

Date: 07.05.2025

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 – June 2025) for the Proposed residential cum commercial redevelopment known as “Apna Ghar Unit no-09 co-op. HSG Society Ltd” at plot no 11 CTS no 1/28, survey no.41 (PT), opp. J. P. Road, Oshiwara village, Andheri west, “K/W” ward, Mumbai

Reference : EC Identification No. EC23B038MH173030 dated 10th August 2023

Respected Sir,

The Proposed residential cum commercial redevelopment known as “Apna Ghar Unit no-09 co-op. HSG Society Ltd” at plot no 11 CTS no 1/28, survey no.41 (PT), opp. J. P. Road, Oshiwara village, Andheri west, “K/W” ward, Mumbai is being developed M/s. **Bharat Realty Venture Private Limited**

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

We request to acknowledge the same and oblige.

Thanking you,

Yours Sincerely,

For,

M/s. Bharat Realty Venture Private Limited



Authorized Signatory



Enclosures:

1. Point wise compliance report

Bharat Realty Venture Private Limited

502, 5th Floor, Supreme Chambers, 17/18 Shah Industrial Estate,
Off Veera Desai Road, Andheri (W), Mumbai, Maharashtra 400053.

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CIN U45200MH1998PTC116452

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

Of

**Proposed residential cum commercial redevelopment known as
“APNA GHAR Unit No. – 09 Co – Op. Hsg. Society Ltd” at plot
no.11 CTS no 1/28, survey no.41(PT), opp. J. P. Road, Oshiwara
village, Andheri west, “K/W” ward.**

M/s. Bharat Realty Venture Private Limited

502, supreme Chambers, 17/18 Shah Industrial Estate, Off Veera Desai
Road, Andheri (West), Mumbai - 400053

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 residential cum commercial redevelopment known as “APNA GHAR Unit No.– 09 Co-Op. Hsg. Society Ltd” at Plot No. 11, CTS No. 1/28, Survey No. 41(PT), Opp. J. P. Road, Oshiwara Village, Andheri West, “K/W” Ward, Mumbai.
2.	Name of the project proponent	M/s. Bharat Realty Venture Private Limited
3.	Clearance Identification No. and Date	EC23B038MH173030 dated 10/08/2023
4.	Area Statement:	
5.	Total Plot area (Sq.mt)	6,513.40
6.	FSI Area (Sq.mt)	33,514.19
7.	Non-FSI Area (Sq.mt)	40,205.83
8.	Total Construction area (Sq.mt)	73,720.02
9.	Total no. of flats	Total No. of Flats: 257 Nos. Commercial Area: 3911.89 Sq.m
10.	Water Requirement of the project (CMD)	234.4 KLD
11.	STP details	STP Capacity: 230 KLD Technology: MBBR Location: Basement
12.	Solid waste details (During Construction Phase)	Dry Waste: 5 Kg/day Wet Waste: 3.5 kg/day
13.	Solid waste details (During Operation Phase)	Dry Waste: 578.6 Kg/day Wet Waste: 385.7 kg/day Total: 964.3 Kg/Day

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forests and 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)	:	8(a) Building and Construction project
2.	Name of the project	:	Proposed residential cum commercial redevelopment known as “APNA GHAR UNIT NO – 09 CO – OP. HSG.SOCIETY LTD” at Plot No. 11, CTS No. 1/28, Survey No. 41(PT), Opp. J. P. Road, Oshiwara Village, Andheri West, “K/W” Ward, Mumbai.
3.	Clearance Identification No. and Date	:	EC23B038MH173030 Dated 10 th August 2023
4.	Location	:	Village- Andheri
	a. District (S)	:	Mumbai Suburban
	b. State (S)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude- 19°8'27.13"N Longitude - 72°49'36.66"E
5.	Address for correspondence	:	M/s. Bharat Realty Venture Private Limited 502, supreme Chambers, 17/18 Shah Industrial Estate, Off Veera Desai Road, Andheri (West), Mumbai – 400053.
	a. Address of Concerned Project Chief Engineer (with pin code and Telephone / telex / fax numbers)	:	Mr. Ravindra Bakki (President- Constructions) M/s. Bharat Realty Venture Pvt. Ltd., 502, Supreme Chambers, 17/18 Shah Industrial Estate, Off Veera Desai Road, Andheri (West), Mumbai- 400053. Contact No. 022-6190 0000
	b. Address of Executive Project: Engineer/Manager (with pin code / Fax numbers)	:	Mr. Pravin Rever (GM - Constructions), Plot No. 11, CTS No. 1/28, Survey


			No. 41(PT), Opp. J. P. Road, Oshiwara Village, Andheri West, "K/W" ward, Mumbai- 400 053. Contact No. 09920120191
6.	Salient features:		
	a.	Of the project	: Annexure A
	b.	Of the environmental management plans	: Annexure B
7.	Breakup of the project area:		
	a.	submergence area forest and non-forest	: Non-Forest
	b.	Others	: Annexure – A
8.	Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units and agricultural Land and landless laborers /artisan		: Not Applicable
	a.	SC, ST/Adivasis	: Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, 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	: Cost of the project: Rs. 396 Crores
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	: Yes. Attached as Annexure 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.	: Yes. Refer Annexure - C
	e.	Actual expenditure incurred on the environmental management plans so far	: EMP Cost 10.10 Lakhs
10.	Forest land requirement		

	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability and 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:		
	a.	Date of commencement (Actual and/or planned)	:	10.11.2023
	b.	Date of completion (Actual and/ of planned)	:	30.9.2030
13.		Reasons for the delay if the Project is yet to start	:	Project work started
14		Dates of site visits:		
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	Not yet visited
	b.	Date of site visit for this monitoring report	:	14.10.2024
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 State of Work

Current status of Construction work		Architect letter is attached
a.	Date of Commencement (Actual and/ or planned)	10.11.2023
b.	Date of completion (Actual and/ or planned)	30.9.2030

Undertaking Letter



Date: 12.05.2025

Undertaking

We, M/s. Speco Architect for the Proposed residential cum commercial redevelopment known as "Apna Ghar Unit no-09 co-op. HSG Society Ltd" at plot no 11 CTS no 1/28, survey no.41 (PT), opp. J. P. Road, Oshiwara village, Andheri west, "K/W" ward, Mumbai. The project is being developed by **M/s. Bharat Realty Venture Private Limited**

Environment Clearance has been obtained on 10th August 2023 (EC Identification No EC23B038MH173030)

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

	According to EC
Total FSI area	33,514.19 Sq.mt
Total Non-FSI area	36,503.26 Sq.mt
Total Construction area	70,017.45 Sq.mt
Construction done till date	25638.24 Sq.mt
Remarks	Up to 7 th floor completed and 8 th floor work in progress

Thanking you.
Yours faithfully,
M/s. Speco Architect.

**Nitin
Dattatray
Gunjal**

Ar. Nitin Gunjal
(Council of Arch.Reg.No.CA/2008/42482)

Digitally signed by Nitin Dattatray Gunjal
DN: cn=Nitin Dattatray Gunjal, o=Speco Architect, ou=Speco Architect, email=Nitin.Dattatray.Gunjal@specoarchitect.com, c=IN
Date: 2025.05.12 10:08:25 +05'30'

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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 Points

Point Wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no. EC23B038MH1110364 dated 9th January 2023 as follows:

Sr. No.	Conditions	Status									
Specific Condition											
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 provision as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	We have obtained Intimation of Approval (IOA) from Slum Rehabilitation Authority vide letter No. K/W/PVT/0180/20230130/AP/S on 31 st March 2023. Approved Plan is enclosed as Annexure 2 .									
2.	PP to obtain following NOCs and remarks: a) Tree NOC; b) MMRCL NOC;	<table border="1"> <thead> <tr> <th>NOC Name</th><th>Approval Details</th><th>Remarks</th></tr> </thead> <tbody> <tr> <td>a) Tree NOC</td><td>Tree NOC dated on 05.10.2023</td><td>Enclosed as Annexure 3</td></tr> <tr> <td>b) MMRCL NOC</td><td>Metro NOC dated 07.07.2023</td><td>Enclosed as Annexure 4</td></tr> </tbody> </table>	NOC Name	Approval Details	Remarks	a) Tree NOC	Tree NOC dated on 05.10.2023	Enclosed as Annexure 3	b) MMRCL NOC	Metro NOC dated 07.07.2023	Enclosed as Annexure 4
NOC Name	Approval Details	Remarks									
a) Tree NOC	Tree NOC dated on 05.10.2023	Enclosed as Annexure 3									
b) MMRCL NOC	Metro NOC dated 07.07.2023	Enclosed as Annexure 4									
3	PP to reduce the discharge of treated sewage to 35%; PP to submit NOC from concern authority for use of excess treated water in nearby Garden reservation/Construction.	The discharge of treated sewage to municipal drains is 32.1percent. Undertaking for excess treated water is enclosed as Annexure 5 .									
4	PP to use advanced technologies like foggers for dust suppression in addition to sprinkling of water in construction phase and include the coat of same in construction phase EMP.	Noted and agreed.									
5	PP to submit undertaking that they will maintain environment facilities like STP, OWC for 10 years or till formation of society whichever is later.	Noted and agreed. Undertaking for maintenance of STP and OWC for 10 years or till formation of society is enclosed as Annexure 6 .									
6	PP to submit revised RG area calculation with bifurcation of RG area provided on mother earth as paved and unpaved RG as per prevailing DCR.	Noted and agreed.									

Compliance Monitoring Points

7	PP to submit revise tree list with total nos. of tree to be planted after the development; PP to count nos. of tree planted on ground only for calculation of nos. of trees to be planted as per norms.	Noted and agreed. Tree NOC is enclosed as Annexure 3 and Landscape plan with tree plantation details is enclosed as Annexure 7 .
8	PP to obtain internal sewer remarks within the project site from MCGM.	We have obtained sewerage remarks from BMC vide letter No. Dy.Ch.E/SP/PandD/412/K/W/Ward on 25.5.2023. Sewerage Remarks is enclosed as Annexure 8 .
9	PP to relocate plantation proposed adjacent to the open to sky area of the STP.	Noted.
10	PP to provide minimum 25% 2-wheeler parking also equipped with electric charging facility.	We have proposed 129 Nos. of 2-wheeler parking out of which we are providing Electric charging points of 32 Nos. Plan showing EV parking details and Electric Charging points is enclosed as Annexure 9 .
SEIAA Conditions		
1	PP has provided mandatory RG area of 749.95 m ² on mother earth. Local planning authority to ensure the compliance of the same.	Noted and agreed. Net plot area is 5,829.51 Sq.m. percent of RG as per DC Regulation is 8percent RG Area required 466.36 sq. m RG Area provided: 1248.12 sq. m. (RG on ground: 749.95 sq. m [after deducting area of DG set] + RG on podium: 498.17 sq. m.)
2	PP to plant as many trees as cumulative age of tree be cut and trees to be transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Tree Act, 1975.	Noted and agreed. Tree NOC is enclosed as Annexure 3 and Landscape plan with tree plantation details is enclosed as Annexure 7 .
3	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 and strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted.
4	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	We have planned to achieve 5% energy savings from solar resources using solar PV panels. Energy Saving Calculation is enclosed as Annexure 10 .

Compliance Monitoring Points

5	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF and CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Noted.
6	SEIAA after deliberation decided to grant EC for - FSI- 33,514.19 m ² , Non FSI- 36,503.26 m ² and total BUA- 70,017.45 m ² . (Plan approval No. K/W/PVT/0180/20230130/AP/S dated on 31.3.2023) (Restricted as per approval)	Yes, we have received the EC for FSI Area- 33,514.19 m ² , non-FSI Area- 36,503.26 m ² , Total Built Up Area- 70,017.45 m ² . Approved Plan is enclosed as Annexure 2 . Environmental Clearance copy is enclosed as Annexure 1 .
General Conditions		
Construction phase		
I	The solid waste generated should be properly and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	During Operation phase, solid waste generated from the said project would be collected and segregated into wet and dry waste. Wet waste will be treated by Organic Waste Converter while Dry waste/Inert Waste would be handed over to authorized recyclers and MCGM respectively. The dried sludge from STP and compost will be used as manure for landscaping. Solid waste generation details: a. Total solid waste: 964.3 Kg /Day b. Biodegradable waste: 385.7 Kg /Day c. Non-biodegradable waste: 578.6 Kg/Day
II	Disposal of muck, Construction spoil, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approved sites with the approval of competent authority.	We have provided designated areas for temporary storage of mucks and are being handed over to concerned authority on daily basis. Copy of SWM NOC is enclosed as Annexure 11 .
III	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board	No hazardous waste generation during construction phase.
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	Hutment are provided on site for construction workers. Proper housekeeping and regular pest control is being carried out though construction. First aid and medical facilities are provided

Compliance Monitoring Points

	solid waste generated during construction phase be ensured.	during construction. Site sanitation like safe and adequate municipal water for drinking and domestic purpose, toilets, bathrooms and periodic checkup facilities are provided during construction phase. Waste generated from toilets and bathrooms is collected by sewage suction tanker by local solid waste management facility for further treatment. Provision is made for temporary room within the project site for collection, segregation and storage of biodegradable and non-biodegradable. First segregated into biodegradable, non-biodegradable, recyclable and reusable waste. The biodegradable waste will be treated in an organic waste convertor (OWC) and the non-biodegradable waste will be handed over to local solid waste management facility for further treatment Please Refer Annexure 12 – Sanitary and Hygienic measures provided to workers
V	Arrangement shall be made the waste water and storm water do not get mixed.	Separate Arrangement is made for storm water drain and waste water line so that it does not get mixed with each other. Also, excess storm water will be drained to municipal storm water drains
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agent and other best practices.	Agreed to comply with. Ready Mix Concrete along with fly ash is being used
VII	The ground water level and its quality should be monitored regularly is consultation with Ground Water Authority	No extraction of ground water from site for construction activities.
VIII	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project	No extraction of ground water from site for construction activities.
IX	Fixture for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Yes. Low pressure water fixtures are proposed
X	The Energy Conservation Building code shall be strictly adhered to.	Proposed Building is complying with the norms of ECBC.
XI	All the topsoil excavated during construction activities should be stored	Excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping.

Compliance Monitoring Points

XII	Additional soil for levelling of the proposed site shall be generated within the site (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 levelling 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 metal and toxic contaminants. Hence there is no threat of contamination to subsoil and ground water.
XIV	PP to strictly adhere to all the condition mentioned in Maharashtra (Urban Area) Protection and Preservation of Trees Act,1975 as amended during the validity of Environment Clearance.	PP Agreed
XV	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standard.	DG set are not used during construction phase. It is only used as a power back up source during power failure in operation phase
XVI	Vehicles hired for transportation of Row material shall strictly comply the emission norms prescribed by Ministry of Road Transport and Highway Dept. The vehicle shall be adequately covered to avoid spillage/leakages.	Vehicles used for transportation of material are with valid PUC as per Government norms. PUC Certificate attached as Annexure 18
XVII	Ambient noise level should conform to residential standard both during day and night. Incremental pollution load on the ambient air and noise quality should be closely monitored during construction phase, so as to conform to the stipulated standard by CPCB/MPCB	During construction phase adequate measures are taken to maintain ambient air and noise quality within the prescribed limit. Water sprinkling would be carried out as dust suppression to arrest fugitive dust arising mainly due to transportation of construction material. The vehicles hired by the Contractor for construction purposes are checked for valid PUC certificates. Air and Noise level monitoring is being carried out during the construction phase to ensure that the ambient air quality and noise levels are within the prescribed limits. The plot is barricaded to avoid spread of pollutants.

Compliance Monitoring Points

XVIII	Diesel power generating sets proposed as source of backup power for elevators types and conform to rules made under the Environmental (Protection) Act,1986. The height of stack of DG set should be equal to the height needed for the combined capacity of all proposed DG Sets. Use low Sulphur diesel is preferred. The location of the DG Sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG set of 1*500 KVA is proposed for operation phase to be used as a power back up source during power failure. During operational phase DG sets would be kept in the DG room which would be acoustically covered. Stack heights will be provided as per norms.
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 of site is being carried out
Operational phase		
I.	<p>a) The solid waste generated should be properly collected and segregated.</p> <p>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</p> <p>c) Dry/inert Solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</p>	<p>Segregation of non-biodegradable and biodegradable garbage on site.</p> <ul style="list-style-type: none"> • Treatment of biodegradable waste: By OWC • Segregation, storages facilities for all solid waste streams • Non- biodegradable garbage: Will be segregated into recyclable and non-recyclable waste. <p>Recyclable waste shall be handed over to recyclers and nonrecyclable waste shall be handed over to MCGM.</p> <p>E waste generated during operation phase shall be stored separately and disposed of to the recyclers authorized by MPCB</p>
II	E-waste shall be disposed through Authorized vendor as per E-Waste (Management and Handling) Rules,2016	E- waste shall be disposed through authorized vendor as per amended E- Waste (Management and Handling) Rule 2016
III	a) The installation of the Sewage Treatment plant (STP) Should Be certified by an independent expert and report in this regard should be submitted to the MPCB and Environment department before the project	Noted. PP will submit certificate after installation of STP. During operational phase 196.1 KLD sewage will be generated which will be treated in STP of total capacity 230 KLD. Treated waste water from STP would be

Compliance Monitoring Points

	<p>is commissioned for operation. Treated effluent emanating from STP shall be recycled /reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.</p> <p>b) PP to given 100% treatment to sewage/Liquid waste and explore the possibility to recycle at least 50percent of water, Local authority should ensure this.</p>	<p>recycled and reused for Flushing and Gardening purposes.</p>
IV	<p>Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the building. 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 environment infrastructure is installed and made functional including water requirement.</p>	<p>PP ensures that no occupancy will be given in the proposed project until and unless STP and MSW disposal facilities and green belt development is completed in the said project.</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 sewer line to the project site and proper disposal of treated water as per environmental norms.</p>	<p>Noted.</p> <p>We hereby also undertake that we will not give occupancy in our Proposed Building until and unless there is sustained availability of drinking water and connectivity of sewer line to the project.</p>

Compliance Monitoring Points

VI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized	Public road and public area are not being used for project activity purpose and these are free for smooth traffic movement. Provisions are made for adequate parking facilities within the project complex and no public space will be used for parking of vehicles. Residential: 4 wheelers– 623 Nos 2 wheelers –129 Nos						
VII	PP to provide adequate electric charging points for electric vehicles (EVs.)	<p>Agreed. PP has provided electric charging points for vehicles.</p> <p>EV Parking Details:</p> <table border="1"> <tr> <td></td><td>2-Wheeler (Proposed)</td><td>4-Wheeler (Proposed)</td></tr> <tr> <td>25% on EV of total parking provided</td><td>32 Nos.</td><td>155 Nos.</td></tr> </table>		2-Wheeler (Proposed)	4-Wheeler (Proposed)	25% on EV of total parking provided	32 Nos.	155 Nos.
	2-Wheeler (Proposed)	4-Wheeler (Proposed)						
25% on EV of total parking provided	32 Nos.	155 Nos.						
VIII	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local CFO/Agriculture Dept.	<ul style="list-style-type: none"> The green area proposed is 1248.12 Sq.m. Accordingly same will be provided as per approved plan. Plantation Details- Existing trees on plot: 133 Nos. Number of trees to be planted: a) In RG area: 150 Nos. b) In Miyawaki Plantation: 80 Nos. (26 Sq.m.) Number of trees to be cut: 57 Nos. Number of trees to be retained: 74 Nos. Total Nos. of trees after development: 304 Nos. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area. 						
IX	A separate environmental management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards	A separate environment management cell with qualified staff is appointed for implementation of the stipulated environmental safeguards						

Compliance Monitoring Points

X	Separate funds shall be allocated for Implementation of environmental protection measures/EMP along with item-wise break up. This cost shall be included as part of the object cost. The funds earmarked for the environment protection measures shall be diverted for the other purposes.	Separate funds have been allocated for implementation of Environmental Protection Measures
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	We have given advertisement in two local newspapers. Refer Annexure 13 for newspaper advertisement
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 be put on the website of the company by the proponent	Agreed to Comply with. Developers have submitted copy of Environment clearance to local Municipal Corporation and NGO and has been uploaded the same on the website of the company
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 pollutants level namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emission) or critical sector parameter, indicated for the project shall be monitored and displayed at conventional location near the main gate of the company in the public domain.	Agreed to Comply with. We are submitting six monthly report copies to MPCB, Environment Department and MoEF regional office.
General EC Conditions		
I	PP has to strictly abide by the conditions by SEAC and SEIAA	Yes, developer has agreed to follow the mentioned condition

Compliance Monitoring Points

II	If applicable Consent for Establish” shall be obtained from Maharashtra Pollution Control Board under Air and Water Act a copy shall be submitted to the Environment department before start of any construction work at the site.	Yes, we have received Consent to Establish from MPCB, Consent No. Format1.0/CC/UAN No.0000177596/CE/2311000696 dated 08.11.2023. Please Refer Annexure 14 for Consent Copy
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 Clearances	Noted
IV	The project proponent shall also submit six monthly reports on the status of compliance of the compliance of the stipulated EC Condition including results of monitoring data (Both in hard copies as well as by e-mail) to respective Regional Office of MoEF, The respective Zonal Office of CPCB and the SPCB	We are enclosing status of the project along with six monthly reports to respective MoEF regional office, MPCB office by email format.
V	The environmental statement for each financial year ending 31 st March in forms-V as 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 condition and shall also be sent to the respective Regional Office of MoEF by e-mail	We hereby undertake to submit Environment statement for each year to MPCB. Refer Annexure 15 for Latest Submitted Environmental Statement. (Form V)
VI	No further Expansion or modification, other than mentioned in the EIA Notification 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In Case of deviation or alternation in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any	Noted
VII	The environmental clearance is issued subject to obtained NOC from Forestry and Wild life	Not Applicable as the project site is not in the forest area and also does not fall in Eco-

Compliance Monitoring Points

	angle including clearance from the standing committee of the National Board for Wild life as if applicable and this environment clearance does not necessarily imply that Forestry and Wild life clearance granted to the project which will be considered separately	Sensitive zone of SGNP. The Google location of the project is attached as Annexure 16 .
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List of Annexures

Annexure No.	Annexure Name
1.	EC Copy
2.	Approved plan
3.	Tree NOC
4.	Metro NOC
5.	Undertaking for excess treated water
6.	Undertaking for maintenance of STP and OWC for 10 years
7.	Tree plantation plan
8.	Sewerage remarks from BMC
9.	Plan showing EV parking details and Electric Charging points
10.	Energy Saving Calculation
11.	SWM NOC
12.	Sanitary and Hygienic measures provided to workers
13.	Newspaper advertisement
14.	Consent Copy
15.	Form V
16.	Google Image
17.	Site Photographs
18.	PUC Certificate
19.	Monitoring Report

Annexure 1: EC Copy

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

To,

The -1
 BHARAT REALTY VENTURE PRIVATE LIMITED
 1, Bharat Corporate Avenue, Near Versova Police Station, D. N. Nagar,
 Andheri - West, Mumbai -400053

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/INFRA2/426183/2023 dated 15 Apr 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B038MH173030 |
| 2. File No. | SIA/MH/INFRA2/426183/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed residential cum commercial redevelopment known as "APNA GHAR UNIT NO- 09 CO - OP. HSG.SOCIETY LTD" at plot no.11 CTS no 1/28, survey no.41(PT), opp. J. P. Road, Oshiwara village, Andheri west, "K/W" ward. |
| 7. Name of Company/Organization | BHARAT REALTY VENTURE 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: 10/08/2023

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

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

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Annexure 1: EC Copy**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/426183/2023

Environment & Climate Change

Department

Room No. 217, 2nd Floor,

Mantralaya, Mumbai- 400032.

To

M/s.Bharat Realty Venture Pvt. Ltd.,

Plot no.11 CTS no 1/28, survey no.41(PT),

opp. J. P. Road, Oshiwara village, Andheri,

Mumbai.

Subject : Environment Clearance for proposed residential cum commercial redevelopment known as "APNA GHAR UNIT NO – 09 CO – OP. HSG.SOCIETY LTD" at plot no.11 CTS no 1/28, survey no.41(PT), opp. J. P. Road, Oshiwara village, Andheri, Mumbai by M/s.Bharat Realty Venture Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/426183/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 205th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 262nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 10th July, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/426183/2023	
2	Name of Project	Proposed residential cum commercial redevelopment known as "APNA GHAR UNIT NO – 09 CO – OP. HSG.SOCIETY LTD" at plot no.11 CTS no 1/28, survey no.41(PT), opp. J. P. Road, Oshiwara village, Andheri west, "K/W" ward.	
3	Project category	8 (a) B2	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Bharat Realty Venture Private Limited
		Regd. Office address	1, Bharat Corporation Avenue, Near Versova Police Station, D. N. Nagar, Andheri (W), Mumbai 400053.
		Contact number	93241 42312

Annexure 1: EC Copy

		e-mail	jshah@bharatrealty.in
6	Consultant	Enviro Policy Research India Pvt. Ltd. Contact no.:9833825875 avick@eprindia.com ; avick1114@gmail.com QCI-NABET Accredited, Certificate No – NABET/EIA/2124/IA0076(Validity - 26.04.2024)	
7	Applied for	New	
8	Location of the project	Proposed residential cum commercial redevelopment known as “APNA GHAR UNIT NO – 09 CO – OP. HSG.SOCIETY LTD” at plot no.11 CTS no 1/28, survey no.41(PT), opp. J. P. Road, Oshiwara village, Andheri west, “K/W” ward.	
9	Latitude and Longitude	19° 8'27.13"N 72°49'36.66"E	
10	Plot Area (sq.m.)	6,513.40 Sq. m.	
11	Deductions (sq.m.)	Road setback - 377.08 sq. m.; Amenity– 306.81 sq. m.	
12	Net Plot area (sq.m.)	5,829.51 sq. m.	
13	Ground coverage (m ²) & %	2991.80 sq. m. (51.32%)	
14	FSI Area (sq.m.)	33,514.19 sq. m.	
15	Non-FSI (sq.m.)	40,205.83 sq. m.	
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	73,720.02 sq. m.	
17	TBUA (m ²) approved by Planning Authority till date	K/W/PVT/0180/20230130/AP/S dated on 31.3.2023	
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	Previous EC / Existing Building		Proposed Configuration
	Building Name	Configuration	Reason for Modification / Change
	Height (m)	Building Name	Configuration
			Height (m)
	Fresh Project	Residential cum Commercial	Basement + Ground + 1st to 6th floors + 7th (Amenity floor) + Service floor + 8th to 29th
			105.45
			-

Annexure 1: EC Copy

			residential floors		
21	No. of Tenements & Shops	257 no of flats, Commercial shop area: 3911.89 sq. m			
22	Total Population	1,933			
23	Total Water Requirements CMD	234.4 KLD			
24	Under Ground Tank (UGT) location	Basement			
25	Source of water	BMC			
26	STP Capacity & Technology	230 KLD with MBBR Technology			
27	STP Location	Basement			
28	Sewage Generation CMD & % of sewage discharge in sewer line	196.1 KLD sewage discharge in sewer line: 75.3 KLD (32.1%)			
29	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal	
		Dry waste	5kg/day	Recycled Handed over to local vendor	
		Wet waste	3.5 kg/day	Reuse Use as compost for landscape	
		Construction waste	-	Handed over to local vendor	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	578.6 kg/day	Recycle Handed over to local vendor	
		Wet waste	385.7 kg/day	Reuse Use as compost for landscape	
		E-Waste	-	Recycle Handed over to local vendor	
		STP Sludge (dry)	-	Reuse Use as compost for landscape	

Annexure 1: EC Copy

31	R.G. Area in sq. m.	RG required – 466.36 sq. m	
		RG provided on Mother earth- 749.95 sq. m. (after deducting area of DG set)	
		RG on Podium – 498.17 sq. m.	
		Total RG proposed– 1,248.12 sq. m.	
		Existing trees on plot: 133 nos.	
		a) In RG area: (including periphery plantation) on ground: 150 Nos.	
		b) In Miyawaki Plantation (out of total no of plantation):80 Nos. (26 Sq.Mtrs.)	
		Number of trees to be cut: 57	
		Number of trees to be retain: 74	
		Number of trees to be transplanted:0	
		Total nos. of trees after development: 304 Nos.	
32	Power requirement	During Operation Phase:	
		Details	
		Connected load (kW)	7468 KW
		Demand load (kW)	1506 KW
33	Energy Efficiency	a) Total Energy saving (%): 20%	
		b) Solar energy (%): 5%	
34	D.G. set capacity	1*500 kVA	
35	No. of 4-W & 2-W Parking with 25% EV	Total 4- Parking Provided: 623 nos. Total 2- wheeler proposed: 129 nos. Electrical Charging Points Proposed: 155 nos.	
36	No. & capacity of Rain water harvesting tanks /Pits	1* 105 Cum	
37	Project Cost in (Cr.)	396 Cr.	
38	EMP Cost	During Construction Phase: 30.57 lakhs During Operation Phase: and OM Cost: 192.8 lakhs and OM 16.35 Lakhs	
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 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 262nd (Day-1) meeting held on 10th July, 2023 and decided to accord Environment Clearance to

Annexure 1: EC Copy

the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:
a) Tree NOC; b) MMRCL NOC;
3. PP to reduce the discharge of treated sewage to 35%; PP to submit NOC from concern authority for use of excess treated water in nearby Garden reservation/ Construction.
4. PP to use advanced technologies like foggers for dust suppression in addition to sprinkling of water in construction phase & include the cost of same in construction phase EMP.
5. PP to submit undertaking that they will maintain environment facilities like STP, OWC for 10 years or till formation of society whichever is later.
6. PP to submit revised RG area calculation with bifurcation of RG area provided on mother earth as paved & unpaved RG as per prevailing DCR.
7. PP to submit revise tree list with total nos. of trees to be planted after the development; PP to count nos. of trees planted on ground only for calculation of nos. of trees to be planted as per norms.
8. PP to obtain internal sewer remarks within the project site from MCGM.
9. PP to relocate plantation proposed adjacent to the open to sky area of the STP.
10. PP to provide minimum 25% 2-wheeler parking also equipped with electric charging facility.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 749.95 m² on mother earth. Local planning authority to ensure the compliance of the same.
2. PP to plant as many trees as cumulative age of trees be cut and trees to be transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.

Annexure 1: EC Copy

6. SEIAA after deliberation decided to grant EC for – FSI- 33,514.19 m², Non FSI- 36,503.26 m² and total BUA- 70,017.45 m². (Plan approval No. K/W/PVT/0180/20230130/AP/S dated on 31.3.2023) (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

Annexure 1: EC Copy

diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

Annexure 1: EC Copy

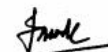
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
 - VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
 - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
 - VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
 - XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- C) General EC Conditions:-**
- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

Annexure 1: EC Copy

- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
 8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

Annexure 1: EC Copy

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

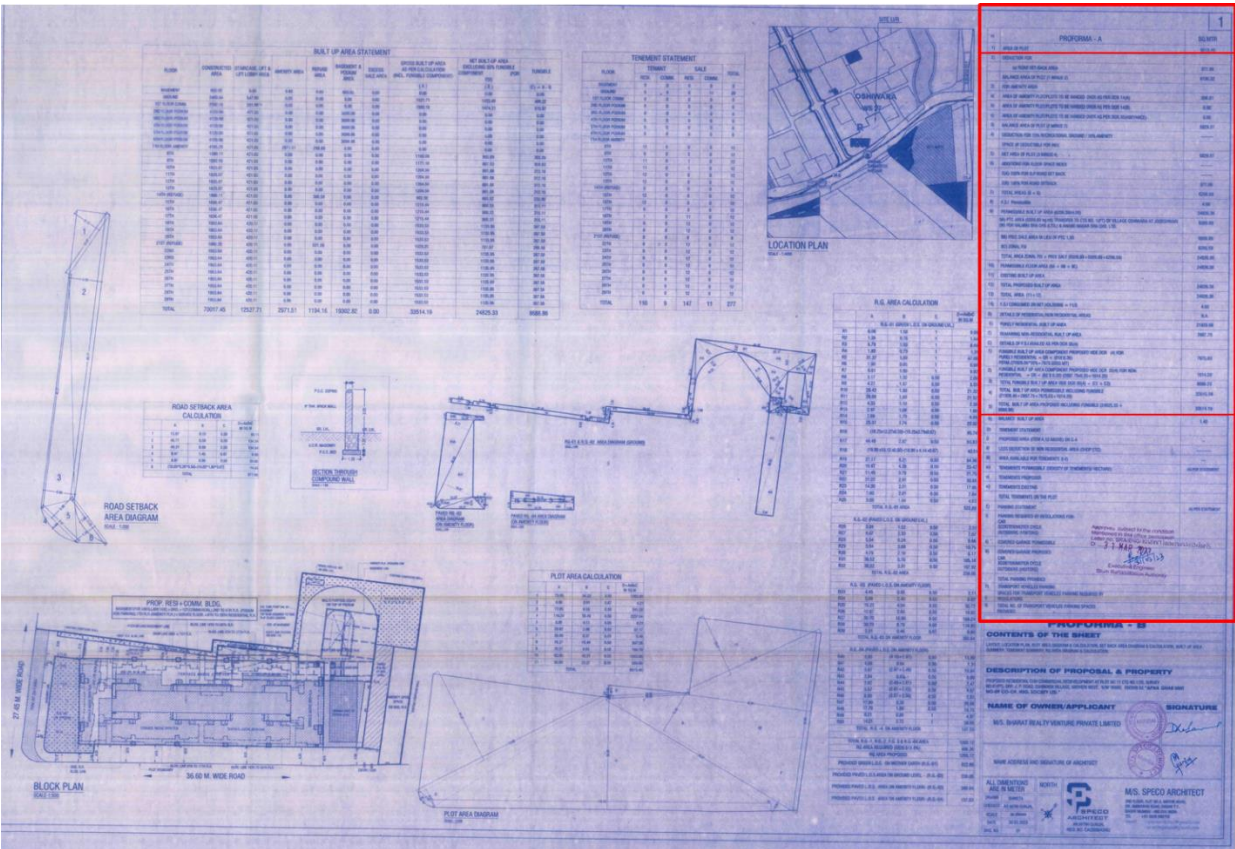
Signature Not Verified

Digitally signed by Shri Pravin C. Darade, I.A.S.
Member Secretary

Date: 8/10/2023 4:57:34 PM

EC Identification No. - EC23B038MH173030 File No. - SIA/MH/INFRA2/426183/2023 Date of Issue EC - 10/08/2023 Page 11 of 11

Annexure 2: Approved Plan



Annexure 3: Tree NOC

149

BRIHANMUMBAI MUNICIPAL CORPORATION
TREE AUTHORITY

Supdt. of Gardens

1. Proposal for remarks : Approval for granting NOC for C.C./further C.C.

2. Name of proposed Work with site location: Request for grant of permission for cutting/ transplanting of trees coming in the work of proposed redevelopment of Apna Ghar Unit no. 9, project located at plot no.11, CTS No.1/28, Survey no. 41(pt), opp J.P. Road, Oshiwara village Andheri West, Mumbai.

3. Date of completion of shortfalls: 06/06/2023

4. Date of Inspection : 07/06/2023

5. Observations:

I) Total nos. of Trees existing on plot/site : 133
(Tree no. 1 to 133)

II) Nos. of Trees coming in proposed work : 53 + 04 (Dead) = 57
(Tree no. 5,6,7,8,9,11 to 14,16 to 29, 31,32,33,36 to 44, 61 to 69,70 (Dead), 71,72,90,91,93 (Dead), 95 (Dead),125 (Dead), 129,130,131,132,133)

a) Nos. of Trees proposed to be cut : 28 + 04 (Dead) = 32
(Tree no. 5,7,9,12,13, 16 to 20, 22,24,25,27,28,31,33,40,41,44,61,63,64,65,67,70 (Dead), 72, 93 (Dead), 95 (Dead), 125 (Dead), 129,130)

b) Nos. of Trees proposed to be transplant : 25
(Tree no. 6,8,11,14,21,23,26,29,32,36,37,38,39,42,43,62,66,68,69,71,90,91,131,132,133)

c) Nos. of Trees proposed to be retained : 76
(Tree no. 1,2,3,4,10,15,30,34,35,45 to 60, 73 to 89,92,94,96 to 124,126,127,128)

The site under reference is inspected by H.A. (K/W) along with A.S.G.(K/W) & representative of Architect. It is observed that there are total 133 nos of trees are existing on site, out of which 53 nos. Of trees are coming in proposed work of construction & 04 nos. Of trees are found dead on site, out of which 32 nos. Of trees are proposed to cut and 25 nos. Of trees are proposed to transplant and remaining 76 nos. Of trees are proposed to be retained as it is on site. If approved, proposal will be put up for Hon. M.C's/TA's sanction please.

Submitted please.

[Signature]
H.A. (K/W)

[Signature]
A.S.G. (K/W)

[Signature]
Dy. S.G. (Zone-IV)

[Signature]
Approval of S.G.

[Signature]
Supdt. of Gardens & Tree Officer

[Signature]
M. Saneer

[Signature]
Honey with

Annexure 4: Metro NOC

CIN NO: U74899DL1995GOI068150 दूरभाष Tel.: 022-2570 024
022-2570 024

दिल्ली मेट्रो रेल कॉर्पोरेशन लि 125/cs
DELHI METRO RAIL CORPORATION LTD.
(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम) E-89811
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)
703-704, Powai Plaza, Central Avenue Road, Hiranandani Garden, Powai, Mumbai - 400 076

DMRC/GM/C/L-6/MUMBAI/NOC/1068/VOL-2/7567 Date: 30.05.2023

To,
Executive Engineer,
Co-ordination-MI-6, Metro/PIU,
7th Floor, New Administrative Building,
MMRDA, Bandra (E), Mumbai-400053

Sub: MRTS remarks for Proposed development on plot bearing CTS No. 1/28 of Oshiwara village situated in K West Ward Known as Apna Gihar CHS (Sheetal-Chaaya), situated on P. Tandon Marg (Balasaheb Deoras Marg), Lokhandwala Andheri, Mumbai-400053.

Ref: (i) Letter no. MPIU/MI-6 MRTS/1/28 Renewal 2023/436, dtd.- 28.03.2023
(ii) E-mail of MMRDA -1 dated 18.04.2023,
(iii) E-mail of MMRDA -2 dated 25.04.2023,
(iv) E-mail of MMRDA -3 dated 17.05.2023,
(v) E-mail of MMRDA -4 dated 22.05.2023.

Dear Sir,
Vide letter ref.(i), we have received your letter requesting for remarks for Proposed development on plot bearing CTS No.1/28 of Oshiwara village situated in K West Ward Known as Apna Gihar CHS (Sheetal-Chaaya), situated on P. Tandon Marg (Balasaheb Deoras Marg), Lokhandwala Andheri, Mumbai- 400053. The reference documents were shared by MMRDA vide above emails under ref. (ii) to (v).

1. In this regard, a joint site survey was conducted by DMRC and Mr. Jignesh Shah (representative of Bharat Realty Pvt Ltd.) and Mr. Nitin Gunjal (representative of M/s Speco Architect) on 15.05.2023. The concerned development is in vicinity of Entry/Exit no.2 of Swami Samarth Nagar station. The distances are measured with reference to the existing boundary wall at site and the demarcation of outermost projection of the proposed development which are as follow:-

2. Minimum clear distance between extreme edges of viaduct/station/ Entry- Exit and existing building compound wall is 0.5 meters.

3. Minimum clear distance between extreme edges of viaduct/station / Entry-Exit and outermost projection of the proposed building as shown on ground is 6.6 meters.

Senior Planner - (Metro - T.P. Unit)
Date: 31-5-23
No.: 141

Jr. Pl. (Gr)

30/05/2023

मुख्य कार्यालय: मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001
Head Office: Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi- 110001

127/cs

4. As per foundation drawing shared by MMRDA vide email dated-22.05.2023, it is understood that the Pile type foundation is being followed in the development. As per drawing shared, the minimum distance between the excavation line of the construction work and the existing boundary wall is 2.23 meters. Thus the 1-3 excavation line of the proposed development will be at minimum 2.73 meters from the Entry/Exit structure of the Swami Samarth Nagar station. It may be noted that, at the time of excavation, if depth of excavation exceeds more than 1.5 meters, then proper shoring / strutting arrangements shall be made to avoid any damage to the existing structures.

5. As such, the proposed development will not obstruct the construction of MMI-6. Thus DMRC has no objection from construction point of view of MMI-6. However the developer and the execution team of the proposed development shall be instructed to ensure the movement of any crane, construction equipment during their construction activities to be restricted outside the safe zone of Metro structures. The minimum distance between the excavation line and Entry/Exit structure shall not be reduced than 2.73 meters as mentioned above. In case of any change in Layout plan, Elevation / Projections, Foundation plan than the plans shared with this office, above remarks shall stands inapplicable.

submitted for information please.
Thanking you,
Incl:- Copy of Joint Site visit report and Plan.

Yours sincerely,
30/05/2023
(A.S. Salunkhe)
GM/Civil/Mumbai

Copy to:-
1. Project Director/DMRC for kind information please.
2. Add.Chief Engineer/MPIU/MMRDA- for kind information please.
3. Jr.Town Planner, T.P.Unit, MPIU, MMRDA- for kind information please.

Page 2 of 2

Annexure 5: Undertaking for excess treated water

Date : 11/05/2023

TO WHOMSOEVER IT MAY CONCERN

We, **M/s. Bharat Realty Venture Private Limited**, have Proposed residential cum commercial redevelopment known as “APNA GHAR UNIT NO – 09 CO – OP. HSG.SOCIETY LTD” at plot no.11 CTS no 1/28, survey no.41(PT), opp. J. P. Road, Oshiwara village, Andheri west, “K/W” ward.

We hereby state that, the excess treated water of about 35 KLD would be used in construction work for our upcoming project located at “Queen’s Croft CHSL” on Plot bearing F. P. No. 37B of T.P.S Vile Parle III, St. Xavier’s School Road, Vile Parle (West), Mumbai - 400 056, for construction activities.

Kindly take note of the same.

Thanking You

Yours faithfully

M/s. Bharat Realty Venture Private Limited

(Authorised signatory)

Bharat Realty Venture Private Limited

(Formerly Bharat Infrastructure and Engineering Private Limited)

📍 1, Bharat Corporate Avenue, Near Versova Police Station, D.N. Nagar, Andheri West, Mumbai – 400 053.
☎ + 91 22 2637 8000 📧 info@bharatrealty.in 🌐 www.bharatrealty.in

CIN: U45200MH1998PTC116452

Annexure 6: Undertaking for maintenance of STP and OWC for 10 years



महाराष्ट्र MAHARASHTRA

© 2022 ©

43AA 492524



Sub-Treasury Officer,
Vasai.

22 MAY 2023

Sub-Treasury Officer,
Vasai.

22-05-23

Date: 26.06.2023

TO WHOMSOEVER IT MAY CONCERN

We, M/s. Bharat Realty Venture Private Limited have proposed presidential cum commercial redevelopment known as "APNA GHAR UNIT NO - 09 CO - OP. HSG.SOCIETY LTD" at plot no.11 CTS no 1/28, survey no.41(PT), opp. J. P. Road, Oshiwara village, Andheri west, "K/W" ward. We hereby undertake

that we will maintain environment facilities like STP, OWC for 10 years or till formation of Society whichever is later.

Thanking you,

Yours faithfully

For,

✓



Authorized Signatory

M/s. Bharat Realty Venture Private Limited

23 MAY 2023

[illegible]

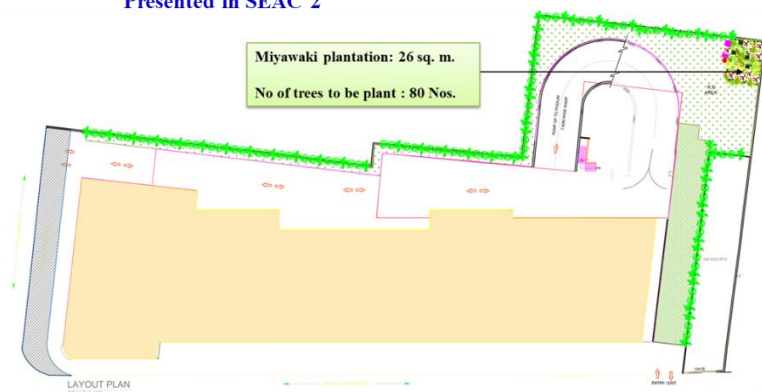
23-08-23 153

PHARAT REALTY VENTURE PRIVATE LIMITED
Pharati Realty
101, 102, 103, 104
NEAR VERVA SOCIETY STATUE
D. N. NAGAR, ANDHERI (WEST),
MUMBAI - 400 053.
TEL : 022 - 26378006

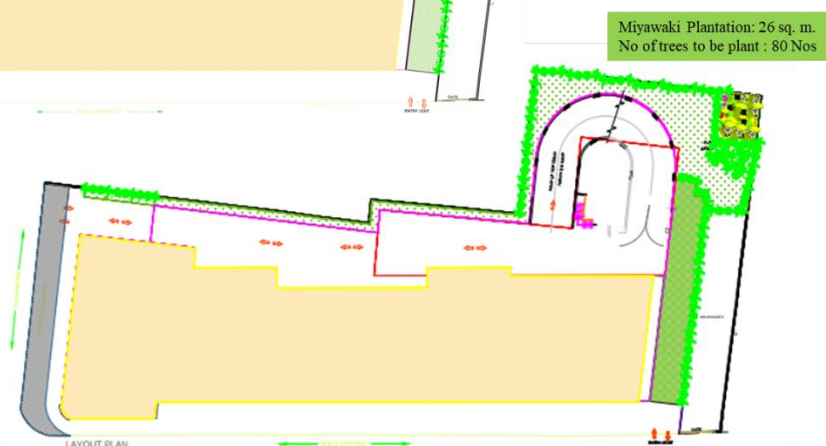
श्री. श्रीकृत विन्धोळकर TEL.: 022 - 26378000

Annexure 7: Landscape Plan

Presented in SEAC 2



Revised



Normal Plantation

Sr. no	Symbol	Scientific name	Common name	Count of trees
1		<i>Monoon longifolium</i>	False Ashoka	10
2		<i>Schleicheria oleosa</i>	Kusum	10
3		<i>Saraca indica</i>	Sita Ashoka	10
4		<i>Mangifera indica</i>	Mango	6
5		<i>Azadirachta indica</i>	Neem	6
6		<i>Tamarandus indica</i>	chinch	10
7		<i>Syzygium cumini</i>	jambhul	10
8		<i>Artocarpus heterophyllus</i>	jackfruit	8
9		<i>Psidium guajava</i>	Peru	8
10		<i>Delonix regia</i>	Gulmohor	10
11		<i>Peltophorum pterocarpum</i>	Sonmohor	10
12		<i>Terminalia katappa</i>	Badam	10
13		<i>Bauhinia variegata</i>	kanchan	6
14		<i>Nyctanthes arbor-tristis</i>	Parijat	10
15		<i>Logerstroemia indica</i>	Tamhan	10
16		<i>Mimops elengi</i>	Bakul	6
17		<i>Bombax ceiba</i>	Red silk tree	10
Total				150

Miyawaki Plantation

Sr. no	Symbol	Scientific name	Common name	Count of trees
1		<i>Aegle marmelos</i>	Bel	5
2		<i>Mesua ferrea</i>	Nagpushpi	5
3		<i>Moringa oleifera</i>	Shevga	5
4		<i>Mangifera indica</i>	Mango	5
5		<i>Manilkara zapota</i>	Chiku	4
6		<i>Saraca indica</i>	Sita ashoka	7
7		<i>Syzygium cumini</i>	Jambhul	6
8		<i>Madhuca longifolia</i>	Madhuka	4
9		<i>Delonix regia</i>	Gulmohor	5
10		<i>Peltophorum pterocarpum</i>	Sonmohor	6
11		<i>Terminalia katappa</i>	Badam	5
12		<i>Tamarandus indica</i>	Chinch	4
13		<i>Neolamarckia cadamba</i>	Kadamb	3
14		<i>Butea monosperma</i>	Palash	5
15		<i>Psidium guajava</i>	Peru	3
16		<i>Artocarpus heterophyllus</i>	jackfruit	3
17		<i>Caesalpinia pulcherrima</i>	Shankasur	5
Total				80

Total No of trees proposed: 230 Nos

Annexure 8: Sewerage remark

BRIHANMUMBAI MUNICIPAL CORPORATION
(Sewerage Project Department)

Office of the
Dy. Chief Engineer
(Sewerage Project) P. & D.,
2nd Floor, Engineering Hub
Building, Dr.E.Moses Road,
Worli, Mumbai – 400 018.

To,
Shri. Mohan G. Manekar (LP No 2097),
M/S Bhavesh Sanghavi,
15, Joshi Bhavan, Kasturba Road No.2,
Opp. Om Shreeji Darshan Co. Hsg. Soc.,
Borivali (E), Mumbai – 400066

Sub: - Sewerage remarks for proposed redevelopment of Sale building known as 'Apna Ghar unit No. 9' project located at plot no. 11 CTS No. 1/28, survey No. 41(pt), Opp. J. P. road Oshiwara Village, Andheri (West), Mumbai.

Ref: - 1. Request letter from L.P. No. 2097 Mr. Mohan G. Manekar dtd 24.04.2023
2. Approved IOA K/W/PVT/0180/202301305/AP/S dtd 31.03.22
3. IOA Holder:- M/S. Bharat Realty Ventures Pvt. Ltd.
4. Dy.Ch.E/S.P./P&D's approval dated 25.05.2023

Gentleman,

So far as S.P.(P.&D.) Section is concerned; there is No Objection to allow the developer to lay new street connection of 150 mm dia. to connect overflow from STP (treated sewage) B-A i.e. from sewer trap chamber located within plot boundary to existing municipal manhole at 'A' which is situated on municipal road, for the plot under reference as per L-Section attached, subject to the following conditions:-

1. That the location of STP for the proposed building shall be get approved from E.E. S.R.A. (W.S.).
2. Revised NOC shall be obtained if the plans are amended.
3. That the prior to the execution, road opening permission shall be obtained from Asst. Commissioner K/West ward.
4. The work shall be strictly carried out as per the L-Section attached herewith and if there is any change in depth and length, revised L-Section shall be obtained from this office.
5. This remark is valid for 1 year from the date of issue.
6. That the vent shaft shall be provided at sewer strap.

7. That the DCC for street connection shall be submitted to this office.
8. That the guidelines issued by MCGM time to time regarding trenching permission should be followed scrupulously and work shall be executed on site only after monsoon period
9. This sewerage NOC is issued considering the plans and documents submitted by the L.P. If any fraudulent plans or documents are found to be submitted then this NOC shall be treated as cancelled.

Yours faithfully,

Acc: Plan
No.Dy. Ch.E/SP/P&D/312/K10/Ward.

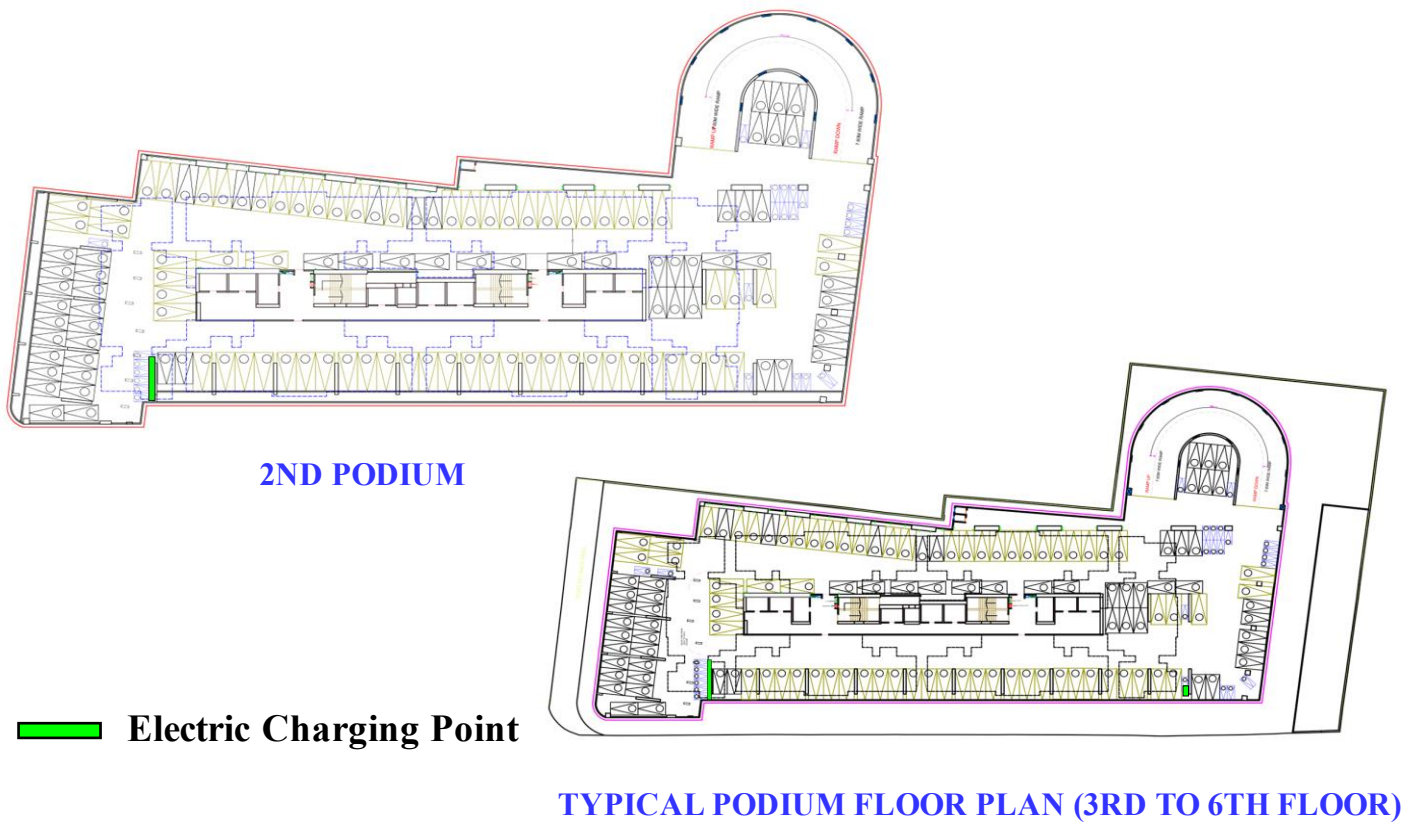
Copy to: **25 MAY 2023**
✓ **M/S. Bharat Realty Ventures Pvt Ltd.**
1, Bharat Corporate Avenue,
Near Versova Police Station, D. N. Nagar,
Andheri (W), Mumbai- 400053

Forwarded for information and necessary action please.

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

INWARD 7937
HD
DATE 26/5/23

**Annexure 9: 2-wheeler parking plan showing EV parking details and
Electric Charging points**



PP has proposed 129 Nos of 2-wheeler parking out of which PP is providing Electric charging points of 32 nos. which is shown below.

Annexure 10: Energy Saving Calculation

Demand Load	1506 KW
Total Terrace Area	2265.47 Sq. mt.
No of panels proposed	140
Electricity demand per panel	0.55
Total electricity generated	77 KW
Area Required	770 sq. m.
Energy Savings	5percent

Annexure 11: SWM NOC

BRIHANMUMBAI MUNICIPAL CORPORATION
(SOLID WASTE MANAGEMENT DEPARTMENT)

U. No. **Ex. Eng./SWM/136 1Z-IV** Dt. **11 APR 2025**

REVALIDATION

Office of the :-
Executive Engineer, SWM Zone-IV,
Ashiyana Bldg, 1st Floor,
Shantilal Modi Road,
Opp. Prakash College,
Kandivali (W), Mumbai – 400 067.

To,
M/s. Bharat Realty Venture Private Limited,
502, 5th Floor, Superme Chambers,
17/18 Shah Industrial Estate,
Off Veera Desai Road, Andheri (W), Mum – 53.

Subject: Approval of Construction and Demolition Waste Management Plan for Sale bldg. in proposed S. R. Scheme on plot bearing C.T.S. No. 1/28 Survey No. 41 plot No. 11 of Opp. J. P. Road, Village – Oshiwara, Taluka Andheri (W), Mumbai – 400053, K/W Ward MCGM.

Reference: 1. Your application received in this office Dt. 11.04.2025.
2. Earlier Permission u/no. Ex.Eng./SWM/422/Z-IV Dt. 10.05.2024.
3. SRA C.C. u/no. K-W/PVT/0180/20230130/AP/S Dt. 17.08.2023
4. SRA u/no. K-W/PVT/0180/20230130/AP/S Dt. 22.04.2024
5. Undertaking duly Signed, Stamped & notarized on Rs. 200/- Stamp Paper
6. Transport Agency Name :- M/s. R. Sandhya Transport
7. Earlier Scrutiny Fees paid (NPA - 6513.40 Sq.Mtr, Rs. 84700/- Receipt No.1004611816 Dt. 15.05.2023)

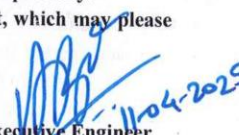
With reference to your application, the Construction and Demolition Waste Management Plan submitted by you has been approved as per "Construction and Demolition Waste Management Rules 2016" and you are allowed to transport Construction & Demolition waste from construction site to the unloading site subject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

1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.03.2018.
2. You shall handle & transport **Construction & Demolition Waste / Excavation Material to the extent of 200 Brass X 2.83 = 566 Cu. Mtr. Only to the unloading site at Plot Gat Kramank and Sub Division No. 38 of Mauje Belwade Khurd, Takula – Pen, District – Raigad.**
3. You shall ensure that proper barricading and enclosure are provided at construction site to avoid escape of fugitive dust into the atmosphere, as well as its deposits to spread on street / footpaths / drains etc. as per the conditions of IOD / LOA, etc. issued by the planning authorities. The generated Construction and Demolition Waste shall be stored properly till its utilisation and it should not be deposited on roads or footpath.
4. In the event for any reason whatsoever, the consent given by the disposal site Owner/Authority is revoked or the time limit for the disposal site has expired, in such case, the developer shall stop the transportation activities. The developer shall submit revised debris management plan along with required valid documents for revalidation of existing debris management plan.

[SWM C&D Permission]

Annexure 11: SWM NOC

5. The Construction & Demolition Waste shall be transported through your Transport Contractor.
6. The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape/ fall of waste on road from moving vehicle. The body and wheels shall be cleaned & washed thoroughly to avoid spreading of waste on road.
7. The copy of approved Construction and Demolition Waste Management Plan shall be accompanied with each and every vehicle under this approval. The developer shall issue the proper challan for each and every trip of vehicles and that shall be acknowledged by the authority of unloading site. The developer shall maintain record of C & D material transported and shall make it available to MCGM or Monitoring Committee.
8. The approval is granted presuming that the papers submitted by the Applicants / Owners are genuine & for any dispute arising out of documents submitted by applicant POA / Occupant / Owner will be held responsible. For fraudulent practices the owner / applicant shall be liable for actions as per rules.
9. This approval is not valid for the areas covered with Mangroves & CRZ. Contravention of this clause will attract prosecution under the Environment Protection Act & other relevant Acts.
10. The approval granted hereto does not absolve the other approvals required from the other department of M.C.G.M. OR Government Authorities.
11. In case of disputes, court matters etc. related to the subject site/land/property, this approval cannot be treated as a valid proof.
12. Violation of any condition stated above will attract the action as per the prevailing Construction & Demolition Waste Management Rules, 2016 & MCGM may revoke this approval without assigning any reason thereto.
13. This approval is not permission for excavation or permission for dumping but this is the only approval under Construction and Demolition Waste Management Plan for transportation of Construction & Demolition Waste for filling & levelling at designated unloading site. Excavation permission shall be obtained wherever applicable.
14. **While executing the work guidelines / directives issued under "Air Pollution Mitigation vide i) MGC / F / 1102 Dt. 25.10.2023 ii) CAP-2023 / CR-170 / TC-2 Dt.27.10.2023 & iii) Orders of Hon.High Court under PIL No. 3 of 2023 Dt. 06.11.2023, Shall be followed Scrupulously."**
15. **Any Violation noticed, this permission shall be revoked with immediate effect, which may please be noted.**
16. **This Approval is valid up to 09.03.2026**


 Executive Engineer
 (Solid Waste Management)
 Zone IV

[SWM C&D Permission]

Annexure 12: Sanitary and Hygiene measures provided to workers



Annexure 13: Newspaper Advertisement

[illegible][illegible]

Annexure 14: Consent Copy**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.0000177596/CE/2311000696

Date: 08/11/2023

To,
 M/s. Bharat Realty Venture Private
 Limited., "Apna Ghar Unit No. 09 Co - Op.
 Hsg. Society Ltd." at Plot No. 11, CTS No.
 1/28, Survey No. 41 (PT), Opp. J. P. Road,
 Oshiwara Village, "K/W" Ward, Andheri
 West, Mumbai.



Sub: Consent to Establish for Residential Cum Commercial Construction Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-II
 2. Minutes of 15th CC meeting dtd-21.09.2023

Your application NO. MPCB-CONSENT-0000177596

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.396.0 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Residential Cum Commercial Construction Project named as M/s. Bharat Realty Venture Private Limited., "Apna Ghar Unit No. 09 Co - Op. Hsg. Society Ltd." at Plot No. 11, CTS No. 1/28, Survey No. 41 (PT), Opp. J. P. Road, Oshiwara Village, "K/W" Ward, Andheri West, Mumbai on Total Plot Area of 6,513.40 Sq.Mtrs for construction BUA of 70017.45 Sq.Mtrs as per EC granted dated-10.08.2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-10.08.2023	6513.40	70017.45

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

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

Annexure 14: Consent Copy

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	196.1	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set- 500 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	385.7 Kg/Day	OWC	use as manure
2	Dry Waste	578.6 Kg/Day	Segregation	Dry waste will get segregated and handed over to the local 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 extend/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 14: Consent Copy

17. The Project Proponent shall comply with the Environmental Clearance obtained dtd-10.08.2023 for construction project having total plot area of 6513.40 Sq.mtrs and total construction BUA of 70017.45 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.



Dr. Avinash

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9972eeef

Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2023-11-08 11:36:18 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	792000.00	MPCB-DR-20604	01/08/2023	RTGS

Copy to:

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



Annexure 14: Consent Copy

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 **230 CMD for treatment of domestic effluent of 196.1 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	234.40
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 14: Consent Copy

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-500 KVA	Acoustic Enclosure	5.00	HSD 44 Kg/Hr	1	SO ₂	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/Nm ³
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 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 Lakhs	within 15 days	Towards compliance of consent condition	upto commissioning of unit or five years	upto commissioning of unit or five years

** 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 14: Consent Copy

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 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.
- 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).
- 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.
- 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.
- Conditions for D.G. Set
 - Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - 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.

Annexure 14: Consent Copy

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



This certificate is digitally & electronically signed.

Annexure 15: Form V
Maharashtra Pollution Control Board
महाराष्ट्र प्रदूषण नियंत्रण मंडळ
FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2024**Unique Application Number**

MPCB-ENVIRONMENT_STATEMENT-0000068982

Submitted Date

04-09-2024

PART A**Company Information****Company Name**

M/s. Bharat Realty Venture Private Limited

Application UAN number

MPCB -Consent-0000177596

Address

"Apna Ghar Unit No. 09 Co-Op. Hsg. Society Ltd." at Plot No.11, CTS No. 1/28, Survey No. 41 (PT), Opp. J. P. Road, Oshiwara Village, "K/W" Ward, Andheri West, Mumbai

Plot no

Plot No.11, CTS No. 1/28, Survey No. 41 (PT)

Taluka

Andheri

Village

Oshiwara

Capital Investment (In lakhs)

39600

Scale

LSI

City

Mumbai

Pincode

400068

Person Name

Mr. Dhaval Barot

Designation

Director

Telephone Number

9324142312

Fax Number

0

Email

bharatrealty79@hotmail.com

Region

SRO-Mumbai II

Industry Category

Orange

Industry Type

O21 Building and construction project more than 20,000 sq. m built up area

Last Environmental statement submitted online

no

Consent NumberFormat1.0/CC/UAN
No.0000177596/CE/2311000696**Consent Issue Date**

2023-11-08

Consent Valid Upto

2028-11-07

Establishment Year

2023

Date of last environment statement submitted**Industry Category Primary (STC Code) & Secondary (STC Code)****Product Information****Product Name**

Building Construction

Consent Quantity

70017.45

Actual Quantity

9863.52

UOM**By-product Information****By Product Name**

NA

Consent Quantity

0

Actual Quantity

0

UOM

Annexure 15: Form V

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	234.40	0.00
All others	0.00	0.00
Total	234.40	0.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic Effluent	196.1	0	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	Brass/A

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	44	0	Ltr/Hr

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
NA	0	0	NA	NA	NA

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/NM3) Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
NA	0	0	NA	NA	NA

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ltr/Hr

Annexure 15: Form V

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ltr/Hr

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
BIODEGRADABLE WASTE	0	0	Kg
NON-BIODEGRADABLE WASTE	0	0	Kg

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
NA	0	0	Kg

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	Ltr/Hr	NA

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
BIODEGRADABLE WASTE	0	Kg	NA
NON BIODEGRADABLE WASTE	0	Kg	NA

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.
[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
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Annexure 15: Form V

ENVIRONMENTAL MONITORING AND MANAGEMENT PLAN	AAQM, SOIL, NOISE WATER	25.4
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[B] Investment Proposed for next Year		
Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
IMPLEMENTATION IN POLLUTION CONTROL FACILITY	AAQM, SOIL, NOISE, WATER, SAFETY EQUIPMENT, GREEN BELT DEVELOPMENT	76.8

Part-I

Any other particulars for improving the quality of the environment.

Particulars
1. Project has valid consent to establish copy. 2. PP has submitted six monthly compliance reports of stipulated conditions of environmental conditions 3. Good housekeeping practice at construction area. 4. The unit personnel has well trained in firefighting and first AID

Name & Designation
Mr Dhaval Barot (Director)

UAN No:
MPCB-ENVIRONMENT_STATEMENT-0000068982

Submitted On:
04-09-2024

Annexure 16: Google Location



Annexure 17: Site photographs

Annexure 18: PUC Certificate

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **13/12/2024**
Time : **11:59:22 AM**
Validity upto : **12/12/2025**



Certificate SL. No. : MH04800140013821
Registration No. : MH48CB7368
Date of Registration : 28/Oct/2022
Month & Year of Manufacturing : September-2022
Valid Mobile Number : *****2312
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0480014
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.46
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

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

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

Annexure 18: PUC Certificate

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **13/12/2024**
Time : **11:18:58 AM**
Validity upto : **12/12/2025**



Certificate SL. No. : MH04800140013820
 Registration No. : MH48CB7551
 Date of Registration : 04/Nov/2022
 Month & Year of Manufacturing : September-2022
 Valid Mobile Number : *****2312
 Emission Norms : BHARAT STAGE VI
 Fuel : DIESEL
 PUC Code : MH0480014
 GSTIN :
 Fees : Rs.150.00
 MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.63
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				



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

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

Annexure 18: PUC Certificate

Form 59

[See rules 115 (2)]

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Time	: 14:26:07 PM																																													
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Annexure 18: PUC Certificate

Form 59



[See rules 115 (2)]

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Annexure 18: PUC Certificate

Form 59

[See rules 115 (2)]

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Time	: 14:21:05 PM																																													
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<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 40%;">Certificate SL. No.</td><td style="width: 10%;">:</td><td style="width: 50%;">MH04800140013933</td></tr> <tr><td>Registration No.</td><td>:</td><td>MH48CQ5723</td></tr> <tr><td>Date of Registration</td><td>:</td><td>28/Dec/2023</td></tr> <tr><td>Month & Year of Manufacturing</td><td>:</td><td>July-2023</td></tr> <tr><td>Valid Mobile Number</td><td>:</td><td>*****2301</td></tr> <tr><td>Emission Norms</td><td>:</td><td>BHARAT STAGE VI</td></tr> <tr><td>Fuel</td><td>:</td><td>DIESEL</td></tr> <tr><td>PUC Code</td><td>:</td><td>MH0480014</td></tr> <tr><td>GSTIN</td><td>:</td><td></td></tr> <tr><td>Fees</td><td>:</td><td>Rs.150.00</td></tr> <tr><td>MIL observation</td><td>:</td><td>No</td></tr> </table>					Certificate SL. No.	:	MH04800140013933	Registration No.	:	MH48CQ5723	Date of Registration	:	28/Dec/2023	Month & Year of Manufacturing	:	July-2023	Valid Mobile Number	:	*****2301	Emission Norms	:	BHARAT STAGE VI	Fuel	:	DIESEL	PUC Code	:	MH0480014	GSTIN	:		Fees	:	Rs.150.00	MIL observation	:	No									
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Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in																																														
Authorised Signature with stamp of PUC Operator 60mm x 20 mm																																														

Annexure 18: PUC Certificate

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **06/08/2024**
Time : **11:57:35 AM**
Validity upto : **05/08/2025**



Certificate SL. No. : MH04802050004220
 Registration No. : MH48AY0072
 Date of Registration : 19/Jun/2017
 Month & Year of Manufacturing : May-2017
 Valid Mobile Number : *****9856
 Emission Norms : BHARAT STAGE IV
 Fuel : DIESEL
 PUC Code : MH0480205
 GSTIN :
 Fees : Rs.150.0
 MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.6
This PUC certificate is system generated through the national register of Motor vehicles and does not require any signature.				

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

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

Annexure 19: Monitoring Report**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(24-25-007)**REPORT DATE** : 31/03/2025**CUSTOMER REF** : Verbal**REF DATE** : NA**SAMPLE TYPE:**

SAMPLE REGISTRATION NO. : AM(24-25-007)
SAMPLING PLAN& METHOD NO.: As per Reference Method
SAMPLING DATE : 25/03/2025
SAMPLING TIME : 12:20PM
ANALYSIS START DATE : 26/03/2025
ANALYSIS COMPLETE DATE : 31/03/2025

AMBIENT AIR QUALITY MONITORING

LOCATION : Oshiwara, Andheri
SAMPLING DURATION : 8 HRS
SAMPLE COLLECTED BY: SKYLAB
AMBIENT TEMPRATURE: 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 ³	76.2	100	IS:5182, (Part – 23)
2.	Particulate Matter as PM2.5	µg/m ³	38.2	60	IS:5182, (Part 24)
3.	Sulphur Dioxide (SO ₂)	µg/m ³	14.2	80	IS:5182, (Part – 2)
4.	Nitrogen Oxide (NO _x)	µg/m ³	30.2	80	IS: 5182, (Part – 6)
5.	Carbon Monoxide (CO)	mg/m ³	0.50	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
END OF REPORT

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607, Oriana Business Park,
Wagle Estate, Wagle Road No 22
Opp. Dosti Pinnacle, Thane West, 400604,

REPORT NO : SAL/FM/111/EP/ANM(24-25-008)**REPORT DATE** : 31/03/2025**CUSTOMER REF** : Verbal**REF DATE** : NA**SAMPLE TYPE:****SAMPLE REGISTRATION NO.** : ANM (24-25-008)**SAMPLING PLAN & METHOD NO.:** As per Reference Method**SAMPLING DATE** : 25/03/2025**AMBIENT NOISE LEVEL MONITORING****SAMPLE COLLECTED BY** : SKYLAB**SAMPLING TIMING (Day)** : 12:20AM**SAMPLING TIMING (Night)** : 10:30PM

Sr. No.	Location Name	Noise Level dB (A)		Reference Method
		Day	Night	
1.	Oshiwara, Andheri	50.7	42.7	IS 9989

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

Category Area/ Zone	Limits in dB (A)	
	Day Time (6.00 Hrs to 22.00 Hrs)	Night Time (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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Opp. Dosti Pinnacle, Thane West, 400604.

REPORT NO : SAL/FM/60/EP/SS(24-25-009)**REPORT DATE** : 31/03/2025**CUSTOMER REF** : Verbal**REF DATE** : NA**SAMPLE TYPE:**

SAMPLE REGISTRATION NO. :SS(24-25-009)
SAMPLING PLAN& METHOD NO.:As per Reference Method
SAMPLING DATE :25/03/2025
RECEIPT DATE :26/03/2025
ANALYSIS START DATE :26/03/2025
ANALYSIS COMPLETE DATE :31/03/2025

SOIL ANALYSIS

LOCATION : Oshiwara, Andheri
SAMPLE SPECIFICATION: Soil
SAMPLE COLLECTED BY : SKYLAB
SAMPLE QUANTITY :1 Kg

Sr. No.	Test Parameter	Unit	Result	Reference Method
1	Organic Content	%	4.4	IS 2720 (Part 22)
2	Potassium	mg/kg	40	IS 9497
3	Ph of 10% Solution	-	7.20	IS 2720(Part 26)
4	Sodium (as Na)	mg/kg	52	IS 9497
5	Copper (as Cu)	mg/kg	2.9	Testing manual of soil-Ministry of agriculture. Govt of India: 2011
6	Electric conductivity	µS/cm	60.2	IS 14767
7	Zinc (as Zn)	mg/kg	34	Testing manual of soil-Ministry of agriculture. Govt of India: 2011

Verified by

Sr. Analyst

For SKYLAB ANALYTICAL LABORATORY

Technical Manager
Authorized Signatory

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REPORT NO : SAL/FM/60/EP/SS(24-25-009)

REPORT DATE : 31/03/2025

CUSTOMER REF : Verbal

REF DATE : NA

SAMPLE TYPE:

SAMPLE REGISTRATION NO. :SS(24-25-009)

SAMPLING PLAN & METHOD NO.: As per Reference Method

SAMPLING DATE :25/03/2025

RECEIPT DATE :26/03/2025

ANALYSIS START DATE :26/03/2025

ANALYSIS COMPLETE DATE :31/03/2025

SOIL ANALYSIS

LOCATION : Oshiwara, Andheri

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	%	0.39	Testing manual of soil-Ministry of agriculture. Govt of India: 2011
4	Texture	-	Loamy	IS 1498-1970
5	Calcium	Mg/100gm	72	IS 3025 (Part 2)
6	Bulk Density	gm/cc	1.32	IS 2720(Part 28)
7	Magnesium	Mg/100gm	48	IS 3025 (Part 2)
8	Iron	mg/kg	2902	IS 3025 (Part 2)
9	Chloride(Cl-)	mg/kg	108	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	%	43	Testing manual of soil-Ministry of agriculture. Govt of India: 2011
12	Sulphate	mg/kg	132	IS 3025 (Part 24)

Verified by

Sr. Analyst

For SKYLAB ANALYTICAL LABORATORY

Technical Manager
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ANNEXURE - A**1. PROJECT DETAILS**

Sr. No.	Description	Details		
1	Area Details	Particulars		Details (m ²)
		Plot Area (sq. m.)		6,513.40
		FSI Area (sq m.)		33,514.19
		Non-FSI (sq. m.)		40,205.83
		Proposed built-up area (FSI + Non FSI) (sq. m.)		73,720.02
2	Building Configuration	Building	Configuration	Height (m)
		Residential cum commercial	Basement + Ground + 1 st to 6 th floors + 7 th (Amenity floor) + Service floor + 8 th to 29 th residential floors	105.45 m
3	No. of Tenements and Shops	257 no. of Flats, Commercial Shop area: 3911.89 sq.m		
4	Total Population (Nos.)	1,933 nos.		
5	Total Water Requirements (CMD)	234.4 KLD		
6	Sewage Generation (CMD) and % of Sewage discharge in sewer line	196.1 KLD and sewage discharge in sewer line: 75.3 KLD (32.1 %)		
7	STP Capacity and Technology	230 KLD with MBBR Technology		
8	STP Location	Basement		
9	Total Solid Waste Quantities	Dry waste: 578.6 kg/day Wet waste: 385.7 kg/day		
10	RG Area (Sq.m)	RG required		466.36 Sq.m
		RG provided on mother earth (after deducting area of DG set)		749.95 Sq.m
		RG on Podium		498.17 sq. m
		Total RG provided		1248.12 Sq.m
11	Power Requirement	During Operation Phase Connected Load (Kw): 7,468 Demand Load (Kw): 1,506		
12	Energy Efficiency	a) Total Energy Saving – 20 percent b) Solar Energy – 5percent		
13	D.G. set capacity	1 * 105 KVA		

ANNEXURES

14	Parking 4W and 2W	4 Wheelers – 623 nos. 2 Wheelers – 129 nos.
15	Project Cost in (Cr.)	396 Cr
16	EMP Cost	Construction Phase – 30.57 Lakhs Operation Phase – 192.8 Lakhs and OM – 16.35 Lakhs
17	CER Details (with justification, if any)	Not applicable (as per MoEF and CC OM F. NO. 22- 65/201 7-LA.III dt, 30,09,2020)

ANNEXURE - B**EMP for Construction Phase**

EMP FOR AIR ENVIRONMENT
<p>▪ Construction Phase (EMP for Air Environment):</p> <p>To mitigate the impacts of PM₁₀ and PM_{2.5} during the construction phase of the project, the following measures are recommended for implementation:</p>
<p>Dust Control Plan:</p> <p>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.</p>
<p>Vehicle Emission Controls and Alternatives</p> <ul style="list-style-type: none"> ▪ 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
<p>Procedural Changes to construction activities</p> <p>Idle time reduction:</p> <p>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.</p> <p>Improved Maintenance:</p> <p>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.</p> <p>Reduction of On-Site Construction Time:</p>

<p>Rapid on-site construction would reduce the duration of traffic interference and therefore, will reduce emissions from traffic delay.</p>
<p>▪ Operation Phase (EMP for Air Environment):</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>Diesel Generator Set Emission Control Measures</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>RG Development</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>EMP FOR NOISE ENVIRONMENT</p>
<p>▪ Construction Phase (EMP for Noise Management):</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>Time of Operation:</p> <p>Noisy construction equipment has not been allowed to use at night time.</p> <p>Job Rotation and Hearing Protection:</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>Other Measures:</p> <ul style="list-style-type: none"> • Developer must ensure barricading for minimum of 5 m (as the site is adjacent to road) • During construction, shady trees can be planted on the periphery of the boundary to reduce noise impact • Also to reduce noise impact, one must ensure smooth movement of traffic vehicles • 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:**

To mitigate the impacts of noise from diesel generator set during operational phase, the following measures are recommended

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 and 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*

<ul style="list-style-type: none"> ➤ <i>Annona squamosa</i> ➤ <i>Acacia farnesiana</i> ➤ <i>Acacia mearnsii</i> ➤ <i>Acacia nilotica</i> ➤ <i>Achras sapota</i>
EMP FOR WATER ENVIRONMENT
<p>■ Construction Phase (EMP for Water Management):</p> <p>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.</p> <ul style="list-style-type: none"> ■ 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.
<p>■ Operation Phase (EMP for Water Management):</p> <p>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.</p>
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:

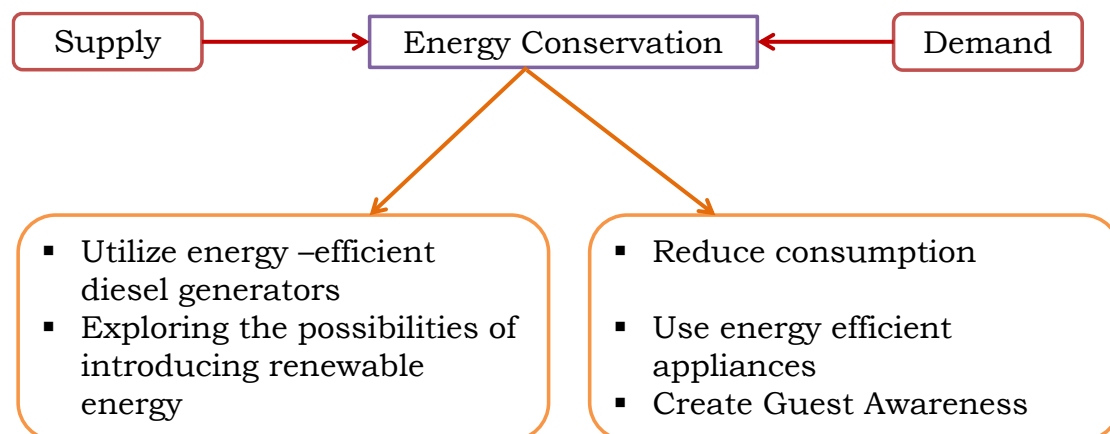
Construction sites are sources of many toxic substances such as paints, solvents wood preservatives, pesticides, adhesives and sealants. Hazardous waste generated during construction phase shall be stored in sealed containers and disposed off as per The Hazardous Wastes (Management, Handling and Tran-boundary 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 and 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: SO ₂ , NO ₂ , PM ₁₀ , PM _{2.5} , 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 L _{eq} levels) during construction phase and every year during operation phase.
4	Potable Water Quality	Municipal Supply	As per IS potable water standards	Half yearly

ANNEXURES

Sr. No.	Type	Location	Parameters	Period and Frequency
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**EMP Costing During Construction Phase**

No.	Component	Description	Capital Cost in Lakhs Rs
1	Barricading and Dust Suppression	Air Pollution and Erosion Control	9.2
2	PPE for Workers (Gloves, Shoes etc.)	Site Safety and Health Safety	1.2
3	Bio Toilets and Basins	Site sanitation	2.1
4	Health Check –up	Health safety	2.2
5	Air, Water, Soil and noise monitoring	Environmental monitoring	4
6	Portable STP	Treatment of wastewater during construction phase	6
7	DMP	Personal Protective equipment's, fire safety, etc.	5.87
Total			30.57

EMP Costing During Operation Phase

Sr. No.	Component	Description	Capital Cost (Rs. in Lakhs)	O/M Cost (Rs. In Lakhs/Annum)
1.	STP	Waste Water Treatment	40.0	4
2.	Rain Water Harvesting	To harvest and recycle rain water	22.5	2.25
3.	Solid Waste Management	To treat biodegradable solid waste by composter	15	1.5(including operators)
4.	Solar System	Solar lightning	25.0	2.5
5.	Landscaping	RG Development	7.0	1.5 (including gardeners)
6.	Low Flow Devices	Plumbing Fixtures	10.0	1.0
7.	DMP	Personal Protective equipment's, fire safety, Flood management etc.	73.3	3.6
Total			192.8	16.35

Till date **Rs.10.10 Lakhs** has been incurred on site w.r.t Environment Management.

EMP Letter



Date: 07.05.2025

Undertaking

We, M/s. Bharat Realty Venture Private Limited have received EC for Proposed residential cum commercial redevelopment known as "Apna Ghar Unit no-09 co-op. HSG Society Ltd" at plot no 11 CTS no 1/28, survey no.41 (PT), opp. J. P. Road, Oshiwara village, Andheri west, "K/W" ward, Mumbai (EC Identification No: EC23B038MH173030 dated 10th August 2023)

We would like to state that till date Rs. 10.10 Lakhs have been incurred on Environment Management Plan.

Thanking you,

Yours faithfully,

M/s. Bharat Realty Venture Private Limited

Authorized Signatory



Bharat Realty Venture Private Limited

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