



Shreepati Skies

Date: 22.04.2026

To,
The Member Secretary
Maharashtra Pollution Control Board
3rd & 4th floor, Kalpataru point, Sion Matunga
Scheme Road no.8, Opp. Sion Circle, Sion (E) .
Mumbai-400 022.

Sub: Submission of six-monthly compliance report (October 2025 to March 2026) of Environment Clearance for Proposed Cluster Development Scheme for AARADHYA AVAAN Residential project on plot bearing C.S No.309, 1/309 & 2/309 of Division Tardeo, Mumbai- 4000026 by Shreepati Skies AOP (R. R. Chaturvedi)

Ref: Environmental Clearance Letter No SEIAA- EC No: EC23B039MH166294, dated May 18, 2023.

Respected Sir/Madam,

Your kind attention is invited to the above-cited subject and the file and environmental clearance letter under reference. In above context, we are pleased to submit the Data-Sheet and Point-wise compliance status to various stipulations, as laid down by the Ministry, in its above -cited letter, with supporting documents.

Thanking You,

For, M/s. Shreepati Skies AOP

Authorized Signatory
Encls: As above





Shreepati Skies

Date: 22.04.2026

To,
The Member Secretary,
State Level Environment Impact Assessment Authority (SEIAA)
Environment Department,
Room No 217, 2nd Floor, Mantralaya,
Mumbai: 400032,
Maharashtra

Sub: Submission of six-monthly compliance report (October 2025 to March 2026) of Environment Clearance for Proposed Cluster Development Scheme for AARADHYA AVAAN Residential project on plot bearing C.S No.309, 1/309 & 2/309 of Division Tardeo, Mumbai- 4000026 by Shreepati Skies AOP (R. R. Chaturvedi)

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Encls: As above



Shreepati Skies

Date: 22.04.2026

To,
Regional Officer,
West- Central Zone (WCZ),
Ministry of Environment, Forest and Climate Change
East Wing, New Secretariat Building, Civil Lane,
Nagpur - 440001

Sub: Submission of six-monthly compliance report (October 2025 to March 2026) of Environment Clearance for Proposed Cluster Development Scheme for AARADHYA AVAAN Residential project on plot bearing C.S No.309, 1/309 & 2/309 of Division Tardeo, Mumbai- 400026 by Shreepati Skies AOP (R. R. Chaturvedi)

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For, M/s. Shreepati Skies AOP



Authorized Signatory
Encls: As above

ENVIRONMENTAL CLEARANCE HALF YEARLY COMPLIANCE REPORT

Compliance as per
Monitoring the Implementation of Environmental Safeguards
Ministry of Environment & Forests
Regional office (W), Nagpur.
Monitoring Report.
DATA SHEET

Sr. No.	Particulars	Details
1.	Project type : River valley/ mining/ Industry/Thermal /Nuclear/other (specify)	8(b) – “Township and area Development” Category B1
2.	Name of the Project	Proposed Cluster Development Scheme for AARADHYA AVAAN Residential project on plot bearing C.S No.309, 1/309 & 2/309 of Division Tardeo, Mumbai- 4000026 by Shreepati Skies AOP (R. R. Chaturvedi)
3.	Clearance letter(s)/OM and Date	EC No: EC23B039MH166294 & date 18/05/2023
4.	Location	plot bearing C.S No.309, 1/309 & 2/309 of Division Tardeo, Mumbai
6294a.	District	Mumbai
b.	State	Maharashtra
c.	Latitude / Longitude	Latitude: 18°57'57.63"N Longitude: 72°48'52.03"E
5.	Address of correspondence	
	a) Address of concerned Project Chief Executive (with pin code & telephone / telex / fax numbers)	Mr. Rajendra R. Chaturvedi 401, Shreepati Arcade, August Kranti Road Girgaon, Mumbai, Maharashtra
	b) Address of Executive Project Engineer /Manager (with pin code /fax numbers)	Same as above

6.	Salient features	Building Configuration:		
		Building name	Configuration	Height (m)
		Sale	Wing A' & 'B' comprising of part Height: Three level Basement + Ground floor + 1st to 9th Podium floor + 10th to 17th robotic	306.65 mt. (271.90 mt. terrace floor + overhead tank)

			parking+ 18th floor club house + 1st to 19th +20th service floor + 21st to 32nd+33rd service floor+ 34th & 35th club house floor +36th to 54th +55th service floor (wing-B) +56th to 57th +58th service floor (wing-A & (B wing Terrace floor)) + 59th to 61st (A wing floors) + terrace floor	
		Rehab	Wing 'C' comprising of part Fourth level Basement + 1st to 38th Floor + Terrace floor + OHT & LMR.	119.95
	a) of the Project	-		
	b) of the Environmental Management Plan	Details of Environmental Management Plan is attached as Annexure 10 .		
7.	Break-up of the project area			
	a) submergence area : forest & nonforest	Not applicable		
	b) Others	Total Plot area: 6238.28 sq.m FSI area: 80282.60 sq.m Non-FSI area: 82452.29 sq.m		
8.	Break-up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers			
	a) SC, ST / Adivasis	Not applicable		
	b) Others	Not applicable		

	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey)	
9.	Financial details:	
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs.869 Crore
	b)Allocation made for environmental management plans with item wise and year wise break-up	Construction Phase O&M : Rs. 74.42 Lakhs / year Operation Phase Capital Cost: Rs. 260.40 Lakhs Operation & Maintenance Cost: Rs. 19.5 lakhs/year
	c)Benefit cost ratio/Internal rated of Return and the year of assessment	-
	d) Whether (c) includes the cost of environmental management as shown in the above	-
	e) Actual expenditure incurred on the environmental management plans so far	EMP – Construction phase cost is been incurred.
10.	Forest land requirement	No Forest Land Required
	a) The status of approval for diversion of forest land for non-forestry use	-
	b) The status of clearing felling	-
	c) The status of compensatory	-
	d) afforestation, if any	-
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	-
11.	The status of clear felling in non-forest area (such as	

	submergence area of reservoir, approach roads), if any with quantitative information	
12.	Status of construction	Attached the Architecture Certificate
	a) Date commencement (Actual and/or planned)	Date of commencement: 12/01/2023
	b) Date of completion (Actual and/or planned)	Date of completion: 31/12/2030
13.	Reasons for the delay if the project is yet to start	Not applicable
14.	Dates of site visits	Not applicable
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	--
	b) Date of site visit for this monitoring report	--

Photographs showing the construction status



Architect Letter

B.N. Shah & Associates

301, 3rd Floor, Satya House, SriRam Tekdi Road,
Sewri West, Mumbai 400015.

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To
The Chairman,
Maharashtra Pollution Control Board,
Kalpataru Point, 3rd and 4th floor,
Opp. PVR Theatre, Sion (E), Mumbai-400022

Subject: Architect's Certificate stating current status of construction on site for Proposed Cluster Development Scheme for AARADHYA AVAAN Residential project on plot bearing C.S.No.309, 1/309 & 2/309 of Division Tardeo, Mumbai- 4000026 by Shreepati Skies AOP (R. R. Chaturvedi)

Dear Sir,

With reference to the above-mentioned subject this is to inform you that construction has started on site, total plot potential of the project is 1,62734.89 sq. m. and status of construction on site till March 2026 is given below:

PROPOSED BUILDING DETAILS:

Sr. No	Building Description	Building Configuration	FSI Area (till March 2026)	NON FSI Area (Till March 2026)	Total Construction (Till March 2026)	Status Of Construction (Till March 2026)
1	Wing A & B	Three level Basement + Ground + 1 st to 9 th Podium + 10 th to 17 th Robotic parking + 18 th floor clubhouse + 1 st to 19 th residential floor + 20 th service floor + 21 st to 32 nd residential floor + 33 rd Service floor + 34 th & 35 th Club house + 36 th to 54 th residential floor + 55 th service floor (Wing B) + 56 th to 57 th residential floor + 58 th service floor (Wing A) & (B Wing Terrace) + 59 th to 61 st residential floor (Wing A) + Terrace.	23,714.81	49,718.53	73,433.34	RCC Work completed up to 17 th residential floor for Wing A & RCC work completed upto 20 th Service floor of Wing B
2	Wing C	Four level Basement + 1 st to 38 th Floor	14,076.87	10,115.06	24,191.93	All work completed
3						
TOTAL PROPOSED BUILDING AREA			80,282.60	82,452.29	1,62,734.89	

Thanking You,
Yours sincerely

Milind Devendra
Changani

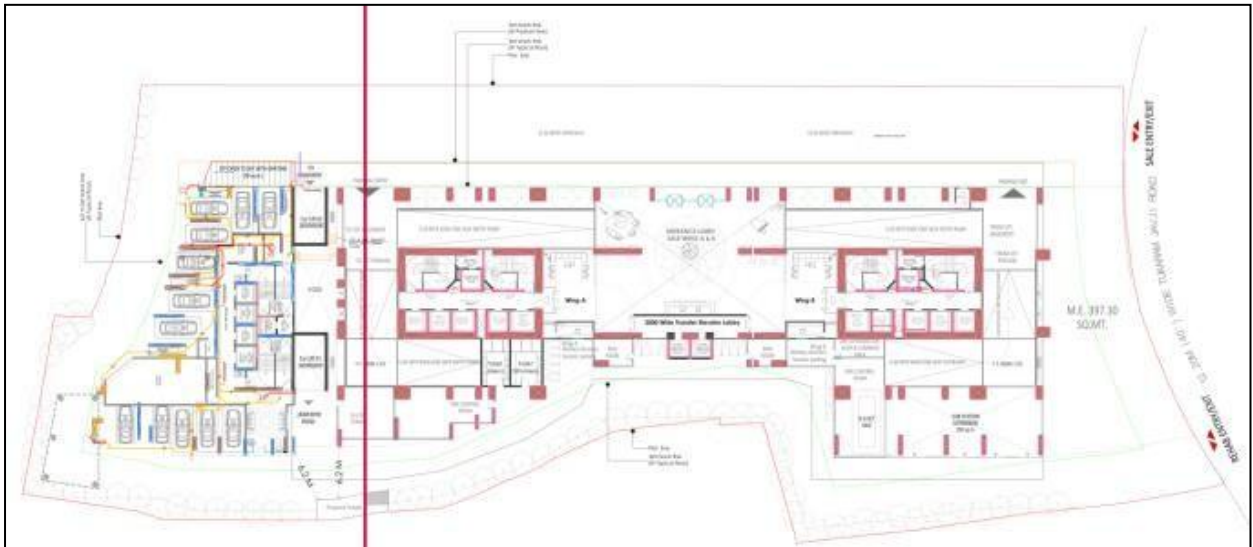
Ar. Milind Changani
For B.N. SHAH & ASSOCIATES
LIC NO – CA/2003/32398



COSTS OF EMP DURING CONSTRUCTION PHASE

Sr. No.	Parameter	Total Cost/ Y = (Rs. Lacs)	Total Cost/ Y = (Rs. Lacs) (Upto
1.	PPE	0	1.62
2.	Site Sanitation Facility	0	3.98
3.	Drinking water facility	0	0.43
4.	Solid Waste Management	0	0.49
5.	Safety railing, platform, ladder, hoist,Cranes etc.	0	34.82
6.	House keeping	0	10.53
7.	Health Check	0	0.35
8.	Environmental Monitoring	0	14.49
9.	Anti-rusting coating on foundation steel bars	0	0

Half Yearly Compliance
Report October 2025 to
March 2026



Submitted to

Maharashtra State Pollution Control Board (MPCB)

Environmental Consultant



Building Environment (India) Pvt. Ltd
Sector- 11, C.B.D. Belapur – 400 614
Telefax: 022 4123 7073/2757 8554
Web: www.beipl.co.in

Submitted by

**M/s. Shreepati Skies AOP
(R. R. Chaturvedi)**

401, Shreepati Arcade, August Kranti
Road Girgaon, Mumbai, Maharashtra

Compliance to the Conditions Recommended in EC

Sr.No	Specific condition (A) SEAC Condition	Compliance
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.	Document is attached an ANNEXURE 1
2	PP to submit following NOCs & remarks: a) Water supply; b) Sewer Connection; c) CFO NOC; d) HRC NOC; e) Tree NOC; f) Civil Aviation NOC.	Document is attached an ANNEXURE 2
3	PP to reduce discharge of treated water up to 35%. PP to submit undertaking from MCGM regarding use of excess treated water for gardening purpose.	Document is attached an ANNEXURE 3
4	PP to relocate flushing tank near to STP and maintain minimum 6 Mtr. distance between STP and domestic/fire tanks.	Document is attached an ANNEXURE 4
5	PP to explore minimum 5% energy saving from renewable sources and overall 20% energy saving in the project.	Document is attached an ANNEXURE 5
6	PP to provide 40% open to sky area in STP and provide 1.5 Mtr. parapet wall to open to sky area of Rehab STP & submit revised layout of STP with section.	Document is attached an ANNEXURE 6
7	PP to relocate parking proposed near to STP.	Document is attached an ANNEXURE 7
8	PP to convert 5% of proposed RG area in to Miyawaki plantation & include the cost of same in EMP; PP to submit revised tree list with nos. of trees proposed with species to be planted in Miyawaki planation.	Document is attached an ANNEXURE 8
9	PP to submit indemnity bond indemnifying the SEIAA/SEAC-2 and Environment Department with respect to legal consequences arising out of the court cases of this project.	Document is attached an ANNEXURE 9
10	PP to include cost of dewatering, basement ventilation, air purification & mechanical ventilation in EMP & accordingly, revise the EMP of Construction & Operation phase.	Document is attached an ANNEXURE 10
	SEIAA conditions-	
1	This EC is restricted up to 120 m height as PP has not obtained HRC NOC.	Noted and will be complied as instructed.
2	This EC is restricted for Sale building Wing A up to 271.90 m height and for wing B up to 261.40 m height as per CFO NOC.	Noted

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.	Noted
4	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted.
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.	Noted. The standard EC compliance conditions will be Complied.
6	SEIAA after deliberation decided to grant EC for - FSI -78189.51 m2, Non FSI- 82452.29 m2, Total BUA- 160641.80 m2. (Plan approval No. EB/8870/D/A/337/1/AMEND, dated 20.12.2021) (FSI restricted as per approval)	Noted.
General Conditions for Construction Phase		
1	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	Noted. The Solid waste Generated- Non-Biodegradable:975.71 Kg/day Biodegradable: 650.46 Kg/day Total: 1626.17 Kg/day. Solid waste is managed by local body and disposed safely.
2	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 precaution for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	Noted
3	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. .	PP has reported that Hazardous waste viz. paints, vanishes etc, generated during construction sent to authorized hazardous waste management site. Plastering waste shall be used for raft foundation and backfilling. Since this is maivan construction. No plaster will be generated. Tiles waste shall be used for china mosaic water proofing of terraces.

		Aluminium cutting waste shall be sold to recyclers.
4	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured. .	<p>PP has reported that Total 77 nos. of hutment are provided on site for construction workers.</p> <p>Proper housekeeping and regular pest control is being carried out through construction.</p> <p>First aid and medical facilities are provided during construction.</p> <p>Site sanitation like safe and adequate municipal water for drinking and domestic purpose, 35 nos of toilets, 5 nos of 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.</p> <p>Solid Waste: Waste through construction activity is being reused as per the waste management plan and rest is sold to recyclers.</p>
5	Arrangement shall be made that wastewater and storm water do not get mixed.	<p>PP has reported that, Stormwater drains have been designed considering peripheral storm water discharge.</p> <p>Storm water line and sewer drainage line will be separated to avoid the contamination.</p>
6	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	PP has reported that Water demand during construction phase is reduced by recycling of water and premixed concrete.
7	The ground water level and its quality should be monitored regularly in consultation with ground water Authority .	Will be complied.

8	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.	PP has reported that No ground water is used. Project does not depend upon the direct intake from ground water table. It is fully dependent upon Municipal Water Supply. Plan approval for construction of basement has been obtained from BMC.
9	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.	Will be complied.
10	The energy conservation building code shall be strictly adhered to.	Noted.
11	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Noted.
12	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.	PP has reported that additional soil was used for site levelling and backfilling purpose.
13	Soil and water ground samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metal and other toxic contaminates.	PP has reported that Soil and groundwater were tested as
14	PP to strictly adhere to all the condition mentioned in Maharashtra (Urban areas) protection and preservation of trees Act, 1975 as amended during the validity of environment clearance.	Noted
15	The diesel generator sets to be during construction phase should be low sulphur diesel type and should conform to Environment (protection) Rules prescribed for air and noise emission standards.	PP has reported that All no DG Sets being used during construction phase, uninterrupted power supply.
16	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.	PP has reported that all the vehicles bringing construction material have valid PUC certificate which have fielded for log maintenance. All the vehicles do comply with relevant air and noise standards. The proponent has instructed the contractors and sub-contractors to run the vehicles during non-peak hours

17	<p>Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air the noise quality should be closely monitored during construction phase, so as to conform to the stipulated standards by CPCB/MPCB</p>	<p>PP has reported that the measures mentioned in the EMP for noise abatement are being strictly followed site barricades of height 3.5 MT are provided to reduce noise pollution . Attached as annexure Existing trees along the plot boundary are serving as permanent and natural noise barriers.</p> <p>It is also helpful in reducing the air borne particles and to absorb the vehicular emission</p> <p>The regular monitoring results indicate that the air and noise. Parameters are as per CPCB standards limits and do not show any incremental load because of the Construction activity</p>
18	<p>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.</p>	<p>PP has reported that DG sets will be source of backup power for common area illumination and will conform to the rules made under Env. Protection Act, 1986.</p> <p>Low Sulphur diesel will be used. DG sets will be placed in an acoustic enclosure. all these DG sets will be operated for smaller period during power failure. Provision of adequate stack height as per CPCB norms.</p>
19	<p>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 be surroundings by a separate environment cell / designated person.</p>	<p>PP has reported that A qualified EHS team is working on site for monitoring of construction phase</p>
B)	Operation Phase	
1	<p>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</p>	<p>Noted</p>

	disposed of to the approved sites for land filling after recovering recycled material.	
2	E-waste shall be disposed through authorized Vendor, as per E-waste (Management and Handling) Rules, 2016	PP has reported that The Project is in construction phase and there is minimal E-waste generation and disposal being carried out as per standards.
3	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.	Noted
4	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 in to sewer line no physical occupation or allotment will be given unless all above said environment infrastructure is installed and made functional including water requirement.	PP has provided MBBR type STP of capacity 420 CMD (Sale-300 CMD, Rehab: 120 CMD) PP has proposed to provide OWC.
5	The Occupancy Certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted
6	Traffic congestion near the entry and exit points form the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	PP has reported that The project has entry/exit points with sufficient width of road to avoid traffic congestion. Complete parking is internal. The site is well connected by Javji Dadaji Road
7	PP to provide adequate electric charging points for electric vehicle (EVs).	Noted

8	Green belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	PP has reported that PP will comply with the same. The proponent will develop green belt of adequate density of local species along the periphery of the plot so as to provide protection against noise and air pollution and will enhance the aesthetic values of region. Trees with large canopy have been planted so that they can suppress dust emissions. For Tree NOC please refer Annexure
9	A separate environment management cell with qualified staff shall be up for implementation of the stipulated environment safeguards.	PP has reported that The project has erected environmental Management cell within the construction supervision team to supervise all aspects of the Environmental management plan.
10	Separate Funds shall be allocated for implementation of environment 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 purpose.	PP has provided MBBR type STP of capacity 420 CMD (Sale-300 CMD, Rehab: 120 CMD) PP has proposed to provide OWC
11	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	Complied. We published public notice in local Newspapers.
12	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	PP has reported that 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.
13	The proponent shall upload the status of compliance of the stipulated EC conditions,	PP has reported that they will comply with the same.

	including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	They are submitting herewith six monthly reports on status of compliance of stipulated EC conditions and Environmental monitoring reports to the Regional Office, MOEF with copy to this department and MPCB.
C)	General EC Conditions	
1	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Yes, developer has agreed to follow the mentioned condition.
2	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution C) General EC Conditions:-Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site	PP had obtained consent to establish vide dtd. 28.11.2018 having total plot area of 6238.28 Sq.mt. and total Construction BUA of 162734.89 Sq.mt.Attached as annexure.
3	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.	Noted
4	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.	We are submitting herewith six monthly Monitoring reports to the Regional Office, MoEF with copy to this department and MPCB.
5	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.	Noted
6	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	Noted

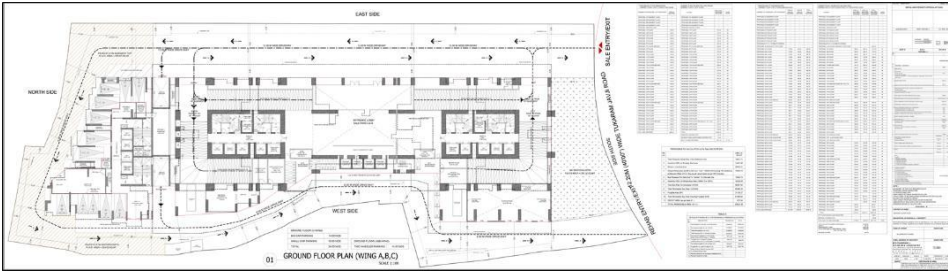
	proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any	
7	This environmental clearance is issued subject to obtaining NOC from 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.	Not Applicable
8	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.	We have obtained Environmental Clearance from Environment Department, Government of Maharashtra. Project doesn't fall under violation of EP Act and no court case pending in the court of law. We will carry out the Construction activity as per Environmental clearance and other approvals received.
9	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.	All other applicable permission/ NOCs shall be obtained before starting proposed work at site.
10	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment cle any intimation and initiate appropriate legal action under Environmental Protection Act,1986.	We understand and accepts this condition by MoEF.
11	Validity of Environment Clearance: The environmental clearance accorded as per EIA Notification, 2006, amended from time to time.	Noted
12	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted and will be Complied

13	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted
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Sr.No.	Annexure	Description
1	Annexure-1	IOD/IOA/Concession Document attached
2	Annexure-2	a) Water supply b) Sewer connection c) CFO NOC d) HRC NOC e) Tree NOC f) Civil Aviation NOC Are attached
3	Annexure-3	submit undertaking from MCGM regarding excess treated water
4	Annexure-4	relocate flushing tank near to STP and maintain minimum 6 mt
5	Annexure-5	Energy Conservation
6	Annexure-6	provide 40% open to sky area in STP and provide 1.5 mt.
7	Annexure-7	Relocate Parking proposed near to STP
8	Annexure-8	submit revised tree list with no
9	Annexure-9	Submitted legal consequences arising out of the court cases of this project
10	Annexure-10	revise the EMP cost of Construction & Operation Phase
11	Annexure-11	CTE Letter
12	Annexure-12	Soil Sample
13	Annexure-13	Air Quality Monitoring Report
14	Annexure-14	Noise Monitoring Report
15	Annexure-15	News paper article

ANNEXURE 1

Copy of approved layout is attached.



FLOOR	AREA (SQ.MTRS)	NO. OF ROOMS	NO. OF STAFF
PROPOSED 1ST BASEMENT FLOOR
PROPOSED 2ND BASEMENT FLOOR
PROPOSED 3RD BASEMENT FLOOR
PROPOSED 4TH BASEMENT FLOOR
PROPOSED GROUND FLOOR
PROPOSED 1ST FLOOR
PROPOSED 2ND FLOOR
PROPOSED 3RD FLOOR
PROPOSED 4TH FLOOR
PROPOSED 5TH FLOOR
PROPOSED 6TH FLOOR
PROPOSED 7TH FLOOR
PROPOSED 8TH FLOOR
PROPOSED 9TH FLOOR
PROPOSED 10TH FLOOR
PROPOSED 11TH FLOOR
PROPOSED 12TH FLOOR
PROPOSED 13TH FLOOR
PROPOSED 14TH FLOOR
PROPOSED 15TH FLOOR
PROPOSED 16TH FLOOR
PROPOSED 17TH FLOOR
PROPOSED 18TH FLOOR
PROPOSED 19TH FLOOR
PROPOSED 20TH FLOOR
PROPOSED 21ST FLOOR
PROPOSED 22ND FLOOR
PROPOSED 23RD FLOOR
PROPOSED 24TH FLOOR
PROPOSED 25TH FLOOR
PROPOSED 26TH FLOOR
PROPOSED 27TH FLOOR
PROPOSED 28TH FLOOR
PROPOSED 29TH FLOOR
PROPOSED 30TH FLOOR
PROPOSED 31ST FLOOR
PROPOSED 32ND FLOOR
PROPOSED 33RD FLOOR
PROPOSED 34TH FLOOR
PROPOSED 35TH FLOOR
PROPOSED 36TH FLOOR
PROPOSED 37TH FLOOR
PROPOSED 38TH FLOOR
PROPOSED 39TH FLOOR
PROPOSED 40TH FLOOR
PROPOSED 41ST FLOOR
PROPOSED 42ND FLOOR
PROPOSED 43RD FLOOR
PROPOSED 44TH FLOOR
PROPOSED 45TH FLOOR
PROPOSED 46TH FLOOR
PROPOSED 47TH FLOOR
PROPOSED 48TH FLOOR
PROPOSED 49TH FLOOR
PROPOSED 50TH FLOOR
PROPOSED 51ST FLOOR
PROPOSED 52ND FLOOR
PROPOSED 53RD FLOOR
PROPOSED 54TH FLOOR
PROPOSED 55TH FLOOR
PROPOSED 56TH FLOOR
PROPOSED 57TH FLOOR
PROPOSED 58TH FLOOR
PROPOSED 59TH FLOOR
PROPOSED 60TH FLOOR
PROPOSED 61ST FLOOR
PROPOSED 62ND FLOOR
PROPOSED 63RD FLOOR
PROPOSED 64TH FLOOR
PROPOSED 65TH FLOOR
PROPOSED 66TH FLOOR
PROPOSED 67TH FLOOR
PROPOSED 68TH FLOOR
PROPOSED 69TH FLOOR
PROPOSED 70TH FLOOR
PROPOSED 71ST FLOOR
PROPOSED 72ND FLOOR
PROPOSED 73RD FLOOR
PROPOSED 74TH FLOOR
PROPOSED 75TH FLOOR
PROPOSED 76TH FLOOR
PROPOSED 77TH FLOOR
PROPOSED 78TH FLOOR
PROPOSED 79TH FLOOR
PROPOSED 80TH FLOOR
PROPOSED 81ST FLOOR
PROPOSED 82ND FLOOR
PROPOSED 83RD FLOOR
PROPOSED 84TH FLOOR
PROPOSED 85TH FLOOR
PROPOSED 86TH FLOOR
PROPOSED 87TH FLOOR
PROPOSED 88TH FLOOR
PROPOSED 89TH FLOOR
PROPOSED 90TH FLOOR
PROPOSED 91ST FLOOR
PROPOSED 92ND FLOOR
PROPOSED 93RD FLOOR
PROPOSED 94TH FLOOR
PROPOSED 95TH FLOOR
PROPOSED 96TH FLOOR
PROPOSED 97TH FLOOR
PROPOSED 98TH FLOOR
PROPOSED 99TH FLOOR
PROPOSED 100TH FLOOR

FILE NO: - EB/8870/D/A		SHEET NO :01/37	
DIGITAL SIGN FOR DRAFT APPROVAL OF PLANS			
SUB.ENG.(B.P.)	ASST. ENG.(B.P.)	EX. ENG. (B.P.)	
ATMARAM JAGDAMBAPR ASAD MISHRA <small>Digitally signed by ATMARAM JAGDAMBAPR ASAD MISHRA</small>		Santosh Damodar Sawant <small>Digitally signed by Santosh Damodar Sawant</small>	
A.D.F.O	D.F.O	DY.C.F.O	

DIGITAL SIGN FOR DRAFT APPROVAL OF PLANS		
FILE NO - EB/870/D/A	SHEET NO 01/37	
SUB.ENG.(B.P.) ASST. ENG.(B.P.) EX. ENG. (B.P.)		
ATMARAM JAGDAMBAPR ASAD MISHRA <small>Digitally signed by ATMARAM JAGDAMBAPR ASAD MISHRA</small>		
Santosh Damodar Sawant <small>Digitally signed by Santosh Damodar Sawant</small>		
A.D.F.O	D.F.O	DY.C.F.O
ATMARAM JAGDAMBAPR ASAD MISHRA <small>Digitally signed by ATMARAM JAGDAMBAPR ASAD MISHRA</small>		
Santosh Damodar Sawant <small>Digitally signed by Santosh Damodar Sawant</small>		
A.D.F.O	D.F.O	DY.C.F.O

		Fungible	
B		PERMISSIBLE	PROPOSED
	DETAIL OF FUNGIBLE AREA REG 31(3) - DCPR 2034		
1	PERMISSIBLE FUNGIBLE AREA 35%		
	A) RESIDENTIAL	21129.27	19913.25
	B) NON RESIDENTIAL	0.00	0.00
2	TOTAL FUNGIBLE AREA PROPOSED 31(1)	21129.27	19913.25
3	TOTAL BUA INCLUDING FUNGIBLE (permissible /Proposed)	81498.62	80282.60
4	Deficit	675.24	
		80823.38	80282.60
5	TOTAL BUA INCLUDING FUNGIBLE (permissible /Proposed) after deducting deficit to rehab		
	BALANCE		540.78

ANNEXURE 2

a. Water Supply NOC

EW - 7
D' Ward Municipal Office Building,
Jobnampura Compound,
Nana Chowk, Mumbai - 400 007

VALID FOR ONE YEAR MS. PCT. H.E. & Sanction dtd. 17/10/23

जलसुविधा महानगरपालिका

जलअभियंताविभाग

दिनांक: 20/01/2023

प्रति: Shri. R. R. Chaturvedi & others
401, 4th Floor, Shreepatil Arcade,
Nana Chowk, Mumbai - 400 036

जलजोडण्या व जोडकामे
यासाठी परवानगी प्रपत्र.

ASSISTANT ENGINEER
Water Works D-Ward

जलअभियंताविभाग

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जलजोडण्या व जोडकामे
यासाठी परवानगी प्रपत्र.

विषय : इमारत मार्ग क्रमांक मार्ग/रस्ता नावाने ओळखला जातो.

C.S No. 309, 1/309 & 2/309, Tukaram Sawji Marg, situated at Tardeo division in 'D' ward, Mumbai - 400007.

शिय महोदय/महोदया,

आपल्या दिनांक 14/11/2022 च्या अर्ज क्रमांक 27-923 च्या संदर्भात मला असे कळवावयाचे आहे की, खात्री दिलेल्या सर्व अटी अनुज्ञापत्राक नळकारारित्यामार्फत पूर्णकित्यात आणि मोबात जोडलेले प्रपत्र पूर्णपणे मंजूर या कर्वालायत परत दि-यास घाती नमुद केलेल्या जोडण्या व जोडकामे येण्यास आपणास परवानगी देण्यात येईल.

शरील इमारतीला होण्याच्या अड्याच्या पाणीपुरवठ्यासाठी, आपणास असे कळवावयाचे आहे की, ताहरीची उपाययोजना म्हणून घाती दिलेली कामे आपणासा यवकाजाल यवकार करून घ्यावी लागतील अल्या ह्या घातीत कोणताही मर्यात न देता मुंबई महानगरपालिका अधिनियमातील तरतुदीनुसार आपण याविषयक कारवाई करण्यात येईल. अनुज्ञापत्राक नळकारारित्याकडून घाती नमुद केलेली कामे करून घेतल्यानंतरचोडणेचे प्रपत्र योग्यरित्या भरण ह्या कार्यावयाकडे परत करावे.

बाब क्रमांक 1 ते पर्यंत नमुद केलेल्या सर्व अटी पूर्ण कराव्यात.

11) शिनील मंत्राला विभागीय दुय्य अधिवाला/महाय्यक अधिवाला यांचेकडून प्रमाणपत्रमादर करावे.

(1) करमिात्रक आणि मंडळक यांनकडील माहानगरपालिका यवकाजीच्या रकमेचा भरणा.

(2) मनेरीया घात्याच्या अडक्यकनेनुसार माहानगरपालिका यासाठी तयारुद करावे.

(3) जल उपविधीनुसार घातीत आणि जोडकामे यांची तरतुद.

(4) मनेर अडिवाला घात्याच्या महाय्यक अधिवाला (1) विभाय यांनकडून मदार यवक्येनंबंधातील प्रमाणपत्र मादर करावे.

आपण घातीतयास रकमेचा भरणा केव्यानंतर :-

(1) जलजोडण्या करण्याचा वरव 32 mm dia. construction unmetre water - रकमे Foot Note
Connexion

(2) बांधकाममाहारी यादरण्यात आलेल्या जल आकाराचा अमााड भरणा

(3) जलमापकाद्वारे पुरवठा केलेल्या पाण्याचा आकार भरून काडण्यामाहारी मुद्या अनमत रकम

(4) कक्षापाक/कक्षाविना जलमापक यवविषयाचे आकार

(5) जोडकामी जोडण्याचा/जलमापक कडून टाकण्याचा घर्ष

(6) महानगरपालिकेचा जलमापक पुरविला असल्यात २.०० टोमी संपलेल्या घर्षी दरमाहा

रकमे ह्या दराने जलमापकाच्या माहयाचा अमााड भरणा.

(7) S/D towards breach of condition 2400/-

(8) रकमे १.०० किमीच्या मुद्राक कागदावर अनमत रकमेवर ज्यादा रकम देण्याचे करारपत्र मादर करावे.

(9) सर्व अटी मान्य असल्यात करारपत्र माने घ्यावेल्या माहयाच्या घर्षीवर रकमे १.०० किमीच्या मुद्राक कागदावर मादर करावे.

(10) मनेरील जमेचा मालकाकडून मनेरील मादर करावे.

(11) रकमे १.०० किमीच्या मुद्राक कागदावर घातीत जोडकामे, अदेम विना जाईल नैला कडून टाकण्यात, अदेम विना जाईल नैला ह्या जोडणीवरून डार याकडेका मळ वेड देवताम.अदेम विना जाईल नैला शारास जोडणीवर घातीत जलमापक यवविषयाची यवक्या करण्यात/नैला मनेरी जलजोडणी पेघ घातीत परमाणक/दुमारीत माडेक यांनकडून नैली हमीतय मादर करावे.

शिय : (1) (लोडणेचे शयच पूर्ण भरण जल अधिवाला यांच्या कार्यालय मादर केव्यानंतर वर दिलेली मंजूरी वेड होईल त्यासुर्वी कोणतेही काम केव्याचे आडकन यव कयम २८० (द) आणि उपविधी क्रमांक ५ आणि ३३ अन्वये कारवाई कराव्यात येईल.)

(2) (वचनित जल अकार निघवायानुसार पूर्वी न पाहिलेला घातीत जलमापक पूर्वी न पाहण्याचे आडकन अल्यात तो जलमापक जोडणीवर यवविषयासुर्वी माहयापिकेची मान्यता म्हणून माहयापिकेक यव कमीत आणि तो माहयापिकेक समतुद वतामची कनय भोहोदरंय करुन आणि उचित कड पाड घाती द. ची तरतुद कनय परिशिशत केला जाईल. नळजोडणीवर जलमापक यवविषयासुर्वी पाच यवर्षाचा कनायधीनंतर परमाणक/जलमापकाचे माडे आकाराले जाईल याकडे आहवाकचे लस घेण्यात येत आहे.)

(3) जोडण्या मिथिल कोन्या जनी यववायव्या; अडेन हे उरविषयानंतर विभागीय दुय्य अधिवाला ही रकम मिथिल कनय मादर कनीत.

EW - 7
D' Ward Municipal Office Building,
Jobnampura Compound,
Nana Chowk, Mumbai - 400 007

VALID FOR ONE YEAR MS. PCT. H.E. & Sanction dtd. 17/10/23

जलसुविधा महानगरपालिका

जलअभियंताविभाग

दिनांक: 20/01/2023

प्रति: Shri. R. R. Chaturvedi & others
401, 4th Floor, Shreepatil Arcade,
Nana Chowk, Mumbai - 400 036

जलजोडण्या व जोडकामे
यासाठी परवानगी प्रपत्र.

ASSISTANT ENGINEER
Water Works D-Ward

जलअभियंताविभाग

दिनांक: 20/01/2023

प्रति: Shri. R. R. Chaturvedi & others
401, 4th Floor, Shreepatil Arcade,
Nana Chowk, Mumbai - 400 036

जलजोडण्या व जोडकामे
यासाठी परवानगी प्रपत्र.

विषय : इमारत मार्ग क्रमांक मार्ग/रस्ता नावाने ओळखला जातो.

C.S No. 309, 1/309 & 2/309, Tukaram Sawji Marg, situated at Tardeo division in 'D' ward, Mumbai - 400007.

शिय महोदय/महोदया,

आपल्या दिनांक 14/11/2022 च्या अर्ज क्रमांक 27-923 च्या संदर्भात मला असे कळवावयाचे आहे की, खात्री दिलेल्या सर्व अटी अनुज्ञापत्राक नळकारारित्यामार्फत पूर्णकित्यात आणि मोबात जोडलेले प्रपत्र पूर्णपणे मंजूर या कर्वालायत परत दि-यास घाती नमुद केलेल्या जोडण्या व जोडकामे येण्यास आपणास परवानगी देण्यात येईल.

शरील इमारतीला होण्याच्या अड्याच्या पाणीपुरवठ्यासाठी, आपणास असे कळवावयाचे आहे की, ताहरीची उपाययोजना म्हणून घाती दिलेली कामे आपणासा यवकाजाल यवकार करून घ्यावी लागतील अल्या ह्या घातीत कोणताही मर्यात न देता मुंबई महानगरपालिका अधिनियमातील तरतुदीनुसार आपण याविषयक कारवाई करण्यात येईल. अनुज्ञापत्राक नळकारारित्याकडून घाती नमुद केलेली कामे करून घेतल्यानंतरचोडणेचे प्रपत्र योग्यरित्या भरण ह्या कार्यावयाकडे परत करावे.

बाब क्रमांक 1 ते पर्यंत नमुद केलेल्या सर्व अटी पूर्ण कराव्यात.

11) शिनील मंत्राला विभागीय दुय्य अधिवाला/महाय्यक अधिवाला यांचेकडून प्रमाणपत्रमादर करावे.

(1) करमिात्रक आणि मंडळक यांनकडील माहानगरपालिका यवकाजीच्या रकमेचा भरणा.

(2) मनेरीया घात्याच्या अडक्यकनेनुसार माहानगरपालिका यासाठी तयारुद करावे.

(3) जल उपविधीनुसार घातीत आणि जोडकामे यांची तरतुद.

(4) मनेर अडिवाला घात्याच्या महाय्यक अधिवाला (1) विभाय यांनकडून मदार यवक्येनंबंधातील प्रमाणपत्र मादर करावे.

आपण घातीतयास रकमेचा भरणा केव्यानंतर :-

(1) जलजोडण्या करण्याचा वरव 32 mm dia. construction unmetre water - रकमे Foot Note
Connexion

(2) बांधकाममाहारी यादरण्यात आलेल्या जल आकाराचा अमााड भरणा

(3) जलमापकाद्वारे पुरवठा केलेल्या पाण्याचा आकार भरून काडण्यामाहारी मुद्या अनमत रकम

(4) कक्षापाक/कक्षाविना जलमापक यवविषयाचे आकार

(5) जोडकामी जोडण्याचा/जलमापक कडून टाकण्याचा घर्ष

(6) महानगरपालिकेचा जलमापक पुरविला असल्यात २.०० टोमी संपलेल्या घर्षी दरमाहा

रकमे ह्या दराने जलमापकाच्या माहयाचा अमााड भरणा.

(7) S/D towards breach of condition 2400/-

(8) रकमे १.०० किमीच्या मुद्राक कागदावर अनमत रकमेवर ज्यादा रकम देण्याचे करारपत्र मादर करावे.

(9) सर्व अटी मान्य असल्यात करारपत्र माने घ्यावेल्या माहयाच्या घर्षीवर रकमे १.०० किमीच्या मुद्राक कागदावर मादर करावे.

(10) मनेरील जमेचा मालकाकडून मनेरील मादर करावे.

(11) रकमे १.०० किमीच्या मुद्राक कागदावर घातीत जोडकामे, अदेम विना जाईल नैला कडून टाकण्यात, अदेम विना जाईल नैला ह्या जोडणीवरून डार याकडेका मळ वेड देवताम.अदेम विना जाईल नैला शारास जोडणीवर घातीत जलमापक यवविषयाची यवक्या करण्यात/नैला मनेरी जलजोडणी पेघ घातीत परमाणक/दुमारीत माडेक यांनकडून नैली हमीतय मादर करावे.

शिय : (1) (लोडणेचे शयच पूर्ण भरण जल अधिवाला यांच्या कार्यालय मादर केव्यानंतर वर दिलेली मंजूरी वेड होईल त्यासुर्वी कोणतेही काम केव्याचे आडकन यव कयम २८० (द) आणि उपविधी क्रमांक ५ आणि ३३ अन्वये कारवाई कराव्यात येईल.)

(2) (वचनित जल अकार निघवायानुसार पूर्वी न पाहिलेला घातीत जलमापक पूर्वी न पाहण्याचे आडकन अल्यात तो जलमापक जोडणीवर यवविषयासुर्वी माहयापिकेची मान्यता म्हणून माहयापिकेक यव कमीत आणि तो माहयापिकेक समतुद वतामची कनय भोहोदरंय करुन आणि उचित कड पाड घाती द. ची तरतुद कनय परिशिशत केला जाईल. नळजोडणीवर जलमापक यवविषयासुर्वी पाच यवर्षाचा कनायधीनंतर परमाणक/जलमापकाचे माडे आकाराले जाईल याकडे आहवाकचे लस घेण्यात येत आहे.)

(3) जोडण्या मिथिल कोन्या जनी यववायव्या; अडेन हे उरविषयानंतर विभागीय दुय्य अधिवाला ही रकम मिथिल कनय मादर कनीत.

b. Sewer NOC

MUNICIPAL CORPORATION OF GREATER MUMBAI Sewerage Project Department

No.Dy.Ch.E./S.P / 137 /D/P&D of

30 JUN 2022

Office of:-
Dy.Ch.Engineer,
(Sewerage Project), P&D,
2nd floor, Engg. Hub Bldg,
Dr. E. Moses Road, Worli,
Mumbai-400 018.

To,
Shri Shabbir H. Rizvi (L.P.NO. 145),
9, Mithaiwala Mansion,
Khetwadi 12th Lane,
Oppo. Hotel Balwas,
Mumbai- 400 004.

Sub:- Revised sewerage remarks for the proposed redevelopment leading to STP on the plot bearing C.S.No.309 of Tardeo Division, situated at Tukaram Javji Marg, known as Old Chikhwalwadi, in 'D' Ward, Mumbai.

Ref:- 1) Your letter received on 01.06.2022.

- 2) I.O.D. under No. EB/8870/D/A dtd. 16.02.2008 last amended under No. EB/8870/D/A/IOD/1/Amend dtd. 20.05.2022.
I.O.D. Holder: Shri R.R. Chaturvedi & Others.
- 3) E.E.Mech.(M.S.)City remarks u/no. No.Dy.Ch.E./S.O./2943/PMS-City dtd. 10.06.2022.
- 4) Dy.Ch.E.(S.P.) P&D's approval dtd. 27.06.2022.
- 5) Payment receipt u/no. 1004365942 dtd. 28.06.2022.

Gentlemen,

With reference to the above, by direction, there is no objection to connect excess treated overflow from the buildings u/r to 300 mm dia. Existing municipal sewer line along Tukaram Javji Marg by providing pumping arrangement from STPs to balancing chambers and further by gravity upto sewer trap by laying 150 mm dia. S.W. pipe internal sewer @1:105 slope marked F-E-D-C, C1-C, C-B with New street connection marked as B-A as per the accompanying approved plans, subject to the following conditions:-

1. That the sewer line shall be laid as per the approved plan attached herewith.
2. The work shall be carried out as per the Municipal Specifications and drainage bye-laws.
3. That the vent shaft of adequate size shall be provided at every head robohole/sewer trap chamber and at every 500' intervals, along the sewer line.
4. That the work of internal drainage layout shall be carried out through licensed plumber only.
5. That the conical robohole of 1.20M. dia. shall be constructed if the depth of robohole is between 1.50M. and 2.30M. and 1.50M. dia. Conical robohole shall be constructed if the depth of robohole exceeds 2.30M. but is less than 5.0M. as per Municipal Specifications with C.I. heavy air tight frame & cover, weighing 230 Kgs (Minimum).
6. That where the depth of the sewer is less than 1.50 M. the rectangular inspection chamber shall be constructed of size 0.90M. x 0.60M or 0.90 M. x

MUNICIPAL CORPORATION OF GREATER MUMBAI Sewerage Project Department

No.Dy.Ch.E./S.P / 137 /D/P&D of

30 JUN 2022

Office of:-
Dy.Ch.Engineer,
(Sewerage Project), P&D,
2nd floor, Engg. Hub Bldg,
Dr. E. Moses Road, Worli,
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9, Mithaiwala Mansion,
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1. That the sewer line shall be laid as per the approved plan attached herewith.
2. The work shall be carried out as per the Municipal Specifications and drainage bye-laws.
3. That the vent shaft of adequate size shall be provided at every head robohole/sewer trap chamber and at every 500' intervals, along the sewer line.
4. That the work of internal drainage layout shall be carried out through licensed plumber only.
5. That the conical robohole of 1.20M. dia. shall be constructed if the depth of robohole is between 1.50M. and 2.30M. and 1.50M. dia. Conical robohole shall be constructed if the depth of robohole exceeds 2.30M. but is less than 5.0M. as per Municipal Specifications with C.I. heavy air tight frame & cover, weighing 230 Kgs (Minimum).
6. That where the depth of the sewer is less than 1.50 M. the rectangular inspection chamber shall be constructed of size 0.90M. x 0.60M or 0.90 M. x

23. That you will have to submit revised proposal for approval of internal drainage layout to this office as and when the plans of the proposed development on the property under reference are amended.
24. That the sewer line near the underground water tank, shall be of C.I. with R.C.C. Chamber.
25. That all C.I. pipe sewer proposed shall be laid in single piece from chamber to chamber or R.H. to R.H. with full encasement.
26. That IOD holder/L.P. shall submit the undertaking for rectification of defects occurred during the functioning of internal drainage at the time of DCC.
27. This NOC is valid for one year from date of issue. NOC shall be revalidated every year by remitting revalidation fees.
28. Earlier NOC under No.Dy.Ch.E./SP/2624/P&D dtd. 06.03.2009 shall be treated as cancelled.

Acc: 1 Plan.

Yours faithfully,

Asstt. Engr
30/6/2022
Executive Engineer
(S.P.) P.&D., CITY.

(A.S.A. Chougale)

c. CFO NOC

**BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE**

Office of the Dy. Chief Fire Officer (Regional Command Centre-I), 2nd floor Regional Command Centre Building, Byculla Fire Station, Bapurao Jagtap Marg, Byculla (West), Mumbai-400008.

Sub: -Stipulating Amendments in Fire-protection and fire-fighting requirement for amended Plans for proposed redevelopment under reg. 33(9) of DCPR 2034 for the construction of high rise residential building on plot bearing C.S. no. 309 of Tardeo Division, known as Juni Chikhali Wadi, Tukaram Javji Marg, Mumbai.

Ref: -1) Online application from Shri Milind D. Changani – Architect ,M/s. B.N. Shah & Associates
2) Online File No.-: EB/8870/D/A/CFO/1/Amend

**M/S. B.N. SHAH & ASSOCIATES
ARCHITECT.**

In this case please refer to this office N.O.C issued under no. FBM/506/412 dated – 21.08.2006 for construction of High rise residential building comprising of three wings i.e. Wing A, B & C. Wing A having stilt + 4 level podiums + 50 upper floors with total height of 198.00 mtrs. Wing B having stilt with double height+ 16 upper floors with a total height of 52.85 mtrs. & Wing C having stilt + 22 upper floors with total height of 69.95 mtrs heights of all three wings are measured from general ground level upto the terrace level.

Further in this case please refer to this office revised N.O.C issued under no. FBM/506/449 dated – 28.12.2006 with Wing A having ground floor + 1st to 6th level podium + 7th to 76th upper floor with total height of 281.60 mtrs from general ground level upto terrace level. Wing B having stilt + 16 upper floors with a total height of 52.85 mtrs.

Further in this case please refer to this office revised N.O.C issued under no. FBM/507/211 dated – 30.11.2007 with one additional enclosed type staircase having flight width of 1.10 mtrs from ground level upto terrace level for wing A, as per suggestion of High rise technical committee and Wing C having stilt + 22 upper floors with a total height of 69.15 mtrs.

Further in this case please refer to this office N.O.C issued under no. FB/HR/CITY/518 dated 10.02.2010 for proposed high rise residential building comprising of four wings designated as 'A' wing, 'B' wing and 'C' wing & 'D' wing are combined. 'A' wing comprising of part ground floor & part stilt + 1st to 8th level as podium + 9th to 68th floor for residential user with a total height of 281.60 mtrs from general ground level upto terrace level. 'B' wing comprising of part ground floor & part stilt + 1st to 17th upper floors with a total height of 58.25 mtrs from general ground level up to the terrace level. 'C' wing and 'D' wing comprising of part ground floor & part stilt + 22nd upper floors with a total height of 69.91 mtrs from general ground level up to the terrace level.

**BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE**

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d. HRC NOC

MUNICIPAL CORPORATION OF GREATER MUMBAI
14th Floor, Proposal No. 76
-02-2008
No. Ch.E/HRB-76DPC/Gen of
Office of the
Chief Engineer (Dev. Plan)
Municipal Corporation of
Greater Mumbai,
4th floor, New Admin. Bldg.,
Mahapalika Marg,
Fort, Mumbai-400 001

To,
M/S. Shreepati Group of Companies,
Shreepati Arcade, 4th Floor,
A. K. Marg, Nana Chowk,
Near Gowalia Tank,
Mumbai-36.

Sub: Proposed High Rise Building on the plot bearing C.S. No.
309 of Tardeo division, at Tukaram Javji Marg, Juni
Chikhawadi, Tardeo, Mumbai -07.

Gentleman,
Ref: Your letter dtd. 25-04-2007.

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee as constituted by the Govt. in Urban Development Deptt. as per notification under No. TPB4307/1024/CR-155/07/UD-11 dt. 27th July, 2007, has accepted your proposal for development of High rise building on plot bearing C.S. No. 309 of Tardeo division, at Tukaram Javji Marg, Juni Chikhawadi, Tardeo, Mumbai -07, subject to the terms & conditions as mentioned below.

The proposal envisages construction of High Rise residential building comprising of three wings i.e. Wing A comprising of Gr. Floor & 76 upper floors with a height of 281.60 mt. from general ground level to the terrace, Wing B comprising of Gr. Floors on stilt and 16 upper floors, with a height of 52.85 mts from general ground level to the terrace (residential floors from third floor to 16th floor) and Wing C comprising of ground floor on stilts for car parking and 22 residential floors with a height of 69.15 mts. from general ground level to the terrace.

MANDATORY CONDITIONS:

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

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28. Ground Water in Mumbai is likely to be saline and further there is a possibility of sewage contamination in well water, as such, municipal water be used for construction.
29. Withdrawal of ground water should be restricted as it may cause sudden draw-down and subsidence of surrounding land/buildings.
30. The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.

If your client is agreeable to the aforesaid terms and conditions, you may approach to the Executive Engineer (Bldg Proposal) City, who is being informed separately regarding subject matter.

Yours faithfully,


Chief Engineer
Development Plan I/C
Member Secretary, Technical Committee.

mentioned below.

The proposal envisages construction of High Rise residential building comprising of three wings i.e. Wing A comprising of Gr. Floor & 76 upper floors with a height of 281.60 mt. from general ground level to the terrace, Wing B comprising of Gr. Floors on stilt and 16 upper floors, with a height of 52.85 mts from general ground level to the terrace (residential floors from third floor to 16th floor) and Wing C comprising of ground floor on stilts for car parking and 22 residential floors with a height of 69.15 mts. from general ground level to the terrace.

e. Tree NOC

39

BRIHANMUMBAI MAHANAGARPALIKA

Office of Supdt. Of Garden Veer Mata Jija Bai Bhosle Udyan, Dr. B.Ambedkar road ,Byculla (E), Mumbai
No.

Date

Dy.S.G./C/ 73 /CC-06/Prop/DD/ MDG/
Date:- 11-10-2023

To,
Tapas R Chaturvedi,
Member,
Shreepati Skies(A.O.P),
Shreepati arcade,
A.K marg,Nana Chowk
Mumbai – 400036.

Sub :- Permission for trimming of trees / tree branches at proposed redevelopment of property on plot bearing C.S. no.309,1/309 & 2/309 of Tardeo Division,Building no46A,B,C,D,E,F,G,H,I,J,K,L & 40-48 B Tukaram Javji Marg,Mumbai 400007 in 'D'ward,known as Old Chikalwadi.

Ref :- Letter of M/s.Shreepati Skies Space to D ward Office dated 11/11/2022

Sir/ Madam

With reference to your letter U/No.27803 Dated. 11/11/2022 regarding above mentioned subject, the permission for trimming of dangerous / over loaded branches / branch of tree / trees are as follows:-

Sr.No.	Name of the tree	Approx Girth	Approx Height	Remarks		
				Branches	Girth	Length
1	Pimple	4'-5'	30'-35'	7	6''-8''	8'-10'
2	Payer	4'-5'	20'-25'	5	6''-8''	8'-10'
3	Pimple	4'-5'	35'-40'	8	6''-8''	8'-10'
4	Pimple	4'-5'	35'-40'	6	6''-8''	8'-10'
5	Wad	3'-4'	30'-35'	6	6''-8''	8'-10'
				The overgrown tree branches creating obstruction in the construction work. Hence permitted to cut overgrown tree branches. Also overgrown tree branches are required to cut to avoid any mishap to life and property.		

Above permission is granted subject to following terms and conditions.

- 1.Carry out the work under supervision of Horticulture Assistance / Jr. Tree Officer 'D' ward.
- 2.Get Photographs of trees permitted to cut / trim before work, during work and after completion of work
- 3.Carry out the work with consent of owner of the property/ tree.
- 4.Dispose off the tree cutting generated by cutting / trimming of tree out of M.C.G.M. jurisdiction. If tree cutting dumped on Municipal footpath this permission is treated as invalid and necessary action shall be initiated .
- 5.You are directed to plant _Nos of trees at any suitable location as per Maharashtra Preservation and protection of trees (Urban area) Act1975.
- 6.You shall submit the compliance report along with photographs
- 7.In no case , the trunk of tree should be damage while cutting the branches.
- 8.The work is to be carry out at your risk and cost.
- 9.Violation of any of above terms and condition remarks given for permission, necessary action under Maharashtra preservation and protection of tree (Urban Area) Act – 1975 under section 21 shall be initiated.

Yours Faithfully

**Superintendent of Garden
& Tree Officer**

f. Civil Aviation NOC

भारतीय विमानपत्तन प्राधिकरण
पश्चिमी क्षेत्र मुख्यालय

AIRPORTS AUTHORITY OF INDIA
WESTERN REGION HQRS

No.AAI/RHQ/WR/DoAS/Auth./JUH/WEST/B/101221/628498/34 Date :-16/02/2023

Shreepati Skies (R.R. CHATURVEDI)
401, 501 and 301 Shreepati Arcade,
August Kranti Marg,
Mumbai 400 026

संशोधित / Revised NOC

ऊंचाई की मंजूरी के लिए अनापत्ति प्रमाण पत्र / NO OBJECTION CERTIFICATE FOR HEIGHT CLEARANCE

1. यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भारत) द्वारा सुरक्षित और नियमित विमान प्रचालन के लिए भारत सरकार (नगर विमान प्रशासन) के आदेश जीएसआर 751 (ई) दिनांक 30 सितंबर, 2015 के प्रावधानों के अनुसार प्रस्तुत उतरदायित्व के अनुसार जारी किया जाता है।

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

2. इस कार्यालय को निम्नलिखित ब्यौरे के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है :-

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

NOC ID	JUH/WEST/B/101221/628498		
Appellant Letter	Letter No.NIL,dated. 21/01/2022		
Owner/Appellant Name*	Shreepati Skies (R.R.CHATURVEDI)		
Type Of Structure*	Building		
Add.	C.S. No - 309, At Tukaram Javti Marg, Tardeo Division, Mumbai 400007		
Building*	Coordinates*		Permissible Top Elevation (P.T.E.) Above Mean Sea Level (AMSL)
Building	18 57 56.16 N 72 48 50.72 E	18 57 59.73 N 72 48 51.68 E	312.00 meter (Three Hundred Twelve Decimal Zero meter)
	18 57 56.94 N 72 48 50.89 E	18 57 59.24 N 72 48 52.53 E	
	18 57 56.88 N 72 48 51.20 E	18 57 58.84 N 72 48 52.34 E	
	18 57 58.52 N 72 48 51.55 E	18 57 58.82 N 72 48 52.45 E	
	18 57 58.58 N 72 48 51.22 E	18 57 55.95 N 72 48 51.84 E	
	18 57 59.05 N 72 48 51.25 E		

3. यह एनओसी नीचे दिए गए नियमों और शर्तों के अधीन है।

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

(a) परमिटेबल टॉप एलिवेशन आवेदक द्वारा प्रस्तुत साइट एलिवेशन के आधार पर जारी किया गया है। आवेदक द्वारा प्रदान किए गए साइट निर्देशांक और साइट एलिवेशन की शुद्धता को लिए भविष्य जिम्मेदार नहीं है और न ही इसे प्रमाणित करता है। यदि किसी भी स्तर पर यह साइट होता है कि वास्तविक डेटा अलग है, यह एनओसी अमान्य हो जाएगा और कानून के अनुसार कार्रवाई की जाएगी। संबंधित हवाई अड्डे के कार्यलय प्रशासी एयरक्राफ्ट डिजाइनिंग ऑफिस अडमिनिस्ट्रेशन काउन्सिल ऑफ इंडिया (एडोईसी) रूल 1994 के तहत कार्रवाई शुरू कर सकते हैं।

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

गोपाकुमार आर. एस. / GOPAKUMAR R.S.
महाप्रबंधक (ए.टी.एम.), पश्चिमी क्षेत्र
General Manager (A.T.M.), Western Region
भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India
मुंबई / Mumbai - 400 099.

क्षेत्रीय कार्यपालक निदेशक का कार्यालय, एकीकृत प्रचालन कार्यालय भवन, पारसीवाड़ा के सामने, सहार रोड, विलेपार्ले (पूर्व), मुंबई-400 099. 91-22-29217400
Office of the Regional Executive Director, Integrated Operational Offices Building, Opp. Parsiwada, Sahar Road, Vile Parle (E), Mumbai - 400 099.

: 4 :
No.AAI/RHQ/WR/DoAS/Auth./JUH/WEST/B/101221/628498/34 Date :-16/02/2023

- a) उपरोक्त आवश्यकता को पूरा करने के लिए, वाद्य सीमा सहित में इसके प्रवेश से पहले एयरपोर्ट ऑपरिटर को वाद्य को प्रकाश में लाना चाहिए। तदनुसार यह आवेदक/मालिक की जिम्मेदारी है कि वह एयरपोर्ट ऑपरिटर / विमानपत्तन निदेशक को सूचित करें।
The Airport Operator should publish the obstacle, to fulfil the above requirement, before its penetration of the Obstacle Limitation Surface. It is the responsibility of the applicant/owner to notify the Airport Operator/Airport Director accordingly.
- b) डीजीसीए नामक विमान आवश्यकता संख्या 4 खंड 4 में विनिर्दिष्ट किया निर्देशों के अनुसार आवेदक/मालिक द्वारा डे मार्किंग और रात्रि प्रकाश व्यवस्था एयरपोर्ट ऑपरिटर / विमानपत्तन निदेशक के समन्वय और सहमति के साथ प्रदान की जाएगी।
The day marking and night lighting shall be provided by the applicant/owner as per the guidelines specified in DGCA Civil Aviation Requirement Series B Part-1 Section 4, in Co-ordination with and to the satisfaction of the Airport Operator/Airport Director.
- c) क्रेन जैसी कोई भी अस्थायी संरचना, जिसका इस्तेमाल निर्माण के प्रयोजन के लिए किया जा रहा है, एयरपोर्ट ऑपरिटर / विमानपत्तन निदेशक की लिखित अनुमति के बिना परमिटेबल टॉप एलिवेशन से अधिक नहीं होना चाहिए।
Any Temporary structure such as crane, being used for the purpose of construction should not exceed the permissible top elevation without the written permission of the Airport Operator/Airport Director.

अध्यक्ष एनओसी समिति के लिए / For Chairman NOC Committee
क्षेत्र का नाम / Region Name : पश्चिम / WEST

भवदीय / Your's faithfully,

पता / Address:
महाप्रबंधक / General Manager
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
क्षेत्रीय मुख्यालय, पश्चिमी क्षेत्र / Regional Head Quarter, Western Region
पारसीवाड़ा, सहार रोड, / Opp. Parsiwada, Sahar Road,
विले पार्ले (पूर्व), मुंबई / Vile Parle (E), Mumbai
ईमेल / Email ID: amatmw@aii.aero
संपर्क / Contact No. 022-29277 562 ++

गोपाकुमार आर. एस. / GOPAKUMAR R.S.
महाप्रबंधक (ए.टी.एम.), पश्चिमी क्षेत्र
General Manager (A.T.M.), Western Region
भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India
मुंबई / Mumbai - 400 099.

- 1. The Executive Director(ATM),AAI, Rajiv Gandhi Bhavan, Sardarjung Airport, New Delhi - 110 003.
- 2. The Executive Vice President (Ops), Mumbai International Airport Pvt Ltd, CSI Airport, 1st floor, Terminal 1B, Santacruz (E), Mumbai 99.
- 3. The Dy. Chief Engineer, Building Proposal (City-), New Municipal Bldg., C.S. No. 355 B, Bhagwan Walmiki Chowk, Vidyalanark Marg, Opp. Hanuman Mandir, Salt Pan Road, Antop Hill, Wadala (E), Mumbai 400 037
- 4. The Jt. GM (Vigilance),WR

Prepared by
तैयारकर्ता

Verified by
द्वारा सत्यापित

सदानंद भि. सावंत / Sadanand B. Sawant
वरिष्ठ अधीक्षक, (एकआर) /Sr Supdt (HR)

संगीता पौनिकार / Sangeeta Paunikar
समग्र (एटीएम- DoAS) एग्जि/AGM (ATM-DoAS)WR,
हवाईअड्डा सुरक्षा विभाग / Dept. of Aerodrome Safeguarding

नोट: एनओसी पत्र में कोई भी विसंगति होने पर, आवेदक इस पत्र के जारी होने के बाद 30 दिनों के भीतर इस कार्यालय को सूचित कर सकता है।

Note: In case of any discrepancy in NOC letter, applicant may intimate to this office within 30 days after issuance of this letter.

Site Address*			Permissible Top Elevation (P.T.E.) Above Mean Sea Level (AMSL)
Building*	Coordinates*		312.00 meter (Three Hundred Twelve Decimal Zero meter)
Building	18 57 56.16 N 72 48 50.72 E	18 57 59.73 N 72 48 51.68 E	
	18 57 56.94 N 72 48 50.89 E	18 57 59.24 N 72 48 52.53 E	
	18 57 56.88 N 72 48 51.20 E	18 57 58.84 N 72 48 52.34 E	
	18 57 58.52 N 72 48 51.55 E	18 57 58.82 N 72 48 52.45 E	
	18 57 58.58 N 72 48 51.22 E	18 57 55.95 N 72 48 51.84 E	
	18 57 59.05 N 72 48 51.25 E		

ANNEXURE 3



Ref. No.: SS / 1702 / 2601 / 2023

To,
The Assistant Ward Officer,
Water Department, 1st Floor,
'D' Ward Municipal Office Bldg.,
Jobanputra Compound,
Nana Chowk, Grant Road (W),
Mumbai - 400 007.

February 17, 2023



040793

Sub.: Cluster development scheme under joint venture with MHADA with property bearing C. S. Nos.309, 1/309 & 2/309 of Tardeo Division, Building Nos.46A, B, C, D, E, F, G, H, I, J, K, L & 40-48B, Tukaram Javji Marg, Mumbai - 400 007 known as "Old Chikhalwadi."

- Ref.: (1) Additional water to be released to the Gardens available within the vicinity or on the plot which will be handed over to B.M.C. or for the R.G. purpose.
(2) Building proposal file No.EB/8870/D/A.

Dear Sir,

We would like to state that, the additional water which will be regenerated by recycling process and treated water from STP, the same will be supplied to the Municipal Garden close by or R.G. which is to be handed over to MCGM free of cost.

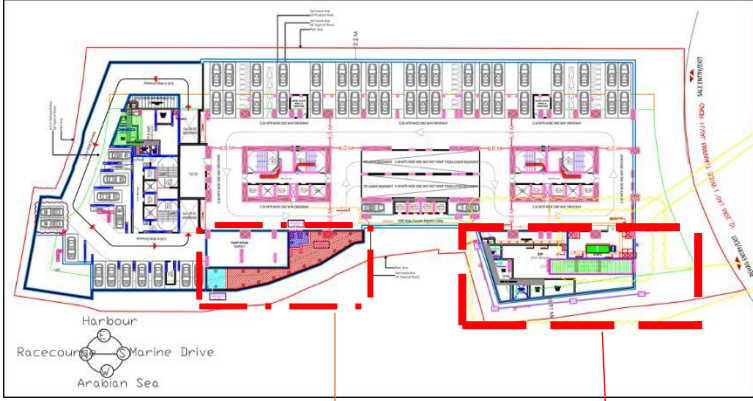
Thanking you,

Yours faithfully,
For Shreepati Skies (A.O.P.)

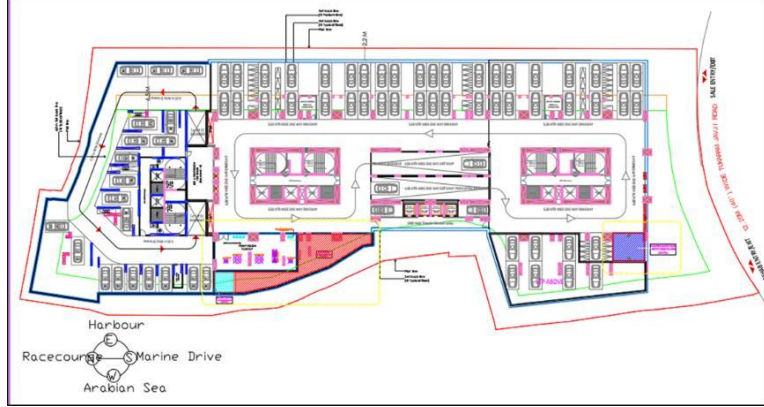

(R. R. Chaturvedi)
Member

ANNEXURE 4

As per Presentation of SEAC II

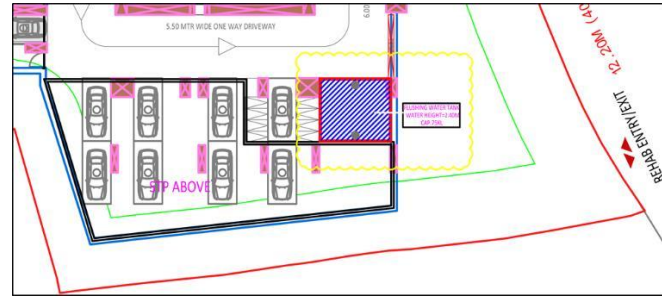
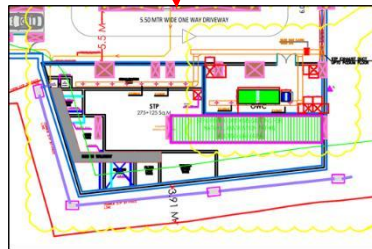
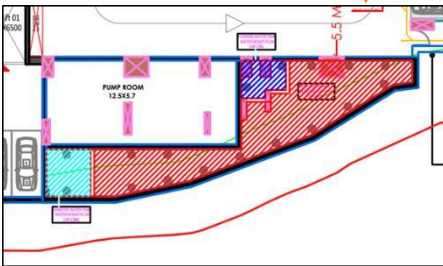


As per Compliance Point



STP – in Basement 1

Flushing tank near STP is proposed in Basement 3



ANNEXURE 5

SUMMARY- ENERGY SAVING ANALYSIS			
Sr.No.	Wing Type	AVG.KWH/DAY	AVG.KWH/YRS
Estimated Average Annual Electricity Consumption			
i	REHAB WING C	3244	1184031
ii.	SALE WING A & B	13847	5054221
A	Total Estimated Average Annual Electricity Consumption	17091	6238252
REDUCTION IN CONSUMPTION BY USING ENERGY SAVING MEASURE			
i	By Using LED Light in Common area	Overall Saving can be 50%	
ii.	By Using VFD and high efficient pump	Overall Saving can be 30- 20%	
iii.	By Using Solar lighting for External Light	Overall Saving can be 100%	
iv.	By Using LED for External/ Landscaping Lighting	Overall Saving can be 56%	
v.	By Using Renewable Solar PV panel generation	Overall Saving can be 100%	
ANNUAL SAVING			
Sr.No.	Wing Type	AVG.KWH/DAY	AVG.KWH/YRS
Estimated Average Annual Electricity Saving			
i	REHAB WING C	678	247486
ii.	SALE WING A & B	3125	1140532
B	Total Estimated Average Annual Electricity Saving	3803	1388018
TOTAL ANNUAL SAVING			1388018
SAVING IN PERCENTAGE (%)		B / A	22.00

OVERALL SOLAR ENERGY SAVING USING SOLAR PV SYSTEM			
Sr. No.	Wing Type	AVG.KWH/DAY	AVG.KWH/YRS
Estimated Average Annual Electricity Consumption			
i	REHAB WING C	3244	1184031
iii.	SALE WING A & B	13847	5054221
A	Total Estimated Average Annual Electricity Consumption	17091	6238252
SAVING DUE TO SOLAR ENERGY (SOLAR PV SYSTEM)			
Sr. No.	Wing Type	AVG.KWH/DAY	AVG.KWH/YRS
Estimated Average Annual Electricity Saving due to Renewable Solar Energy (Solar PV System)			
i	REHAB WING C	105	38216
iii.	SALE WING A & B	693	253076
B	Total Estimated Average Annual Electricity Saving due to Renewable Solar Energy (Solar PV System)	798	291292
TOTAL ANNUAL SAVING SOLAR SYSTEM			291292
SAVING IN PERCENTAGE (%)		B / A	5.00

ANNEXURE 6

HMC HYDRO MECHANICAL CONSULTANTS

B-107, Blue Bell Apartment, 1st Floor, Dr. C. G. Road, Next to Basant Cinema,

Sai Dham Lane, Chembur, Mumbai – 400 074.

☎: 25202887 / 25200888 / 35673917

E-Mail: vinodgm.68@gmail.com

GSTIN-27AAAPM3375Q1Z6

Ref. No. HMC/549/2023

Date: 30.3.2023

To
SEIAA
Mumbai.

Ref: Item no: 34 SHREEPATI SKIES AOP (R.R.CHATURVEDI)
(SIA/MH/INFRA2/414233/2023)

Dear Sir,

With respect to the Point no 6 of the MOM issued, we would like to submit that it is not possible to provide a parapet wall open to sky for the Rehab STP as it will come on the drive way.

However the opening for the Natural ventilation is provided in the Stilt area with MS Grilles (40% opening) to facilitate air movement into the STP room naturally.

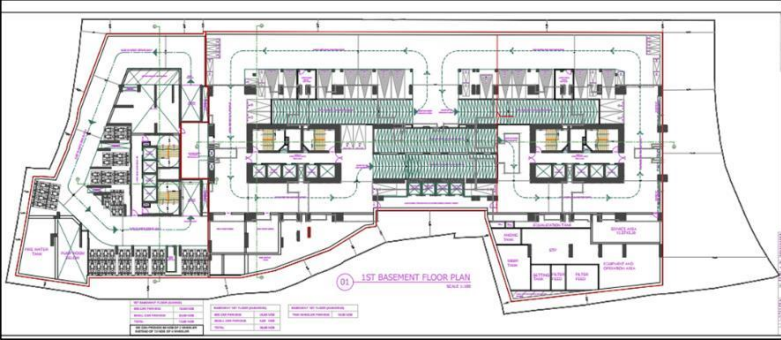
We kindly request you to consider the same and accordingly.

Thanking you,

Yours faithfully,
for **HYDRO MECHANICAL CONSULTANTS**


(VINOD G. MENON)
PROPRIETOR

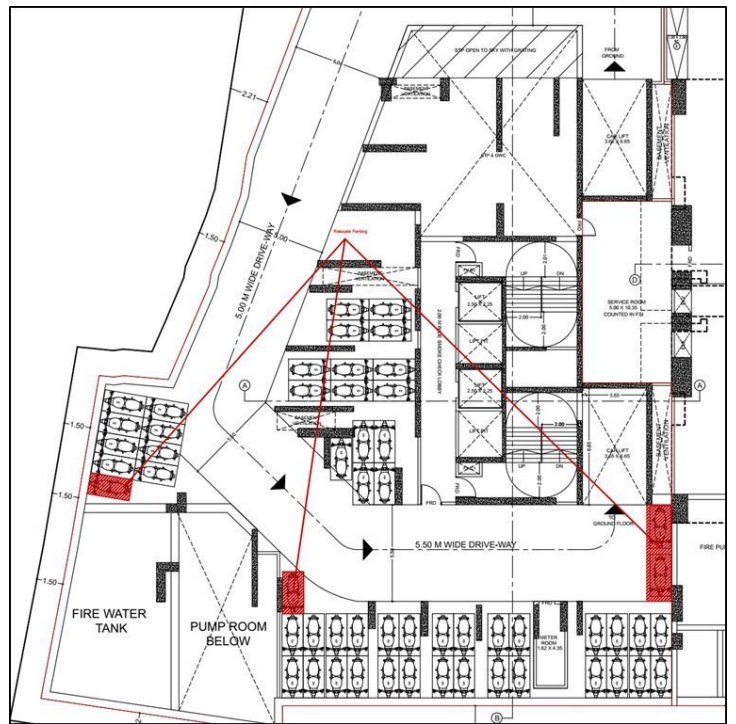
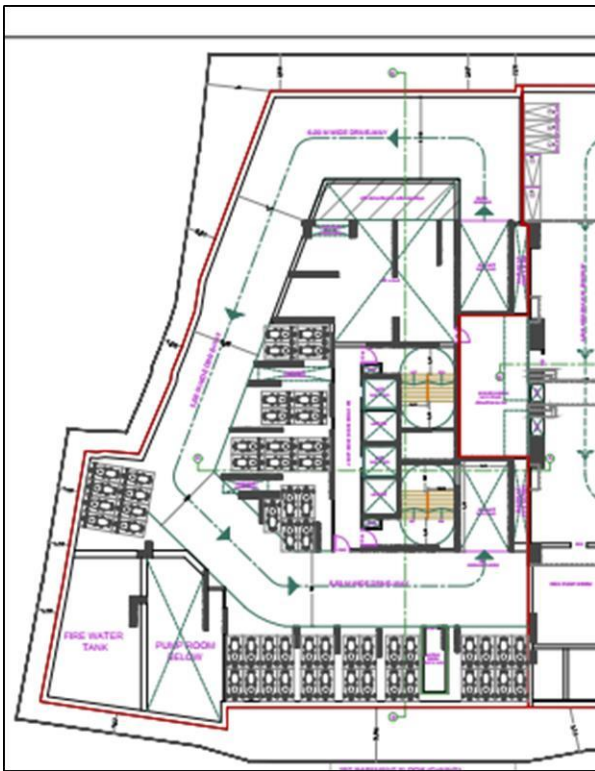
ANNEXURE 7



As per Presentation of SEAC II



As per Compliance point



1st Basement Floor Plan – Rehab wing

ANNEXURE 8

Sr.No.	Description	Area Sq.mt.				
A	RG area on mother earth	397				
	5% of RG area	19.85				
	Area for Miyawaki plantation	19.95				
	3 to 4 sapling per sq.mt. required	59.55				
		60	nos.			
	No. of tree required for Miyawaki	60 nos.				
Sr.No.	Scientific name	Common name	Height	Layer	Quantity	
1	Cocos Nucifera	Coconut		Tree	10	
2	Pisidium Guajava	Guava	8 mt.	Sub Tree	10	
3	Saraca Indica	Sita Ashok	6 - 8 mt.	Sub Tree	10	
4	Syzygium Cumini	Jamun	9 - 10 mt.	Tree	10	
5	Azadirachta Indica	Neem	12 - 20 mt.	Canopy	10	
6	Nyctanthes Arbortristis	Parijat	10 mt.	Tree	10	
				TOTAL	60	nos.

ANNEXURE 9



भारतीय गैर न्यायिक
भारत INDIA
रु. 500 FIVE HUNDRED RUPEES
महाराष्ट्र MAHARASHTRA
INDEMNITY
BW 603362

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००२२
27 MAR 2023
सहस्र अधिकारी

श्रीमती लता सांगळे

BEFORE ME
S. R. LOKHANDE
NOTARY
MUMBAI - MAHARASHTRA
31 MAR 2023

NOTED & REGISTERED
Sr No. 493/86
Dated. 31 MAR 2023

To,
The Chairman,
State Environment Impact Assessment Authority (SEIAA)
State Level Expert Appraisal Committee 2
Environment Department,
New Administrative Building,
15 Floor, Mantralaya,
Mumbai - 400032.
Date : 29th March, 2023

We, M/s. Shreepati Skies AOP (R.R. Chaturvedi), are the Project Proponent for the Proposed Cluster Development Scheme for AARADHYA AVAAN Residential Project on plot bearing C.S. No.309, 1/309 and 2/309 of Division Tardeo, Mumbai by Shreepati Skies AOP (R. R. Chaturvedi), hereby indemnify to SEIAA/SEAC2/Environment Department, Government of Maharashtra with respect to legal consequences arising out of the court cases of this project.

Hence, this indemnity bond is issued on this day herein mentioned above.

For M/s. Shreepati Skies AOP (R.R. Chaturvedi)

(SHRI RAJENDRA R. CHATURVEDI)
(AOP Member)

जॉइन्ट-२ Annexure - II

दस्तावा प्रकार	INDEMNITY BOND
दस्त नोंदणी करण्या आहेत का?	YES/NO
मिळकतीचे वर्णन	Shreepati Skies (R.R.Chaturvedi)
मुद्रांक विवक्त घेण्यासाठी माल	401-4th Floor, Shreepati Arcade, August Kranti Marg, Hans Chowk, Mumbai-400 036.
दुसऱ्या पक्षकाराचे नाव	
हस्त लेखनास त्याचे नाव व पत्ता	
मुद्रांक शुल्क रक्कम	
मुद्रांक किती दिवस अमुकना अमुक	
मुद्रांक विवक्त घेण्यासाठी सहो	
मुद्रांक विक्रेत्याची सही	

रवाना क्रमांक: ८००००२२
मुद्रांक विक्रीचे तप/पत्र: प्रिन्सिपल असिस्टेन्स ऑफ वेस्टर्न मुंबई
माल नं. २८ पी.व्ह्यू.टी. फ्लॅटा हावेली, डॉ. काम नगर,
महाराष्ट्र प्रिन्सिपल फोर्ट, मुंबई-४०० ०३२.
द्वितीय क्रमांक/मुद्रांक विक्रेत्याचे नाव/पत्ता: प्रिन्सिपल असिस्टेन्स ऑफ वेस्टर्न मुंबई
माल नं. २८ पी.व्ह्यू.टी. फ्लॅटा हावेली, डॉ. काम नगर, मुंबई-४०० ०३२.
कारणासाठी उजवी मुद्रांक दुवे ती घेता येतील त्यात कारणासाठी
मुद्रांक खरेदी करणेसाठी ६ महिन्यात बापणे बंधनकारक आहे.

29 MAR 2023

ANNEXURE 10

CONSTRUCTION PHASE

Sr. No.	Attributes	Parameter	O & M Cost (Rs. In Lakhs/year)
1.	Dust pollution	Water spray for dust suppression	12
2.	EHS	Site sanitation and Potable Water Supply to Labour, Health check-up & First aid kit	62
3.	Environment monitoring	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories)	0.70
4.	Waste management	Debris & Construction Waste	5.00
Total Cost			79.7

OPERATION PHASE

Sr. No.	Particulars	Capital Cost	O & M Cost
		(Lacs)	(Lacs)
1.	Sewage Treatment Plant	125	12.5
2.	RWH Tank	20	2.0
3.	Solid Waste Management	25	2.5
4.	Energy conservation measures	35	1.5
5.	Landscaping	5.4	1
6.	Cost of Miyawaki plantation	9	
7.	Low flow devices	50	
8.	Basement dewatering (for Sale & Rehab basement)	10	0.5
9.	Basement ventilation (for Sale & Rehab basement)	150	5.0
10.	Basement air purification (for Sale & Rehab basement)	10	0.5
	Total Cost	439.4	25.5

COSTS OF EMP DURING CONSTRUCTION PHASE Till date

Sr. No.	Parameter	Total Cost/ Y = (Rs. Lacs)	Total Cost/ Y = (Rs. Lacs) (Upto December 2024)
1.	PPE	0	1.62
2.	Site Sanitation Facility	0	3.98
3.	Drinking water facility	0	0.43
4.	Solid Waste Management	0	0.49
5.	Safety railing, platform, ladder, hoist, Cranes etc.	0	34.82
6.	House keeping	0	10.53
7.	Health Check	0	0.35
8.	Environmental Monitoring	0	14.49
9.	Anti-rusting coating on foundation steel bars	0	0
Total Cost		0	66.71

EC COPY

ENVIRONMENTAL
CLEARANCE



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

To,

The owner
SHREEPATI SKIES (R R CHATURVEDI)
401, Shreepati Arcade August Kranti Road Girgaon, Mumbai, Maharashtra
-400026

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/INFRA2/414233/2023 dated 13 Feb 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B039MH166294 |
| 2. File No. | SIA/MH/INFRA2/414233/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Proposed Cluster Development Scheme
for AARADHYA AVAAN Residential
project on plot bearing C.S No.309, 1/309
& 2/309 of Division Tardeo, Mumbai-
4000026 by Shreepati Skies AOP (R. R.
Chaturvedi) |
| 7. Name of Company/Organization | SHREEPATI SKIES (R R CHATURVEDI) |
| 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: 18/05/2023

(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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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/414233/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Shreepati Skies AOP (R. R. Chaturvedi),
C.S No.309, 1/309 & 2/309 of Division Tardeo,
Mumbai.

Subject : Environment Clearance for Proposed Cluster Development Scheme for AARADHYA AVAAN Residential project on plot bearing C.S No.309, 1/309 & 2/309 of Division Tardeo, Mumbai by M/s.Shreepati Skies AOP (R. R. Chaturvedi).

Reference : Application no. SIA/MH/INFRA2/414233/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 196th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 258th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/414233/2023	
2	Name of Project	Environmental Clearance for Proposed Cluster Development Scheme for AARADHYA AVAAN Residential project on plot bearing C.S No.309, 1/309 & 2/309 of Division Tardeo, Mumbai-400026	
3	Project category	8(b) "Townships and Area Development", Category B1	
4	Type of Institution	Joint venture (others)	
5	Project Proponent	Name	Mr. Rajendra R. Chaturvedi
		Regd. Office address	401, Shreepati Arcade, August Kranti Road Girgaon, Mumbai, Maharashtra
		Contact number	9821063670
		e-mail	rajendra.chaturvedi@shreepatigroup.in
6	Consultant	BUILDING ENVIRONMENT (I) PVT. LTD. (QCI NABET ACCREDITED) Certificate No. NABET/EIA/2224/RA 0267 Validity limit- 28.11.2024	
7	Applied for	New	

8	Location of the project	plot bearing C.S No.309, 1/309 & 2/309 of Division Tardeo, Mumbai-400026	
9	Latitude and Longitude	18°57'57.63"N / 72°48'52.03"E.	
10	Plot Area (sq.m.)	6238.28 sq.mt.	
11	Deductions (sq.m.)	236.72 sq.mt.	
12	Net Plot area (sq.m.)	6001.56 sq.mt.	
13	Ground coverage (m ²) & %	-	
14	FSI Area (sq.m.)	80282.60 sq.mt.	
15	Non-FSI (sq.m.)	82452.29 sq.mt.	
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	162734.89 sq.mt.	
17	TBUA (m ²) approved by Planning Authority till date	-	
18	Earlier EC details with Total Construction area, if any.	-	
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	No work has been started on site.	
20	Proposed Configuration		Reason for Modification / Change
	Building Name	Configuration	
	Sale	Wing 'A' & 'B' comprising of part Three level Basement + Ground floor + 1st to 9th Podium floor + 10th to 17th robotic parking + 18th floor club house + 1st to 19th +20th service floor + 21st to 32nd +33rd service floor+ 34th & 35th club house floor + 36th to 54th +55th service floor (wing-B) + 56th to 57th + 58th service floor (wing-A & (B wing Terrace floor)) + 59th to 61st (A wing floors) + terrace floor	Height: 306.65 mt. (271.90 mt. terrace floor + overhead tank)
Rehab	Wing 'C' comprising of part Fourth level Basement + 1st to 38th Floor + Terrace floor + OHT & LMR.	119.95	
21	No. of Tenements & Shops	(Existing + Proposed)	
22	Total Population	3245	
23	Total Water Requirements CMD	429	

24	Under Ground Tank (UGT) location	Basement		
25	Source of water	MCGM		
26	STP Capacity & Technology	300 CMD and 120 CMD (technology: MBBR)		
27	STP Location	2 nd Basement		
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation CMD: 397 CMD & % of sewage discharge in sewer line: 35%		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste		
		Wet waste		
		Construction waste		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	975.71	To authorized local vender.
		Wet waste	650.46	OWC
		E-Waste	7.97	To authorized local vender.
31	R.G. Area in sq.m.	RG required – as per approval		
		RG provided on Mother earth/Ground- 397 sq.mt		
		Existing trees on plot: 5		
		Number of trees to be planted: 270		
		a) In RG area: -		
		b) In Miyawaki Plantation (with area); -		
		Number of trees to be cut: 0		
Number of trees to be transplanted: 0				
32	Power requirement	During Operation Phase:		
		Details		
		Connected load (kW)	8119.68 KW	
		Demand load (kW)	4144.54 KW	
33	Energy Efficiency	a) Total Energy saving (%): 18 b) Solar energy (%): 5		
34	D.G. set capacity	Rehab building: 1 X 625 KVA		

		Sale building: 2 X 750 KVA
35	No. of 4-W & 2-W Parking with 25% EV	1276
36	No. & capacity of Rain water harvesting tanks /Pits	2 no. 35 KLD each. (Wing A& B) RWH Tank for Rehab: 40 KLD
37	Project Cost in (Cr.)	869 Cr.
38	EMP Cost	260.40
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Attached in annexure.

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 258th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit following NOCs & remarks:
a) Water supply; b) Sewer Connection; c) CFO NOC; d) HRC NOC; e) Tree NOC; f) Civil Aviation NOC.
3. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from MCGM regarding use of excess treated water for gardening purpose.
4. PP to relocate flushing tank near to STP and maintain minimum 6 Mtr. distance between STP and domestic/fire tanks.
5. PP to explore minimum 5% energy saving from renewable sources and overall 20% energy saving in the project.
6. PP to provide 40% open to sky area in STP and provide 1.5 Mtr. parapet wall to open to sky area of Rehab STP & submit revised layout of STP with section.
7. PP to relocate parking proposed near to STP.
8. PP to convert 5% of proposed RG area in to Miyawaki plantation & include the cost of same in EMP; PP to submit revised tree list with nos. of trees proposed with species to be planted in Miyawaki planation.

9. PP to submit indemnity bond indemnifying the SEIAA/SEAC-2 and Environment Department with respect to legal consequences arising out of the court cases of this project.
10. PP to include cost of dewatering, basement ventilation, air purification & mechanical ventilation in EMP & accordingly, revise the EMP of Construction & Operation phase.

B. SEIAA Conditions-

1. This EC is restricted up to 120 m height as PP has not obtained HRC NOC.
2. This EC is restricted for Sale building Wing A up to 271.90 m height and for wing B up to 261.40 m height as per CFO NOC.
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.
6. SEIAA after deliberation decided to grant EC for – FSI –78189.51 m², Non FSI- 82452.29 m², Total BUA- 160641.80 m². (Plan approval No. EB/8870/D/A/337/1/AMEND, dated 20.12.2021) (FSI restricted as per approval)

General Conditions:

a) Construction Phase :-

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

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

B) Operation phase:-

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

and Handling) Rules, 2016.

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

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

C) General EC Conditions:-

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

starting proposed work at site.

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

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

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

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

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

Member Secretary

Date: 5/18/2023 11:55:54 AM

Annexure 11 CTE letter

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000168739/CE/2401001436

Date: 11/01/2024

To,
Shreepati Skies AOP (R. R. Chaturvedi),
C.S No. 309, 1/309 & 2/309 of Division
Tardeo, Mumbai.



Sub: Grant of Consent to Establish for proposed Cluster Development Scheme for 'Aaradhya Avaan' Residential Project under Red/LSI Category.

- Ref:**
1. Environment Clearance for proposed Cluster Development Scheme for 'Aaradhya Avaan' Residential Project vide letter No. SIA/MH/INFRA2/414233/2023 dtd. 18/05/2023.
 2. Minutes of Consent Appraisal Committee meeting held on 24/11/2023.

Your application NO. MPCB-CONSENT-0000168739

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.869 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for proposed Cluster Development Scheme for 'Aaradhya Avaan' Residential Project named as Shreepati Skies AOP (R. R. Chaturvedi), C.S No. 309, 1/309 & 2/309 of Division Tardeo, Mumbai on Total Plot Area of 6,238.28 SqMtrs for Total Construction BUA of 1,60,641.80 SqMtrs as per specific condition No. B(6) EC granted dated 18/05/2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 18/05/2023	6238.28	160641.80

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	397	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set of 625 kVA	01	As per Schedule -II
S-2 to S-3	DG Sets of 750 kVA x 02	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	650.46 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	975.71 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	30 Kg/Day	Drying	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Recycle	Handed over to Auth. reprocessor.

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 of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
11. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
12. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.

14. PP shall submit BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-01-11 13:59:11 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1738000.00	MPCB-DR-18709	27/04/2023	RTGS
2	947567.00	TXN2312005758	29/12/2023	Online Payment

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **420 CMD for treatment of domestic effluent of 397 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 sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	429.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set of 625 kVA	Acoustic Enclosure	5.00	LDO 125 Ltr/Hr	1	SO ₂	108 Kg/Day
S-2 to S-3	DG Sets of 750 kVA x 02	Acoustic Enclosure	5.50	LDO 280 Ltr/Hr	1	SO ₂	242 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 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	Rs. 25 Lacs	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



Annexure 15: Newspaper Article

श्रीपती स्काईज एओपी (आर. आर. चतुर्वेदी) यांच्याद्वारे ताददेव विभाग, मुंबई - ४०००२६ च्या सी.एस. क्र. ३०९, १/३०९ आणि २/३०९ धारण केलेल्या प्लॉटवरील आराध्या अवाण निवासी प्रकल्पाकरिता नियोजित सामुहिक विकास योजनेस दिनांक १८ मे, २०२३ रोजीच्या पत्र क्र. ईसी२३बी०३९एमएच१६६२९४ (एसअवयए/एमएच/आयएनएफआरए२/४१४२३३/२०२३) नुसार पर्यावरणीय मंजूरी प्राप्त झाली आहे आणि मंजूरीच्या पत्राची प्रत <https://parivesh.nic.in/> येथे उपलब्ध आहे.

PUBLIC NOTICE

Notice is hereby given by Proposed Cluster Development Scheme for AARADHYA AVAAN Residential project on plot bearing C. S. No. 309, 1/309 & 2/309 of Division Tardeo, Mumbai-400 026 by Shreepati Skies AOP (R.R. Chaturvedi) has been accorded Environmental Clearance vide letter no - EC23B039MH166294 (SIA/MH/INFRA2/414233/2023) dated 18th May, 2023 and copy of the clearance letter is available with <https://parivesh.nic.in>



Lab Approved by MoEF, New Delhi. (Valid till 06/03/2026)

"Shree", K 3/4, S. No. 10, Erandawane Housing Society, Opposite Deenanath Mangeshkar Hospital, Pune 411 004.
• Tel.: 020 - 25460202, 25460203, 25460023, 25460033. • Email : kmn@hespl.co.in / md@hespl.co.in • www.hespl.co.in

AMBIENT AIR QUALITY MONITORING ANALYSIS REPORT

CLIENT'S NAME & ADDRESS	REPORT NO	HALPL/LAB/AA/2065A/1
Project Name: Proposed cluster redevelopment scheme (CDS) under Regn. No 33(9) of DCPR 2034 on property bearing F.P. Nos 353/5/A, 353/7, 353/8, 353/9, 353/46, 353/17, 353/11, 353/12, 353/13, 353/15 and 353/16 of TPS-III- known as Aaradhya one park, Village Ghatkopar- Kirol, abutting 18.30 m R.B. Mehta Marg and 9.10 m wide TP road, Ghatkopar East, Mumbai in N Ward, developed by MICL CREATORS LLP	DATED	20/02/2026
	LAB REFERENCE NO	HALPL/LAB/AA/BE-0925
	DATE OF SAMPLING	13&14/02/2026
	DATE OF ANALYSIS	16-19/02/2026

RESULTS

SR. NO.	DESCRIPTION	UNIT	RESULT	NAAQS LIMITS	TEST METHOD REFERENCE
01	Date Of Sampling	DD/MM/YY	13&14/02/2026		
02	Test Location		AQ-1 At project site (Lat.& long.) 19° 4'38.05"N 72°54'28.52"E		
03	Time Of Sampling (00.00)	Hrs.	11:35		
04	Ambient Temperature (Max/Min)	Deg C	31/24		
05	Relative Humidity	% RH	59		
06	Sampling Duration	Hrs.	24		
07	Respirable Suspended Particulate Matter (PM ₁₀)	µg/m ³	138.64	≤100	IS 5182 (Part 23)
08	Fine Particulate Matter (PM _{2.5})	µg/m ³	76.21	≤60	IS 5182 (Part 24)
09	Sulphur Dioxide as SO ₂	µg/m ³	13.10	≤80	IS 5182 (Part 2): Sec.1
10	Nitrogen Dioxide as NO ₂	µg/m ³	25.64	≤80	IS 5182 (Part 6)
11	Carbon monoxide as CO (1 hour)	mg/m ³	0.598	≤4.0	IS 5182 (Part 10)

REMARK/OBSERVATIONS:

NAAQS-National Ambient Air Quality Standards.

PM₁₀ and **PM_{2.5}** levels are not within limits prescribed by NAAQS.

For **HORIZON SERVICES**

Manisha Nargolkar

MANISHA NARGOLKAR
(Lab Incharge)

****End of Test Report****



Lab Approved by MoEF, New Delhi. (Valid till 06/03/2026)

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AMBIENT NOISE MONITORING REPORT

CLIENT'S NAME & ADDRESS	REPORT NO.	HALPL/LAB/AA/2065A/2
Project Name: Proposed cluster redevelopment scheme (CDS) under Regn. No 33(9) of DCPR 2034 on property bearing F.P. Nos 353/5/A, 353/7, 353/8, 353/9, 353/46, 353/17, 353/11, 353/12, 353/13, 353/15 and 353/16 of TPS-III– known as Aaradhya one park, Village Ghatkopar- Kirol, abutting 18.30 m R.B. Mehta Marg and 9.10 m wide TP road, Ghatkopar East, Mumbai in N Ward, developed by MICL CREATORS LLP	DATED	20/02/2026
	LAB REFERENCE NO	HALPL/LAB/AA/BE-0925
	DATE OF SAMPLING	13&14/02/2026

RESULTS

SR. NO.	TEST LOCATION	UNIT	Day Time			Night Time		
			L Max	L Min	Average	L Max	L Min	Average
01	NQ-1 At project site (Lat.& long.) 19° 4'38.05"N 72°54'28.52"E	dB(A)	72.8	65.3	68.6	66.2	58.1	65.1

REMARK/OBSERVATIONS:

LIMITS – Refer Noise Annexure Enclosed

For **HORIZON SERVICES**

MANISHA NARGOLKAR
(Lab Incharge)

****End of Test Report****



Lab Approved by MoEF, New Delhi. (Valid till 06/03/2026)

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Noise Annexure

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

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

SCHEDULE

(see rule 3(1) and 4(1))

Ambient Air Quality Standards in respect of Noise

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

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



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ANALYSIS REPORT

HALPL/LAB/NABL/F/7.8.2.1

CLIENT'S NAME & ADDRESS	REPORT NO	HALPL/LAB/WA/15822A
Project Name - Proposed cluster redevelopment scheme (CDS) under Regn. No 33(9) of DCPR 2034 on property bearing F.P. Nos 353/5/A, 353/7, 353/8, 353/9, 353/46, 353/17, 353/11, 353/12, 353/13, 353/15 and 353/16 of TPS-III- known as Aaradhya one park, Village Ghatkopar-Kirol, abutting 18.30 m R.B. Mehta Marg and 9.10 m wide TP road, Ghatkopar East, Mumbai in N Ward, developed by MICL CREATORS LLP	REPORT DATE	20/02/2026
	LAB REFERENCE NO.	HALPL/LAB/WA/1457A
	SAMPLING DATE	13/02/2026
	SAMPLE RECEIPT DATE	14/02/2026
	START DATE OF ANALYSIS	14/02/2026
	END DATE OF ANALYSIS	20/02/2026

DETAILS OF SAMPLE	SAMPLE COLLECTED BY	NATURE	LOCATION
Soil Sample	The Client	----	SQ-1- At Project site 19° 4'38.05"N 72°54'28.52"E

RESULT OF ANALYSIS

SR. NO	DESCRIPTION	UNIT	RESULT	Standard as per Ministry of Agriculture 2011	TEST METHOD REFERENCE
01	pH @ 25 °C	---	8.20	< 8.5	IS 2720 (Part 26)
02	Colour	---	Black	Not Specified	SOP NO: HALPL/ NABL/ SOIL/11
03	Texture	---	Sandy loam	Not Specified	SOP NO: HALPL/ NABL/ SOIL/19
04	Particle Size Distribution				
04a	Sand	%	30.00	Not Specified	Ministry of Agriculture 2011
04b	Slit	%	18.00	Not Specified	Ministry of Agriculture 2011
04c	Clay	%	52.00	Not Specified	Ministry of Agriculture 2011
05	Electric Conductance @ 25 °C	mS/cm	0.62	0.15 – 0.65	IS 14767
06	Total Organic Matter	%	0.58	0.5 – 0.75	IS 2720 (Part 22)
07	Bulk Density	g/cc	1.10	Not Specified	IS 2720 (Part 29)
08	Porosity	%	38.00	Not Specified	Ministry of Agriculture 2011
09	Sodium Adsorption Ratio	---	12.20	10-18	SOP NO: HALPL/ NABL/ SOIL/18



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10	Available Nitrogen	kg/ha	302.00	280 - 560	SOP NO: HALPL/ NABL/ SOIL/03
11	Available Potassium as K	Kg/ha	124.00	Not Specified	SOP NO: HALPL/ NABL/ SOIL/05
12	Sodium as Na	%	0.020	Not Specified	IS 9497
13	Calcium as Ca	mg/kg	320.00	< 400.00	SOP NO: HALPL/ NABL/ SOIL/07
14	Exchangeable Magnesium as Mg	mg/kg	218.00	< 240.00	SOP NO: HALPL/ NABL/ SOIL/13
15	Available Phosphorus as P	kg/ha	12.40	10- 24.60	SOP NO: HALPL/ NABL/ SOIL/04
16	Cation Exchange Capacity as CEC	meq/100gm	86.00	Not Specified	SOP NO: HALPL/ NABL/ SOIL/09

For **HORIZON SERVICES**

MANISHA NARGOLKAR
(Lab Incharge)

****End of Report ****