %		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. [^] or 1 Hr. [^]
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	10	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	20	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	75	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	29	µg/m ³	60
5	Carbon Monoxide (CO) [†]	IS 5182 (Part 10) : 1999	1.3	mg/m ³	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III-Section IV. Conformity statement for SO₂, NO₂, PM₁₀ and PM_{2.5} can't be given as samples were collected for 8:00 hours.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/193	Polltech	PEM-ADS 2.5/10µ	1318	29/12/2025
	Respirable Dust Sampler	UT/LAB/172	Polltech	PEM-RDS 9	315	17/09/2025

- Note:**
1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 5. Weather during sampling was Sunny & Clear
 6. [^]Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
 7. Air Quality Index (AQI) at above sampling location 75 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters.
 [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at '<https://cpcb.nic.in/National-Air-Quality-Index/>']

Authorized By:

 Jayashree Acharya
Authorized Signatory

- END OF TEST REPORT -

**ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD**

(A venture of ULTRA TECH Environmental Consultancy)

Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-14909 (Valid up to 17/11/2028)

Lab. recognized by CPCB, MoEF&CC [GOI] under EP(A)-1986

ISO 9001:2015 & ISO 45001:2018 Certified

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.

Tel: 022-45119250, 022-45119239 / +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/s. AVENTA PROPERTIES. LLP.
For Your Site: Proposed Redevelopment Project
At Plot Bearing F.P. No. 206 & 207, TPS- III Mahim,
L.J. Road, Mahim, Mumbai

ULR No. : --
REPORT NO. : UT/ELS/REPORT/06299/05-2025
ISSUE DATE : 16/05/2025
YOUR REF. : AVENTA/MoEF/Compliance/Amended WO/2019-2022
REF. DATE : 17/10/2022

SAMPLE PARTICULARS**NOISE LEVEL QUALITY MONITORING**

Sampling Plan Ref. No. : 73-05/2025
Sampling Procedure : UT/LQMS/SOP/N01
Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.
Sample Lab Code : UT/ELS/0496/05-2025
Date of Monitoring : 13/05/2025 to 14/05/2025

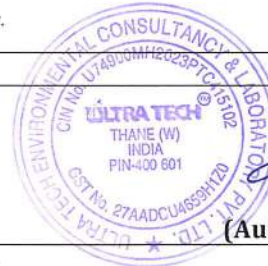
Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	15:00 TO 15:05	54.1	00:10 TO 00:15	43.4
02.	Near Proposed Dg Substation	15:10 TO 15:15	53.2	00:20 TO 00:25	43.1
03.	Near Dhaiyawan Temple	15:20 TO 15:25	52.3	00:30 TO 00:35	42.4
04.	Center Of Project Site	15:30 TO 15:35	52.8	00:35 TO 00:40	42.8

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

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Noise Meter	Make - Lutron Model : SL4035SD; Sr. No. Q682239	Valid up to - 21/03/2026

Note: 1. Measurement was done following laboratory's SOP (UT/LQMS/SOP/N01) based on CPCB's protocol for Ambient Noise Monitoring, July 2015.
2. This test report refers only to the monitoring conducted.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.



Authorized By:

Shailesh Salvi

(Authorized Signatory)

- END OF REPORT -

ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

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

• SCHEDULE

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

Ambient Air Quality Standards in respect of Noise

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

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

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

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

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

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

• CONSTRUCTION ACTIVITIES

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

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

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

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

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

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

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
 Tel: 022-45119250, 022-45119239 / +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO:	AVENTA PROPERTIES. LLP.	ULR NO.	: ULR-TC14909 25 000004513F
		REPORT NO.	: UT/ELS/REPORT/ 6578 /05 -2025
		ISSUE DATE	: 23/05/2025
For Project:	"Proposed Redevelopment Project"	YOUR REF.	: AVENTA/MoEF/Compliance/Amended
At Plot Bearing F.P. No. 206 & 207, TPS-III Mahim,		REF. DATE	: 17/10/2022
L.J. Raod, Mahim, Mumbai			

SAMPLE PARTICULARS	:	SOIL SAMPLE ANALYSIS	
Sampling Plan Ref. No.:	: 73-05/2025	Sample Type	: Soil
Sampling Procedure	: UT/LQMS/SOP/S01A	Sample Location	: At Project Site
Date & Time of Sampling	: 14/05/2025 11:10 Hrs.		
Sample Registration Date	: 15/05/2025		
Analysis Starting Date	: 15/05/2025		
Analysis Completion Date	: 22/05/2025	Sample Quantity & Packaging Details	: 1 Kg. in Ziplock Plastic Bag. (Approximately)
Sample Lab Code	: UT/ELS/0497/05-2025		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1	pH [1:2.5 Soil:Water] @ 25°C	IS 2720 (Part 26) : 1987	7.4	-
2	Electrical Conductivity [1:2 Soil:Water] @ 25°C	IS 14767:2000	456	µS/cm
3	Bulk Density	SOP No. UT/LQMS/SOP/S03	1137	kg/m ³
4	Moisture Content	IS 2720 (Part 02):1973	4.4	%
5	Organic Matter	IS 2720 (Part 22):1972	1.0	%
6	Organic Carbon	IS 2720 (Part 22):1972	0.6	%
7	Water Holding Capacity	SOP No. UT/LQMS/SOP/S12	53.4	%
8	Cation Exchange Capacity	US EPA SW 846, Method 9080 : 1986	27.9	meq/100g
9	Sodium Adsorption Ratio	SOP No. UT/LQMS/SOP/S26	1.2	(meq/kg) ^(0.5)
10	Sodium as Na	SOP No. UT/LQMS/SOP/S19	78	mg/kg
11	Magnesium as Mg	SOP No. UT/LQMS/SOP/S22	79	mg/kg
12	Chlorides as Cl	SOP No. UT/LQMS/SOP/S23	108	mg/kg
13	Sulphate as SO ₄	SOP No. UT/LQMS/SOP/S24	112	mg/kg
14	Boron as B (Available)	SOP No. UT/LQMS/SOP/S27	0.7	mg/kg
			1.1	kg/ha ⁺
15	Phosphorous as P ₂ O ₅ (Available)	SOP No. UT/LQMS/SOP/S28	32	mg/kg
			54	kg/ha ⁺
16	Potassium as K ₂ O (Available)	SOP No. UT/LQMS/SOP/S29	130	mg/kg
			222	kg/ha ⁺
17	Nitrogen as N (Available)	SOP No. UT/LQMS/SOP/S30	101	mg/kg
			172	kg/ha ⁺
18	Iron as Fe	SOP No. UT/LQMS/SOP/S35 & S37	66551	mg/kg
19	Zinc as Zn	SOP No. UT/LQMS/SOP/S35 & S37	72	mg/kg

Remark/ Statement of Conformity: NIL

- Note:
1. This test report refers only to the sample tested.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/S01A) based on Manual on Sampling, Analysis and Characterization of Hazardous Wastes, CPCB, New Delhi.
 5. Test results reported with unit/s + are obtained from scientific conversions/calculations applied to test results in mg/kg.



Authorized By:

 Shailish Salvi
Authorized Signatory

- END OF TEST REPORT -

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **10/09/2024**
Time : **15:17:36 PM**
Validity upto : **09/09/2025**



Certificate SL. No. : MH00502360006614
Registration No. : MH43BG7881
Date of Registration : 27/Apr/2018
Month & Year of Manufacturing : March-2018
Valid Mobile Number : *****9349
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0050236
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	1.2

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **10/09/2024**
Time : **15:13:59 PM**
Validity upto : **09/09/2025**



Certificate SL. No. : MH00502360006613
Registration No. : MH43BG7882
Date of Registration : 27/Apr/2018
Month & Year of Manufacturing : March-2018
Valid Mobile Number : *****3949
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0050236
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.27

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **10/09/2024**
Time : **15:20:41 PM**
Validity upto : **09/09/2025**



Certificate SL. No. : MH00502360006615
Registration No. : MH43BG7883
Date of Registration : 27/Apr/2018
Month & Year of Manufacturing : March-2018
Valid Mobile Number : *****9349
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0050236
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.27

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **10/09/2024**
Time : **15:23:39 PM**
Validity upto : **09/09/2025**



Certificate SL. No. : MH00502360006616
Registration No. : MH43BG7884
Date of Registration : 27/Apr/2018
Month & Year of Manufacturing : March-2018
Valid Mobile Number : *****9349
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0050236
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.7

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **10/09/2024**
Time : **15:43:40 PM**
Validity upto : **09/09/2025**



Certificate SL. No. : MH00502360006617
Registration No. : MH43BG7885
Date of Registration : 27/Apr/2018
Month & Year of Manufacturing : March-2018
Valid Mobile Number : *****9349
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0050236
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.48

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

AVENTA PROPERTIES L L P

3A/B, Rajabhadur Mansion, 20, Ambalal Doshi Marg, Mumbai 400 023.
Tel. : 2263 3388 / 2269 1166 ♦ Fax : 6635 6677

Date 03/10/2023

To,

The Section Engineer,
Environment Dept.
MCGM, G- North ward,
Mumbai -400028, Maharashtra.

Subject : Received Environmental clearance from SEIAA, Environment & Climate Change Department, Govt. of Maharashtra for proposed construction project of AVENTA PROPERTIES LLP, at plot bearing F.P. No 206 & 207 TPS III, Mahim, L.J.Road, Mumbai, Maharashtra.

Reference : Environment clearance no. SIA/MH/INFRA2/412558/2022, dated 29Dec 2022.

Respected Sir/Madam,


This is in reference with the above-mentioned subject. We have obtained Environment Clearance for above mentioned project vide letter no. SIA/MH/INFRA2/412558/2022, dated 29 Dec 2022.

This is for your reference and record.

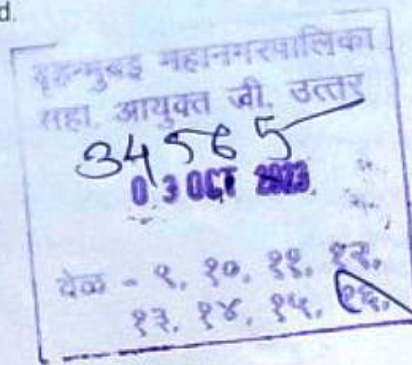
Thanking You,

Yours Faithfully,

For, AVENTA PROPERTIES LLP.


Authorized Signatory

Encl: 1 Copy of EC letter



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure /Orange/LSI

Consent order No: Format1.0/BO/RO-HQ/EIC-Mu-6107-14/CE/CC- 9228 Date- 04/10/2014

To,
M/s. Aventa Properties LLP.,
Plot bearing F.P.No.206 &207,
TPS III, L. J. Marg road,
Mahim, Mumbai

Subject: Consent to Establish for Building/Construction project Orange category.
Ref : Minutes of Consent Committee meeting held on 24th September, 2014

Your application CE1408000482
Dated: 17th July, 2014.

For: Consent to Establish for Building/Construction project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 59.70 Cr. (As per CA Certificate submitted by project proponent)

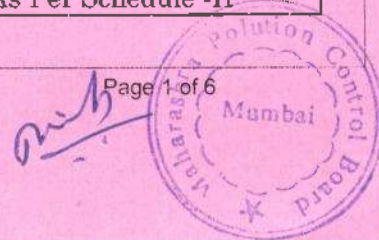
The Consent to Establish is valid for construction of residential redevelopment project named as M/s. Aventa Properties LLP., Plot No.206 & 207, TPS III, L. J. Marg road, Mahim, Mumbai for total plot area of 2,415.98 Sq. Mtrs and total construction built up area 26,133.96 Sq. Mtrs including utilities and services as per Construction commencement certificate issued by local body.

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	0.00	NA	
2.	Domestic effluent	109	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	300 KVA	1	As Per Schedule -II



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

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	284 Kg/Day	will be treated in Organic Waste Converter	Used as Manure
2	Non Biodegradable	129 Kg/Day	Will be segregate & hand over to authorized party	---
3	STP Sludge	16 Kg/Day	--	Used as Manure

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

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

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

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

10. The project proponent shall not take any effective steps in CRZ Affected area.

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

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

12. This consent is issued as per office note approved by the Member Secretary of the Board dated 24.9.2014

For and on behalf of the
Maharashtra Pollution Control Board



(Signature)
27/9/14

(P. K. Mirashe)
Assistant Secretary (Technical)

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	Rs. 1,00,100/-	675632	7/7/2014	Central Bank of India

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

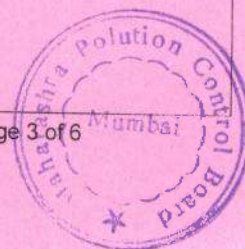
- 1) A] As per your application, you have proposed to install Sewage Treatment Plants (STP) with the design capacity of 109 CMD.
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for Ph
01	BOD (3 days 27oC)	30
02	Suspended Solids	50
03	COD	100
04	Residual Chlorine	1ppm

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
 - D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
 - 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
 - 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

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

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	125



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1	DG Set(300 KVA)	Acoustic enclosure	5.0	LDO	60	Ltr/Hr	—	—

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

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

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

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

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

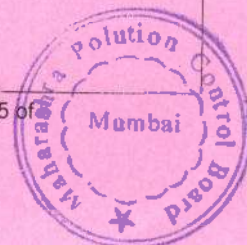
4. Conditions during construction phase

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



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 5 lakh	15 Days	Towards compliance of consent conditions	Upto Commissioning of the project	Five years
		Rs. 5 lakh	15 Days	PP shall not take any effective steps in CRZ Affected area	Continuous	--

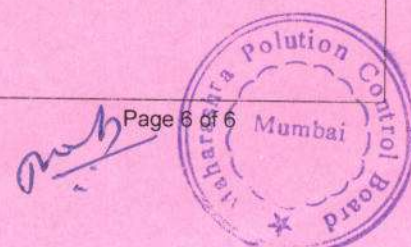


Schedule-IV

General Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) 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 MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste -- The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) 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.
- 10) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.





Maharashtra Pollution Control Board

60effe081296dd4f4f512596

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



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

Infrastructure/RED/M.S.I

No:- Format1.0/CC/UAN No.0000107658/CR 2107000891

Date: 15/07/21

To,
M/s. Aventa Properties LLP
Plot bearing F.P. NO. 206 & 207 TPS III
Mahim, L.J. Road,
Mahim, Mumbai



Sub: Revalidation of Consent to Establish for redevelopment construction project under MHADA in Red Category

- Ref:**
1. Consent to establish granted vide No MPCB/ROHQ/EIC-Mu-6107-14/CE/CC-CE/CC-9228 dtd -04.10.2014
 2. Minutes of 3rd Consent Committee Meeting held on 05.05.2021

Your application NO. MPCB-CONSENT-0000107658

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

1. **Consent is granted for period up to commissioning of the project or coterminous with the validity of EC dtd 01.12.2014 whichever is earlier**
2. **The capital investment of the project is Rs.178.84 Cr. (As per C.A Certificate submitted by industry).**
3. **The revalidation of Consent to establish is valid for redevelopment construction project of MHADA named as M/s. Aventa Properties LLP Plot bearing F.P. NO. 206 & 207 TPS III Mahim, L.J. Road, Mahim, Mumbai on Total Plot Area of 2415.98 SqMtrs for construction BUA of 26133.96 SqMtrs as per EC granted dated 01.12.2014 including utilities and services**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (In CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	109	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body



Maharashtra Pollution Control Board

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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-300 KVA	01	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY GARBAGE	129 Kg/Day	Segregation	TO MCGM /SALE
2	WET GARBAGE	284 Kg/Day	OWC with Composting	As Manure
3	STP SLUDGE	16 Kg/Day	Dewatering	As Manure

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

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

- The 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 authorities.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- Project Proponent shall install online monitoring system for the parameter pH SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- The project proponent shall make provision of charging of electric vehicles in atleast 10 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- PP shall submit an affidavit in Board's prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- The Project Proponent shall comply with the Environmental Clearance obtained vide No SEAC-2014/CR 35/TC-1 dtd 01.12.2014 for proposed redevelopment construction project having total plot area of 2415.98 sqm and total construction BUA area of 26133.96 sqm

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	357680.00	MPCB-DR-4501	23/02/2021	NEFT



Maharashtra Pollution Control Board

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Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to install Sewage Treatment Plant (STP) with the design capacity of 120 CMD based on MBBR Technology.
- 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 100MPN/100 ml

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	125.00
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.



Maharashtra Pollution Control Board

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SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG SET-300 KVA	Acoustic Enclosure	3.0	DIESEL/HSD	57 Ltr/Hr

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	10 Lakhs	15 Days	Towards compliance of Consent Conditions & EC	Continuous	5 Yrs

** 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

General Conditions:

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



Maharashtra Pollution Control Board

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- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary



Maharashtra Pollution Control Board

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Government of Maharashtra

SEAC-2014/CR-35/TC-1
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai- 400 032.
 Dated: 1st December, 2014

To,
 M/s. Aventa Properties LLP
 3 A/B, Rajabhadur Mansion,
 20, Ambalal Doshi Marg,
 Mumbai 400 023

Subject: Environment clearance for proposed redevelopment project at plot bearing F.P. No. 206 & 207 TPS III Mahim, L.J. Road, Mahim, Mumbai by M/s Aventa Properties LLP.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 27th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 73rd meeting.

2. It is noted that the proposal is for grant of Environment Clearance for proposed redevelopment project at plot bearing F.P. No. 206 & 207 TPS III Mahim, L.J. Road, Mahim, Mumbai. SEAC-II considered the project under screening category 8(a) B2 as per EIA Notification 2006.

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

Name of Project	"Proposed Redevelopment Project" at Mahim, Mumbai
Project Proponent	M/s. Aventa Properties LLP
Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
Type of project	Redevelopment project
Location of the project	F.P.NO. 206 & 207 TPS III Mahim, L.J. Road, Mahim, Mumbai
Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)
Applicability of the DCR	33 (7) & 33/15
Note on the initiated work (If applicable)	Total constructed work (FSI+ Non FSI): Not Applicable Date and area details in the necessary approvals issued by the competent authority (attach scan copies): Received MHADA NOC dated 7.7.2012 Received IOD dated 2.05.2014
LOI / NOC from MHADA /	Date and construction area details mentioned in the

Other approvals (If applicable)	approved letter: Received MHADA NOC dated 7.7.2012 Received IOD dated 2.05.2014
Total Plot Area (sq. m.)	2,415.98 Sq.mt.
Deductions	172.41 Sq.mt.
Net Plot area	2,243.57 Sq.mt.
Permissible FSI (including TDR etc.)	9663.92 Sq. mt.
Proposed Built-up Area (FSI & Non-FSI)	•FSI area (sq. m.): 9,662.19 Sq. mt. •Non FSI area (sq. m.): 16,471.77 Sq. mt. •Total BUA area (sq. m.): 26,133.96 Sq. mt.
Ground-coverage Percentage (%) <i>(Note: Percentage of plot not open to sky)</i>	1050.21(46.8 %)
Estimated cost of the project	Rs. 59.70 Cr.
No. of building & its configuration(s)	1 Building: 2 Basements + Ground + 10 Parking floors + 32 upper floors 1 Existing Temple to be retained
Number of tenants and shops	Flats: 179 Nos. Commercial built-up area: 934.01 Sq. Mt.
Number of expected residents / users	997
Tenant density per hector	797/ha
Height of the building(s)	105.65 mt.
Right of way (Width of the road from the nearest fire station to the proposed building(s))	27.43 mt. wide existing road
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	6 mt.
Existing structure(s)	There are total 4 Buildings on site which will be demolished Two Cessed bldg of Category A i.e. Gr + 2 floors and Category B i.e. Gr + 1 floors Two NON cessed Bldgs of Gr + 4 floors & Gr + 2 floors
Details of the demolition with disposal (If applicable)	The debris generated due to part demolition shall be partly reused on site and shall be partly disposed off to Authorized Landfill sites with permission from M.C.G.M.
Total Water Requirement	Dry season: •Fresh water (CMD): 82 (Domestic: From M.C.G.M.) •Recycled water (CMD): 44 (STP Treated sewage) Flushing = 43 Gardening = 1 •Total Water Requirement (CMD) : 126 •Swimming pool make up (Cum): Not Applicable •Fire fighting (CMD): One Time Requirement Rehabilitation & Sale : 405 Cum (for each building)

	<p>Wet Season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 82 (Domestic: From M.C.G.M. = 61+ From RWH tank = 21) • Recycled water (CMD): 43 (STP Treated sewage) Flushing = 43 • Total Water Requirement (CMD): 125 • Swimming pool make up (Cum): Not Applicable • Fire fighting (Cum): One Time Requirement Rehabilitation & Sale: 405 Cum (for each building)
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> • Level of the Ground water table: 3.50 mt. – 6.00 mt. below ground level • Size and no of RWH tank(s) and Quantity: 1 RWH tanks of total capacity 42 KL. • Location of the RWH tank(s): Ground level • Size, no of recharge pits and Quantity: Nil • Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs. 4.20 Lacs O & M cost: Rs. 0.21 Lacs/annum
UGT tanks	<ul style="list-style-type: none"> • Location(s) of the UGT tank(s): Underground
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern The storm water collected through the storm water drains of adequate capacity will be discharged in to the municipal SWD. • quantity of storm water: 0.05 m³/sec • Size of SWD: 450 mm width and 300 mm depth with the slope of 1:300
Sewage and Waste water	<ul style="list-style-type: none"> • Sewage generation (CMD): 108 • STP technology: MBBR (Moving Bed Bio Reactor) • Capacity of STP (CMD): 120 KL • Location of the STP: Basement level • DG sets (during emergency): For essential backup 1 DG set of 300 kVA capacity • Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 38.10 Lacs O & M cost: Rs. 10.74 Lacs/annum
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation: Excavated material shall be partly reused on site for backfilling and partly disposed to the authorized sites with permission from M.C.G.M. • Quantity of the top soil to be preserved: Nil • Disposal of the construction waste debris: The construction waste shall be partly reused on site and shall be partly disposed to authorized site through authorized contractors with permission from M.C.G.M. <p>Waste generation in the operation Phase:</p> <p>Dry waste (Kg/day): 129 Wet waste (Kg/day): 284 E – waste (Kg/month): 4</p> <ul style="list-style-type: none"> • STP Sludge (Dry sludge) (Kg/day): 16

	<p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> •Dry waste: Non recyclable: To M.C.G.M. Recyclable: To recyclers •Wet waste: Organic Waste Converters (OWC) •E - waste: Shall be stored separately and disposed of to the recyclers authorized by MPCB •STP Sludge (Dry sludge): As manure <p>Area requirement: Location(s) and total area provided for the storage and treatment of the solid waste: Location: 1st Basement Area: 57 Sq. mt. Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 9.00 Lacs (Cost for treatment of biodegradable garbage in OWC) O & M cost: Rs. 1.90 Lacs (Cost for treatment of biodegradable garbage in OWC)</p>																
Green Belt Development	<p>Total RG area: RG area under green belt:</p> <ul style="list-style-type: none"> • RG on the ground (sq. m.): 182.59 Sq. mt. • RG on the podium (sq. m.): Not applicable <p>Addition green cover area: 164.09 Sq. Mt. Plantation:</p> <ul style="list-style-type: none"> • Number and list of trees species to be planted in the ground RG: 30 Nos. <table border="1"> <thead> <tr> <th>Botanical Name</th><th>Common Name</th></tr> </thead> <tbody> <tr> <td><i>Albizia lebbek</i></td><td>Shirish</td></tr> <tr> <td><i>Saraca asoka</i></td><td>Sita Ashoka</td></tr> <tr> <td><i>Alstonia Scholaris</i> <i>Azadiracta Indica</i></td><td>Satwin Neem</td></tr> <tr> <td><i>Ailanthus Excelsa</i></td><td>Maharukh</td></tr> <tr> <td><i>Ficus Retusa</i></td><td>Maraceae</td></tr> <tr> <td><i>Millettia Pinnata</i></td><td>Karanj</td></tr> <tr> <td><i>Anthocephallus cadamba</i></td><td>Kadamb</td></tr> </tbody> </table> <p>NOC for the Tree cutting / transplantation/ compensatory plantation, if any: Existing trees: 17 Nos. Trees to cut: 4 Nos. Trees to transplant: 13 Nos.</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 0.90 Lacs O & M cost: Rs. 0.16 Lacs/annum</p>	Botanical Name	Common Name	<i>Albizia lebbek</i>	Shirish	<i>Saraca asoka</i>	Sita Ashoka	<i>Alstonia Scholaris</i> <i>Azadiracta Indica</i>	Satwin Neem	<i>Ailanthus Excelsa</i>	Maharukh	<i>Ficus Retusa</i>	Maraceae	<i>Millettia Pinnata</i>	Karanj	<i>Anthocephallus cadamba</i>	Kadamb
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Energy	Power supply:																

	<ul style="list-style-type: none">•Maximum demand: 1105 KW•Connected load: 2794 KW•Source: Local authority <p>Energy saving by non-conventional method: Energy savings measures:</p> <p>All common areas of the buildings like lift lobby, staircase, areas & stilt areas can provided with led lighting & T5 lighting as energy efficient fixtures It is proposed to provide few external lighting (30% of External lighting load) on solar power & 70% of external Lighting load normal timer based D.B., so that energy can be Saved.</p> <p>All pumps utilized in the building are provided with VFD (variable frequency drive) to save 20 to 30% of energy. It is proposed to provide capacitor bank in common area Panels so that P.F. of the system can be maintain to 0.99 or Close to unity to get the incentives in electricity bills from Electricity board.</p> <ul style="list-style-type: none">•Detail calculations & % of saving: 17.70 %•Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form): --• Capital cost: 36.25 lacs (Solar cost) O & M cost: 0.73 lacs/annum (Solar cost) <p>DG Set:</p> <ul style="list-style-type: none">•Number and capacity of the DG sets to be used 1 DG set of 300 kVA capacity•Type of fuel used: Diesel														
Environmental Management plan Budgetary Allocation	<p>Construction phase (with Break-up):</p> <ul style="list-style-type: none">•Capital cost•O & M cost (Please ensure manpower and other details) <p>Total cost incurred for EMP</p> <table><tr><th>Sr. No</th><th>Component</th><th>Description</th><th>Total Cost (Rs. In Lacs)</th></tr><tr><td rowspan="2">1</td><td rowspan="2">Air Environment</td><td>Water for Dust Suppression</td><td>6.48</td></tr><tr><td>Air & Noise monitoring</td><td>0.36</td></tr><tr><td>2</td><td>Water Environment</td><td>Tanker water for construction</td><td>12.15</td></tr></table>	Sr. No	Component	Description	Total Cost (Rs. In Lacs)	1	Air Environment	Water for Dust Suppression	6.48	Air & Noise monitoring	0.36	2	Water Environment	Tanker water for construction	12.15
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1	Air Environment	Water for Dust Suppression	6.48												
		Air & Noise monitoring	0.36												
2	Water Environment	Tanker water for construction	12.15												

		Water and wastewater monitoring	0.54
3	Land Environment	Site Sanitation	5.00
4	Biological Environment	Gardening	0.10
2	Socio-Economic Environment	Disinfection- Pest Control	3.60
		First Aid Facilities	0.09
		Health Check Up	27.00
		Personal protective equipment	3.75
4	Total Cost		59.07

Operation Phase (with Break-up)-

•Capital cost

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

Sr. No.	Component	Description	Capital cost Rs. In lacs.	Operational and Maintenance cost (Rs. in lacs/yr)
1	Air Environment	Gardening	0.90	0.16
		Ambient Air quality & Noise Level	--	0.12
		Exhaust from DG Set	--	0.06
2	Water Environment	Waste water treatment	STP cost of (1 STPs of capacity 120 KL)	38.10
		Waste water monitoring	--	7.30
		Rain Water Harvesting	Rain Water Harvesting tanks(1 tank of total capacity 42	4.20
		g monitoring		0.21

		g	KL)		
			Rain Water harvesting monitoring	--	1.35
3	Land Environment (Solid Waste Management)		Cost for Treatment of biodegradable garbage in OWC	9.00	1.90
			OWC manure	--	0.20
4	Energy Conservation		Solar panels for water heating	9.25	0.19
6	Other maintenance cost		Other maintenance cost (FOR SWM, Water tanks, DG etc.)	--	2.15
	Costing (Solar panels for common area lighting)			27.00 lacs	0.54 lacs/annum
Total Cost				88.45	24.92
<p>•Quantum and generation of Corpus fund and Commitment: Project proponent shall operate and maintain EMF for 3 years after giving possession and shall also generate corpus fund during Rs. 74.76 Lacs (i.e 24.92 X 3 years)</p> <p>•Responsibility for further O &M: While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of EMF.</p>					
Traffic Management		<p>Nos. of the junction to the main road & design of confluence: 1 Entry & 1 Exit for building Parking details: •Number and area of basement: 2 Basements •Number and area of podia: 10 Parking Floors •Total Parking area: 6202.96 Sq.mt. •4-Wheeler: 92 Nos. •Public Transport: Not Applicable •Width of all Internal roads (m): Minimum 6.00 mt.</p>			

3. The proposal has been considered by SEIAA in its 73rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact

Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) 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.
- (iii) This environment clearance is issued subject to providing shaft in basement for light & ventilation. & car parking to be restricted to 92 as per the approved layout.
- (iv) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (v) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (vi) "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.
- (vii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal

of wastewater and solid wastes generated during the construction phase should be ensured.

- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.

- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

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

General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results, of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely;

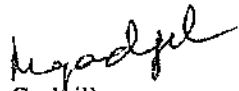
SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (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.

11. This Environment Clearance is issued for proposed redevelopment project at plot bearing F.P. No. 206 & 207 TPS III Mahim, L.J. Road, Mahim, Mumbai by M/s Aventa Properties LLP .


(Medha Gadgil)
Additional Chief Secretary,
Environment department &
MS, SEIAA

Copy to:

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

(EC uploaded on 5/12/14)

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

To,

The Partner

SPENTA HOUSING CORPORATION

3A/B, Rajabhadur Mansion, 20, Ambalal Doshi Marg, Mumbai 400 023 - 400023

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/412558/2022 dated 29 Dec 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B038MH156298 |
| 2. File No. | SIA/MH/INFRA2/412558/2022 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Redevelopment project at plot bearing F.P. No. 206 & 207, TPS III Mahim, L.J Road, Mahim, Mumbai by M/s. Aventa Properties LLP. |
| 7. Name of Company/Organization | SPENTA HOUSING CORPORATION |
| 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: 26/09/2023

(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.

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and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/412558/2022
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Aventa Properties LLP,
F.P. No. 206 & 207, TPS III Mahim,
L.J Road, Mahim, Mumbai.

Subject : Environment Clearance for proposed Redevelopment project at plot bearing
F.P. No. 206 & 207, TPS III Mahim, L.J Road, Mahim, Mumbai by M/s.
Aventa Properties LLP.

Reference : Application no. SIA/MH/INFRA2/412558/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 206th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 264th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 09th August, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/412558/2022	
2	Name of Project	Redevelopment Project at F.P. No. 206 & 207, TPS III Mahim, L.J Road, Mahim, Mumbai	
3	Project category	8 (a)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Farshid Aspan Cooper (Partner) M/s. Aventa Properties LLP
		Regd. Office address	3 A/B, Rajabhadur Mansion, 20, Ambalal Doshi Marg, Mumbai 400 023
		Contact number	9820133228
		e-mail	farshidcooper@spenacorporation.com
6	Consultant	Ultra-Tech Certificate No: NABET/EIA/2023/RA 0194_Rev 01 Validity: 18 th October 2024	
7	Applied for	Expansion	
8	Location of the project	F.P. No. 206 & 207, TPS III Mahim, L.J Road, Mahim, Mumbai	
9	Latitude and Longitude	Latitude: 19°1'51.91" N; Longitude: 72°50' 32.74" E	
10	Plot Area (sq.m.)	2414.98 Sq. mt.	
11	Deductions (sq.m.)	187.28 Sq. mt.	
12	Net Plot area (sq.m.)	2227.70 Sq. mt.	
13	Ground coverage (m ²) & %	1050.21 Sq. mt. (47%)	

14	FSI Area (sq.m.)			11,426.26 Sq. mt.			
15	Non-FSI (sq.m.)			17,728.73 Sq. mt			
16	Proposed built-up area (FSI + Non FSI) (sq.m.)			29,154.99 Sq. mt.			
17	TBUA (m ²) approved by Planning Authority till date			Received Concession Approval from MCGM dt. 03.01.2022 for Total Construction Built-up Area 29,154.99 Sq. mt.			
18	Earlier EC details with Total Construction area, if any.			Received Environmental Clearance (EC) dated 01.12.2014 from SEIAA, Maharashtra for total construction built up area of 26,133.96 Sq.mt			
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			Total constructed area on site till date: 7706.38 sq.mt.			
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	One Building			Two Buildings			Change in planning
	Building 1	2 Basements + Ground + 10 Parking floors + 32 upper floors	105.65 mt.	Building 1	Basement + Ground + 12 Parking floors + 13 th to 41 st Floors + 42 nd (Pt) Floor	122.55 mt.	
	--	--	--	Building 2	Ground + 1 Floor	--	
Existing Temple	--	--	Existing Temple	--	--	No Change	
21	No. of Tenements & Shops			Flats: 134 nos. and Commercial spaces			
22	Total Population			910 numbers of person			
23	Total Water Requirements CMD			97 CMD			
24	Under Ground Tank (UGT) location			Basement			
25	Source of water			M.C.G.M.			
26	STP Capacity & Technology			STP Capacity: 100 KL Technology: MBBR (Moving Bed Bio Reactor)			
27	STP Location			Basement			
28	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage Generation: 77 CMD % of treated sewage discharge in sewer line: 35 %			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	9	Segregation of solid waste into biodegradable and non-biodegradable and handed over to authorized recyclers.	
				Wet waste	6		
				Construction waste	--	Reuse/recycle on site and disposal of remaining waste to the authorized landfill site with permission of MCGM	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	182	To Authorized recyclers	
				Wet waste	122	Treatment of biodegradable waste in Organic Waste Converter	

		E-Waste	--	--
		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq.m.	RG required: 222.77 Sq. mt. RG provided on Mother earth: 223.45 Sq.mt. RG provided on Podium: Nil Total RG: 223.45 Sq.mt. Existing trees on plot: 5 nos. Number of trees to be planted: a) In RG area: 30 nos. b) In Miyawaki Plantation (with area): Not proposed Number of trees to be cut: Nil Number of trees to be transplanted: Nil		
33	Power requirement	During Operation Phase: Connected load (KW): 2524 KW Maximum demand (KW): 1116 KW		
34	Energy Efficiency	a) Total Energy saving (%): 22.49 % b) Solar energy (%): 5.19 %		
35	D.G. set capacity	DG set of 500 kVA capacity		
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 196 Nos. 2-Wheeler: 40 Nos. Provision of E-charging facilities.		
37	No. & capacity of Rain water harvesting tanks /Pits	Provision of Rain water harvesting tank of capacity 42 KL		
38	Project Cost in (Cr.)	Rs. 87.01 Crore		
39	EMP Cost	Construction Phase: Rs. 121.90 Lacs Operation Phase: Capital cost: Rs. 120.50 Lacs Operational and Maintenance cost: Rs. 16.68 Lacs/annum		
40	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	--		
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land		

The comparative statement showing details of project as per earlier EC and proposed expansion is as below:

No.	Description	EC received dt. 01.12.2014	Seeking Expansion in EC	Remarks
1	Total plot area (Sq.mt.)	2415.98	2414.98	Typo error in the earlier EC
2	Deduction (Sq.mt.)	172.41	187.28	Increased by 14.87 Sq. mt. due to actual demarcation by MCGM on site
3	Net plot area (Sq.mt.)	2243.57	2227.70	Decreased by 15.87 Sq. mt. due to increase in setback area
4	Requirement of Recreation Ground	182.10	222.77	Increased by 40.67 Sq.mt. as per revised DCPR 2034 norms

	(RG) Area (Sq.mt.)			
5	Provision of RG Area (Sq.mt.)	182.59	223.45	Proposed increase by 40.86 Sq. mt. as per requirement of RG area
6	Permissible Built-Up Area as per FSI Including Fungible Area (Sq.mt.)	9,663.92	11,946.76	Proposed increase by 2282.84 sq. mt. in line with revised DCPR 2034 norms
7	Proposed Built-up Area as per FSI Including fungible area (Sq.mt.)	9,662.19	11,426.26	Proposed increase by 1764.07 sq.mt. as per permissible built-up area
8	Proposed Built-Up Area as per Non FSI Area (Sq.mt.)	16,471.77	17,728.73	Proposed increase by 1256.96 sq. mt.
9	Total Construction Built-up Area (Sq.mt.)	26,133.96	29,154.99	Proposed increase by 3021.03 sq. mt.
10	Parking spaces requirement (Nos.)	4-wheeler: 215 2-wheeler: Nil	4-wheeler: 166 2-wheeler: Nil	Decrease in parking requirement by 49 nos. as per revised DCPR 2034 norms
11	Parking spaces provision (Nos.)	4-wheeler: 92 2-wheeler: Nil	4-wheeler: 196 2-wheeler: 40	4-wheeler: Provision as per requirement. During earlier EC parking were restricted as per suggestion of Hon. SEIAA 2-wheeler: Proposed now

COMPARATIVE STATEMENT – PROPOSAL

EC received dt. 01.12.2014	Seeking Expansion in EC
1 Building: 2 Basements + Ground + 10 Parking floors + 11 th to 32 nd floors Ht.: 105.65 mt. (upto terrace level)	1 Building: Basement + Ground + 12 Parking floors + 13 th to 41 st Floors + 42 nd (Pt) Floor Ht.: 122.55 mt. (upto terrace level)
--	Building 2: Ground + 1 Floor
Existing Temple to be retained	Existing Temple to be retained
Flats: 179 Nos. and Commercial spaces	Flats: 134 Nos. and Commercial spaces

COMPARATIVE STATEMENT – ENVIRONMENTAL PARAMETERS

Description	EC received dt. 01.12.2014	Seeking Expansion in EC	Remarks
Occupancy (Nos.)	997	910	Proposed decrease by 87 Nos. due to decrease in no. of flats
Total Water Requirement (KLD)	126	97	Proposed decrease by 29 KLD due to decrease in number of occupancies

Sewage Generation (KLD)	108	77	Proposed decrease by 31 KLD, due to decrease in water requirement
Solid Waste Generation (kg/day)	413	304	Proposed decrease by 109 kg/day due to decrease in number of occupants.

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide SEAC-2014/CR-35/TC-1, dated: 01.12.2014 for total plot area of 2,415.98 Sq. Mtrs. and total construction built up area of 26,133.96 Sq. Mtrs. Proposal has been considered by SEIAA in its 264th (Day-2) meeting held on 09th August, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended planning:
a) Water supply; b) Sewer connection; c) SWD NOC/remarks; d) HRC NOC; e) Tree NOC; f) CRZ NOC.
3. PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit latest architect certificate for construction done on site.
5. PP submit undertaking and Architect certificate mentioning that there is no change in location of environmental services as approved in earlier EC & they have not utilized potential of vacant plot in proposed development.
6. PP to include cost of basement ventilation, air purification & mechanical ventilation in EMP & accordingly, revise the EMP of Operation phase.
7. PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures & include the cost of same in construction phase EMP & accordingly revise EMP of construction & operation phase.
8. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 222.77 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for-FSI- 11,426.26 m², Non FSI-

17,728.73 m2, total BUA- 29,154.99 m2. (Plan approval No- EB/6939/GN/A, dated- 03.01.2022)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering 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 breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in.
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

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

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

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

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

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

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

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

