



# METRO DWELLERS PVT. LTD.

Date: 01.08.2025

To,  
**The Additional Director (S),**  
Regional Office (WCZ),  
Ministry of Environment, Forest and Climate Change,  
Nagpur.

**Subject** : Submission of six-monthly compliance monitoring report (January 2025 to June 2025) for Proposed redevelopment of residential cum commercial project known as "Saraswati Paradise" on plot bearing CTS No. 1167, 1168, 1202, 1202/1 to 3& 1203, 1203/1 to 6 at RRT Road of village Mulund (W), Taluka Kurla, Mumbai Suburban 400080.

**Reference** : EC Identification No EC23B038MH140518 dated 6<sup>th</sup> June 2023

Respected Sir,

The Environment clearance for Proposed redevelopment of residential cum commercial project known as "Saraswati Paradise" on plot bearing CTS No. 1167, 1168, 1202, 1202/1 to 3& 1203, 1203/1 to 6 at RRT Road of village Mulund (W), Taluka Kurla, Mumbai Suburban 400080, is being developed by **M/s. Metro Dwellers Pvt. Ltd.**

As per EIA notification dated 14<sup>th</sup> September 2006 & conditions stated in Environmental Clearance Letter, we are submitting **January 2025 to June 2025 Six Monthly Compliance Monitoring Report.**



**METRO**  
DWELLERS PVT. LTD.

We request to acknowledge the same and oblige.

Thanking you,

Yours Sincerely,

For,

M/s. Metro Dwellers Pvt. Ltd.

**For METRO DWELLERS PVT. LTD.**

*Anand Kumar H. Dargar*

**ANAND KUMAR H. DARGAR**  
**DIRECTOR**

Authorized Signatory

Enclosures:

1. Point wise compliance report

**SIX MONTHLY COMPLIANCE REPORT OF  
STIPULATED CONDITIONS OF  
ENVIRONMENTAL CLEARANCE  
(January 2025 – June 2025)**

Of

**Proposed redevelopment of residential cum commercial project  
known as “Saraswati Paradise”**

At

plot bearing CTS No. 1167, 1168, 1202, 1202/1 to 3& 1203,  
1203/1 to 6 at RRT Road of village Mulund (W), Taluka Kurla,  
Mumbai Suburban 400080

**M/s. Metro Dwellers Private Limited**

C/54, Shree Ram, Apartment, J.N. Road, Mulund  
(W), Mumbai, 400080.

**Submitted to**

**Maharashtra Pollution Control Board (Mumbai), and  
Ministry of Environment and Forests and Climate Change  
(Regional Office)**

**Project Details:**

| Sr. no | Project Details                  |   |
|--------|----------------------------------|---|
| 1.     | Name of the Project              | Proposed redevelopment of residential cum commercial project known as “Saraswati Paradise” on plot bearing CTS No. 1167, 1168, 1202, 1202/1 to 3& 1203, 1203/1 to 6 at RRT Road of village Mulund(W), Taluka- Kurla, Mumbai Suburban 400080 |
| 2.     | Name of the Project Proponent    | M/s. Metro Dwellers Private Limited   |
| 3.     | Clearance Letter and date        | EC identification number: <b>EC23B038MH140518</b> dated <b>06/06/2023</b>   |
| 4.     | Area Statement                   |   |
| 5.     | Total Plot Area                  | 3,271.30 Sq.mt  |
| 6.     | FSI Area                         | 10,970.75 Sq.mt   |
| 7.     | Non-FSI Area                     | 28,821.34 Sq.mt   |
| 8.     | Proposed Built-up Area           | 39,792.09 Sq.mt   |
| 9.     | Total no. of Tenements and Shops | 226 flats and commercial area: 2,720.06 sq.m  |
| 10.    | Water Requirement of the Project | Waste Water Generation: 135.6 KLD<br>Total Water Requirement: 161.8 KLD   |
| 11.    | STP Details                      | 150 KLD<br>MBBR Technology  |
| 12.    | Solid Waste Details              | Total Waste Generated: 666.8 Kg/Day   |
| 13.    | Power Requirement                | Connected Load: 3264 KW<br>Demand Load: 975 KW  |
| 14.    | Green Belt Area                  | RG Required: 654.26 Sq.m<br>RG Provided on Ground: 398.53 Sq.m<br>RG on Podium: 497.70 Sq.m<br>Total RG Provided: 896.23 Sq.m   |

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forests & Climate Change Regional Office

(West Central Zone), Nagpur

Monitoring Report

**Part- I**

**DATA SHEET**

|    |   |   |   |
|----|---|---|---|
| 1. | Project Type: River - valley/ Mining /Industry / Thermal / Nuclear / Other (specify)  | : | Residential Project Category B2   |
| 2. | Name of the project   | : | Proposed redevelopment of residential cum commercial project known as “Saraswati Paradise” on plot bearing CTS No. 1167, 1168, 1202, 1202/1 to 3& 1203, 1203/1 to 6 at RRT Road of village Mulund(W), Taluka- Kurla, Mumbai Suburban 400080 |
| 3. | Clearance letter (s) / OM No. and Date  | : | EC identification number:<br><b>EC23B038MH140518</b> dated <b>06<sup>th</sup> June 2023</b>   |
| 4. | Location  | : | Mulund (W)  |
|    | a. District (S)   | : | Kurla   |
|    | b. State (S)  | : | Maharashtra   |
|    | c. Latitude/ Longitude  | : | Latitude: <b>19°10'29.48"N</b><br>Longitude: <b>72°57'5.47"E</b>  |
| 5. | Address for Correspondence  | : | <b>M/s. Metro Dwellers Private Limited</b><br>C/54, Shree Ram, Apartment, J.N. Road, Mulund (W), Mumbai, 400080.  |
|    | a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)  | : | -   |
|    | b. Address of Executive Project: Engineer/Manager (with pin code/Fax numbers)   | : |   |
| 6. | Salient Features  | : |   |
|    | a. Of the project   | : | <b>Annexure A</b>   |
|    | b. of the environmental management plans  | : | <b>Annexure B</b>   |
| 7. | Breakup of the Project Area   | : |   |
|    | a. Submergence area forest & non-forest   | : | <b>Non-Forest</b>   |
|    | b. Others   | : | <b>Annexure A</b>   |
| 8. | Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural | : | Not Applicable  |

|     |                                   |  |  |
|-----|-----------------------------------|--|--|
|     | Land & landless labourers/artisan |  |  |
|     | a.                                | SC, ST/Adivasis  | : Not Applicable   |
|     | b.                                | Others<br>(Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if 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 Project Cost: 160 Crores   |
|     | b.                                | Allocation made for environmental management plans with item wise and year wise Break-up.  | : <b>Refer Annexure – B</b>  |
|     | c.                                | Benefit cost ratio/Internal rate of return and the year of assessment  | : -  |
|     | d.                                | Whether (c) includes the cost of environmental management as shown in the above.   | : Construction Phase – <b>24.46 Lakhs</b><br>Operation Phase –<br><b>1. Capital cost: Rs. 253.5 Lakhs</b><br><b>2. O &amp; M Cost: Rs.20.77 Lakhs.</b> |
|     | e.                                | Actual expenditure incurred on the environmental management plans so far   | : <b>Rs. 2 Lakhs</b>   |
| 10. |                                   | Forest Land Requirement  | :  |
|     | a.                                | The status of approval for diversion of forest land for non- forestry use  | : The land is non-forest type hence not applicable   |
|     | b.                                | The status of clearing felling   | : Not Applicable   |
|     | c.                                | The status of compensatory afforestation, if 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), if any with quantitative information  | : Not Applicable   |
| 12. |                                   | Status of Construction   | : <b>Architect Letter Attached</b>   |
|     | a.                                | Date of commencement (Actual and/or planned)   | : 1 <sup>st</sup> February 2025  |
|     | b.                                | Date of completion (Actual and/or planned)   | : 1 <sup>st</sup> December 2030  |
| 13. |                                   | Reasons for the delay if the Project is yet to   | : EC has just been obtained  |

|     |   |   |                |
|-----|---|---|----------------|
|     | start   |   |                |
| 14. | Date of Site Visits   | : |                |
|     | a. The dates on which the project was monitored by the Regional Office on previous Occasions, if any  | : | -              |
|     | b. Date of site visit for this monitoring report  | : | 04.04.2025     |
| 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 | : | Not Applicable |
|     | (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.)                                       |   | -              |

**Current Status of Project**

|   |   |                                  |
|---|---|----------------------------------|
| Status of Construction                          | : | <b>Architect Letter Attached</b> |
| a. Date of Commencement (Actual and/or planned) | : | 1 <sup>st</sup> February 2025    |
| b. Date of completion (Actual and/or planned)   | : | 1 <sup>st</sup> February 2030    |

**Undertaking Letter for the Building construction Status**



Date: 01.08.2025

### Undertaking

We, M/s Speco Architect are the Architect for Proposed redevelopment of residential cum commercial project known as "Saraswati Paradise" on plot bearing CTS No. 1167, 1168, 1202, 1202/1 to 3& 1203, 1203/1 to 6 at RRT Road of village Mulund (W), Taluka Kurla, Mumbai Suburban 400080. The project is being developed by M/s. Metro Dwellers Pvt. Ltd.

Environment Clearance has been obtained on 6<sup>th</sup> June 2023 (EC Identification No. EC23B038MH140518)

We are submitting herewith the current status of the project as follows:

|                             | According to EC (in Sq.m) |
|-----------------------------|---------------------------|
| Total FSI area              | 10,970.75                 |
| Total Non-FSI area          | 28,821.34                 |
| Total Construction area     | 39,792.09                 |
| Construction done till date | 2040.17                   |
| Remarks                     | 10th Slab Completed       |

Thanking You,  
Yours Faithfully,

**M/s. Speco Architect**

Nitin

Dattatray

Gunjal

**Ar. Nitin Gunjal**

(Council of Arch. CA/2008/42482)

Off. Add : 09, 2nd Floor, Mayur Niwas, Dr. Babasaheb Ambedkar Road, Dadar T.T, Dadar (E), Mumbai -400014.  
Cell No. : +91-9820998758, +91-8850098480 Email : specoarchitect@gmail.com, ar.nitingunjal@gmail.com

## COMPLIANCE MONITORING REPORT

**Point wise compliance status to various stipulations laid down by the government of Maharashtra as per the Environmental Clearance issued vide letter no. SIA/MH/INFRA2/419967/2023 dated 06<sup>th</sup> June 2023**

| Sr no.                     | Conditions of EC  | Status of Compliance   |
|----------------------------|---|--|
| <b>SPECIFIC CONDITIONS</b> |   |  |
| <b>SEAC Conditions</b>     |   |  |
| 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 there under as per the Circular dated 30.01.2014 issued by the Environment Department, Gov. of Maharashtra showing all mandatory/required RG on mother earth as Hon'ble Supreme Court Order | PP has obtained Plan Approval from SRA on 20.6.2022 (SRA/ENG/193/HW/MHL/LOI). The Plan Approval is attached as <b>Annexure 3</b>   |
| 2.                         | PP to obtain following NOC's & remarks:<br>a) Sewer connection; b) SWD Remarks/NOC; c) Civil Aviation NOC   | PP has obtained following NOC's & remarks:<br>a) <b>Sewer Connection:</b> PP has obtained Sewer line remarks NOC. File no: <b>No.Dy.Ch/E/S.P/167/T/P&amp;D</b> dated <b>3.05.2023</b> . Refer <b>Annexure 7</b> for the same.<br>b) <b>SWD NOC:</b> PP has obtained Sewer line remarks NOC.<br>c) <b>Civil Aviation NOC:</b> NA. As per the approval received from SRA, it has been stated that Civil Aviation NOC to be obtained if building height goes 150 m.<br>The proposed building max height is 103.25 m which is not going beyond 150 m; hence Civil Aviation NOC is not applicable for the said project. |
| 3.                         | PP to maintain 1.5 Mtr distance between ground level and top of UGT for maintenance of UGTs   | PP has now proposed a distance of 1.5 m between ground level and top of UGT for maintenance and has presented to the honourable committee  |
| 4.                         | PP to reduce discharge of treated water up to 35%; PP to submit detail calculations of use 5.7 CMD excess treated water for gardening and 20 KLD for construction activity; PP to submit plan/undertaking from concern authority/third party for use of excess treated water.   | PP has provided arrangements to reduce discharge of treated water up to 35%. The proposed discharge of treated water is 34.9 %. PP will also utilize 20 KLD in construction activities.  |
| 5.                         | PP to relocates proposed Miyawaki plantation away from ramp   | Proposed Miyawaki Plantation has been relocated and the revised plan is presented to the honourable committee  |
| 6.                         | PP to submit revise layout of STP with 40% open to sky area; PP to submit section of  | Noted.   |

## COMPLIANCE MONITORING REPORT

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|   | STP through ramp showing adequate distance for maintenance.   |   |
| 7.  | PP to include cost of dewatering, basement ventilation, air purification & mechanical ventilation in EMP & accordingly, revise the EMP of Operation phase; PP to revisit the monetary provision for various aspects proposed in EMP of construction phase.          | PP will comply to include the cost of dewatering, basement ventilation, air purification & mechanical ventilation in EMP.<br>PP will revisit the monetary provision for various aspects proposed in EMP of construction phase.  |
| 8.  | PP to submit retrieval time analysis report for evacuation of both vehicles and human population in case if disaster.   | PP has submitted retrieval time analysis report for evacuation of both vehicles and human population in case of disaster to the honourable committee.   |
| <b>SEIAA Conditions</b>                       |   |   |
| 1.  | PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement. | Noted by PP.  |
| 2.  | PP to achieve at least 5% of total energy requirement from solar/other renewable sources.   | Energy savings through Renewable sources has been estimated to be around 5% through Solar PV  |
| 3.  | PP shall comply with Standard EC Conditions mentioned in the office Memorandum issued by MoEF& CC vide F. No. 22-34/2018-IA.III dt.04.01.2019.  | Noted.  |
| 4.  | SEIAA after deliberation decided to grant EC for-FSI-.10,970.75 m <sup>2</sup> , Non FSI-28,821.34 m <sup>2</sup> , total BUA- 39.,792.09 m <sup>2</sup> . (Plan approval No- P. N/PVT/0122/2022419/AP/C dated 03.02.2023) (Restricted as per approval)             | PP agreed to comply with.   |
| <b>General Conditions: Construction Phase</b> |   |   |
| 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 filing after recovering recyclable material.  | During Operation phase, solid waste generated from the said project will be collected and segregated into wet and dry waste.<br>Wet waste will be treated by Organic Waste Converter while Dry waste and Inert Waste would be handed over to authorized recyclers and MCGM respectively.<br>The dried sludge from STP and compost will be used as manure for landscaping.<br>Solid waste generation details:<br>a. Total solid waste: <b>666.8 Kg/Day</b><br>b. Biodegradable waste: <b>266.7 Kg/Day</b><br>c. non-biodegradable waste: <b>400.1 Kg/Day</b> |

## COMPLIANCE MONITORING REPORT

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| 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. | PP has agreed to the proper and safe disposal of muck, construction spills, and bituminous material during the construction phase.  |
| 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.   | The construction process does not involve in storage of hazardous material to be consumed in building construction works.   |
| 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.  | Drinking water and sanitary facilities has been provided for construction workers at the site. Mobile toilets have been installed in the project site. PP has ensured the safe disposal of wastewater and solid wastes generated during the construction phase.<br>Debris NOC has been obtained by PP.  |
| V.    | Arrangement shall be made that waste water and storm water do not get mixed.   | Arrangements have been made by the PP to prevent mixing of wastewater and storm water.  |
| VI.   | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.   | For construction purpose ready mix concrete is being used.  |
| VII.  | The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.  | Noted by PP.  |
| VIII. | Permissions to draw ground water for construction of basement if any shall be obtained from competent authority prior to construction/operation of the project.  | During operation phase there would be no extraction of ground water. Water would be sourced from MCGM. If ground water to be extracted, PP will take permission from the competent authority.<br>During construction phase PP shall take permission from competent authority, if the ground water will be extracted for the construction of the basement. |
| IX.   | Fixtures for showers, toilets flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.  | PP will follow the use of low flow fixture devices accordingly.   |
| X.    | The Energy Conservation Building code shall be strictly adhered to.  | PP will adhere to the Energy Conservation Building Code.  |
| XI.   | All the topsoil excavated during construction activities should be stored for  | Excavated Soil is used for backfilling and leveling of the plot and remaining shall be used within the site for landscaping.  |

## COMPLIANCE MONITORING REPORT

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|       | 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.   | Excavated soil from the proposed project would be used for leveling of the proposed site.  |
| 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.  | The construction process does not involve any activity which may lead to leaching of heavy metals and toxic contaminants as the project is construction of residential building. Hence, there is no threat of contamination to sub-soil and groundwater Soil and ground water were tested and the Monitoring reports are enclosed.   |
| 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 Environmental Clearance.   | Agreed.  |
| XV.   | The diesel generators 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.   | The DG sets used for the said project will be of low sulphur diesel.<br>DG set will maintain their emissions 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 vehicles shall be adequately covered to avoid spillage/leakages.  | PP will ensure that vehicles on the site will have valid PUC certificate. Refer <b>Annexure 4</b> for PUC Certificates   |
| 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 | During construction adequate measures will be taken to maintain air quality and noise levels within the prescribed limits.<br>Water sprinkling will be carried out as Dust suppression to arrest fugitive dust arising mainly due to transportation of construction material.<br>The vehicles hired by the Contractor for construction purposes will be checked for valid PUC certificates.<br>Air and Noise level monitoring will be carried out during the construction phase to ensure that the ambient air quality and noise levels will be within the prescribed limits.<br>The plot is barricaded to avoid spread of pollutants. |

## COMPLIANCE MONITORING REPORT

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|  |   | The construction will be carried out during day time only.<br>Refer <b>Annexure 8</b> for latest monitoring reports.   |
| XVIII                                      | Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be enclosed type and conform to rules made under the Environmental (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 diesels are preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board. | During operational phase DG set will be kept in a DG room which would be acoustically covered. Stack height will be provided as per norms and will be used as power back up.   |
| 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.   | Regular supervision is carried out regularly.  |
| <b>General Conditions: Operation Phase</b> |   |  |
| I.   | a) The solid waste generated should be properly collected and segregated.<br>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.<br>c) Dry/inert solid waste should be disposed of to the approved sites for land filing after recovering recyclable material.  | Segregation of non-biodegradable and biodegradable garbage on site.<br>• Treatment of biodegradable waste: By OWC<br>• Segregation, storages facilities for all solid waste streams<br>• Non- biodegradable garbage: Will be segregated into recyclable and non-recyclable waste. Recyclable waste shall be handed over to recyclers and non-recyclable waste shall be handed over to MCGM<br>E waste generated during operation phase shall be stored separately and disposed of to the recyclers authorized by MPCB.<br>Refer <b>Annexure 3</b> for Solid Waste Management Details |
| II.  | E-waste shall be disposed through Authorizes vendor as per E-waste (Management and Handling) rules, 2016.   | Yes, PP has agreed to follow the mentioned condition.  |
| III.                                       | a) The installation of the sewage treatment plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the  | The STP will be certified by an independent expert after the STP will be installed in the future.<br>During operational phase <b>135.6 KLD</b> sewage will be generated which will be treated in STP   |

## COMPLIANCE MONITORING REPORT

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|       | <p>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 odor problem for STP</p> <p>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.</p>                              | <p>of total capacity <b>150 KLD of MBBR</b> Technology. PP will additionally ensure to mitigate odor problems for STP.</p> <p>After the treatment of 100% grey water, the treated water would be used for gardening, flushing purposes etc.</p> <p>The excess treated water would be released into municipal drains</p>  |
| IV.   | <p>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 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.</p> | <p>Agreed. PP will ensure that prior to occupation of the buildings the STP, MSW disposal facility and green belt development will be completed.</p> <p>During operational phase <b>135.6 KLD</b> sewage will be generated which will be treated in STP of capacity <b>150 KLD of MBBR type</b>.</p> <p>The treated water will be used for flushing and gardening. PP will explore the possibility to give excess treated water in the adjacent area for gardening before discharging into sewer line.</p> |
| V.    | <p>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.</p>   | <p>Agreed. PP will assure that Occupancy certificate will be taken 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 in future.</p>  |
| VI.   | <p>Traffic congestion near the entry and exit point from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.</p>  | <p>Public road and public area are not being used for project activity purpose and are free from traffic movement. Provisions are made for adequate parking facilities within the project complex and no public space will be used for parking of vehicles.</p> <p>No. of parking provided:<br/> <b>4 Wheelers – 248 nos</b><br/> <b>2 Wheelers – 113 nos</b></p>  |
| VII.  | <p>PP to provide adequate electric charging points for electric vehicles (Evs).</p>   | <p>PP will ensure to provide adequate electric charging points for the electric vehicles.</p>  |
| VIII. | <p>Green belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture dept.</p>  | <p>Noted by the PP.</p> <p>Landscape area:<br/> Total RG area proposed on project layout:<br/> 896.23 Sq.m<br/> No. of trees to be planted: 101 nos.</p>   |

## COMPLIANCE MONITORING REPORT

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| IX                           | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.  | PP will comply.  |
| X                            | Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for others purposes.  | PP has allocated separate funds for implementation of environmental protection measures along with detailed break-up item wise during construction phase and operation phase.<br>Construction Phase- <b>Rs. 24.46 Lakhs.</b><br>Operation Phase-<br>Capital Cost: <b>Rs. 253.5 Lakhs</b><br>O& M cost: <b>Rs. 20.77 Lakhs.</b> |
| 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   | PP has published the advertisement of the project in local Marathi newspaper and in English newspaper. Refer <b>Annexure 5</b> for the newspaper Advertisements.   |
| 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.   | PP Agreed.   |
| 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, SO <sub>2</sub> , NO <sub>x</sub> (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 public domain. | PP agreed.   |
| <b>General EC Conditions</b> |   |  |

## COMPLIANCE MONITORING REPORT

|      |  |   |
|------|--|---|
| I.   | PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.   | Yes, developer has agreed to follow the mentioned condition.  |
| II.  | If applicable consent of 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.   | PP has received consent to Establish No: <b>Format1.0/CC/UAN No.0000172635/CE/2311000695</b> on <b>08.11.2023</b> . Refer <b>Annexure 6</b> 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.  | Received Environmental Clearance from MoEF identification no. <b>EC23B038MH140518</b> dated <b>06<sup>th</sup> June 2023</b> . The EC Copy is attached as <b>Annexure 1</b>                       |
| 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 SPCB.  | We are enclosing status of the project along with six monthly reports to respective MoEF regional office and MPCB by email format here on. Refer <b>Annexure 8</b> for latest monitoring reports. |
| V.   | The environmental statement for each financial year ending 31 <sup>st</sup> 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) Act, 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. | Noted.  |
| 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.      | Received Environmental Clearance from MoEF identification no. <b>EC23B038MH140518</b> dated <b>06<sup>th</sup> June 2023</b> . The EC Copy is attached as <b>Annexure 1</b>                       |

## COMPLIANCE MONITORING REPORT

|      |  |   |
|------|--|---|
| VII. | This Environmental Clearance is issued subject to obtaining NOC from forestry and wildlife angel including clearance from the standing committee of the national board for Wild life as applicable & this environment clearance does not necessarily implies that Forestry & Wildlife clearance granted to the project which will be considered separately on merit. | Not applicable as the project site is not in the forest area and also does not fall in the Eco-Sensitive zone of the SGNP. The google location of the project is attached as <b>Annexure 2.</b><br>The EC has been obtained which is attached as <b>Annexure 1.</b> |
|------|--|---|

### List of Annexures

| Annexure No. | Annexure Name                  |
|--------------|--------------------------------|
| 1.           | EC Copy                        |
| 2.           | Google Location                |
| 3.           | Solid Waste Management Details |
| 4.           | PUC Certificate                |
| 5.           | Newspaper Advertisement        |
| 6.           | Consent to Establish           |
| 7.           | Sewerage Remarks               |
| 8.           | Monitoring Report              |

Annexure 1: Environment Clearance Copy

**ENVIRONMENTAL CLEARANCE**

**PARIVESH**  
(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)




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

To,

The -1  
 METRO DWELLERS PRIVATE LIMITED  
 101, 102, 107, 108 and 109, 1st floor, BPS Plaza, Devidayal Road, Mulund (W), Mumbai 400080 -400080

**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/INFRA2/419967/2023 dated 25 Feb 2023. The particulars of the environmental clearance granted to the project are as below.

- |  |  |
|--|--|
| 1. EC Identification No.                   | EC23B038MH140518   |
| 2. File No.                                | SIA/MH/INFRA2/419967/2023  |
| 3. Project Type                            | New  |
| 4. Category                                | B  |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                         | Proposed redevelopment of residential cum commercial project known as "Saraswati Paradise" on plot bearing CTS No. 1167,1168, 1202, 1202/1 to 3 & 1203, 1203/1 to 6 at RRT Road of village Mulund (W), Taluka Kurla, Mumbai Suburban 400080. |
| 7. Name of Company/Organization            | METRO DWELLERS PRIVATE LIMITED   |
| 8. Location of Project                     | MAHARASHTRA  |
| 9. TOR Date                                | N/A  |

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

Date: 06/06/2023

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

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

*This is a computer generated cover page.*

**Annexure 1: Environment Clearance Copy**

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/419967/2023  
Environment & Climate Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Metro Dwellers Pvt. Ltd.  
village Mulund (W), Taluka Kurla, Mumbai

Subject: Environmental Clearance for proposed redevelopment of residential cum commercial project known as “Saraswati Paradise” on plot bearing CTS No. 1167,1168 ,1202, 1202/1 to 3 & 1203, 1203/1 to 6 at RRT Road of village Mulund (W), Taluka Kurla, Mumbai Suburban by M/s. Metro Dwellers Pvt. Ltd.

Reference: Application no. SIA/MH/INFRA2/419967/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 200<sup>th</sup> meeting under screening category 8(a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 260<sup>th</sup> meeting (Day-2) of State Level Environment Impact Assessment Authority (SEIAA) held on 03.05.2023.

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

| Sr. No. | Description             | Details  |  |
|---------|-------------------------|--|--|
| 1       | Proposal Number         | SIA/MH/INFRA2/419967/2023  |  |
| 2       | Name of Project         | Proposed redevelopment of residential cum commercial project known as “Saraswati Paradise” on plot bearing CTS No. 1167,1168 ,1202, 1202/1 to 3 & 1203, 1203/1 to 6 at RRT Road of village Mulund (W), Taluka Kurla, Mumbai Suburban 400080. |  |
| 3       | Project category        | B2   |  |
| 4       | Type of Institution     | Private  |  |
| 5       | Project Proponent       | Name   | M/s. Metro Dwellers Pvt. Ltd.                                  |
|         |                         | Regd. Office address   | C/54, Shree Ram, Apartment, J. N. Road, Mulund (W), Mumbai 80. |
|         |                         | Contact number   | 9619910007   |
|         |                         | e-mail   | ayushdargar1233@gmail.com                                      |
| 6       | Consultant              | Enviro Policy Research India Pvt. Ltd.<br>Contact no.:9833825875<br>avick@eprindia.com; avick1114@gmail.com<br>QCI-NABET Accredited, Certificate No – NABET/EIA/2124/IA0076(Validity - 26.04.2024)   |  |
| 7       | Applied for             | New  |  |
| 8       | Location of the project | Plot bearing CTS No. 1167,1168 ,1202, 1202/1 to 3 &  |  |

# COMPLIANCE MONITORING REPORT

## Annexure 1: Environment Clearance Copy

|    |  |  |                               |  |   |                      |
|----|--|--|-------------------------------|--|---|----------------------|
|    |  | 1203, 1203/1 to 6 at RRT Road of village Mulund (W), Taluka Kurla, Mumbai Suburban 400080. |                               |  |   |                      |
| 9  | Latitude and Longitude   | 19°10'29.48"N 72°57'5.47"E   |                               |  |   |                      |
| 10 | Plot Area (sq.m.)  | 3,271.30 sq. m.  |                               |  |   |                      |
| 11 | Deductions (sq.m.)   | -  |                               |  |   |                      |
| 12 | Net Plot area (sq.m.)  | 3,271.30 sq. m.  |                               |  |   |                      |
| 13 | Ground coverage (m <sup>2</sup> ) & %                            | 2,340.63 sq. m. (71.55 %)  |                               |  |   |                      |
| 14 | FSI Area (sq.m.)   | 17,579.00 sq. m.   |                               |  |   |                      |
| 15 | Non-FSI (sq.m.)  | 28,821.34 sq. m.   |                               |  |   |                      |
| 16 | Proposed built-up area (FSI + Non FSI) (sq.m.)                   | 46,400.34 sq. m.   |                               |  |   |                      |
| 17 | TBUA (m <sup>2</sup> ) approved by Planning Authority till date  | T/PVT/0122/2022419/AP/C dated on 3.2.2023  |                               |  |   |                      |
| 18 | Earlier EC details with Total Construction area, if any.         | NA   |                               |  |   |                      |
| 19 | Construction completed as per earlier EC (FSI + Non FSI) (sq.m.) | NA   |                               |  |   |                      |
| 20 | <b>Previous EC / Existing Building</b>                           |  | <b>Proposed Configuration</b> |  | <b>Reason for Modification / Change</b>   |                      |
|    | <b>Building Name</b>   | <b>Configuration</b>   | <b>Height (m)</b>             | <b>Building Name</b>                       |   | <b>Configuration</b> |
|    | Fresh Project  |  | 1                             | Building consist of 2 Wings (Wing A and B) | Basement + Ground + & 1st Commercial floor + 2nd to 9th Podium +10th Floor Upper Slit + 11th to 31st Floor Residential floors | 103.25               |
| 21 | No. of Tenements & Shops   | 226 Flats and Commercial Area: 2,720.06 sq. m.   |                               |  |   |                      |
| 22 | Total Population   | 1,338  |                               |  |   |                      |
| 23 | Total Water Requirements CMD                                     | 161.8 KLD  |                               |  |   |                      |
| 24 | Under Ground Tank (UGT) location                                 | Service Basement   |                               |  |   |                      |
| 25 | Source of water  | BMC  |                               |  |   |                      |
| 26 | STP Capacity & Technology  | STP Capacity :150 KLD, Technology: MBBR  |                               |  |   |                      |
| 27 | STP Location   | Service Basement   |                               |  |   |                      |
| 28 | Sewage Generation CMD & % of sewage discharge in sewer line      | Sewage Generation: 135.6 KLD<br>Sewer Discharge in sewer line: 34.9%                       |                               |  |   |                      |
| 29 | Solid Waste Management during                                    | <b>Type</b>  | <b>Quantity</b>               | <b>Treatment / disposal</b>                |   |                      |

**Annexure 1: Environment Clearance Copy**

|                     | Construction Phase  | Dry waste  | 10kg/day approx..      | Recycled<br>Handed over to local vendor |         |  |                     |         |                  |        |
|---------------------|---|--|------------------------|---|---------|--|---------------------|---------|------------------|--------|
|                     |   | Wet waste  | 5kg/day approx..       | Reuse<br>Use as compost for landscape   |         |  |                     |         |                  |        |
|                     |   | Construction waste   | 300 Brass              | Handed over to local vendor             |         |  |                     |         |                  |        |
| 30                  | Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed | <b>Type</b>  | <b>Quantity (Kg/d)</b> | <b>Treatment / disposal</b>             |         |  |                     |         |                  |        |
|                     |   | Dry waste  | 400.1                  | Recycle<br>Handed over to local vendor  |         |  |                     |         |                  |        |
|                     |   | Wet waste  | 266.7                  | Reuse<br>Use as compost for landscape   |         |  |                     |         |                  |        |
|                     |   | E-Waste  | -                      | Recycle<br>Handed over to local vendor  |         |  |                     |         |                  |        |
|                     |   | STP Sludge (dry)   | -                      | Reuse<br>Use as compost for landscape   |         |  |                     |         |                  |        |
| 31                  | R.G. Area in sq.m.  | RG required - 654.26 sq. m.<br>RG provided on Ground - 398.53 sq. m.<br>RG on Podium – 497.70 sq. m.<br>Total RG proposed– 896.23 sq. m<br>Existing trees on plot: 30 nos.<br>Number of trees to be planted: 101 Nos.<br>a) In RG area: (Total Plantation): 101 Nos.<br>b) In Miyawaki Plantation (out of total plantation): 54 Nos.<br>Number of trees to be cut: 1 Nos<br>Number of trees to be transplanted: 10 Nos |                        |   |         |  |                     |         |                  |        |
| 32                  | Power requirement   | During Operation Phase:<br><table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">Details</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>3264 kW</td> </tr> <tr> <td>Demand load (kW)</td> <td>975 kW</td> </tr> </tbody> </table>  |                        |   | Details |  | Connected load (kW) | 3264 kW | Demand load (kW) | 975 kW |
| Details             |   |  |                        |   |         |  |                     |         |                  |        |
| Connected load (kW) | 3264 kW   |  |                        |   |         |  |                     |         |                  |        |
| Demand load (kW)    | 975 kW  |  |                        |   |         |  |                     |         |                  |        |
| 33                  | Energy Efficiency   | a) Total Energy saving (%):20%<br>b) Solar energy (%) 5%   |                        |   |         |  |                     |         |                  |        |
| 34                  | D.G. set capacity   | 1* 600 KVA   |                        |   |         |  |                     |         |                  |        |
| 35                  | No. of 4-W & 2-W Parking with 25% EV  | Total 4- Parking Provided: 248 Nos.<br>Total 2- wheeler proposed: 113 Nos.   |                        |   |         |  |                     |         |                  |        |
| 36                  | No. & capacity of Rain water harvesting tanks /Pits   | RWH Tank: 51 Cum   |                        |   |         |  |                     |         |                  |        |

**Annexure 1: Environment Clearance Copy**

|    |  |  |
|----|--|--|
| 37 | Project Cost in (Cr.)  | Total project cost is 160 Cr   |
| 38 | EMP Cost   | During Construction Phase: 24.46 Lakhs<br>During Operation Phase: 253.5 lakhs and OM Cost: 20.77 Lakhs |
| 39 | CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018  | Not applicable<br>(as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)                          |
| 40 | Details of Court Cases/litigations w.r.t the project and project location, if any. | No   |

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 260<sup>th</sup> meeting (Day-2) 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 thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit following NOCs & remarks:  
a) Sewer Connection; b) SWD NOC/remarks; c) Civil Aviation NOC.
3. PP to maintain 1.5 Mtr. distance between ground level and top of UGT for maintenance of UGTs.
4. PP to reduce discharge of treated water up to 35%; PP to submit detail calculations of use of 5.7 CMD excess treated water for gardening and 20 KLD for construction activity; PP to submit plan/undertaking from concern authority/third party for use of excess treated water.
5. PP to relocate proposed Miyawaki plantation away from ramp.
6. PP to submit revise layout of STP with 40% open to sky area; PP to submit section of STP through ramp showing adequate distance for maintenance.
7. PP to include cost of dewatering, basement ventilation, air purification & mechanical ventilation in EMP & accordingly, revise the EMP of Operation phase; PP to revisit the monetary provision for various aspects proposed in EMP of construction phase.
8. PP to submit retrieval time analysis report for evacuation of both vehicles and human population in case of disaster.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.

**Annexure 1: Environment Clearance Copy**

3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SELAA after deliberation decided to grant EC for – FSI area - 10,970.75 m<sup>2</sup>, Non FSI area - 28,821.34 m<sup>2</sup> and total BUA - 39,792.09 m<sup>2</sup>. (Plan approval No. T/PVT/0122/2022419/AP/C dated 03.02.2023) (FSI restricted as per approval)

**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.

Annexure 1: Environment Clearance Copy

- 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/

Annexure 1: Environment Clearance Copy

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, SO<sub>2</sub>, NO<sub>x</sub> (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

Annexure 1: Environment Clearance Copy

& 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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by Shri Pravin C. Darade, I.A.S. Member Secretary  
Date: 6/6/2023 2:27:41 PM

Annexure 2: Google Location



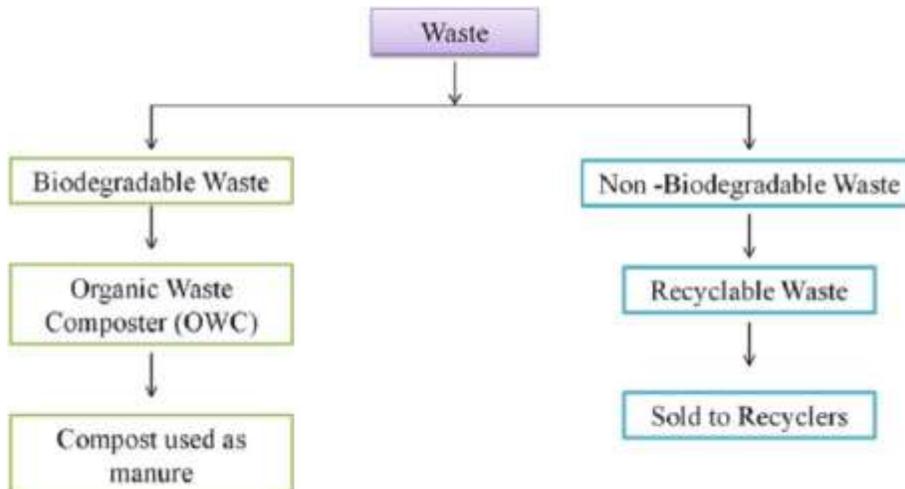
Annexure 3: Solid Waste Management Details

During Construction Phase

| Waste              | Quantity (kg/day) |
|--------------------|-------------------|
| Dry Waste          | 10                |
| Wet Waste          | 5                 |
| Construction Waste | 300 brass         |

During Operation Phase

| Waste     | Quantity (kg/day) |
|-----------|-------------------|
| Dry Waste | 400.1             |
| Wet Waste | 266.7             |



Annexure 4: PUC Certificate

FORM 01  
(See rules 115 (2))

**Pollution Under Control Certificate**  
Authorized By:  
Government of Maharashtra

Date: 15/11/2024  
Time: 10:41:46 AM  
Validity upto: 14/11/2025

Certificate No. MH000076000181  
Registration No. MH02FC0179  
Make & Year of Manufacturing: Hyundai  
Veh. Model Number: Hyundai  
Emission Norms: Bharat Stage VI  
Fuel: Diesel  
PUC Code: MH000074  
GEM: 62,100.00  
Fee: Rs.100.00  
M. observation: Nil

Vehicle Photo with Registration photo  
80 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                                      |
| Idle Emissions        | Carbon Monoxide (CO)         | percentage (%)        |                 |  |
|                       | Hydrocarbon, (THC/HC)        | ppm                   |                 |  |
| High idling emissions | CO                           | percentage (%)        |                 |  |
|                       | ppm                          | ppm                   | 2500 ± 250      |  |
|                       | Lambda                       | -                     | 1 ± 0.03        |  |
| Smoke Density         | Light absorption coefficient | Unitless              | 0.7             | 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 use their mobile numbers to register vehicle by logging to <https://uc.parivahan.gov.in>

Authorized Signature with stamp of PUC Operator  
80mm x 20 mm

FORM 01  
(See rules 115 (2))

**Pollution Under Control Certificate**  
Authorized By:  
Government of Maharashtra

Date: 15/11/2024  
Time: 11:10:13 AM  
Validity upto: 14/11/2025

Certificate No. MH000021418100311  
Registration No. MH02FGR103  
Make & Year of Manufacturing: Ashok Leyland  
Veh. Model Number: Ashok Leyland  
Emission Norms: Bharat Stage VI  
Fuel: Diesel  
PUC Code: MH0000374  
GEM: 62,100.00  
Fee: Rs.100.00  
M. observation: Nil

Vehicle Photo with Registration plate  
80 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                                      |
| Idle Emissions        | Carbon Monoxide (CO)         | percentage (%)        |                 |  |
|                       | Hydrocarbon, (THC/HC)        | ppm                   |                 |  |
| High idling emissions | CO                           | percentage (%)        |                 |  |
|                       | ppm                          | ppm                   | 2500 ± 250      |  |
|                       | Lambda                       | -                     | 1 ± 0.03        |  |
| Smoke Density         | Light absorption coefficient | Unitless              | 0.7             | 0.59                                   |

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

Note: 1. Vehicle owners to use their mobile numbers to register vehicle by logging to <https://uc.parivahan.gov.in>

Authorized Signature with stamp of PUC Operator  
80mm x 20 mm

Annexure 5: Newspaper Advertisement





Annexure 6: Consent to Establish

## MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I  
 No:- Format1.0/CC/UAN No.0000172635/CE/2311000695 Date: 08/11/2023

To,  
 M/s Metro Dwellers Pvt. Ltd., C.T.S. No.  
 -1167,1168 ,1202, 1202/1 to 3 & 1203,  
 1203/1 to 6, Mulund Mumbai.




Your Service is Our Duty

**Sub: Consent to Establish for Proposed Redevelopment of Residential Cum Commercial Construction Project.**

**Ref:** 1. Application submitted by SRO-Mumbai-IV.  
 2. Minutes of 17th CC meeting dtd-04.10.2023

Your application NO. MPCB-CONSENT-0000172635

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.160.0 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Proposed Redevelopment of Residential Cum Commercial Construction Project named as M/s Metro Dwellers Pvt. Ltd., C.T.S. No. -1167,1168 ,1202, 1202/1 to 3 & 1203, 1203/1 to 6, Mulund Mumbai on Total Plot Area of 3271.30 Sq.Mtrs for construction BUA of 39792.09 SqMtrs as per EC granted dated-06.06.2023 including utilities and services**

| Sr.No | Permission Obtained                    | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|--|-------------------|-------------|
| 1     | Environmental Clearance-dtd-06.06.2023 | 3271.30           | 39792.09    |

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

| Sr No | Description       | Permitted (in CMD) | Standards to        | Disposal   |
|-------|-------------------|--------------------|---------------------|--|
| 1.    | Trade effluent    | Nil                | N.A.                | N.A.   |
| 2.    | Domestic effluent | 135.6              | 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 |

Metro Dwellers Pvt. Ltd./CE/UAN No.MPCB-CONSENT-0000172635/Indus-Id.209457 (08-11-2023 11:33:01 am) /QMS.PO6\_F01/00 Page 1 of 7

**Annexure 6: Consent to Establish**

**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-600 KVA                | 1               | As per Schedule -II      |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment  | Disposal  |
|-------|---------------|----------------|------------|---|
| 1     | Wet Waste     | 266.7 Kg/Day   | OWC        | use as manure.                                  |
| 2     | Dry Waste     | 400.1 Kg/Day   | Collection | Segregated and handed over to Authorized Vendor |

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

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|-------|--------------|----------|-----|-----------|----------|
| NA    |              |          |     |           |          |

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. PP shall submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
14. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
15. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

**Annexure 6: Consent to Establish**

17. The Project Proponent shall comply with the Environmental Clearance obtained vide No dtd for construction project having total plot area of 3271.30 Sq.mtrs and total construction BUA of 39792.09 Sq.mtrs as per specific condition of EC.
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



*Avinash*  
27

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9aedbfbe

**Signed by: Dr. Avinash Dhakne**  
Member Secretary  
For and on behalf of  
**Maharashtra Pollution Control Board**  
ms@mpcb.gov.in  
2023-11-08 11:33:44 IST

**Received Consent fee of -**

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date       | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1     | 320000.00   | MPCB-DR-19593      | 12/06/2023 | RTGS             |

**Copy to:**

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV
  - They are directed to ensure the compliance of the consent conditions.
  - They are directed to obtain the B.G. of Rs.10.0 Lakhs towards the compliance of consent condition and E.C. compliance.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



## Annexure 6: Consent to Establish

## SCHEDULE-I

**Terms & conditions for compliance of Water Pollution Control:**

- 1) A) As per your application, you have proposed to provide MBBR technology based Sewage Treatment Plants (STPs) of combined capacity **150 CMD for treatment of domestic effluent of 135.6 CMD.**
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

| Sr. No. | Purpose for water consumed   | Water consumption quantity (CMD) |
|---------|--|----------------------------------|
| 1.      | Industrial Cooling, spraying in mine pits or boiler feed                                       | 0.00                             |
| 2.      | Domestic purpose   | 161.70                           |
| 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.

**Annexure 6: Consent to Establish**

**SCHEDULE-II**

**Terms & conditions for compliance of Air Pollution Control:**

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

| Stack No. | Source         | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant | Standard     |
|-----------|----------------|------------------------------|----------------------|--------------|-----------------------|-----------|--------------|
| S-1       | DG SET-600 KVA | Acoustic Enclosure           | 5.00                 | HSD 44 Kg/Hr | 1                     | SO2       | 21.12 Kg/Day |

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

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

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - The toilet shall be provided with exhaust system connected to chimney through ducting.
  - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

**SCHEDULE-III**

**Details of Bank Guarantees:**

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period     | Purpose of BG                           | Compliance Period                                  | Validity Date                                      |
|---------|----------------------|-------------------|-----------------------|---|--|--|
| 1       | Consent to Establish | 10.0 Lakhs        | Submit within 15 days | Towards compliance of consent condition | Commissioning of unit or 5 Years whichever earlier | Commissioning of unit or 5 Years whichever earlier |

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

**Annexure 6: Consent to Establish**

**BG Forfeiture History**

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

**BG Return details**

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

**SCHEDULE-IV**

**Conditions during construction phase**

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

**General Conditions:**

- 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.

Annexure 6: Consent to Establish

- d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
  - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
  - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
  - 9 The treated sewage shall be disinfected using suitable disinfection method.
  - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
  - 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

Annexure 7: Sewerage Remarks

**BRIHANMUMBAI MUNICIPAL CORPORATION**

DY CHIEF ENGINEER (SEWERAGE PROJECT) P&D

Office of the  
Dy.Chief Engineer  
(Sewerage Project),P&D,  
2<sup>nd</sup> floor,Worli Engg.Hub  
Bldg.  
Dr.E.Mozes Road,  
Mumbai-400 018.

To,  
L.P. Shri. Abhay Deshmukh  
(L.P. No 3173),  
M/s. Nilesh Construction,  
B2/15, Amol CHSL,  
A. Patwardhan Marg, Mulund (E)  
Mumbai-400 081.

**Sub:-** Sewerage remarks for composite Bldg. in proposed amalgamation of slum rehabilitation scheme under Reg.33(11) of DCPR 2034, on non-slum plot bearing C.T.S. No.1167, 1168, 1202, 1202/1 to 3 of Village Mulund (West), Tal- Kurla, District-Mumbai Suburban at RRT lane Mulund (west)-400080..

**Ref:-** 1) Letter received from L.P. Shri. Abhay Deshmukh (L.P. No 3173) of M/s. Nilesh Construction dt. 29.03.2023.

2) I.O.A. u/No.T/PVT/0122/2022419/AP/C dt.12.08.2022.

3) Amended u/No.T/PVT/0122/2022419/AP/C dt.03.02.2023.

I.O.A. Holder: M/s. Metro Dwellers Pvt. Ltd.

Gentleman,

By direction, this is to inform you that so far S. P. (P.&D.) section is concerned, there is no objection to allow Owner/Developer to retain the existing 150 mm dia. street connection for excess treated overflow from STP @ 1:80 slope as per the accompanying approved plans, subject to the following conditions:-

1. That work shall be carried out as per the Municipal Specifications and drainage bye-laws.
2. That conical manhole of 1.20M. dia. shall be constructed if the depth of manhole is between 1.50M. and 2.30M. and 1.50M. dia. Conical manhole shall be constructed if the depth of manhole exceeds 2.30M. but is less than 5.0M. as per Municipal Specifications with C.I. heavy air tight frame & cover, weighing 230 Kgs (Minimum).
3. That where the depth of the sewer is less than 1.20 M. the rectangular inspection chamber shall be constructed of size 0.90M. x 0.60M or 0.90 M. x 0.45 M. with 230 mm thick brick masonry in C.M. 1: 2 with both sides 20 mm. thick plaster in C.M. 1:1 with C.I. heavy air tight frame and cover (for 0.90 M. x 0.60M Inspection chamber the cover shall weight 270 kg.

## Annexure 7: Sewerage Remarks

- (Minimum) and for 0.90 M x 0.45 M, inspection chamber cover shall weigh 225 kg. (Minimum).
4. That the C.I. steps 5.40Kg. each shall be provided for M.H./Chamber at 300 mm.c/c. distance staggered when the depth of the manhole/chamber exceeds 1.20M.
  5. That the 30cm. thick 1:2:4 bed c.c. for the Manholes shall be laid which shall be 15cm. all along the external faces of the manhole/chamber.
  6. That the Developer/Owner shall be solely responsible for safety of other underground services pipe lines etc. and safety of third party including injury/death of any person. Any casualties as a consequence of work being carried out by Developer/Owner shall be compensated solely by Developer/Owner.
  7. That the NOC is valid for 12 months from the date of issue of this letter and must be re-validated after every 12 months.
  8. That the house drain/down take pipe for all building at above mentioned premises should be got approved by E.E. ( SRA ) E.S.
  9. That the location of Sewage Treatment Plant should be got approved from E.E. ( SRA ) E.S.
  10. That the approval for the commissioning and ready for operation of the constructed sewage treatment plant (STP) shall be obtained from the concerned authority before approaching for D.C.C.
  11. That the sewer line near the underground water tank, shall be of C.I. with R.C.C. Chamber.
  12. That the permission/NOC shall stand revoked/cancelled in case the documents, information provided L.P./Owner are found false or fabricated. The action will be initiated for the same as deemed fit by law.
  13. That the revised N.O.C. shall be obtained if the plans are amended.
  14. That the care shall be taken while connecting sewage street connection to Municipal manhole with respect to existing utilities such as SWD culvert, other utilities, etc. BMC shall not be held liable for any damage to the existing utility while carrying out street connection. And damage if any shall be rectified by the project proponent at their own risk and cost.

Yours faithfully,

sd/-

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

No. Dy. En/ES.P. 167/T P&D

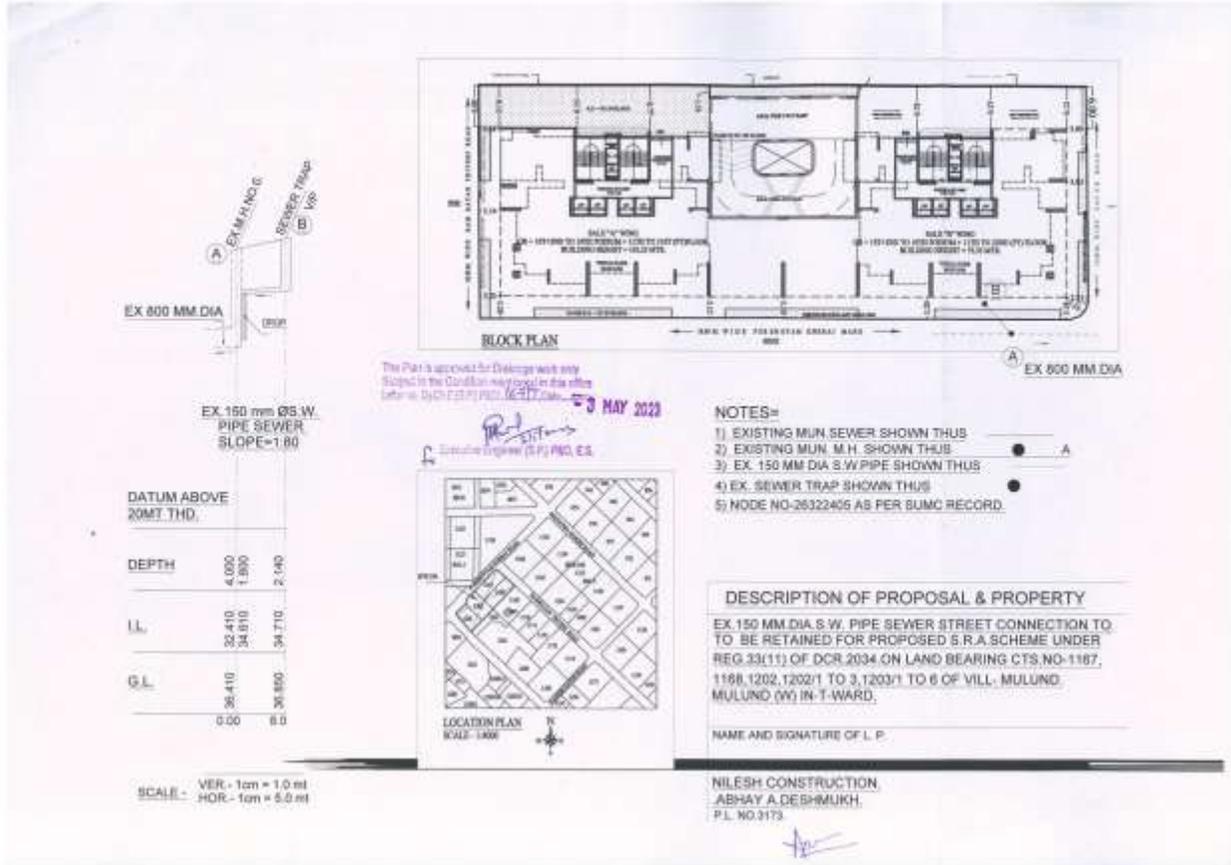
- 3 MAY 2023

- 1) E.E. Mech.(M.S.)E.S.
- 2) Asstt. Commissioner ' T ' Ward
- 3) E.E.(SRA) ES

Submitted for information please.

*[Signature]*  
E.E.(S.P.)P&D, E.S.

Annexure 7: Sewerage Remarks



Annexure 8: Monitoring Report



**Sky Lab**  
ENVIRONMENTAL LABORATORY  
OUR GOAL: POLLUTION CONTROL

**Sky Lab**  
**ANALYTICAL LABORATORY**

Accredited by NABL as per ISO/IEC 17025:2017  
Certified by ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018  
Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India, New Delhi

• ENVIRONMENT    • FOOD    • TEXTILE

**TEST REPORT**

---

**NAME & ADDRESS OF CUSTOMER:**  
M/s. Enviro Policy Research India Pvt. Ltd.  
607, Oriana Business Park,  
Wagle Estate, Wagle Road No 22  
Opp. Dosti Pinnacle, Thane West, 400604,

**REPORT NO :** SAL/FM/58/EP/AM(24-25-022)  
**REPORT DATE :** 08/04/2025  
**CUSTOMER REF :** Verbal  
**REF DATE :** NA

---

**SAMPLE TYPE:**

**SAMPLE REGISTRATION NO. :** AM(24-25-022)  
**SAMPLING PLAN & METHOD NO.:** As per Reference Method  
**SAMPLING DATE :** 04/04/2025  
**SAMPLING TIME :** 12:10PM  
**ANALYSIS START DATE :** 05/04/2025  
**ANALYSIS COMPLETE DATE :** 08/04/2025

**AMBIENT AIR QUALITY MONITORING**

**LOCATION :** Mulund  
**SAMPLING DURATION :** 8 HRS  
**SAMPLE COLLECTED BY:** SKYLAB  
**AMBIENT TEMPERATURE:** 27°C TO 37°C  
**HUMIDITY :** 65 % TO 75 %

| Sr. No. | Test Parameter                     | Unit              | Result | Limit* | Reference Method     |
|---------|------------------------------------|-------------------|--------|--------|----------------------|
| 1.      | Particulate Matter as PM10         | µg/m <sup>3</sup> | 78.3   | 100    | IS-5182, (Part - 23) |
| 2.      | Particulate Matter as PM2.5        | µg/m <sup>3</sup> | 40.1   | 60     | IS-5182, (Part 24)   |
| 3.      | Sulphur Dioxide (SO <sub>2</sub> ) | µg/m <sup>3</sup> | 13.8   | 80     | IS-5182, (Part - 2)  |
| 4.      | Nitrogen Oxide (NO <sub>x</sub> )  | µg/m <sup>3</sup> | 26.4   | 80     | IS-5182, (Part - 6)  |
| 5.      | Carbon Monoxide (CO)               | mg/m <sup>3</sup> | 0.52   | 2      | IS 5182 (Part 10)    |

\*: As per NAAQMS Guidelines 2009

**Opinion/Observation:** Analyzed parameters in above tested sample are within limit as per NAAQMS Guidelines.

Verified by



Sr. Analyst

For SKYLAB ANALYTICAL LABORATORY



Technical Manager  
Authorized Signatory

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Annexure 8: Monitoring Report



## Sky Lab

### ANALYTICAL LABORATORY

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### TEST REPORT

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**NAME & ADDRESS OF CUSTOMER:**  
 M/s. Enviro Policy Research India Pvt. Ltd.  
 607, Oriana Business Park,  
 Wagle Estate, Wagle Road No 22  
 Opp. Dosti Pinnacle, Thane West, 400604,

**REPORT NO** : SAL/FM/111/EP/ANM(24-25-023)  
**REPORT DATE** : 08/04/2025  
**CUSTOMER REF** : Verbal  
**REF DATE** : NA

---

**SAMPLE TYPE:**  
**SAMPLE REGISTRATION NO.** : ANM (24-25-023)  
**SAMPLING PLAN & METHOD NO.:** As per Reference Method  
**SAMPLING DATE** : 04/04/2025

**AMBIENT NOISE LEVEL MONITORING**  
**SAMPLE COLLECTED BY** : SKYLAB  
**SAMPLING TIMING (Day)** : 11:20AM  
**SAMPLING TIMING (Night)** : 10:20PM

| Sr. No. | Location Name | Noise Level dB (A) |       | Reference Method |
|---------|---------------|--------------------|-------|------------------|
|         |               | Day                | Night |                  |
| 1.      | Mulund        | 52.0               | 43.3  | IS 9989          |

*Opinion/Observation: Noise Level is meeting requirements as per CPCB Guidelines.*

**Note:**

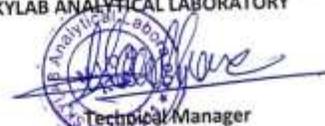
| Category Area/ Zone | Limits in dB (A)                    |                                       |
|---------------------|-------------------------------------|---------------------------------------|
|                     | Day Time<br>(6.00 Hrs to 22.00 Hrs) | Night Time<br>(22.00 Hrs to 6.00 Hrs) |
| Industrial Area     | 75                                  | 70                                    |
| Commercial Area     | 65                                  | 55                                    |
| Residential Area    | 55                                  | 45                                    |
| Silence Zone        | 50                                  | 40                                    |

Verified by



Sr. Analyst

For SKYLAB ANALYTICAL LABORATORY



Technical Manager  
Authorized Signatory

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**Annexure 8: Monitoring Report**



**Sky Lab**  
ENVIRONMENTAL LABORATORY  
OUR GOAL: POLLUTION CONTROL

**Sky Lab**  
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**TEST REPORT**

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|  |  |
|--|--|
| <p><b>NAME &amp; ADDRESS OF CUSTOMER:</b><br/>M/s. Enviro Policy Research India Pvt. Ltd.<br/>607, Oriana Business Park,<br/>Wagle Estate, Wagle Road No 22<br/>Opp. Dosti Pinnacle, Thane West, 400604.</p> | <p><b>REPORT NO</b> : SAL/FM/60/EP/SS(24-25-024)<br/><b>REPORT DATE</b> : 08/04/2025<br/><b>CUSTOMER REF</b> : Verbal<br/><b>REF DATE</b> : NA</p> |
|--|--|

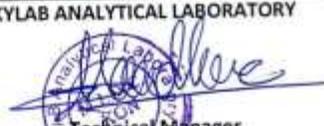
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|   |   |
|---|---|
| <p><b>SAMPLE TYPE:</b><br/><b>SAMPLE REGISTRATION NO.</b> :SS(24-25-024)<br/><b>SAMPLING PLAN&amp; METHOD NO.:</b>As per Reference Method<br/><b>SAMPLING DATE</b> :04/04/2025<br/><b>RECEIPT DATE</b> :05/04/2025<br/><b>ANALYSIS START DATE</b> :05/04/2025<br/><b>ANALYSIS COMPLETE DATE</b> :08/04/2025</p> | <p><b>SOIL ANALYSIS</b><br/><b>LOCATION</b> : Mulund<br/><b>SAMPLE SPECIFICATION:</b> Soil<br/><b>SAMPLE COLLECTED BY</b> : SKYLAB<br/><b>SAMPLE QUANTITY</b> :1 Kg</p> |
|---|---|

---

| Sr. No. | Test Parameter        | Unit  | Result | Reference Method  |
|---------|-----------------------|-------|--------|---|
| 1       | Organic Content       | %     | 2.1    | IS 2720 (Part 22)   |
| 2       | Potassium             | mg/kg | 40     | IS 9497   |
| 3       | Ph of 10% Solution    | -     | 7.59   | IS 2720( Part 26)   |
| 4       | Sodium (as Na)        | mg/kg | 60     | IS 9497   |
| 5       | Copper (as Cu)        | mg/kg | 2.7    | Testing manual of soil-Ministry of agriculture. Govt of India: 2011 |
| 6       | Electric conductivity | µS/cm | 574    | IS 14767  |
| 7       | Zinc (as Zn)          | mg/kg | 32     | Testing manual of soil-Ministry of agriculture. Govt of India: 2011 |

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|   |   |
|---|---|
| <p>Verified by <br/><br/>Sr. Analyst</p> | <p align="center">For SKYLAB ANALYTICAL LABORATORY</p> <p align="center"><br/>Technical Manager<br/>Authorized Signatory</p> |
|---|---|

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Annexure 8: Monitoring Report



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**CUSTOMER REF :** Verbal  
**REF DATE :** NA

**SAMPLE TYPE:**  
**SAMPLE REGISTRATION NO. :** SS(24-25-024)  
**SAMPLING PLAN & METHOD NO.:** As per Reference Method  
**SAMPLING DATE :** 04/04/2025  
**RECEIPT DATE :** 05/04/2025  
**ANALYSIS START DATE :** 05/04/2025  
**ANALYSIS COMPLETE DATE :** 08/04/2025

**SOIL ANALYSIS**  
**LOCATION :** Mulund  
**SAMPLE SPECIFICATION:** Soil  
**SAMPLE COLLECTED BY :** SKYLAB  
**SAMPLE QUANTITY :** 1 Kg

| Sr. No. | Test Parameter           | Unit     | Result | Reference Method  |
|---------|--------------------------|----------|--------|---|
| 1       | Colour                   | -        | Brown  | IS 1498-1970  |
| 2       | Total Phosphate          | mg/100gm | <1     | IS 3025 (Part 31)   |
| 3       | Total Kjeldahl Nitrogen  | %        | 0.42   | Testing manual of soil-Ministry of agriculture, Govt of India: 2011 |
| 4       | Texture                  | -        | Loamy  | IS 1498-1970  |
| 5       | Calcium                  | Mg/100gm | 6.6    | IS 3025 (Part 2)  |
| 6       | Bulk Density             | gm/cc    | 1.20   | IS 2720(Part 28)  |
| 7       | Magnesium                | Mg/100gm | 60     | IS 3025 (Part 2)  |
| 8       | Iron                     | mg/kg    | 2702   | IS 3025 (Part 2)  |
| 9       | Chloride(Cl-)            | mg/kg    | 124    | IS 3025 (Part 32)   |
| 10      | Lead (as Pb)             | mg/kg    | <50    | Testing manual of soil-Ministry of agriculture, Govt of India: 2011 |
| 11      | Water Retaining capacity | %        | 40     | Testing manual of soil-Ministry of agriculture, Govt of India: 2011 |
| 12      | Sulphate                 | mg/kg    | 104    | IS 3025 (Part 24)   |

Verified by

Sr. Analyst

For SKYLAB ANALYTICAL LABORATORY

Technical Manager  
Authorized Signatory

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## ANNEXURE - A

## 1. PROJECT DETAILS

| Sr. No. | Description                              | Details  |                           |
|---------|--|--|---------------------------|
|         |  | Particulars  | Details (m <sup>2</sup> ) |
| 1.      | Area Details                             | Plot Area (Sq. m)  | 3,271.30                  |
|         |  | FSI Area (Sq. m)   | 17,579.00                 |
|         |  | Non-FSI Area (Sq.m)  | 28,821.34                 |
|         |  | Proposed Built up Area (Sq.m)  | 46,400.34                 |
|         |  |  |                           |
| 2.      | Building Configuration                   | <b>Building consists of 2 wings (wing A and B):</b><br>Basement + Ground +1st Commercial floor + 2nd to 9th podium + 10th floor upper slit+ 11th to 31st floor residential floors<br><b>Height: 103.25 m</b> |                           |
| 3.      | No. of Tenements & Shops                 | 226 flats and commercial area: 2,720.06 Sq.m   |                           |
| 4.      | Total Population (Nos.)                  | 1338   |                           |
| 5.      | Total Water Requirements (CMD)           | 161.8  |                           |
| 6.      | Sewage Generation (CMD)                  | 135.6  |                           |
| 7.      | STP Capacity and Technology              | 150 KLD<br>MBBR Technology   |                           |
| 8.      | STP Location                             | Service Basement   |                           |
| 9.      | Total Solid Waste Quantities             | Wet Waste: 266.7 Kg/day<br>Dry Waste: 400.1 Kg/Day<br>Inert Waste: 666.8 Kg/Day  |                           |
| 10.     | R.G. Area (sq. m)                        | RG Required  | 654.26 Sq.m               |
|         |  | RG Provided on Ground  | 398.53 Sq.m               |
|         |  | RG provided on Podium  | 497.70 Sq.m               |
|         |  | Total RG Provided  | 896.23 Sq.m               |
| 11.     | Power Requirement                        | During Operation Phase:  |                           |
|         |  | Details  |                           |
|         |  | Connected Load (KW)  | 3264 KW                   |
|         |  | Demand Load (KW)   | 975 KW                    |
| 12.     | Energy Efficiency                        | Overall energy savings: 20%<br>Energy Savings through renewable component: 5%  |                           |
| 13.     | DG Set Capacity                          | 1*600 kVA  |                           |
| 14.     | Parking 4W & 2W                          | 4-Wheeler Parking- 248 Nos.<br>2-Wheeler Parking- 113 Nos.   |                           |
| 15.     | Rainwater harvesting scheme              | 51 cum   |                           |
| 16.     | Project Cost in Cr                       | 160 Cr   |                           |
| 17.     | EMP Cost                                 | Construction Phase: 24.46 Lakhs/Annum<br>Operation Phase<br>Capital Cost: 253.5 Lakhs<br>O & M Cost: 20.77 Lakhs/Annum   |                           |
| 18.     | CER Details (with justification, if any) | Not Applicable (as per MoEF & CC OM F.NO.22-65/2017-IA.III dt. 30.09.2020)   |                           |

## ANNEXURE - B

## EMP for Construction Phase

**EMP FOR AIR ENVIRONMENT****Construction Phase (EMP for Air Environment):**

To mitigate the impacts of PM<sub>10</sub> & PM<sub>2.5</sub> during the construction phase of the project, the following measures are recommended for implementation:

**Dust Control Plan:**

The most cost-effective dust suppressant is water because water is easily available on construction site. Water can be applied using water trucks, handled sprayers and automatic sprinkler systems. Furthermore, incoming loads could be covered to avoid loss of material in transport, especially if material is transported off-site.

**Vehicle Emission Controls and Alternatives**

- During construction, vehicles will be properly maintained to reduce emission. As it is a construction project, vehicles will be generally having “PUC” certificate.
- Footpaths and Pedestrian ways: Adequate footpaths and pedestrian ways would be provided at the site to encourage non-polluting methods of transportation

**Procedural Changes to construction activities****Idle time reduction:**

Construction equipment is commonly left idle while the operators are on break or waiting for the completion of another task. Emission from idle equipment tends to be high, since catalytic converters cool down, thus reducing the efficiency of hydrocarbon and carbon monoxide oxidation. Existing idle control technologies comprises of power saving mode, which automatically off the engine at present time and reduces emissions, without intervention from the operators.

**Improved Maintenance:**

Significant emission reductions can be achieved through regular equipment maintenance. Contractors will be asked to provide maintenance records for their fleet as part of the contract bid, and at regular intervals throughout the life of the contract. Incentive provisions will be established to encourage contractors to comply with regular maintenance requirements.

**Reduction of On-Site Construction Time:**

|  |
|--|
| <p>Rapid on-site construction would reduce the duration of traffic interference and therefore, will reduce emissions from traffic delay.</p>   |
| <p>▪ <b>Operation Phase (EMP for Air Environment):</b></p> <p>To mitigate the impacts of pollutants from DG set and vehicular traffic during the operational phase of the Project, following measures are recommended for implementation:</p> <p><b>Diesel Generator Set Emission Control Measures</b></p> <p>Adequate stack height will be maintained to disperse the air pollutants generated from the operation of DG set to dilute the pollutants concentration within the immediate vicinity. Hence no additional emission control measures have been suggested.</p> <p><b>RG Development</b></p> <p>Increased vegetation in the form of greenbelt is one of the preferred methods to mitigate air and noise pollution. Plants serve as a sink for pollutants, act as a barrier to break the wind speed as well as allow the dust and other particulates to settle on the leaves. It also helps to reduce the noise level to a large extent.</p>  |
| <p><b>EMP FOR NOISE ENVIRONMENT</b></p>  |
| <p>▪ <b>Construction Phase (EMP for Noise Management):</b></p> <p>To mitigate the impacts of noise from construction equipment during the construction phase on the site, the following measures are recommended for implementation.</p> <p><b>Time of Operation:</b></p> <p>Noisy construction equipment has not been allowed to use at night time.</p> <p><b>Job Rotation and Hearing Protection:</b></p> <p>Workers employed in high noise areas are not employed on shift basis. Hearing protection such as earplugs/muffs will be provided to those working very close to the noise generating machinery.</p> <p><b>Other Measures:</b></p> <ul style="list-style-type: none"> <li>• Developer must ensure barricading for minimum of 5 m (as the site is adjacent to road)</li> <li>• During construction, shady trees can be planted on the periphery of the boundary to reduce noise impact</li> <li>• Also to reduce noise impact, one must ensure smooth movement of traffic vehicles</li> </ul> |

- Measures of NBC, 2016 must be followed by developer to control noise
- Developer must follow guidelines of BS 5228 and Defra Guideline (NO 0234)
- Plant and vehicles should comply with EU noise emission limit
- Control hours of operation of all plants and vehicles and machineries
- Avoid unnecessary use of plant and machinery
- Use acoustic barriers whenever possible
- Use line flatbed lorries or storage bin with noise attenuating materials
- Handle materials carefully; for example, scaffolding and fittings should be carried and placed; not thrown or dropped
- Ensure that materials are delivered and installed during normal working hours
- Ensure site supervision during installation
- Maintain vehicles regularly to reduce engine, exhaust, and body rattle noise
- Use silencer-based plants and machinery to avoid noise impact
- Ensure that hard road surfaces are well maintained to reduce rattling of vehicles
- Use mechanical sweeper with noise attenuators
- Observe less or no waiting time for the vehicles or plants and machinery so that they are not running unnecessarily
- Don't leave equipment running unnecessarily
- Service and maintain as well as clean the equipment of regular basis
- As far as possible, use self-compacting concrete to reduce the need for vibrating equipment
- Use shielding or barriers around pumps, compressors and machinery\Also install online noise monitoring system to understand the noise level at the site (continuous level), so that immediate decision can be taken to control any activity which is causing noise pollution

#### **Operation Phase:**

#### **Noise Emission Control Technologies**

Source of noise in the operational phase will be from backup DG sets (which will be in operation only during power failure) and pumps & motors. All the machinery will be of highest standard of reputed make and will comply with standard i.e. The DG set room will be provided with acoustic enclosure to have minimum 75 dB(A) insertion loss or for meeting the ambient noise standard whichever is on higher side.

#### **RG Development**

The following species can be used, as in a greenbelt, to serve as noise breakers:

- *Acacia auriculiformis*
- *Anonasquamosa*
- *Acacia farnesiana*

- *Acacia mearnsii*
- *Acacia nilotica*
- *Achras sapota*

### EMP FOR WATER ENVIRONMENT

#### ■ Construction Phase (EMP for Water Management):

To prevent degradation and to maintain the quality of the water source, adequate control measures have been proposed. To check the surface run-off as well as uncontrolled flow of water into any water body check dams with silt basins are proposed. The following management measures are suggested to protect the water source being polluted during the construction phase.

- Avoid excavation during monsoon season
- Care has been taken to avoid soil erosion
- Common toilets have been constructed on site during construction phase and the sewage would be channelized to the septic tanks in order to prevent sewage to enter into the water bodies.
- To prevent surface and ground water contamination by oil and grease, leak-proof containers has been used for storage and transportation of oil and grease. The floors of oil and grease handling area have been kept effectively impervious. Any wash off from the oil and grease handling area or workshop has been drained through imperious drains.
- Collection and settling of storm water, prohibition of equipment wash downs and prevention of soil loss and toxic release from the construction site are necessary measure to be taken to minimize water pollution.

All stacking and loading area have been provided with proper garland drains, equipped with baffles, to prevent run off from the site, to enter into any water body.

#### ■ Operation Phase (EMP for Water Management):

In the operation phase of the project, water conservation and development measures will be taken, including all possible potential for rain water harvesting. Following measures will be adopted.

### Water Source Development

Water source development shall be practiced by installation of scientifically designed Rain Water Harvesting system. Rainwater harvesting promotes self-sufficiency and fosters an appreciation for water as a resource.

**Minimizing Water Consumption**

Consumption of fresh water will be minimized by combination of water saving devices and other domestic water conservation measures. Further, to ensure on-going water conservation, an awareness program will be introduced for the students and employees. The following section discusses the specific measures, which shall be implemented

**Wastewater Treatment Scheme**

The sewage will be treated in the STP provided within the complex. STP which will be recycled within the project and remaining will be discharged to Sewer.

**Other Measures:**

- LFD would be installed
- Rainwater harvesting would be installed
- Recycle and reuse of water would be taking place
- Recycled water would be used for flushing and gardening purpose

**EMP FOR LAND ENVIRONMENT****Construction Phase:****Construction Debris:**

Construction debris is bulky and heavy and re-utilization and recycling is an important strategy for management of such waste. As concrete and masonry constitute the majority of waste generated, recycling of this waste by conversion to aggregate can offer benefits of reduced landfill space and reduced extraction of raw material for new construction activity. This is particularly applicable to the project site as the construction is to be completed in a phased manner. Mixed debris with high gypsum, plaster, has not been used as fill, as they are highly susceptible to contamination, and will be sent to designated solid waste landfill site. Metal scrap from structural steel, piping, concrete reinforcement and sheet metal work has been removed from the site by construction contractors. A significant portion of wood scrap has been reused on site. Recyclable wastes such as plastics, glass fiber insulation, roofing etc. shall be sold to recyclers.

**Hazardous Waste:**

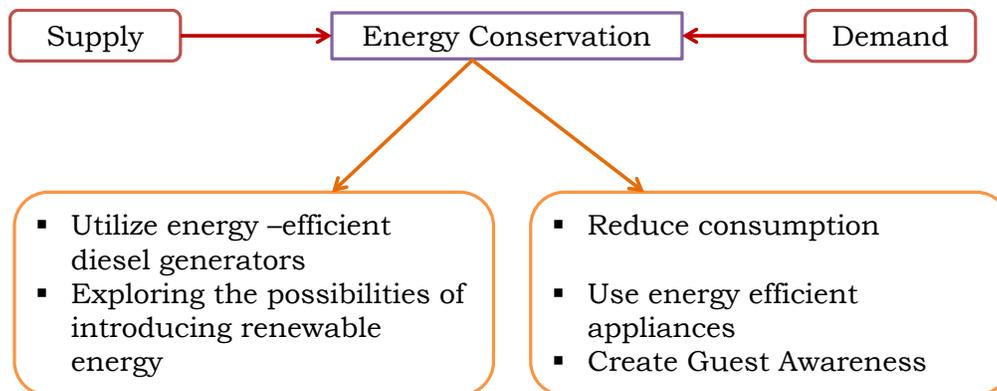
Construction sites are sources of many toxic substances such as paints, solvents wood preservatives, pesticides, adhesives and sealants. Hazardous waste generated during construction phase shall be stored in sealed containers and disposed off as per The Hazardous Wastes (Management, Handling & Tran-boundary Movement) Rules, 2008.

- **Operation Phase:**

The philosophy of solid waste management at the complex will be to encouraging the four R's of waste i.e. Reduction, Reuse, Recycling and Recovery (materials & energy). Regular public awareness meetings will be conducted to involve the people in the proper segregation and storage techniques. With regards to the disposal/treatment of waste, the management will take the services of the authorized agency for waste management and disposal of the same on the project site during its operational phase.

**EMP FOR ENERGY CONSERVATION**

Energy conservation program will be implemented through measures taken both on energy demand and supply.



Energy conservation will be one of the main focuses during the complex planning and operation stages. The conservation efforts would consist of the following;

**Architectural design**

- Maximum utilization of solar light has been done.
- Maximize the use of natural lighting through design.
- The orientation of the buildings has been done in such a way that maximum daylight is available.

- The green areas have been spaced, so that a significant reduction in the temperature can take place

### Energy Saving Practices

- Energy efficient lamps have been provided within the complex.
- Constant monitoring of energy consumption and defining targets for energy conservation.
- Adjusting the settings and illumination levels to ensure minimum energy used for desired comfort levels

### ENVIRONMENTAL MONITORING

The purpose of environmental monitoring is to evaluate the effectiveness of implementation of Environmental Management Plan (EMP) by periodic monitoring. The important environmental parameters within the impact area are selected so that any adverse effects are detected and time action can be taken. The project proponent will monitor ambient air Quality, Ground Water Quality and Quantity, and Soil Quality in accordance with an approved monitoring schedule.

The detailed Monitoring Programme is given in **Table**

**Monitoring Programme for Project**

| Sr. No. | Type                              | Location         | Parameters   | Period and Frequency  |
|---------|-----------------------------------|------------------|--|---|
| 1       | Ambient Air Quality               | Project Site     | Criteria Pollutants:<br>SO <sub>2</sub> , NO <sub>2</sub> , PM <sub>10</sub> ,<br>PM <sub>2.5</sub> , CO | Half yearly (24 hr. average samples) during construction phase and annual during operation phase.                   |
| 2       | Groundwater (Portability testing) | Project Site     | Drinking water parameters as per Standards   | Half yearly   |
| 3       | Ambient Noise                     | Project Site     | dB (A) levels  | Half yearly (Hourly day and night time leq levels) during construction phase and every year during operation phase. |
| 4       | Potable Water Quality             | Municipal Supply | As per IS potable water standards  | Half yearly   |
| 5       | Soil Quality                      | Project Site     | Organic matter, C.H., N, Alkalinity, Acidity, heavy metals and trace metal, Alkalinity, Acidity          | Half yearly   |
| 6       | Waste Characterization            | Educational      | Physical and Chemical composition  | Daily   |
| 7       | Treated Water                     | Outlet of STP    | BOD, MPN, coliform count, etc.   | Daily   |

## ANNEXURE - C

## BUDGETARY ALLOCATION DURING CONSTRUCTION PHASE

| No.          | Component                             | Description                       | Capital Cost in Lakhs |
|--------------|---------------------------------------|-----------------------------------|-----------------------|
| 1            | Dust suppressants and barricading     | Air Pollution and Erosion Control | 4                     |
| 2            | PPE for Workers (Gloves, Shoes etc.)  | Site Safety and Health Safety     | 3                     |
| 3            | Bio Toilets and Basin                 | Site sanitation                   | 2                     |
| 4            | Health check-up                       |                                   | 2.5                   |
| 5            | Air, water, soil and noise monitoring |                                   | 6                     |
| 6            | DMP Cost                              |                                   | 15.3                  |
| <b>Total</b> |                                       |                                   | <b>32.8</b>           |

## BUDGETARY ALLOCATION DURING OPERATION PHASE

| No.          | Component                | Description                       | Capital Cost in Lakhs | O/M cost in Lakhs per year |
|--------------|--------------------------|-----------------------------------|-----------------------|----------------------------|
| 1            | STP (MBBR)               | Waste Water Treatment             | 65                    | 5.2                        |
| 2            | Rain Water Harvesting    | To harvest and recycle rain water | 10                    | 0.8                        |
| 3            | Solid Waste Management   | OWC and IVC                       | 25                    | 2                          |
| 4            | Landscaping              | Green Belt Development            | 36                    | 2                          |
| 5            | Renewable Energy sources | Solar                             | 15                    | 0.75                       |
| 6            | Flood Management         |                                   | 21.6                  | 10.8                       |
| 7            | DMP                      |                                   | 149.4                 | 74.7                       |
| <b>Total</b> |                          |                                   | <b>172.6</b>          | <b>21.55</b>               |

*The above budgetary allocations are the approximate values*

**Till date approximately Rs 2.75 Lakhs were spent on maintenance of Environmental Management Plan. The letter is attached for reference**

EMP Letter

**METRO**  
DWELLERS PVT. LTD.

Date:01.08.2025

Undertaking

We, M/s. Metro Dwellers Pvt. Ltd. have received EC for Proposed redevelopment of residential cum commercial project known as "Saraswati Paradise" on plot bearing CTS No. 1167, 1168, 1202, 1202/1 to 3& 1203, 1203/1 to 6 at RRT Road of village Mulund (W), Taluka Kurla, Mumbai Suburban 400080. (EC Identification No: EC23B038MH140518 dated 6<sup>th</sup> June 2023)

We would like to state that till date **Rs. 2,75,000/- (Rupees Two Lakh Seventy Five Thousand Only)** have been incurred on Environment Management Plan.

Thanking you,

Yours faithfully,

For,

M/s. Metro Dwellers Pvt. Ltd.

**For METRO DWELLERS PVT. LTD.**

*Anand Kumar H. Dargar*

**ANAND KUMAR H. DARGAR**  
**DIRECTOR**

Authorized Signatory

101, 102, 107, 108, 109, BPS Plaza, Near Bus Depot,  
Devidayal Road, Mulund (W), Mumbai : 400080  
helpdeskmetrogroup@gmail.com

CIN No. U70100MH2003PTC140601